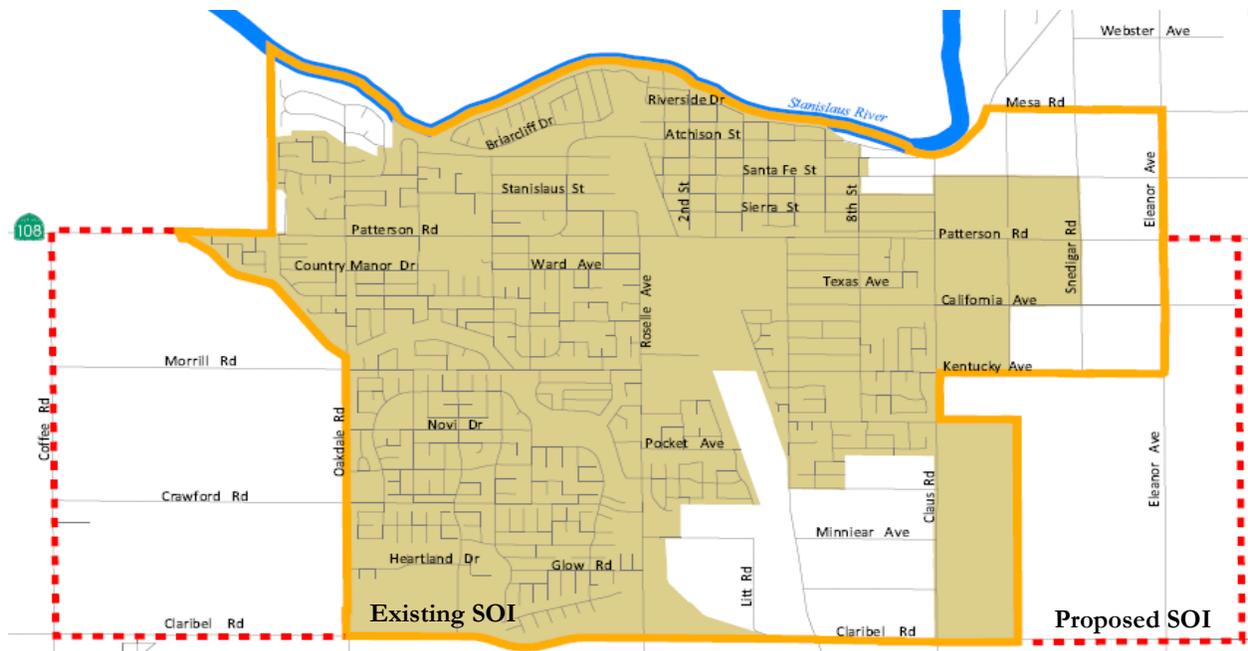




CITY OF RIVERBANK

MUNICIPAL SERVICE REVIEW & SPHERE OF INFLUENCE UPDATE



Final Draft
Prepared By:



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STANISLAUS

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1. INTRODUCTION

The Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, Government Code section 56000 *et seq.* (“CKH Act”)¹ requires Stanislaus County Local Agency Formation Commission (“**Stanislaus LAFCO**” or “**LAFCO**”) to review and update spheres of influence for all applicable jurisdictions in the County. A sphere of influence is defined as “a plan for the probable physical boundary and service area of a local agency, as determined by the Commission.” (§ 56076.) The CKH Act further requires that a Municipal Service Review (“MSR”) be conducted prior to, or in conjunction with, the update of a sphere of influence.

The legislative authority for conducting an MSR is provided in section 56430 of the CKH Act. The CKH Act states, “in order to prepare and to update spheres of influence in accordance with section 56425, the commission shall conduct a service review of the municipal services provided in the county or other appropriate area...” This Municipal Service Review will analyze the existing and future services for the City of Riverbank.

Municipal Service Review Factors to be Addressed

A Municipal Service Review must have written determinations that address the following factors:

1. Growth and population projections for the affected area.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.
3. Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.
4. Financial ability of agencies to provide services.
5. Status of, and opportunities for, shared facilities.
6. Accountability for community service needs, including governmental structure and operational efficiencies.
7. Any other matter related to effective or efficient service delivery, as required by Commission policy.

Accordingly, this document is divided into sections that will discuss and provide determinations for each of the above factors.

¹ Unless otherwise noted, all statutory references herein will be to the California Government Code.

Sphere of Influence Update Process

The purpose of a sphere of influence (“**SOI**”) is to encourage logical and orderly development and coordination of local governmental agencies so as to advantageously provide for the present and future needs of the County and its communities. In simple terms, an SOI is a planning boundary within which a city or district is expected to grow over time. An SOI serves a similar function in LAFCO determinations as General Plans do for cities and counties. Consistency with the adopted SOI is critical, and changes to the SOI require careful review.

An MSR must be prepared and updated to establish, update or confirm an existing SOI and the MSR must address the seven determinations previously outlined. Stanislaus LAFCO generally processes the Municipal Service Review and Sphere of Influence Update concurrently to ensure efficient use of resources.

1.1 BACKGROUND

The City of Riverbank was incorporated in 1922 and originally consisted of 340 acres. The City is located along the southern bank of the Stanislaus River in northern Stanislaus County. The southern extent of Riverbank’s city limits and its current sphere of influence is along Claribel Road, as shown in Figure 1 below, and is adjacent to the City of Modesto’s sphere of influence.

The City adopted a comprehensive update to its General Plan in 2009, which identifies the City’s long-range view of its desired future. The Land Use Element of the General Plan designates a planning area beyond the City’s existing SOI. The Municipal Service Review update of 2013 was used by LAFCO to reaffirm the City’s current SOI, as identified in Figure 1. The purpose of this MSR Update is to request to modify the City’s current SOI to include additional territory in the “Primary Area of Influence” and “Sphere of Influence.” The SOI Update is discussed later in this MSR document.

Figure 1: Current Sphere of Influence & City Limits



City of Riverbank
Existing City Limits and SOI

- City Limits
- Existing SOI
- Proposed SOI Area



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2. SPHERE OF INFLUENCE PLAN

The CKH Act defines a sphere of influence as “a plan for the probable physical boundaries and service area of a local agency, as determined by the commission.” (§ 56076.) It is through spheres of influence that LAFCO is given the responsibility of “planning and shaping the logical and orderly development of local governmental agencies.” (§ 56425.)

The CKH Act describes SOIs as an important tool for planning and shaping the logical and orderly development and coordination of local government agencies so as to advantageously provide for the present and future needs of the county and its communities. (§ 56425.) The SOI boundary and written determinations adopted by LAFCO serve as a guide for the provision of services within the SOI. The Municipal Service Review (“MSR”) should provide LAFCO with a clear indication of whether an agency has the services available to support an SOI boundary.

LAFCO creates, amends, and updates spheres of influence to indicate to local agencies and property owners that, at some future date, a particular area is anticipated to require the level of municipal services offered by the subject agency. It also indicates to other potential service providers which agency LAFCO believes to be the best situated to offer the services in question. Stanislaus LAFCO defines a Sphere of Influence and Primary Area of Influence as:

- **Sphere of Influence:** A plan for the probable physical boundaries and service area of a local agency as determined by the Commission. The area around a local agency within which territory is eligible for annexation and the extension of urban services within a twenty year period (0-20 year period).
- **Primary Area of Influence:** The area around a local agency within which territory is eligible for annexation and the extension of urban services within a 0-10 year period.

The Current Sphere of Influence for the City of Riverbank, as adopted by the Commission in 1997, is shown in Figure 1.

2.1. PURPOSE

LAFCO designates a sphere of influence line for each local agency that represents the agency’s probable physical boundary. The SOI includes territory eligible for annexation and the extension of that agency’s services within a zero to twenty-year period. LAFCO also designates a Primary Area of Influence line for a local agency which represents the agency’s short-term growth area, eligible for annexation and extension of urban services within a zero to ten year period.

State law stipulates that LAFCOs review and update SOIs every five years, as necessary. This current review proposes to expand the City’s existing SOI.

The City’s SOI was originally adopted by LAFCO in 1984 and contained approximately 2,720 acres (including the City limits). Since its original adoption, nearly 30 years ago, the Commission has made few modifications to the City’s SOI. The most recent modification, in 1997, redesignated 630 acres within the existing SOI to the Primary Area in order to accommodate the concurrent annexation of the Crossroads Specific Plan area (in the southwest portion of the City). The City’s current Sphere of Influence contains a total of 3,371 acres (or 708 acres beyond the current City limits).

Approximately 307 acres within the City's current Sphere of Influence (beyond the current City limits) are designated as Primary Area of Influence. This acreage includes the existing residential development located just northwest of the City limits (River Heights subdivision area), rural residential areas located northeast of the City (a portion of the Bruinville area), and the area east of the Burlington Northern Santa Fe Railroad and north of Minniear Avenue.

This MSR/SOI Update document will be used to guide the expansion of the City's SOI Boundary, consistent with the City's General Plan, to include the proposed Crossroads West Specific Plan and an area east of Eleanor Avenue. Updating the City's SOI will provide opportunity for future annexations of lands within the SOI into the City's boundaries, following approval from Stanislaus LAFCO.

2.2 PROPOSED ACTION

The City of Riverbank intends to update the MSR and increase its SOI (and Primary Area of Influence) by approximately 1,390 acres. Specific changes to the SOI include the following:

- Extend the existing Primary Area of Influence boundary west to Coffee Road to include the entirety of the proposed Crossroads West Specific Plan (404± acres) and east to Eleanor Avenue (353 acres) – 758± acres.
- Extend the existing SOI boundary west to Coffee Road and east past Eleanor Avenue – 722 acres.
- Total proposed increase to the SOI – 1,479± acres.
- Total SOI would result in 2,187 acres, including the City's existing SOI of 708± acres.
- The City's SOI would contain a total of 4,850 acres (or 2,187± acres beyond the current City limits).

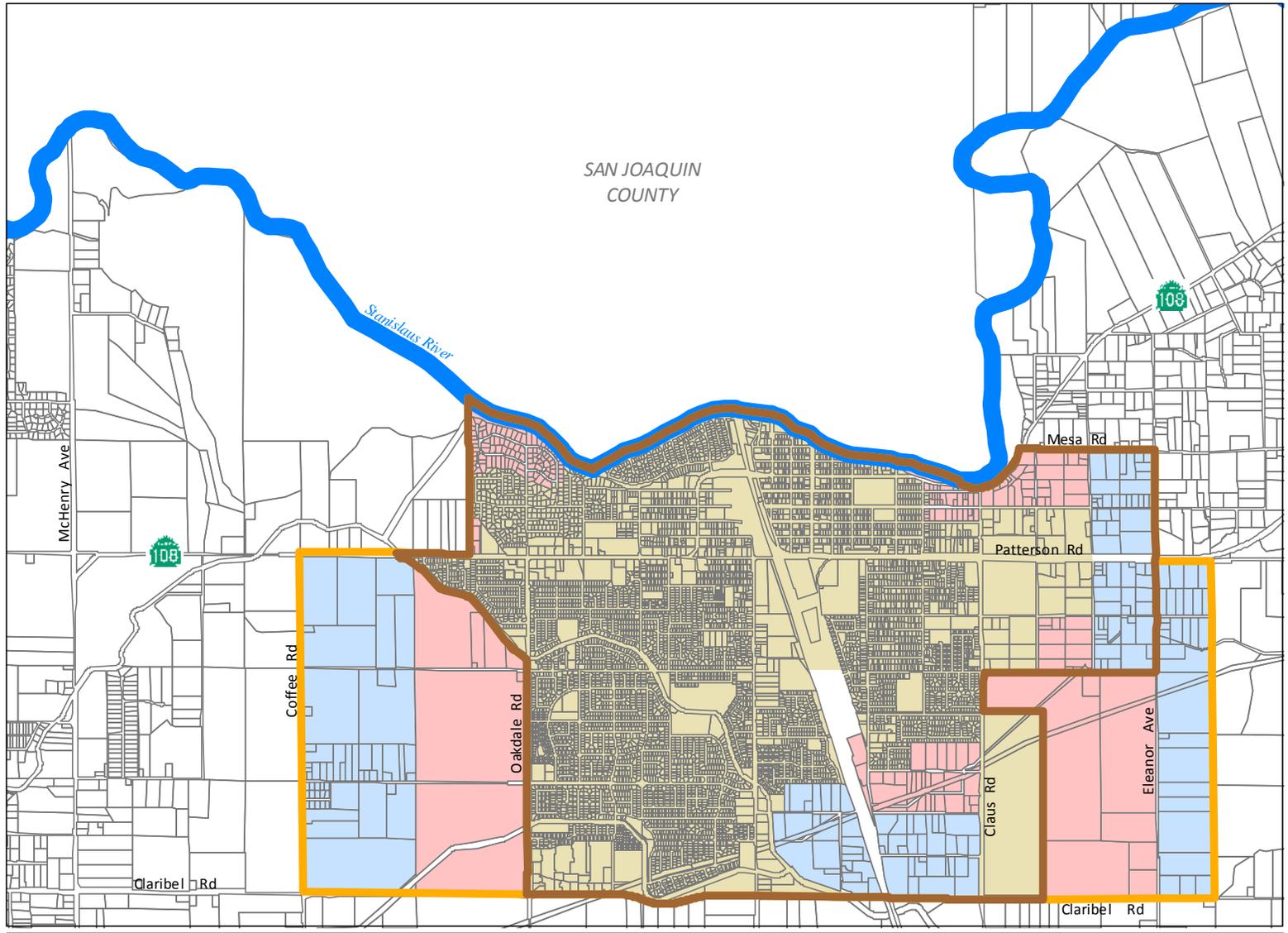
Summary of Proposed Sphere of Influence

	Including Lands In City Limits	Excluding Lands In City Limits
Current SOI Acreage	3,371 acres	708 acres
Proposed SOI Acreage	4,850 acres	2,187 acres
Overall SOI Acreage Increase	1,479 acres	1,479 acres

Together, these changes comprise what will be henceforth referred to as the proposed action, or proposed SOI expansion. Figure 2 shows the proposed SOI boundaries along with the context of Riverbank. Additionally, the proposed SOI expansion is further detailed by General Plan Land Use Designation and projected population in Section 3: Municipal Service Review.

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Figure 2: Proposed Sphere of Influence



City of Riverbank
Proposed SOI

- City Limits
- Existing SOI
- Proposed SOI
- Primary Area (0-10 yrs)
- SOI Area (10-20 yrs)



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2.3 APPLICABLE CITY POLICIES

The proposed SOI expansion is within the City's General Plan Area and is identified for future urbanization as well as opportunities for open space. In addition, the proposed SOI expansion is consistent with the General Plan Land Use Element. Relevant policies identified in the General Plan are as follows:

Goal LAND-1 – Managed Urban Growth that Benefits the Entire Community

Policy LAND-1.1 – The City will only allow annexation of land that is: 1) adjacent to existing, developed portions of the City, or, 2) adjacent to lands with available urban services and located within an area designated in the General Plan for urban development.

Policy LAND-1.3 – Annexation will be preceded by a City evaluation to determine the level of urban services necessary and financing of infrastructure and services by annexation proponents.

Policy LAND-1.4 – Existing infrastructure in areas seeking annexation will be evaluated to determine the costs necessary to bring such infrastructure up to City standards.

Policy LAND-1.5 – The City will pre-zone land within the Sphere of Influence consistent with the General Plan prior to annexation.

2.4 CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City of Riverbank's proposed SOI expansion is subject to review under the California Environmental Quality Act (Pub. Res. Code § 21000 et seq., "CEQA"; 14 Cal. Code Reg. § 15000 et seq., the "CEQA Guidelines"). Where a project has been previously analyzed at a programmatic level, the CEQA standard for supplemental environmental review applies:

When an environmental impact report has been prepared for a project pursuant to this division, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occurs:

(a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report.

(b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.

(c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

(Pub. Res. Code § 21166.)

The City of Riverbank included the proposed SOI expansion as part of its Planning Area in its 2005-2025 General Plan Update (“General Plan”). In addition, future SOI expansions related to the Planning Area (including the proposed SOI expansion) were included as part of the Project Description and analyzed as part of the programmatic environmental review of the General Plan EIR (SCH#2006092051), which the City Council certified in 2009. (General Plan EIR, p. 3-19, 3-19.) The proposed SOI expansion therefore constitutes a portion of the project that was analyzed under the General Plan EIR.

The General Plan Land Use Diagram, as analyzed under the General Plan EIR and provided below for reference in Figure 3, shows the land use designations of the General Plan area, including those portions of the Planning Area that include the proposed SOI expansion.

The General Plan EIR noted that the City would seek SOI expansions in phases, with the intent that the build-out assumptions of each proposed SOI expansion would be consistent with the build-out assumptions analyzed in the General Plan EIR. (General Plan EIR, p. 3-18, 3-19) The General Plan EIR analyzed build-out of the entire General Plan Planning Area, which assumed maximum build-out of the City and the proposed Planning Area would reach a population of approximately 52,500, with the addition of approximately 10,700 new dwelling units, and 3,300,000 additional square feet of commercial and industrial building space. (General Plan EIR, p. 3-18, 3-19.)

The General Plan EIR determined that build-out of the Planning Area, as a whole, would result in significant impacts to (1) aesthetics and scenic vistas; (2) agricultural resources from the loss of prime farmland, Williamson Act contracts, and agricultural conversion; (3) air quality impacts due to construction-related activities, long-term operational emissions, toxic air contaminants and odors; (4) noise from transportation-related activities, and stationary sources; (5) traffic and transportation impacts related to levels of service for three roadways and one railroad crossing; and (6) utilities, where the expansion of water supply and treatment facilities may result in construction-related and other environmental impacts.

The City of Riverbank has reviewed the proposed SOI expansion and found that it falls within the programmatic analysis provided in the General Plan EIR, as the footprint of the proposed SOI expansion was included within the Planning Area of the General Plan EIR. The proposed SOI expansion therefore does not contain any new or significant changes, circumstances or information that varies from the build-out assumptions that were analyzed under the General Plan EIR.

3. MUNICIPAL SERVICE REVIEW

3.1 GROWTH & POPULATION PROJECTIONS FOR THE AFFECTED AREA

The purpose of this section is to identify anticipated growth patterns and population projections. A detailed discussion on existing and future provision of municipal services to meet the future demand identified in this section is included in the third section of this Municipal Service Review (“MSR”).

Population Growth

According to the U.S. Census data, the City of Riverbank’s population in 2010 was 22,678. Development under the adopted 2005-2025 General Plan (“GP”) could accommodate an estimated 10,700 new housing units for a potential of 17,800 total units at buildout. The estimated population at buildout of the General Plan is 52,500 persons (or an increase of 29,822 from 2010). This amount of population growth assumes an average annual growth rate of approximately 5.8 percent, a figure more reflective of Riverbank’s peak growth period. Actual growth rates will depend on a variety of factors including, demographic, economic, and market conditions as compared to the General Plan’s buildout projection. The most recent population estimate for the City, developed by the California Department of Finance (“DOF”), indicates that the City’s population, as of January 1st, 2015 is 23,485.

Historically, population growth rates rose from the 1960’s through the 1990’s, with the average annual growth rate peaking at 6.4%. Throughout the 2000’s and into 2012, the population growth rate plummeted, although the overall average annual growth rate between 2000-2010 was 3.6%. Recent population projections were developed by the Stanislaus Council of Governments (“StanCOG”) as part of the 2014 Regional Transportation Plan / Sustainable Communities Strategy (“RTP/SCS”), a long-range regional land use and transportation planning document. The RTP/SCS estimates that Riverbank’s population will grow, on average, by a rate that fluctuates between 1 and 2 percent annually, with an estimated population of 39,198 by 2045 (see Table 1 below). The U.S. Census estimated Riverbank’s population to be 22,678 in 2010. The projections below show an increase of 15,016 in a 35-year period starting from 2010.

Table 1 - Current and Projected Population

Year	Annual Growth Rate	Estimated Population	Net New Population	Compound Growth
1990	-	8,547	-	-
2000	6.35%	15,826	7,279	7,279
2010	3.66%	22,678	6,852	14,131
2015	0.77%	23,485	807	14,938
2020	2.11%	27,627	2,638	17,576
2025	1.91%	30,265	2,638	20,214
2030	1.74%	32,903	2,638	22,852
2035	1.25%	34,961	2,058	24,910
2040	1.18%	37,019	2,058	26,968
2045	1.18%	39,198	2,179	29,147

Source: U.S. Census, 2010 Census, StanCOG, Department of Finance

Regional Housing Needs Assessment

In accordance with State law, the City must prepare a Housing Element as part of its General Plan that identifies existing and projected housing needs during the nine-year update cycle. As part of the 2014 Housing Element update cycle, Stanislaus Council of Governments (“StanCOG”) prepared a Regional Housing Needs Assessment (“RHNA”) for each jurisdiction in the county and assigned Riverbank a “Fair Share Allocation” of future housing units.

StanCOG’s RHNA, covering the period of January 1, 2014 to September 30, 2023, assigned Riverbank 1,280 total units, consisting of 321 units for very-low income, 206 for low-income, 217 for moderate income, and 536 for above-moderate income. The Draft 2014-2023 Housing Element shows that with existing vacant and underutilized land within the City limits, Riverbank could meet its RHNA. Lands within the City’s Sphere of Influence (“SOI”) and proposed Crossroads West Specific Plan were analyzed as well.

Current Plans

The City of Riverbank long-range growth and future improvement needs are based upon the 2005-2025 General Plan, adopted on April 22, 2009. The City’s General Plan projects the locations and land use types for future growth for the City of Riverbank and the General Plan Area, including the City’s current and proposed SOI.

As shown below, the General Plan anticipated a mix of land uses within the General Plan Area and SOI, including the proposed SOI expansion. Land uses include residential, commercial, industrial/business park, open space, and buffer/greenspace.

Potential Build-Out of the City

The following tables represent the potential build-out of lands within the City limits of Riverbank. The inventory includes vacant and underutilized parcels as well as lands within the Downtown Specific Plan area (including the Cannery Site).

Table 2 below represents the vacant residential parcels within the City. As shown below, there are 84.34 acres of parcels within the City limits that are vacant, accounting for a potential population of 1,352 persons.

Table 2 – Vacant Residential Parcels within the City Limits

General Plan Designation	Average Density	Gross Acres	Net Buildable Acres	Dwelling Units	Population (3.42 per HH)
Clustered Rural Residential (RR)	0.2 units per acre	0.00	0.00	0.00	0.00
Lower-Density Residential (LDR)	5 units per acre	64.72	45.30	226.52	774.70
Medium-Density Residential (MDR)	10 units per acre	13.99	9.79	97.93	334.92
Higher-Density Residential (HDR)	18 units per acre	5.63	3.94	70.94	242.61
Mixed-Use (MU)	18 units per acre	0.00	0.00	0.00	0.00
Total		84.34	59.04	395.39	1,352

Table 3 represents the underutilized parcels within the City. Excluded parcels include sites in which meet one or more of the following categories:

- Are located such that the provision of public services and infrastructure would be problematic and have significant environmental constraints;
- Have Williamson Act contracts;
- Are planned for schools, parks, or other public uses;
- Are larger than one-half (1/2) acre in size; and
- Have existing structures or improvements that cannot be easily removed without incurring a significant cost (for example, sites containing more than a few outbuildings or a single dwelling).

As shown below, underutilized parcels within the City include 53 acres and have the potential to increase the population by 1,138 persons.

Table 3 – Underutilized Parcels within the City

General Plan Designation	Average Density	Gross Acres	Net Buildable Acres	Dwelling Units	Population (3.42 per HH)
Clustered Rural Residential (RR)	0.2 units per acre	0.00	0.00	0.00	0.00
Lower-Density Residential (LDR)	5 units per acre	36.79	25.75	128.77	440.38
Medium-Density Residential (MDR)	10 units per acre	1.01	0.71	7.07	24.18
Higher-Density Residential (HDR)	18 units per acre	13.38	9.37	168.59	576.57
Mixed-Use (MU)	18 units per acre	2.24	1.57	28.22	96.53
Total		53.42	37.39	332.65	1,138

Table 4 represents vacant and underutilized land within the Downtown Specific Plan (“DTSP”). Most notably, the Cannery Site, which is a 28 acre Mixed Use plan area. These sites within the Downtown Specific Plan can potentially increase the population by 1,404 persons.

Table 4 – Vacant and Underutilized Parcels within the DTSP

General Plan Designation	Average Density	Gross Acres	Net Buildable Acres	Dwelling Units	Population (3.42 per HH)
Clustered Rural Residential (RR)	0.2 units per acre	0.00	0.00	0.00	0.00
Lower-Density Residential (LDR)	5 units per acre	0.00	0.00	0.00	0.00
Medium-Density Residential (MDR)	10 units per acre	0.22	0.15	1.54	5.27
Higher-Density Residential (HDR)	18 units per acre	0.55	0.39	6.93	23.70
Mixed-Use (MU)	18 units per acre	31.90	22.33	401.94	1,374.63
Total		32.67	22.87	410.41	1,404

In total, the vacant and underutilized parcels, including those parcels located within the Downtown Specific Plan could potentially increase the population by 3,893 persons at build-out. Table 5 below represents the total acres and population increase as a result of the build-out of vacant and underutilized sites within the City.

Table 5 – Total Vacant and Underutilized Parcels within the City

General Plan Designation	Average Density	Gross Acres	Net Buildable Acres	Dwelling Units	Population (3.42 per HH)
Clustered Rural Residential (RR)	0.2 units per acre	0.00	0.00	0.00	0.00
Lower-Density Residential (LDR)	5 units per acre	101.51	71.06	355.29	1215.07
Medium-Density Residential (MDR)	10 units per acre	15.22	10.65	106.54	364.37
Higher-Density Residential (HDR)	18 units per acre	19.56	13.69	246.46	842.88
Mixed-Use (MU)	18 units per acre	34.14	23.90	430.16	1471.16
Total		170.43	119.30	1138.45	3,893

Effects of the Build-Out of the City (Lands within the City Limits)

The potential increase in population as a result of the build-out of vacant and underutilized parcels within the City, as shown in Table 5 above, is 3,893 persons. The current population, as estimated by the Department of Finance and shown in Table 1 is 23,485. Including the potential build-out of lands within the City limits, as shown in the tables above, the population could increase to 27,378. Taking into account the population projections for the City included in Table

1 (Current and Projected Population), the City could reach this point in population by the year 2020. The proposed SOI expansion includes the expansion of the City's Primary Area of Influence and would ensure that the City has adequate land to reasonably expand beyond the date above. As discussed below, the Primary Area of Influence includes areas within the proposed Crossroads West Specific Plan and areas east of the Riverbank Industrial Complex. There are a mixture of land uses in both of these areas that would accommodate Riverbank's growth, including residential, industrial and commercial.

Crossroads West Specific Plan

The Crossroads West Specific Plan is a proposed specific plan containing approximately 386 acres, located west of Oakdale Road, on the western edge of the City, in unincorporated Stanislaus County. This area is in addition to the existing specific plan known as the Crossroad Specific Plan.

The proposed Crossroads West Specific Plan area is generally bounded by Modesto Irrigation District ("**MID**") Lateral #6 to the north, Oakdale Road to the east, Claribel Road to the south and ranch/agriculture properties to the west. It is identified in the 2025 General Plan as a mix of land uses, including commercial, civic, low density to high density residential and the location of a Regional Sports Complex along Eleanor Avenue. The proposed 386-acre specific plan accommodates this mix of land uses and is an area of future growth for the City. The proposed Crossroads West Specific Plan area is located within the Primary Area of Influence in the proposed SOI expansion.

Sphere of Influence Capacity

The City of Riverbank has projected land use demands through the City's 2025 General Plan and is shown in Tables 6 through 11. This acreage is categorized by the expansion of the Primary Area, proposed SOI expansion and total SOI as a result. As a result, the following land use assumptions intend to accommodate the City's long-term demands over the next 20 years and beyond. Each land use density is determined by the General Plan build-out assumptions and population totals are calculated utilizing the U.S. Census, 2010 Census for persons per household. The following tables are organized and result in the following:

- Current SOI – 708 acres
- Expansion of Primary Area – 758 acres
 - *Crossroads West - 404 acres*
 - *East Industrial Area – 353acres*
- Expansion of Sphere of Influence – 722 acres
 - *West to Coffee Road – 485 acres*
 - *East past Eleanor Avenue –237 acres*
- Total SOI, including current SOI – 2,187 acres

Population projections below utilize the City's General Plan build-out assumptions as well as U.S. Census, 2010 census data. The following list of assumptions was used:

- Average Density for each General Plan Designation matches the City's General Plan assumptions for General Plan build-out.
- Total gross acres include all properties within the Sphere of Influence, including Primary Area and Future Growth Area. Street Right-of-Way is assumed to be 98 acres within the

current SOI. The calculated right-of-way within the Primary SOI and SOI is 163.39 acres.

- Net Buildable Acres is calculated as seventy (70) percent of the Gross Acres. Assumes no net loss of acres for land uses such as Buffer/Greenway/Open Space and Parks.
- Population is calculated utilizing the U.S. Census, 2010 Census data for persons per household (3.42).
- Building square footage matches the City’s General Plan build-out density of 0.25 FAR.
- Square footages were determined through the Stanislaus County Geographical Information System (“GIS”) and Assessor’s Parcel Number (“APN”).

Population projections for the proposed SOI expansion are detailed below. The City’s current SOI, as shown in Table 6 below, includes 708 acres. At build-out, this could equate to an increase in population of 7,442 and new industrial/business park and commercial square footage of 838,639 square feet. Out of the 708 acres, 59.5 acres are currently developed to full potential, including the River Heights Subdivision and parcels located within the eastern section of Riverbank.

Table 6 – Current Sphere of Influence

General Plan Designation	Average Density	Gross Acres	Net Buildable Acres	Dwelling Units	Population (3.42 per HH)	Building Sq. Ft.
Clustered Rural Residential (RR)	0.2 units per acre	0.00	0.00	0.00	0.00	N/A
Lower-Density Residential (LDR)	5 units per acre	246.85	172.79	863.97	2954.79	N/A
Medium-Density Residential (MDR)	10 units per acre	131.24	91.87	918.70	3141.97	N/A
Higher-Density Residential (HDR)	18 units per acre	26.27	18.39	331.00	1132.03	N/A
Mixed-Use (MU)	18 units per acre	4.95	3.47	62.41	213.43	29,054.30
Parks (P)	N/A	5.00	N/A	N/A	N/A	N/A
Buffer/Greenway/Open Space (B/G/OS)	N/A	12.05	N/A	N/A	N/A	N/A
Civic	N/A	10.39	N/A	N/A	N/A	N/A
Multi-Use Recreation/Resource Management (MUR/R)	N/A	4.02	N/A	N/A	N/A	N/A
Community Commercial (CC)	0.25 FAR	0.00	0.00	N/A	N/A	0.00
Industrial / Business Park (I/BP)	0.25 FAR	109.33	76.53	N/A	N/A	809,584.42
BNSF and ROW	N/A	98.10	N/A	N/A	N/A	N/A
River Heights (Developed)	N/A	52.37	N/A	N/A	N/A	N/A
East Riverbank Parcels (Developed)	N/A	7.13	N/A	N/A	N/A	N/A
Total		707.70	363.05	2,176	7,442	838,639

As described in Table 6, the proposed SOI expansion includes expanding the City's SOI Primary Area by 758 acres. Table 7 represents the General Plan Land Use Designations of the properties within the proposed expansion and population is calculated as an increase of 8,476 persons at build-out. General Plan Land Uses within the proposed expansion of the Primary Area include a mix of residential at varying densities, commercial and industrial / business park.

Table 7 – Proposed Expansion of Primary Area of Influence

General Plan Designation	Average Density	Gross Acres	Net Buildable Acres	Dwelling Units	Population (3.42 per HH)	Commercial Sq. Ft.
Clustered Rural Residential (RR)	0.2 units per acre	0.00	0.00	0.00	0.00	N/A
Lower-Density Residential (LDR)	5 units per acre	203.18	142.23	711.13	2432.06	N/A
Medium-Density Residential (MDR)	10 units per acre	209.26	146.48	1464.83	5009.71	N/A
Higher-Density Residential (HDR)	18 units per acre	18.92	13.24	238.39	815.30	N/A
Mixed-Use (MU)	18 units per acre	5.08	3.56	64.03	218.98	29,809.40
Parks (P)	N/A	48.67	N/A	N/A	N/A	N/A
Buffer/Greenway/Open Space (B/G/OS)	N/A	8.57	N/A	N/A	N/A	N/A
Civic	N/A	34.89	N/A	N/A	N/A	N/A
Multi-Use Recreation/Resource Management (MUR/R)	N/A	13.80	N/A	N/A	N/A	N/A
Community Commercial (CC)	0.25 FAR	87.31	61.12	N/A	N/A	658,373.00
Industrial / Business Park (I/BP)	0.25 FAR	98.76	69.13	N/A	N/A	731,347.43
Right-of-Way	N/A	29.22	N/A	N/A	N/A	N/A
Total		757.66	435.76	2,478.38	8,476	1,419,830

Of the 758 acres within the proposed Primary Area of Influence, approximately 404 acres are located within the proposed Crossroads West Specific Plan Area, including right of way. (“**ROW**”). Table 8 represents the current General Plan Land Use Designations within the 404-acre proposed Crossroads West Specific Plan area.

Table 8 – Proposed Expansion of Primary Area of Influence – Crossroads West

General Plan Designation	Average Density	Gross Acres	Net Buildable Acres	Dwelling Units	Population (3.42 per HH)	Commercial Sq. Ft.
Clustered Rural Residential (RR)	0.2 units per acre	0.00	0.00	0.00	0.00	N/A
Lower-Density Residential (LDR)	5 units per acre	111.28	77.90	389.48	1332.01	N/A
Medium-Density Residential (MDR)	10 units per acre	122.28	85.59	855.92	2927.26	N/A
Higher-Density Residential (HDR)	18 units per acre	10.58	7.41	133.32	455.96	N/A
Mixed-Use (MU)	18 units per acre	5.08	3.56	64.03	218.98	29,809.40
Parks (P)	N/A	42.00	N/A	N/A	N/A	N/A
Buffer/Greenway/Open Space (B/G/OS)	N/A	0.00	N/A	N/A	N/A	N/A
Civic	N/A	34.89	N/A	N/A	N/A	N/A
Multi-Use Recreation/Resource Management (MUR/R)	N/A	0.00	N/A	N/A	N/A	N/A
Community Commercial (CC)	0.25 FAR	59.51	41.66	N/A	N/A	448,952.58
Industrial / Business Park (I/BP)	0.25 FAR	0.00	0.00	N/A	N/A	0.00
Right-of-Way	N/A	18.42	N/A	N/A	N/A	N/A
Total		404.04	216.11	1442.75	4,934	478,762

Table 9 represents the remaining expansion of the Primary Area of Influence, located east of the Riverbank Industrial Complex (“**RIC**”) and includes 353.62 acres. Of the 354 acres, 220 acres is considered to be net-buildable when factoring in Right-of-Way (“**ROW**”) take.

Table 9 – Proposed Expansion of Primary Area of Influence – East Industrial Area

General Plan Designation	Average Density	Gross Acres	Net Buildable Acres	Dwelling Units	Population (3.42 per HH)	Commercial Sq. Ft.
Clustered Rural Residential (RR)	0.2 units per acre	0.00	0.00	0.00	0.00	N/A
Lower-Density Residential (LDR)	5 units per acre	91.90	64.33	321.65	1100.04	N/A
Medium-Density Residential (MDR)	10 units per acre	86.98	60.89	608.86	2082.30	N/A
Higher-Density Residential (HDR)	18 units per acre	8.34	5.84	105.08	359.39	N/A
Mixed-Use (MU)	18 units per acre	0.00	0.00	0.00	0.00	0.00
Parks (P)	N/A	6.67	N/A	N/A	N/A	N/A
Buffer/Greenway/Open Space (B/G/OS)	N/A	8.57	N/A	N/A	N/A	N/A
Civic	N/A	0.00	N/A	N/A	N/A	N/A
Multi-Use Recreation/Resource Management (MUR/R)	N/A	13.80	N/A	N/A	N/A	N/A
Community Commercial (CC)	0.25 FAR	27.80	19.46	N/A	N/A	209,720.42
Industrial / Business Park (I/BP)	0.25 FAR	98.76	69.13	N/A	N/A	731,347.43
Right-of-Way		10.80	N/A	N/A	N/A	N/A
Total		353.62	219.65	1035.59	3,542	941,068

The proposed SOI expansion includes expanding the City's Sphere of Influence by approximately 723 acres. Table 10 represents the General Plan Land Use Designations of the properties within the proposed expansion and population is calculated to increase by approximately 6,537 at build-out.

Table 10 – Proposed Expansion of Sphere of Influence

General Plan Designation	Average Density	Gross Acres	Net Buildable Acres	Dwelling Units	Population (3.42 per HH)	Commercial Sq. Ft.
Clustered Rural Residential (RR)	0.2 units per acre	200.17	200.17	40.03	136.92	N/A
Lower-Density Residential (LDR)	5 units per acre	300.10	210.07	1,050.36	3,592.25	N/A
Medium-Density Residential (MDR)	10 units per acre	109.06	76.34	763.39	2,610.80	N/A
Higher-Density Residential (HDR)	18 units per acre	4.58	3.21	57.70	197.32	N/A
Mixed-Use (MU)	18 units per acre	0.00	0.00	0.00	0.00	0.00
Parks (P)	N/A	8.78	N/A	N/A	N/A	N/A
Buffer/Greenway/Open Space (B/G/OS)	N/A	8.80	N/A	N/A	N/A	N/A
Civic	N/A	24.37	N/A	N/A	N/A	N/A
Multi-Use Recreation/Resource Management (MUR/R)	N/A	0.00	N/A	N/A	N/A	N/A
Community Commercial (CC)	0.25 FAR	0.69	0.48	N/A	N/A	5,205.29
Industrial / Business Park (I/BP)	0.25 FAR	36.07	21.03	N/A	N/A	222,455.21
Right-of-Way	N/A	36.07	N/A	N/A	N/A	N/A
Total		722.66	511.30	1,911	6,537	227,661

Table 11 represents the proposed SOI expansion, including the City's current SOI of 708 acres. The total SOI as a result of this action would be 2,187 gross acres and would result in an estimated population increase of 22,456 at build-out. Additionally, commercial and industrial square footage is estimated to increase by 2,486,129 square feet at build-out. It is important to note that this table includes areas within the proposed Primary Area (0 – 10 years) and Sphere of Influence (0-20 years) and that build-out would occur overtime.

Table 11 – Proposed Total SOI Expansion

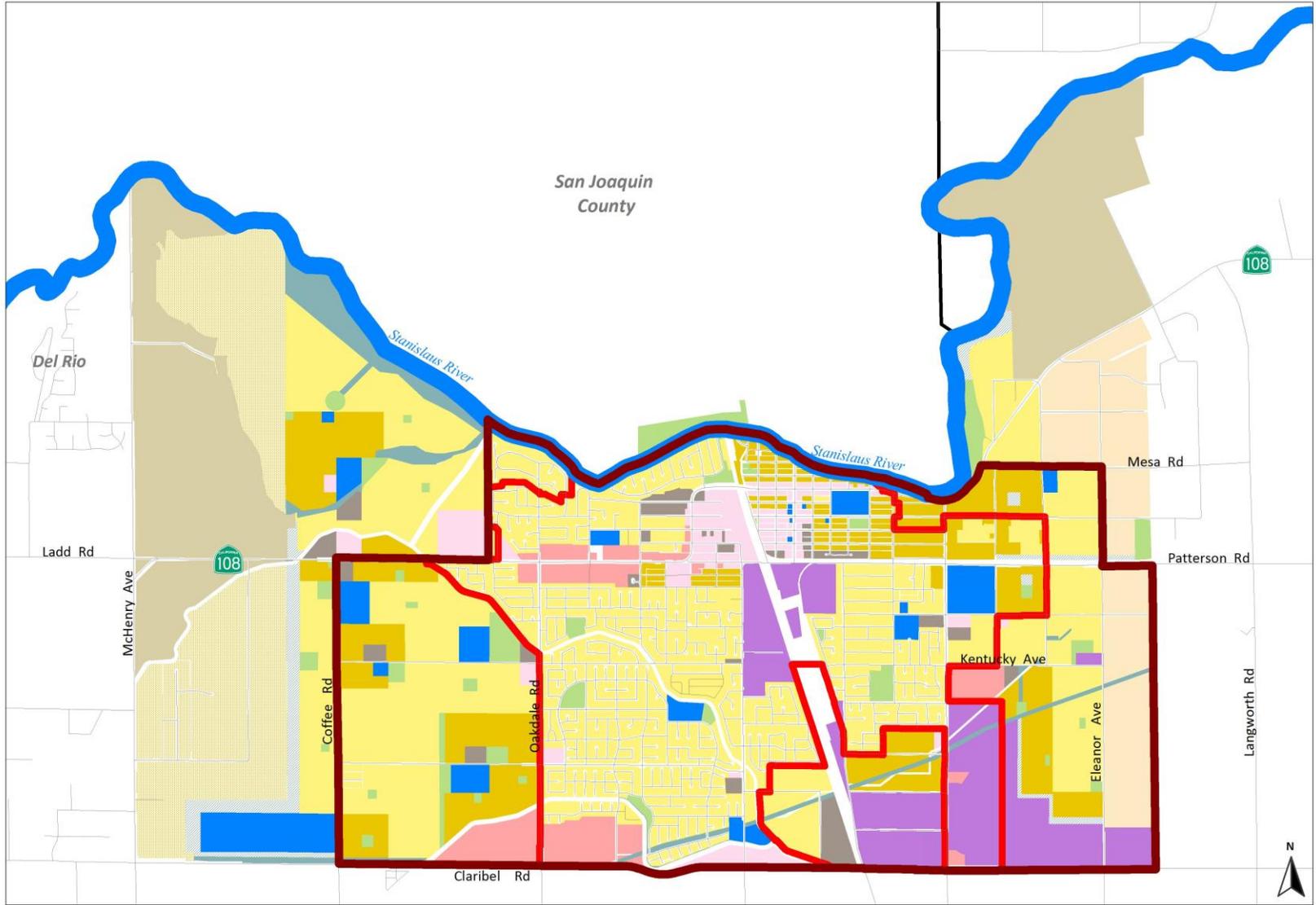
General Plan Designation	Average Density	Gross Acres	Net Buildable Acres	Dwelling Units	Population (3.42 per HH)	Commercial Sq. Ft.
Clustered Rural Residential (RR)	0.2 units per acre	200.17	200.17	40.03	136.92	N/A
Lower-Density Residential (LDR)	5 units per acre	750.13	525.09	2,625.47	8,979.10	N/A
Medium-Density Residential (MDR)	10 units per acre	449.56	314.69	3,146.92	10,762.48	N/A
Higher-Density Residential (HDR)	18 units per acre	49.77	34.84	627.09	2,144.65	N/A
Mixed-Use (MU)	18 units per acre	10.03	7.02	627.09	2,144.65	58,863.70
Parks (P)	N/A	62.45	N/A	N/A	N/A	N/A
Buffer/Greenway/Open Space (B/G/OS)	N/A	29.42	N/A	N/A	N/A	N/A
Civic	N/A	69.64	N/A	N/A	N/A	N/A
Multi-Use Recreation/Resource Management (MUR/R)	N/A	17.82	N/A	N/A	N/A	N/A
Community Commercial (CC)	0.25 FAR	88.00	61.60	N/A	N/A	663,878.29
Industrial / Business Park (I/BP)	0.25 FAR	238.13	166.69	N/A	N/A	1,763,387.06
Right-of-Way	N/A	163.39	N/A	N/A	N/A	N/A
River Heights	N/A	52.37	N/A	N/A	N/A	N/A
East Riverbank Developed Parcels	N/A	7.13	N/A	N/A	N/A	N/A
Total		2,187	1,310	6,566	22,456	2,486,129
Note: Includes the Existing Sphere of Influence. 708± gross acres.						

Effects of Sphere of Influence Plan

All of the areas proposed to be included in the proposed SOI expansion are already within the City's General Plan Area and identified for future urbanization through a mix of land uses described in Table 11 and the proposed Crossroads West Specific Plan. In addition, the proposed SOI expansion is consistent with the General Plan's Land Use Element as discussed in Section 2.3

As discussed in Table 11, build-out of the proposed SOI expansion would result in an estimated population increase of 22,456 and 2,486,129 square feet of additional commercial and industrial square footage.

Figure 3: General Plan Map Proposed SOI



**City of Riverbank
General Plan &
Proposed Sphere of Influence**

	Proposed SOI		C		I/BP		MU		R
	AG		C/C		LDR		MUR/R		RR
	B/G/OS		HDR		MDR		P		City limits

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Projected Population

There are a number of factors that contribute to the projected population of the City of Riverbank. Table 12 shows the projected population of the City of Riverbank, taking into account the current population, projected population by 2045, projected population as a result of the build-out of the City and projected population as a result of the build-out of the current and proposed Sphere of Influence. The City's 2025 General Plan projects that the population

Table 12 – Projected Population

Date	Population	Dwelling Units
Current - 2015	23,485	6,867
Projected Build-out within existing City limits	3,893	1,138
Projected Build-out under proposed SOI expansion	22,456	6,566
Total Projected	49,834	14,571

The City's 2025 General Plan projects the population to increase to 49,834 at build-out.

3.2 THE LOCATION AND CHARACTERISTICS OF ANY DISADVANTAGED UNINCORPORATED COMMUNITIES WITHIN OR CONTIGUOUS TO THE SPHERE OF INFLUENCE

Senate Bill 244, which became effective January 1, 2012, requires all LAFCOs to consider the location and characteristics of any disadvantaged unincorporated communities within or contiguous to the SOI of cities or special districts. (§ 56430(a)(2).) Under Section 56033.5, the definition of a disadvantaged unincorporated community is an inhabited territory (12 or more registered voters) that is composed of no less than 10 dwelling units adjacent or in close proximity to one another with a median household income of 80 percent or less than the statewide median household income (\$49,546)². The proposed SOI is comprised of one (1) Stanislaus County Census tract: 4.02. This census tract does not qualify as disadvantaged unincorporated communities because the median household income is greater than the statewide median household income at \$82,346³

Upon review of available Census data, and identified communities in the unincorporated areas of the County, no disadvantaged unincorporated communities were found within or contiguous to the City's Sphere of Influence or the proposed expansion area.

² California Department of Finance, E-5, 2014

³ U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

3.3 PRESENT AND PLANNED CAPACITY OF PUBLIC FACILITIES, ADEQUACY OF PUBLIC SERVICES, AND INFRASTRUCTURE NEEDS OR DEFICIENCIES INCLUDING NEEDS OR DEFICIENCIES RELATED TO SEWERS, MUNICIPAL AND INDUSTRIAL WATER, & STRUCTURAL FIRE PROTECTION IN ANY DISADVANTAGED, UNINCORPORATED COMMUNITIES WITHIN OR CONTIGUOUS TO THE SPHERE OF INFLUENCE

The purpose of this section is to evaluate the present and planned capacity of public facilities, infrastructure needs and any deficiencies of the City of Riverbank in terms of capacity, condition of facilities, service quality, and levels of service; and the relationship of public facilities to existing and planned service users. As indicated previously, there are no disadvantaged unincorporated communities within or contiguous to the City's proposed SOI expansion.

This section of the MSR will address the provision of the following public services, some of which are directly provided by the City, and others which are provided through contract or by special districts:

- Fire Protection
- Law Enforcement
- Water
- Wastewater Collection and Treatment
- Stormwater Drainage

Each service area is analyzed in terms of the current level of service and proposed future level of service. The current level of service examines the City's existing infrastructure and the services currently being provided. The future level of service reviews the planned improvements and service expansions of the City relative to the proposed SOI expansion.

Overview

As shown in Table 13, Riverbank provides a wide range of municipal services, such as general government services, potable water, wastewater collection and disposal, stormwater drainage, roadways and parks. The City contracts with other providers for additional services, such as law enforcement and solid waste, when it is shown to be a more cost effective alternative. Other services, such as fire protection, libraries, schools and mosquito abatement are already provided by separate agencies or districts.

As property from the Sphere of Influence is annexed into Riverbank, the service provider will change to the City for the majority of services currently provided through the County. With annexation, there may be an overall increase in cost to properties in the SOI related to provision of services; however, residents and businesses in the SOI would be receiving access to an urban level of services, such as water, sewer and storm drainage that may not be currently available in the SOI.

Table 13 - Summary of Service Providers for the SOI Area

Service Provider	Existing	After Annexation
General Government	Stanislaus County	City of Riverbank
Fire Protection	Stanislaus Consolidated Fire Protection District	Same
Law Enforcement	Stanislaus County Sheriff	Riverbank Police Services (contract with Stanislaus County Sheriff)
Water	Private wells	City of Riverbank
Irrigation	Oakdale Irrigation District and Modesto Irrigation District	City of Riverbank
Wastewater	Private septic systems	City of Riverbank
Stormwater Drainage	On-site	City of Riverbank
Roadways/Circulation	Stanislaus County	City of Riverbank
Parks and Recreation	Stanislaus County	City of Riverbank
Solid Waste	Contracted Private Firm	Gilton
Mosquito Abatement	Eastside Mosquito Abatement District	Same
Animal Control	City of Oakdale (contract)	Same
Schools	Riverbank Unified School District Sylvan Unified School District	Same

The City updated its infrastructure master plans in coordination with its General Plan update (water, wastewater, stormwater drainage) in 2009. For each of these respective systems, the master plans describe the current service capabilities, future needs, as well as recommended improvements to be implemented. Additional information has been ascertained as to each infrastructure system's capacity and ability to address future development.

Additionally, the City's General Plan sets forth policies that are intended to ensure that new development provides public facilities and services required to serve new neighborhoods without diminishing the quality of services to current residents and businesses. The City also seeks to maintain and enhance the level of service within the existing City limits.

Fire Protection

Stanislaus Consolidated Fire Protection District (SCFPD) provides fire protection and first response to emergencies for the City of Riverbank, as well as the unincorporated area within its Sphere of Influence. SCFPD has eleven (11) fire stations throughout Stanislaus County and currently has 81 paid employees (79 full-time and 2 part-time) and approximately 25 volunteers. SCFPD handles in excess of 4,200 calls per year, ranging from medical aids, structural fires, hazardous materials responses, wildland fires, and miscellaneous calls.

Table 14 below summarizes the staffing and equipment located at SCFPD Station No. 36

Table 14 – Station No. 36 Summary

Station Number	Station Address	Apparatus	Staffing
36	3318 Topeka Street Riverbank, CA 95367	2 Type-1 engines 1 Ladder Tender 1 Brush Engine 1 Small Rescue Boat 1 Tow Vehicle	1 Caption 1 Engineer 1 Firefighter Intern Firefighters

SCFPD has mutual aid agreements with all Stanislaus County fire protection agencies and automatic aid agreements with multiple agencies, including:

Cal Fire (CDF)
City of Ceres Fire Division
City of Modesto Fire Department

Denair Fire Protection District
Hughson Fire Protection District
Salida Fire Protection District

The Oakdale City Fire Department and the Oakdale Fire Protection District (“FPD”) executed a 5-year contract with the Stanislaus Consolidated Fire District on September 1, 2014 to provide services in the Oakdale region.

In 2014, SCFPD Station No. 36 received 1,790 calls for service. Out of this, 154 calls were fire related, 1,083 were EMS/Rescue related and 301 were considered good intent. The District as a whole responded to 4,235 incidents during the same period. Table 15 below breaks down the calls for service that Fire Station No. 36 received in 2014.

Table 15 – 2014 Incident Type Response Summary

Station	Fire	EMS/ Rescue	Hazardous Condition	Service Call	Good Intent	False Call	Rupture/ Explosion	Severe Weather	Other
No. 36	154	1,083	32	156	301	46	4	0	14
Total									1,790

The current ISO rating in the City is Class 4. As included in General Plan Policy PUBLIC 7.5, the City’s goal is for an ISO rating of Class 2. The ISO rating (Public Protection Classification (“PPC”)) is completed whenever it appears that there is a possibility of a classification change. The ISO rating measures and evaluates information on fire suppression capabilities. For SCFPD, this survey was completed in 2014.

SCFPD’s long-range goals also include constructing a second fire station near the proposed Crossroads West Specific Plan. The location has not been finalized but a potential site is at the corner of Crawford and Coffee Road. A third fire station is to be located in the Bruinville area

(eastern section of Riverbank). The specific location and timing is yet to be determined. SCFPD does not have a Fire Management Protection Master Plan.⁴

Provisions for Future Growth and System Improvements

It is anticipated that future development under the City's General plan will require additional fire protection staff in order to meet future service needs. The Public Services and Facilities Element of the General Plan includes goals and policies to ensure adequate fire personnel related facilities are funded and provided to meet future growth. These policies include:

Goal PUBLIC-7: Fire Protection Services, Staffing, and Development Adequate to Serve the Needs of Existing and Planned Development.

Policy PUBLIC 7.1: The City will ensure that adequate fire flow pressure is available in relation to structure size, design, requirements for construction, and/or built-in-fire protection systems.

Policy PUBLIC 7.2: For new development, the City will require a minimum fire flow pressure of 1,500 GPM (sustainable for at least two hours) for residential use. For new development, the City will require minimum fire flow pressure of approximately 3,600 GPM (sustainable for longer periods) for larger residences and for other building types, depending on the particular use and structure characteristics, and in coordination with the fire service provider.

Policy PUBLIC 7.3: The City will require that fire stations be located to ensure the appropriate level of service (including adequate response time per Policy 7.5), community compatibility, and efficiency, including the location of such facilities relative to existing and planned public parks, libraries, and other activity centers.

Policy PUBLIC 7.4: The City will coordinate with fire protection providers, including through reciprocity arrangements, to ensure equipment, staffing, and facilities for emergency medical services, urban search and rescue, hazardous materials emergency response, and other relevant needs, as appropriate. The City will ensure consistency with National Fire Protection Association and Stanislaus Consolidated Fire Protection District response requirements.

Policy PUBLIC 7.5: The City will coordinate with fire protection providers to an emergency response system capable of achieving the following standards in 95% of all cases: first fire emergency response unit within six minutes of dispatch; full alarm assignment within 10 minutes of dispatch; second alarm assignment within 15 minutes of dispatch; and an Insurance Service Office (ISO) rating of Class 2 for areas within the City.

The FY 2014-2015 budget for SCFPD was \$11,974,242. Of this, approximately \$6.2 million came from special assessments, \$2.1 million came from secured property taxes, and \$1.5 and \$1.4 million came from contract revenue from the City of Oakdale and Oakdale FPD, respectively.

⁴ Tim Spears, Personal Communication, December 2015

Law Enforcement

The City of Riverbank is served under contract by the Stanislaus County Sheriff through Riverbank Police Services. Riverbank's police station is located at 6727 Third Street in downtown Riverbank. Staffing includes one (1) Lieutenant (Chief of Police), two (2) Sergeants, fifteen (15) Deputy Sheriffs/Detectives, one (1) Supervising Legal Clerk, two (2) Legal Clerks and one (1) Community Service Officer. In total, eighteen (18) sworn officers provide police services within the City of Riverbank.

The contract between the Stanislaus County Sheriff and the City specifies a minimum of 0.85 officers per thousand residents. General Plan Policy PUBLIC 8.2 establishes a goal or future target for the City to provide 1.25 sworn officers per 1,000 residents. The City's population as of January 1, 2015 was 23,485⁵. The current ratio is approximately 0.77 officers per thousand residents.

The City's total budget for Riverbank Police Services in Fiscal Year 2015-2016 is \$3,808,800. According to the City's FY 2015/16 adopted budget, there are two (2) unfunded positions within the Riverbank Police Services Department: one (1) Deputy Sheriff and one (1) Detective. Once these positions are funded, the City will reach its targeted contract rate of 0.85 officers per thousand residents.

Riverbank Police Services received 571 priority 1 calls for service in 2014. Response time for Priority 1 (life-threatening) calls averaged 2:26 minutes, which is within the City's General Plan goal.

The City receives funding for law enforcement improvements through capital improvement fees, and regular funding of the Police Department occurs through the General Fund.

Provisions for Future Growth and System Improvements

Approved and pending development projects in the City will result in additional demand for law enforcement services. Capital costs for new facilities and equipment would be funded through development impact fees, and operating costs would be funded through a combination of an increased tax base and the formation of community facility districts ("**CFD**"). In this regard, the Riverbank City Council adopted Resolution 2006-016, which requires all properties included in the boundaries of the Bruinville Public Facilities Master Plan to participate in the formation of a Police and Parks Community Facilities District as described in the Facilities Master Plan. The Bruinville Public Facilities Master Plan area is bounded by Patterson Road to the south and Mesa Drive to the north and located in the eastern portion of the City. In addition, the Public Services and Facilities Element of the General Plan includes goals and policies to ensure adequate police services and facilities are funded and provided to meet future growth. These policies include:

Goal PUBLIC-8: Police Enforcement Services, Staffing and Development Adequate to Serve the Needs of Existing and Planned Development

⁵ State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State – January 1, 2011-2015. Sacramento, California, May 2015.

Policy PUBLIC 8.1: New development shall fund and/or construct adequate law enforcement facilities to serve new growth areas, as required, in coordination with law enforcement service providers.

Policy PUBLIC 8.2: The City's goal is to provide 1.25 sworn officers per 1,000 residents. The City will plan and budget and coordinate with service providers with this service standard as a goal.

Policy PUBLIC 8.3: The City will coordinate with law enforcement service providers to ensure a four-minute average response time for emergency calls within the City.

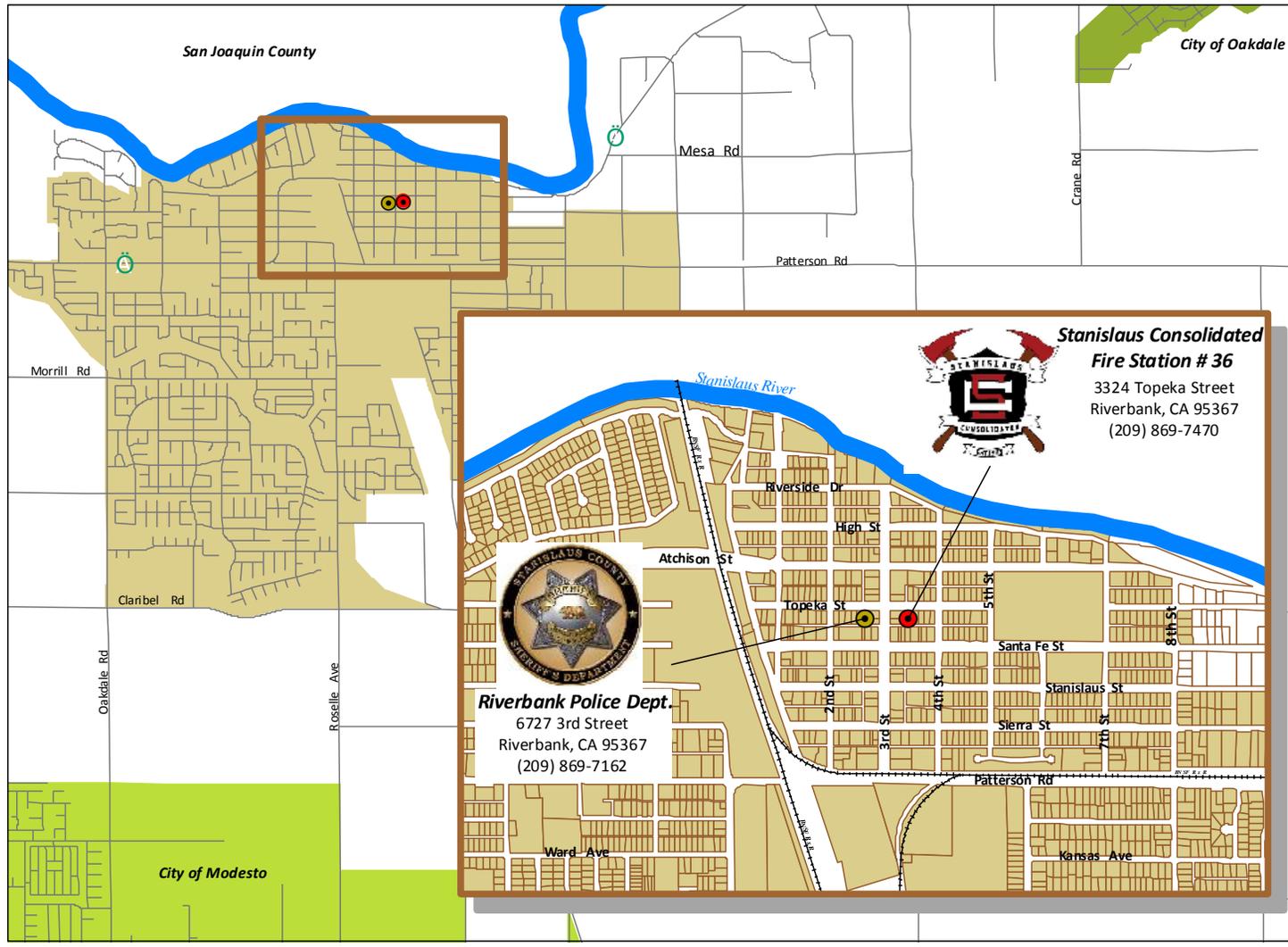
Policy PUBLIC 8.4: The City will require design of structures, streetscapes, pathways, project sites, and other elements of the urban environment to allow for surveillance of publicly accessible areas.

Policy PUBLIC 8.5 The City will coordinate with applicable law enforcement service providers to ensure adequate funding, staffing, training, and direction to provide City residents with responsive and effective law enforcement services of all types, including investigative, patrol, and other non-emergency services.

As shown above, the City has adopted a police staffing level of 1.25 officers per 1,000 residents. The City considers response time to be the most important indicator of police services. Current response times are well within the General Plan policy of ensuring a four-minute average response.

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Figure 4: Emergency Services Locations



**City of Riverbank
Emergency Services**



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Water

The City of Riverbank Public Works Department is the potable water service provider for the City. City staff is responsible for maintaining and repairing the water system. Groundwater is the sole source for potable water supply. Currently, there are ten active wells serving the City, with a maximum pumping capacity of 10,375 gallons per minute (gpm). The City has also identified a site known as Water Well # 11 that will be used as needed, to accommodate the needs of current and future growth, consistent with the City's General Plan. The distribution system is comprised of over 44 miles of pipelines of 8 to 10 inches in diameter, as well as several miles of 4 to 6 inch diameter pipelines. Existing potable water storage facilities consist of two above-ground storage tanks located at Second Street and Saxon Way. Each storage tank has a capacity of approximately one million gallons and each includes a booster pump station with three pumps. As identified in the City of Riverbank's 2010 Urban Water Management Plan, the City had approximately 7,148 water service connections. The majority of these connections served residential uses (6,860 connections), while the remaining connections served commercial and government users (247), industrial users (13), and 28 other users.

Table 16: City of Riverbank Groundwater Well Capacity

Water Well	Capacity (Gallons Per Minute)	Total Annual Usage (Acre-Feet per Year)
#2 – 8 th Street	660 GPM	448 af/yr
#3 – Jackson	625 GPM	287 af/yr
#4 – Pioneer	900 GPM	580 af/yr
#5 – River Heights	900 GPM	348 af/yr
#6 – Whorton	1,000 GPM	164 af/yr
#7 – Crossroads	1,200 GPM	383 af/yr
#8 – Novi	1,200 GPM	74 af/yr
#9 – Prospector	1,300 GPM	298 af/yr
#10 – Heartland	1,700 GPM	132 af/yr
#12 – Chief Tucker	1,700 GPM	1,322 af/yr
Totals:	10,375 GPM	4,036 af/yr

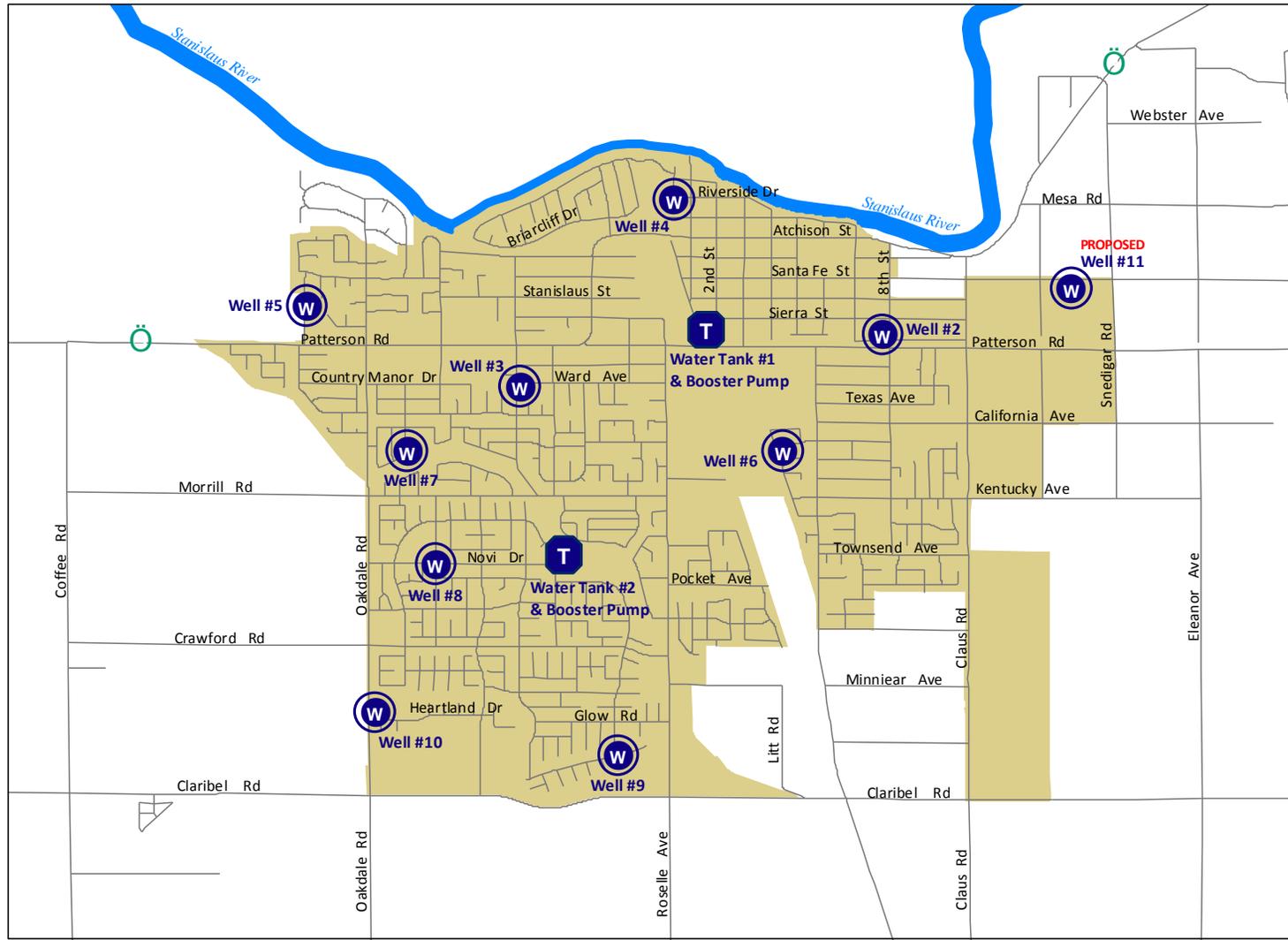
Source: 2014 Water Well Readings, Public Works

The City adopted an Urban Water Management Plan (“**UWMP**”) on January 27, 2015 that includes an assessment of groundwater supply and demand in the City's General Plan area. The City is currently in the process of updating the UWMP but does not so far anticipate any change in the 2010 UWMP assumptions. This area, which encompasses the City's existing SOI and City limits, overlies the Modesto Groundwater Subbasin. Other users in the subbasin, which covers approximately 247,000 acres, include the City of Modesto, City of Oakdale, Modesto Irrigation District, and Oakdale Irrigation District. These agencies are members of the Stanislaus and Tuolumne Rivers Groundwater Basin Association for coordinated planning and management of the subbasin.

According to the City's 2010 UWMP, water demand for the entire subbasin was estimated to be 590,000 acre-feet per year (af/yr) in 2000. Groundwater accounted for 206,500 af/yr of total supply and total recharge in the subbasin was approximately 310,000 af/yr, the largest source of

this recharge being from irrigation. Based on a comparison of current recharge factors and projected demands, the UWMP determined that groundwater supplies in the subbasin will meet or exceed future water demands, even during extended drought conditions. Furthermore, assuming no recharge conditions, the current City groundwater usage of 4,036 af/yr is less than 1% of the total annual sub basin withdrawals and less than 1/10th of 1% of the total estimated storage capacity of the basin. Therefore, the document concluded that there is adequate groundwater to supply existing development in the City of Riverbank, as well as for planned development contemplated in the City's General Plan.

Figure 5: City of Riverbank Water Wells



**City of Riverbank
Water Well & Water Tank Sites**

-  Existing Water Well Site
-  Existing Water Tank Site



0 2000 4000 Feet

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Water Quality & Reliability

Groundwater resources in the Modesto Subbasin were analyzed as part of an Integrated Regional Groundwater Management Plan (IRGMP) prepared in 2005. In the Riverbank area, groundwater lies approximately 60 feet below ground. According to IRGMP, groundwater levels in the area have remained relatively consistent over 40 years.

Groundwater quality at existing City wells has been excellent and has not required purification treatment. Possible contaminating activities have been identified in the City's General Plan area, including those at the Thunderbolt Wood Processing and the Riverbank Army Ammunitions Plant (RAAP). Elevated concentrations of chromium and cyanide are historically present in the upper aquifers in the RAAP area. The contamination migrated in a westerly direction, offsite, but has been limited to the upper aquifer and has not required mitigation at City water wells to date. Remediation of the groundwater contamination in the RAAP area is ongoing through groundwater extraction and regular monitoring. The RAAP area currently operates its own water system, separate from the City's system that serves the entire facility. Water treatment is accomplished at the well head by gas chlorination.

Existing Demand and Short-Term Improvements

The City of Riverbank prepared a Water Supply Study and Water Master Plan (Water Master Plan) in November 2007 to ensure that the City system can adequately meet the demands of development goals adopted by the City in its General Plan. The Water Master Plan addresses four major issues: 1) projected water demands based on land uses from the General Plan; 2) the future supply and distribution system to accommodate expanded service areas; 3) the capacity and condition of the existing distribution system; and 4) a phased Capital Improvement Program (CIP) that provides appropriate infrastructure to support growth while remedying existing system deficiencies.

Water demands for existing development within City limits are approximately 4,890 acre-feet per year. Residential uses account for the largest portion of existing water demand. The average daily demand per dwelling unit is 600 gallons per day. While water distribution lines in portions of the City's downtown area are relatively aged, they are considered to be in acceptable working condition to meet the existing demand and currently planned development.

The Water Master Plan adopted by the City recommends current and near-term improvements. These include a recommendation for a new 2.0 million gallon water storage tank for fire protection and equalization storage to meet peak hour needs. The Water Master Plan also recommends additional east-west water main connections for operational and maintenance flexibility.

Future Water Demand and Long-Term Improvements

For buildout scenarios under the City's General Plan (2025), the Water Master Plan projects demands of up to 21,091 acre-feet per year (afy). Available supplies from recharge in the Riverbank area are projected to be 78,982 afy, which equates to a groundwater reserve of up to 57,891 afy. As such, the Water Master Plan's demand projections are well within the supply estimates.

The Water Master Plan recommends that comprehensive best management and groundwater monitoring plans should be implemented to reduce potential groundwater overdraft and maintain

a groundwater balance. Further, ongoing modeling and planning efforts should be pursued to limit the potential impacts of overutilization of groundwater outside the General Plan area (in the remainder of the subbasin).

The City's Water Master Plan also includes recommendations for long-term infrastructure improvements that will be development driven and are expected to occur after the near-term projects are completed. Based on the growth projected under implementation of the General Plan, additional water infrastructure will be needed to pump, treat, and distribute water to new development. The document states that in addition to new water lines and water supplies for new development, adequate interconnecting water mains must be constructed to integrate new areas into the existing system and provide operational redundancy.

The General Plan includes policies intended to ensure that adequate water infrastructure is available to support new growth. General Plan Policy PUBLIC-2.1 states that the City will require that water supply, treatment, and delivery meet or exceed local, State, and federal standards. Additionally, recognizing that planned development cannot occur without an adequate supply of water, Policy PUBLIC-2.4 states approval of new developments will be conditioned upon demonstrating the availability of adequate water supply and infrastructure, including multiple dry years, as addressed in the City's Water Master Plan, Urban Water Management Plan, and Groundwater Source Efficiency Report.

Water Conservation

Water use and conservation is also a priority and concern throughout the entire Central Valley. The combination of agricultural production, warm climate and increase in urban landscaping threatens supply and sustainability.

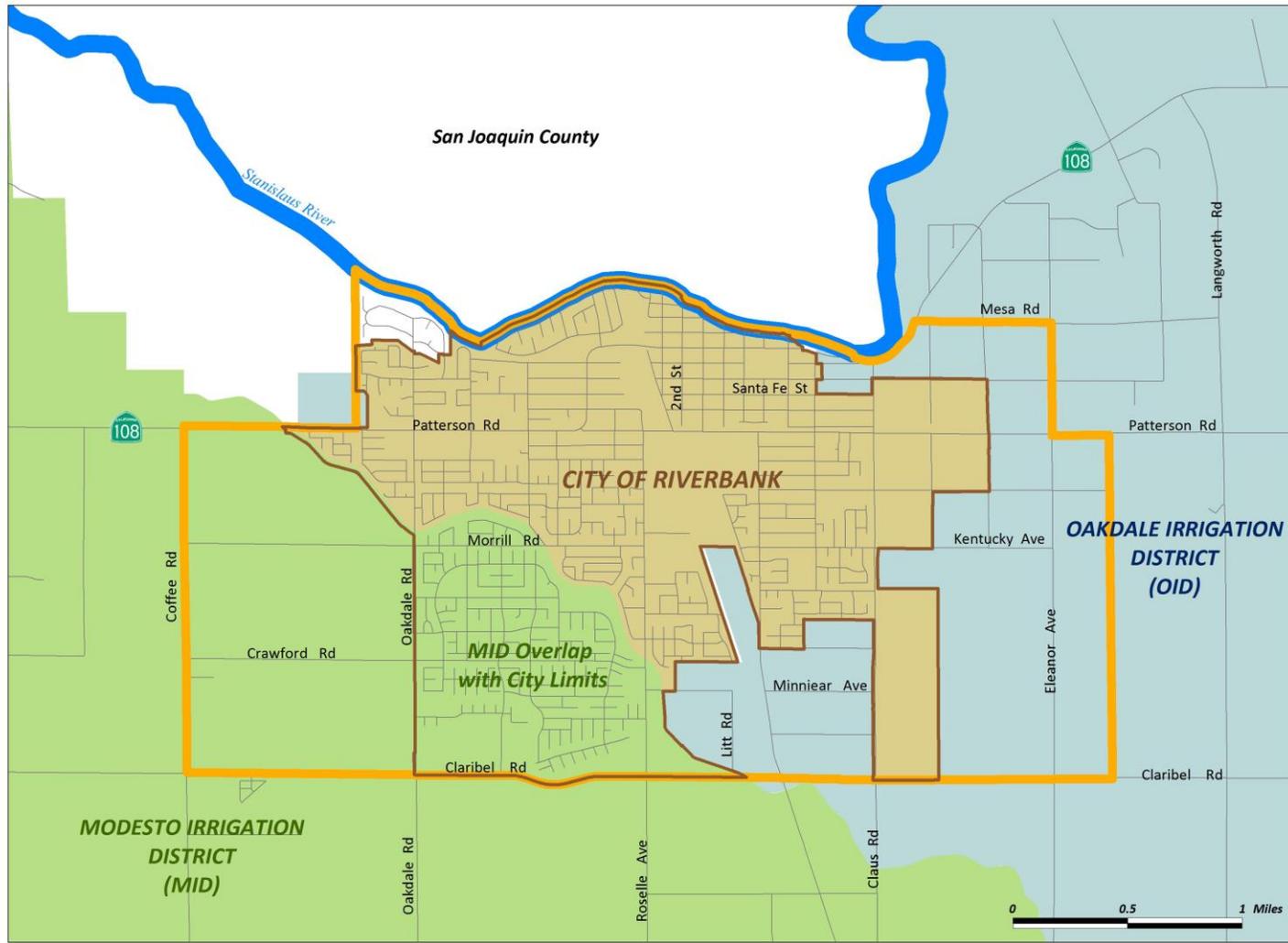
To promote water conservation and reduce the infrastructure needed for water treatment, the City's General Plan includes Policy PUBLIC-2.3 that requires new development to incorporate water conservation techniques to reduce water demand in new growth areas, including the use of reclaimed water for landscaping and irrigation.

In addition, the entire State of California has been mandated to implement strict water conservation measures in response to drought conditions the last several years. The City of Riverbank is required to reduce water usage by 32% compared to the amounts used in 2013. The City has taken several steps such as reducing the times of day water can be used to irrigate landscaping and restricting watering to one day a week. Water wasting violations have also been implemented with increasing fines for each subsequent violation. These violations rely on a complaint based system that is reported and tracked by the State to ensure that each City is putting forth its best effort to conserve water. The most recent information (September 2015) shows that the City received a total of 55 complaints, issued 114 warnings of violation, and assessed 16 penalties for water waste.

Other Water Providers

There are two irrigation districts, as shown in Figure 6, located in the Riverbank vicinity: the Modesto Irrigation District (MID) and the Oakdale Irrigation District (OID).

Figure 6 - Surrounding Irrigation Districts



City of Riverbank
Surrounding Irrigation Districts

- City Limits
- Proposed SOI
- Modesto Irrigation District
- Oakdale Irrigation District



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Both irrigation districts have long-standing rights to surface water supplies. MID's surface water supplies are diverted from the Tuolumne River below La Grange Dam and OID's supplies are diverted from the Stanislaus River at the Goodwin Dam. Both districts also have a network of groundwater supply wells to augment surface water supplies as needed.

The Modesto Irrigation District (MID) owns and operates the Modesto Regional Water Treatment Plant that provides wholesale domestic water to the City of Modesto. MID is also a provider of electrical service in the area. Its boundary currently overlaps the southwest portion of the City limits in the existing Crossroads Specific Plan area. As areas are annexed to the City, MID no longer provides irrigation services to subject properties, however, as MID is also a provider of electrical services, areas annexed to the City do not detach from the District.

As areas currently within the Oakdale Irrigation District (OID) are annexed to the City, these lands are detached from OID in order to avoid dual water systems. This is supported by LAFCO and OID's policies.

Future Water Sources

The City is not currently pursuing surface water or conjunctive use for municipal needs, although this may be considered in the future. The City's General Plan Public Service and Facilities Element includes the City's intent to explore surface water opportunities, through Implementation Strategy PUBLIC-3, which states, in part: "The City will cooperate with local irrigation districts and public agencies to explore feasible surface water supplies or conjunctive use opportunities."

Wastewater Collection and Treatment

The City of Riverbank provides wastewater collection and treatment for the incorporated City and operates a wastewater treatment plant ("WWTP") located just north of the City limits and Stanislaus River, in San Joaquin County. The WWTP includes ponds used for treatment and storage of wastewater, as well as infiltration basins used for disposal of treated effluent.

The collection system consists of 6-inch to 36-inch diameter collection piping and nine lift/pump stations. All wastewater is conveyed from the collection system to the WWTP through a 27-inch gravity line located on a trestle over the Stanislaus River. Wastewater is then treated in aerated lagoons and disposed in infiltration basins. The City's wastewater treatment plant is subject to Waste Discharge Requirements Order No. 94-100 ("WDRs") adopted by the California Regional Water Quality Control Board (Central Valley Region) in April 1994. These requirements do not specify any limits for effluent BOD, TSS, and Nitrogen.⁶

The City's Public Works Department Sewer Division repairs and maintains the sewer collection system, including sewer mains, lift stations, and the wastewater treatment plant. The City recently completed numerous improvements and upgrades to its wastewater treatment plant following regulatory actions by the Regional Water Quality Control Board. In April 2001, the Regional Water Quality Control Board issued Cleanup & Abatement Order No. 5-01-703 to the City requiring numerous tasks to prevent unauthorized discharges and bring the treatment plant into compliance. Following progress made by the City to comply with the original order, a

⁶ Schneider Electric, DRAFT Riverbank Case Study: 75% Energy Savings at a Wastewater Treatment Plant, April 2015

revised Cleanup & Abatement Order was then issued. In March 2003, the City was issued a Notice of Violation citing issues with disposal capacity, odors, potential groundwater impacts, and biosolids (sludge) management.

To remedy these concerns, the City acquired additional property for disposal capacity, made upgrades to the treatment system, and ultimately improved the operational flexibility at the plant. Three groundwater monitoring wells were also added to the site to ensure that activities at the site were not degrading groundwater quality. Regulatory compliance has ultimately led to a more efficient wastewater treatment plant that now has a peak capacity of 7.9 million gallons per day (mgd). As of 2015, the Waste Discharge Requirements for the City's WWTP is 7.9 mgd, remaining unchanged from the General Plan Environmental Impact Report. The regulatory compliance allows for that capacity and if the City ever wanted to increase capacity, the State Regional Water Control Board ("SRWCB") and the Central Valley Regional Water Quality Control Board ("CVRWQCB") would write a new Report of Waste Discharge for the WWTP which would include stricter treatment and monitoring requirements. At this time, the City does not have future improvements or plans for increasing the capacity of the WWTP.⁷

The wastewater treatment plant has primary treatment only through aerated lagoons and uses percolation ponds rather than discharging effluent. The primary treatment is accomplished in four (4) treatment ponds through the use of surface aerators to provide oxygen for the biological process. Once sewage is adequately treated, it is transferred to the percolation ponds through the opening of sluice gates or weir gates. The City does not utilize wastewater for irrigating City or other landscaping once treated.⁸

Existing Demand and Short-Term Improvements

The average daily wastewater flows to the City's WWTP, as of 2015, are 1.64 mgd⁹. Residential uses currently account for over 90% of flows to the WWTP. The average wastewater generation for residential uses is approximately 275 gallons per day, per dwelling unit.

Recently, the City contracted with Schneider Electric to evaluate the City's wastewater treatment plant for energy savings opportunities. The project involved replacing the surface aerators with submersible fine bubble diffusers and blowers with Variable Frequency Drives ("VFDs"). It also included the installation of a SCADA control system to provide better control and visibility into the plant processes, particularly controlling the dissolved oxygen level in the treatment process.¹⁰ The project included the replacement of the twelve surface aerators in treatment ponds T-1 and T-2 with Parkson's Biolac Treatment System, which uses moving aeration chains with suspended fine bubble diffusers, motorized and controlled air valves, blowers, and an automated control system. As of November 2015, the updated treatment system for Pond T-1 and T-2 is active.¹¹ Ponds T-3 and T-4 were left as-is. This system was chosen for the maximum energy savings; however, the system provides several long-term maintenance benefits. They include:

⁷ Michael Riddell, Personal Communication, December 2015

⁸ Michael Riddell, Personal Communication, November 2015

⁹ Michael Riddell, Personal Communication, November 2015

¹⁰ Schneider Electric, DRAFT Riverbank Case Study: 75% Energy Savings at a Wastewater Treatment Plant, April 2015.

¹¹ Michael Riddell, Personal Communication, November 2015

- Reductions in the build-up of sludge in the treatment ponds;
- System is modular and upgradeable. In the event that plant flows increase, the system can be added onto.
- System can accommodate new permit requirements by adding onto the existing system to increase levels of treatment as opposed to the costly purchase of a new surface aerator or other similar upgrade.

Future Demand and Long-Term Improvements

The City's Sewer Collection System Master Plan (adopted in 2008) provides projections of future sewer flows. The document estimates that further growth within the existing City limits could generate an average flow of approximately 3.42 mgd. Growth in the General Plan area (which extends beyond the existing Sphere of Influence) could generate an average of 6.64 mgd, as shown in Table 17 below:

Table 17: Projected Wastewater Flow (MGD)

Date	Central Riverbank (City Limits)	East Riverbank (General Plan Area)	West Riverbank (General Plan Area)	Total
2007	1.64	0.0	0.0	1.64
Build-out	3.42	1.28	1.93	6.63

Each of these is below the Wastewater Treatment Plant's peak capacity of 7.9 mgd, however, new development would require master plan improvements for conveyance infrastructure. New lift stations would also be required to satisfy future demand. The existing wastewater collection system is constrained by numerous physical obstructions, including the Stanislaus River, canals, and railroad tracks. As such, it will be critical to have adequate trunk line capacity to collect wastewater from all areas prior to the anticipated growth.

According to the Sewer Collection System Master Plan, the average residential wastewater flow, based on the number of residential sewer connections and the total wastewater flow of 1.64 mgd (based on 2006 City billing data) is 275 gpd/du (gallons per day per dwelling unit). Based on this information, the following table shows the current and future residential wastewater flow for the City of Riverbank.

Table 18 – Projected Wastewater Flow (MGD) by Population

Date	Population ¹²	Dwelling Units ¹³	Wastewater Flow (Average)(MGD)
Current - 2015	23,485	6,867	1.89
Projected Build-out within City limits	3,893	1,138	0.31
Projected Build-out under proposed SOI expansion	22,456	6,566	1.81
Total Projected	49,834	14,571	4.01

¹² Department of Finance, E-5 – June 2015

¹³ Calculated using the U.S. Census Persons per Household of 3.42.

Table 18 takes into account the residential land uses within the City and the proposed SOI expansion. To better understand the full extent of impacts associated with the build-out of the City and the proposed SOI expansion, Table 19 shows the impact Commercial and Industrial land uses will have on the City's Sewer System at buildout.

Table 19 – Projected Wastewater Flow (MGD) for Commercial and Industrial Land Uses

Land Use	Acres	GPD/AC	Wastewater Flow (Average)(MGD)
All Land Uses – 2007			1.86
Commercial Build-out – City Limits ¹⁴	219	1,200	0.20
Industrial Build-out – City Limits	244	1,500	0.23
Sub Total			0.43
Commercial Build-out – Total Sphere of Influence - Proposed	88	1,200	0.11
Industrial Build-out – Total Sphere of Influence - Proposed	238	1,500	0.36
Total			0.90

As shown above, the projected commercial and industrial land uses within the City and proposed SOI expansion would impact the Sewer System by 0.86 MGD. In total, the build-out of the lands within the City limits and the proposed SOI expansion could potentially total 4.91 mgd. This is under the current capacity of the City's Wastewater Treatment Plant by 2.99 mgd (7.9 mgd capacity).

Future improvements, as scheduled in the City's 2015-2020 Capital Improvement Plan, include finishing Percolation Pond 9 for a total of \$110,000.¹⁵

Recognizing the need to plan for adequate sewer capacity, the General Plan Public Services and Facilities Element includes goals and policies addressing the provision of wastewater treatment for existing and projected development. These policies are:

Goal PUBLIC-3: Adequate Wastewater Service to Meet Existing and Future Projected Development Determined in the General Plan

Policy PUBLIC-3.1: The City will require that wastewater collection, conveyance, and treatment facilities meet or exceed local, State, and federal standards, as addressed in the City's Sewer Collection System Master Plan.

Policy PUBLIC 3.2: The City will identify and utilize, as feasible, best environmental practices and technologies for wastewater collection, conveyance, and treatment.

¹⁴ City of Riverbank, Sewer Collection System Master Plan, November 2007

¹⁵ City of Riverbank Capital Improvement Plan, Fiscal Year 2015-2020, Adopted by CC August 25, 2015

Policy PUBLIC-3.3: The City will not induce urban growth by providing wastewater facilities to areas outside the Planning Area or areas not planned for urban development, such as areas designated for agriculture or open space.

The City receives funding for wastewater improvements through capital improvement fees, connection fees and user fees. Developers are also required to install infrastructure improvements both for the conveyance of wastewater and WWTP infrastructure upgrades, as necessary.

Stormwater Drainage

In general, the City of Riverbank drains from east to west. The City conveys runoff to multiple points along the Stanislaus River and to two Modesto Irrigation District canals (MID Main and Lateral No. 6). The City storm drain system consists of 12-inch to 54-inch diameter collection pipes, four storm drainage park/detention basins, six storm water pump stations, seven gravity storm water outfalls to the Stanislaus River, and five points of discharge into Modesto Irrigation District canals. MID and the City have entered into two storm drain discharge agreements authorizing a total of 7 discharge points. Typically, storm water is collected into detention basins and then pumped out within 24-48 hours following a storm. Figure 6 below shows the City's storm water detention basins and their respective discharge locations.

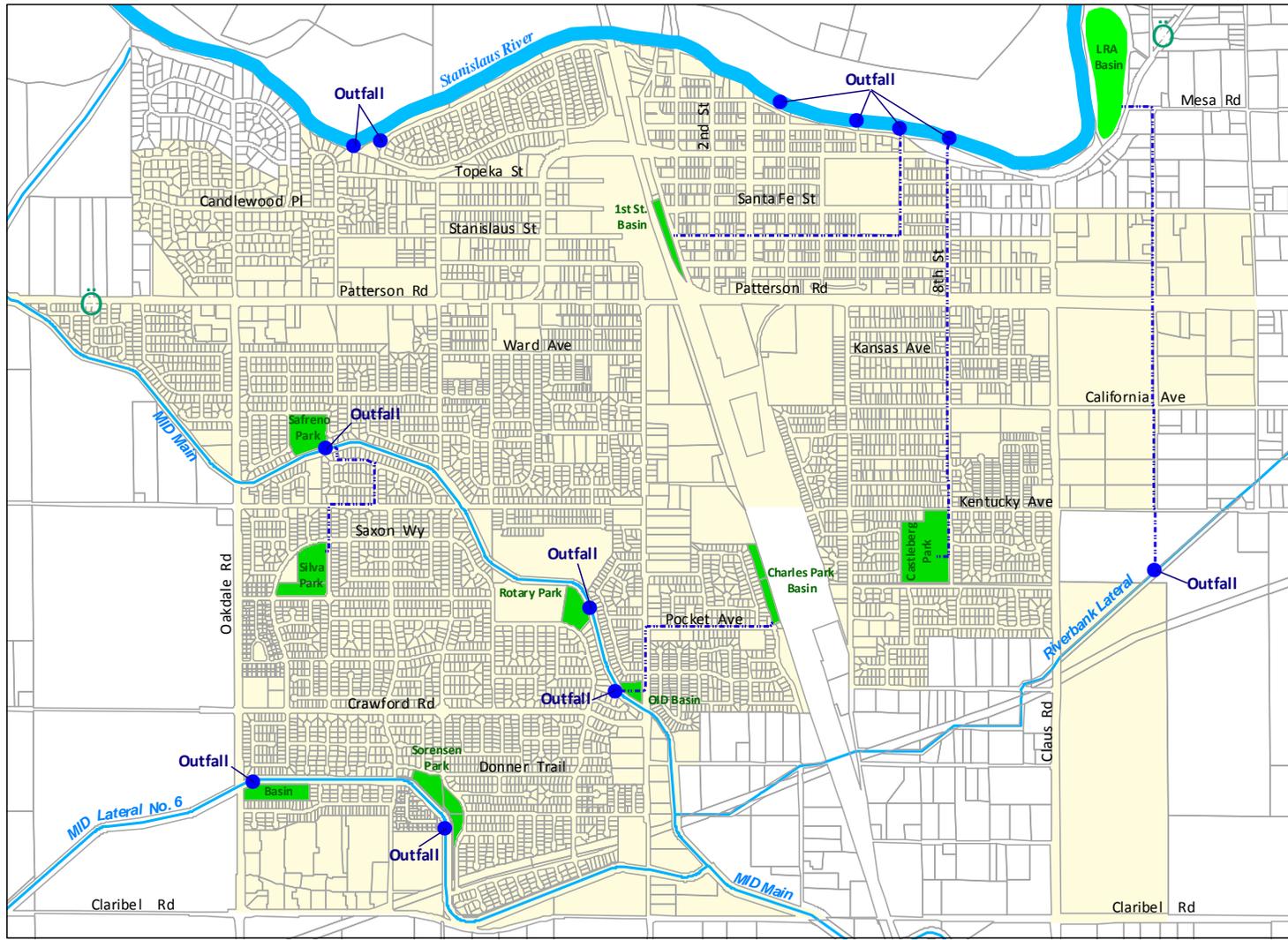
The City receives funding for storm water drainage improvements through capital improvement fees. In addition, developers are required to install infrastructure improvements to ensure adequate project-related stormwater drainage, and are required to submit a grading and drainage plan for review as part of the development approval process.

The Clean Water Act of 1972 delegates authority to each state to issue National Pollutant Discharge Elimination System (“**NPDES**”) permits for discharges of storm water from construction, industrial, and municipal entities to waters of the United States. Considered a “small” city, Riverbank obtained permit coverage under the Phase II General NPDES permits for Municipal Separate Storm Water Sewer Systems (“**MS4**”) (Permit 2013-0001-DWQ). These Phase II MS4s are required to implement various storm water management programs. To comply with this permit, the City of Riverbank has taken necessary steps and adopted storm water management programs, including but not limited to:

- Post Construction Low Impact Development (“**LID**”) Standards, 2014
- Low Impact Development Alternative Compliance Study, May 2015
- Best Management Practices (“**BMP**”)

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Figure 7: City of Riverbank Stormwater Detention Basins and Outfall Locations



**City of Riverbank
Storm Drain Basins
& Outfall Locations**

- City Limits
- Parcels
- Basins
- Drain Lines
- Outfall Locations
- Irrigation Canal



0 2000 Feet

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Existing Demand and Short-Term Improvements

The City of Riverbank completed a Storm Drain System Master Plan in 2008 that evaluated existing storm drainage infrastructure, identified system deficiencies, and recommended improvements.

System deficiencies were identified in specific areas of the City, including the Castleberg System, the Candlewood System, and the First Street Basin. The Castleberg Basin, for example, is currently at capacity and can no longer accept further connections to the system in this area. Additionally, the City estimates that approximately 60 acres of development within City limits discharges storm water into the sanitary sewer system. The Storm Drain System Master Plan recommends various improvements, by priority level, for existing system deficiencies and, in some cases, recommends further analysis that may potentially alleviate multiple areas where surcharging is likely to occur.

The City's 2015-2020 Capital Improvement Plan has identified a number of improvements to be made to the City's storm drain system, including storm drain improvements along Central and Kentucky Avenue and outfall repairs. These improvements, among others, are scheduled to be completed during the 2015-2020 period.

Future Demand and Long-Term Improvements

Any development and urbanization would increase runoff and will require adequate storm drainage facilities and improvements. The City's General Plan policies state that the City will enforce a no-net-runoff policy for areas proposed for development outside the current City limits. The City also has policies encouraging new development to utilize pervious surfaces and percolation ponds, for natural storm water collection and filtration, in concert with the City's existing and future drainage infrastructure, to help reduce the amount of runoff and encourage groundwater recharge. Developers will be required to fund and install drainage infrastructure in their projects. In addition, critical components of the system must be in place so as to prevent an increase in flow beyond the existing capacity.

Applicable General Plan policies include:

Goal PUBLIC-4: Storm Drainage Systems that Protect Public Safety, Preserve Natural Resources, and Prevent Erosion and Flood Potential

Policy PUBLIC-4.1: The City will maintain and improve, as necessary, existing public storm basins and flood control facilities, as identified in the Stormwater Master Plan.

Policy PUBLIC-4.2: The City will coordinate with County and Regional agencies, as well as the railroad, in the maintenance and improvement of storm drainage facilities to protect the City's residents, property, and structures from flood hazards.

Policy PUBLIC 4.4: The City will identify areas, such as wetlands, low-lying natural runoff areas, and pervious surfaces and percolation ponds, for natural storm water collection and filtration, in concert with the City's existing and future drainage infrastructure, to help reduce the amount of runoff and encourage groundwater recharge.

Policy PUBLIC-4.5: New development shall be designed to control surface runoff discharges to comply with the National Pollutant Discharge Elimination System Permit

and the receiving water limitations assigned by the Regional Water Quality Control Board.

Policy PUBLIC-4.6: The City will establish and new development shall implement non-point source pollution control measures and programs designed to reduce and control the discharge of pollutants into the City's storm drains and rivers.

Policy PUBLIC-4.7: The City will require minimization of the amount of new impervious surfaces and directly connected impervious surfaces in areas of new development and redevelopment and, where feasible, maximize on-site infiltration of stormwater runoff.

Policy PUBLIC-4.8: The City will encourage pollution prevention methods, supplemented by pollutant source controls and treatment.

Policy PUBLIC-4.12: The City will encourage and/or require the use of open, vegetated swales, stormwater cascades, and small wetland ponds instead of pipes and vaults, as part of urban development proposed outside current City limits to mitigate stormwater impacts.

Policy PUBLIC-4.13: The City will enforce a no-net-runoff policy for areas proposed development outside of current City limits.

3.4 FINANCIAL ABILITY OF AGENCIES TO PROVIDE SERVICES

This section examines the fiscal status of the City and its ability to finance needed improvements and services.

As with most cities in California over the past few years, Riverbank is budgeting through declining revenues and addressing costs through reductions in expenditures. To maintain sound finances, the City has utilized various strategies including: salary savings from eliminated or frozen positions, reductions in contract services, and using reserves to balance the budget.

Financial Analysis of the City's Funds

The City's governmental funds ended the year (FY 2014-15) with a combined fund balance of \$27,770,400. Of the total combined fund balance, 2% is classified as Nonspendable, 68% is classified as Restricted, 12% is classified as Assigned, and 18% is Unassigned. Major fund changes from June 30, 2014 to June 30, 2015 are noted below.

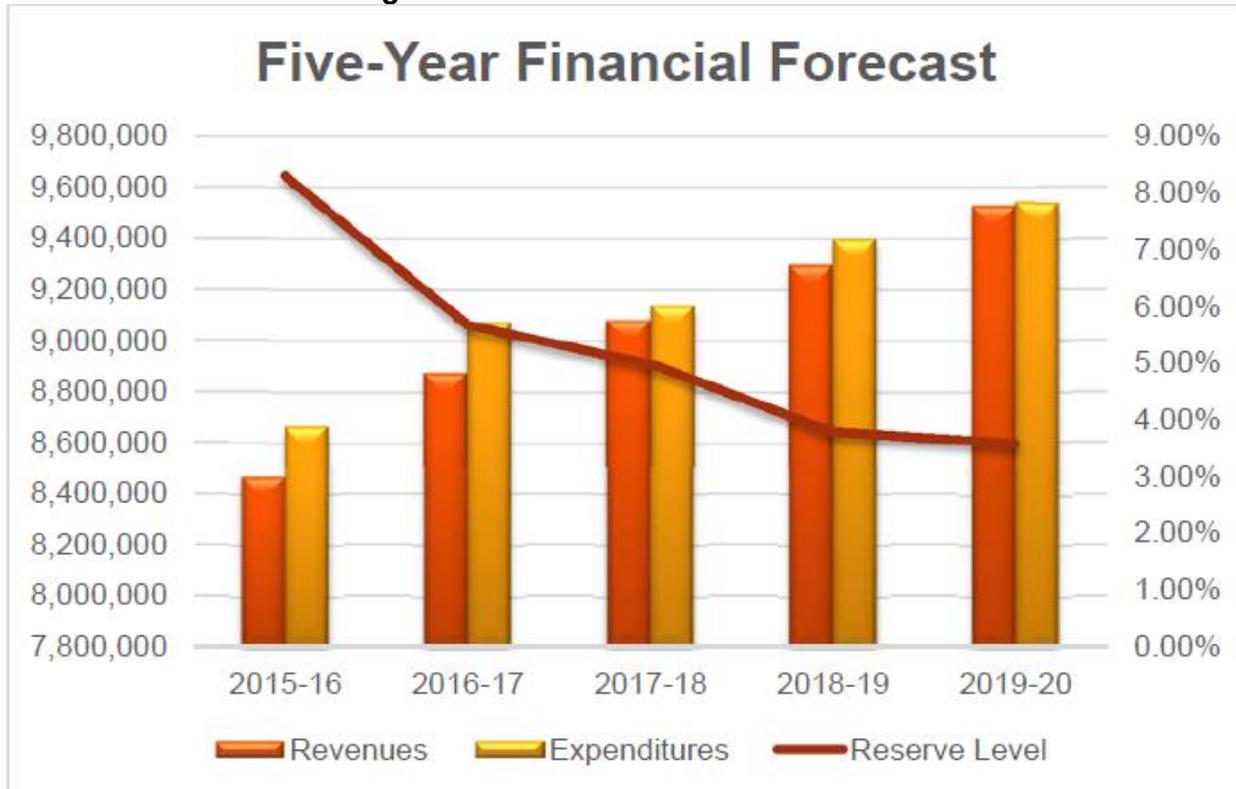
General Fund

Financial Stability

The financial forecast for the next five years for the City of Riverbank continues to reflect the stabilization of Riverbank's revenues. However, General Fund expenditures continue to outpace this growth. These on-going structural deficits will lead to a significant decrease in the General Fund Reserve, which will remain below the required 10% reserve level unless there are positive changes to the City's economic landscape. Over the next five years, the Reserve level

is anticipated to range between a high of 8.3% to a low of 3.6%. The chart below in Figure 8 shows the estimated five-year out-look for the City of Riverbank.¹⁶

Figure 8 – Five-Year Financial Forecast



Revenues

Taxes account for the City’s largest single revenue source. Most of the taxes received are not restricted and are used for general city purposes in the general fund. These taxes include sales tax, property tax, utility user’s tax, and business license tax. The breakdown of General Fund Revenues for Fiscal Year 2014-2015 is shown in Table 20.

¹⁶ Riverbank, Five Year Financial Forecast, 2015

Table 20 - General Fund Revenues (Fiscal Year 2014-2015)

Major Revenue Sources	Amount	Percentage of Total
Property Tax	\$2,822,426	35.68%
Sales Tax	\$2,756,970	34.85%
Other Tax and Franchises	\$708,390	8.95%
Licenses and Permits	\$270,458	3.42%
Intergovernmental	\$406,084	5.13%
Fines and Forfeitures	\$154,865	1.96%
Investment Earnings	\$50,487	0.64%
Service Charges and Miscellaneous	\$741,469	9.37%
Total Revenues	\$7,911,149	100%

Expenditures

Most City services are supported by the General Fund. Police Services, provided under contract by the Stanislaus County Sheriff's Department, account for 42.18% of the expenditures in the General Fund. Other departments, such as Parks, Recreation, Development Services, and other General Government Services (Administration, City Council, City Manager, etc.) make up the balance. Specific municipal services, which depend on utility usage are entirely supported by enterprise funds and include water, wastewater, and drainage services.

The breakdown of General Plan Expenditures for Fiscal Year 2014-2015 is shown below in Table 21.

Table 21 – General Fund Expenditures (Fiscal Year 2014-2015)

Major Expenditures Sources	Amount	Percentage of Total
General Government	\$2,270,157	24.62%
Public Safety	\$3,889,072	42.18%
Public Works	\$1,705,423	18.49%
Community Development	\$866,423	9.40%
Recreation and Leisure	\$365,917	3.97%
Capital Outlay	\$124,027	1.35%
Total Expenditures	\$9,221,028	100.0%
Excess (Deficiency) of Revenues	(\$1,309,879)	

Capital Improvement Program

The City plans for replacement and expansion of capital facilities and systems through its Capital Improvement Program ("CIP"). The City reviews and updates its Capital Improvement Program on an annual basis to insure public improvements are initiated and completed in an orderly fashion. The City programs its projects on a five-year planning period. Funds are spread over investment categories representing a full range of public services and facilities. The current Capital Improvement Program (Adopted by City Council on August 25, 2015)

represents a \$27.7 million investment of public funds during the 2015-2020 timeframe. These funds are spread over eight investment categories representing the full range of public services and facilities offered by Riverbank. The CIP is categorized as follows:

- **Street Improvements** - \$11,880,674
- **Storm Drain Improvements** - \$1,586,082
- **Sewer System Improvements** - \$800,000
- **Wastewater Treatment Improvements** - \$318,000
- **Water System Improvements** – \$5,712,724
- **Motor Pool Equipment** - \$370,000
- **Building Facility Improvements (includes ADA)** - \$799,448
- **Parks and Recreation Improvements (includes ADA)** - \$6,265,377

System Development Fees

The City of Riverbank's Capital Improvement Program projects are financed in part by the City's System Development Fee program. As a project is identified, it is analyzed to determine the portion of the project that will service existing residents and businesses versus new development. Once the determination of use is made, the percentage of use attributable to new development is then funded by the appropriate development fee, based on the type of project. All future planned infrastructure needs are outlined in the System Development Fee program.

The following provides a brief description of the use of each fee:

- **Streets/Public Works Fee** - Finances the improvements needed for street and traffic safety needs.
- **Water Fee** - Funds improvements necessary to pump, treat, store and transport potable water.
- **Wastewater Fee** - Provides funding to expand the sewer backbone collection, treatment and disposal system to increase capacity to meet needs.
- **Storm Drainage Fee** - Used to fund improvements to the storm drainage collection backbone system.
- **Parks & Recreation Fee** - Used to develop and improve park facilities.
- **Police & General Government Fee** - Finances public safety and general government improvements.

City/County Master Property Tax Agreement

Riverbank also receives property tax revenues from land within City limits. Riverbank is included within a Master Property Tax Agreement with Stanislaus County that addresses the adjustment in allocation of property tax revenue among affected governmental agencies when a jurisdictional change is processed by LAFCO. The agreement automatically renews each year until the event that the County or City request a renegotiation.

The Agreement specifies the following property tax sharing for additional land annexed into the City:

- For annexations other than County unincorporated islands, the County will retain the base property tax revenue for the annexed area. Riverbank will receive a 30 percent share of increases in property tax over the base amount.
- For annexations of entire unincorporated islands, Riverbank will receive 34 percent of the County's share of property tax, including the base amount.
- Riverbank will receive 100 percent of a special district's share of property taxes for any land that is annexed by the City and detached from a special district.

Connection and Usage Fees

In addition to capital improvement fees and property taxes, Riverbank receives funds for the on-going provision of water and sewer service through connection fees and usage fees. These fees are reviewed on a regular basis to ensure that they reflect the appropriate levels necessary to provide adequate levels of water and sewer service. The cost of capital improvements to each system are recovered through a structure of "connection fees" that is usually paid when a building permit is obtained. Revenue for maintenance and operations is generated by monthly service charges paid by the users of the system through their utility bills. Both water and sewer systems are operated as Enterprise Funds by the City, and as such have their own fund tracking mechanisms and are accounted separately in the City's ledger.

Water Fund

The Fiscal Year 2014-15 revenue is \$1,459,903. Projected revenues total \$1,756,700 for the Fiscal Year 2015-16 and expenditures total \$1,753,700 in operating expenses. This leaves a structural surplus of \$3,000. Charges for water services have historically remained consistent but on September 22, 2015, the City Council approved a sewer and water rate increase that will extend to Fiscal Year 2019-20. This rate increase will ensure the financial stability of the Water system and provide sufficient funding for on-going operations and maintenance, capital improvements, debt service, and emergency reserves.

Debt Service

The Water Enterprise fund currently has zero outstanding balances. However, as part of the recently adopted Water Rate Study, dated June 2015, the City has selected to move forward with Scenario 4: Drought – Full CIP. This means that the infrastructure improvements identified as part of the 2015-2020 Capital Improvement Program will be completed as well as the City will take on new debt to fulfil infrastructure needs throughout the City. Proposed debt service includes:

- \$4,800,000, 15-year loan with semi-annual payments and an interest rate of 4% to be secured in FY2015/16 to finance the Fund 157 Water Connection Project.
- \$4,600,000, 30-year loan to fund part of the Water Division Capital Improvement Projects. Semi-annual payments for that loan will begin in FY2016/17 and will total \$298,000 each year.
- 1,000,000, 30-year loan to fund the Water Division capital improvement projects. Semi-annual payments for this bond will begin in FY2019/20 and will total \$65,000 each year.

Sewer Fund

The Fiscal Year 2014-15 revenue is \$1,748,648. Projected revenues total \$2,148,300 for the Fiscal Year 2015-16 and expenditures total \$2,331,300 in operating expenses. This leaves a projected structural deficit of \$183,000. Charges for sewer services have historically remained consistent but on September 22, 2015, the City Council approved a sewer and water rate increase that will extend to the Fiscal Year 2019-20. As discussed above, this rate increase will ensure the financial stability of the Sewer system and provide sufficient funding for on-going operations and maintenance, capital improvements, debt service, and emergency reserves.

Debt Service

The Sewer Enterprise fund currently has five separate outstanding balances: two (2) 2014 loans which refinanced a \$1.71 million outstanding 2005 Sewer Bond and provided \$4 million for a Waste Water Treatment Plant Upgrade. A 2001 interfund with a balance of \$289,614, a 2001 CSWRCB loan with a balance of \$355,912, and a 2002 CSWRCB loan with a balance of \$111,710. Table 22 categorizes the debt service and shows a Five Year Projection on payments.

Table 22 – Long-Term Debt Service: Wastewater

Long-Term Debt: Wastewater	Budget	Five Year Projection				
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/2020
2014 Loans ¹	643,000	643,000	643,000	643,000	643,000	643,000
2001 Interfund Loan ²	75,000	75,000	75,000	4,000		
2001-2 CSWRCB Loans ³	66,000	66,000	66,000	66,000	66,000	66,000
Total Annual Wastewater Debt Service	\$784,000	\$784,000	\$784,000	\$713,000	\$709,000	\$709,000

Source: City of Riverbank Audit for FYE 2011, FYE 2012, and FYE 2013; City of Riverbank Budget FY2014/15

Note: Payments for FY2014-2024 are based on the debt schedules found in the City Audit and on assumption that there are no new debt issued and no debt refinanced.

¹\$1.71 million refinancing loan for 2005 Sewer Bonds and \$4 million loan for a Waste Water Treatment Plant upgrade

²As of June 30, 2014, the balance payable was \$289,614 with an interest of 2.00%. The final maturity date is June 30, 2018

³As of June 30, 2014, the balance payable for the 2001 CSWRCB Loan was \$355,912 with an interest of 2.6% and a final maturity date of October 25, 2021. The balance payable for the 2002 CSWRCB Loan in \$111,710 with an interest rate of 2.7% and a final maturity date of October 25, 2021.

Special Districts and Benefit Districts

Under the provisions of the Landscape and Lighting Act of 1972, several Lighting and Landscape Districts (LLMDs) have been established in Riverbank to provide ongoing funds for the operation, maintenance and improvement of street lighting, traffic signals, and landscaping.

These assessment districts apply to individual residential subdivisions in the City. In addition to LLMDs, the City has created various Community Facilities Districts (CFDs), 1913/15 Act Assessment Districts (ADs) and Benefit Assessment Districts (BADs) to pay for ongoing maintenance and some capital improvement replacements. In 1982, the Mello-Roos Community Facilities Act of 1982 (Section 53311-53368.3) was created to provide an alternative method of financing needed improvements and services in response to the limitations created by Proposition 13.

The City of Riverbank has seven (7) assessment districts which provide a funding source to maintain a variety of infrastructure and services. They include:

- Consolidated LLMD
 - Courtney Estates District
 - South Bend Estates District
 - Elmwood Estates District
 - Chianti District
 - Sterling Ridge District
 - Eastwood Estates District
- Crossroads LLMD
 - Zone 1
 - Zone 2
 - Zone 3
 - Zone 4
- Ridgewood Place LLMD
- Sierra Vista Estates LLMD
- River Cove LLMD
- Riverbank Storm Drainage Maintenance District No. 2006-01 (Heartlands)
- Sterling Ridge BAD Storm Drain Maintenance District

All but one (1) of the districts have a healthy cash reserve and are not subject to any increase in levy and collection for the Fiscal Year of 2015-2016. Due to the additional maintenance at Zerillo Park and along the Stanislaus River levee, there is currently no reserve in the River Cove LLMD and future maintenance will continue to be watched.

Financial Management

Budgetary Information

The City Council is required to adopt an annual budget resolution by July 1 of each fiscal year for the general fund, special revenue, capital projects, debt service, and enterprise funds. These budgets are adopted and presented for reporting purposes on a basis consistent with generally accepting accounting principles.

The appropriated budget is prepared by fund, function, and department. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the department level. The council made several supplemental budgetary appropriations throughout the year.

For the year ended June 30, 2015, expenditures exceeded appropriations in several departments as follows:

General Fund:	
General Government:	\$451,907
Recreation and Leisure	\$7,317
CDBG Fund:	
Supplies and Services:	\$9.573

Investments Authorized by the City’s Investment Policy

The City’s investment policy authorizes investment in the local government investment pool administered by the State of California (LAIF). The City’s investment policy also authorizes cash to be invested in Certificates of Deposits, Money Market Mutual Funds, and High Grade Commercial Paper. The City’s investment policy does not contain specific provisions intended to limit the City’s exposure to interest rate risk, credit risk, and concentrated credit risk.

Risk Management

The City of Riverbank participates with other public entities in a joint exercise of powers agreement, which establishes the Central San Joaquin Valley Risk Management Authority (CSJVRMA). The relationship between the City and CSJVRMA is such that CSJVRMA is not a component unit of the City for financial reporting purposes.

The City is covered for the first \$1,000,000 of each general liability claim and \$250,000 of each workers’ compensation claim through the CSJVRMA. The City has the right to receive dividends or the obligation to pay assessments based on a formula which, among other expenses, charges the City’s account for liability losses under \$10,000 and workers’ compensation losses under \$10,000. The CSJVRMA participates in an excess pool which provides general liability coverage from \$1,000,000 to \$10,000,000. The CSJVRMA participates in an excess pool that provides workers’ compensation coverage from \$250,000 to \$500,000 and purchases excess insurance above the \$500,000 to the statutory limit. The CSJVRMA is a consortium of fifty-four (54) cities in San Joaquin Valley, California. It was established under the provisions of California Government Code Section 6500 et seq. The CSJVRMA is governed by a Board of Directors, which meets 3-4 times per year, consisting of one member appointed by each member city. The day-to-day business is handled by a management group employed by the CSJVRMA.

Financial Statements

Comprehensive Annual Financial Report

The City prepares a Comprehensive Annual Financial Report (CAFR) each year with their financial statements. The CAFR includes a Government-wide Financial Statement and the Fund Financial Statement. The City’s CAFR is for year end June 30, 2015. These two sets of financial statements provide two different views of the City’s financial activities and financial position. The financial statements are discussed as follows.

Government-Wide Financial Statements

The Government-wide financial statements report information about the City as a whole, providing readers with a broad overview of the City's finances.

The **statement of net position** presents information on all the City's assets and liabilities, with the difference between the two reported as *net position*. Overtime, increases or decreases in net position may serve as a useful indicator as to whether the City's financial position is improving or deteriorating.

The **statement of changes in net position** presents information showing how the City's net position changed in the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported on this statement for some items that will result in cash flows in future fiscal periods (e.g. uncollected taxes, and earned but unused vacation leave).

The government-wide financial statements of the City are divided into two categories:

- **Government Activities:** Includes police, public works, community development (building and planning), grants and special programs, and general government. Taxes and intergovernmental revenues such as sales tax, property tax, vehicle license fees, user fees, franchise fees, and federal and state grants primarily finance these activities.
- **Business-type Activities:** Includes the City's water and sewer systems, in addition to the City's Community Center. Fees are charged to customers to help cover the costs of the services it provides.

Fund Financial Statements

The fund financial statements provide detailed information about the City's most significant *funds* – not the City as a whole. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Some funds are required to be established by State law or by bond covenants. Management establishes other funds to control and manage money for particular purposes or to show the City is meeting legal responsibilities for the use of certain taxes, grants, and other resources. All of the funds of the City can be divided into three categories: government funds, proprietary funds, and fiduciary funds.

Government Funds – Most of the City's basic services are reported in governmental funds, which focuses on how money flows in and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial resources that can readily be converted to cash. The governmental fund statements provide a detailed, short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs.

Because the focus of the governmental funds is narrower than that of the governmental-wide financial statements, it is useful to compare the information presented for the governmental funds with similar information presented for governmental activities in the government-wide financial statements. The differences of results in the governmental funds financial statements

to those in the government-wide financial statements are shown in reconciliations following the governmental funds financial statements.

Fiduciary funds – Fiduciary funds are used to account for resources held for the benefit of parties outside the City. The City is responsible for ensuring that the assets reported in these funds are used for their intended purposes. Fiduciary funds are not reflected in the City's government-wide financial statements because the City cannot use these assets to finance its operations.

Proprietary funds – Services for which the City charges customers a fee are generally reported in proprietary funds. Proprietary funds, like the government-wide statements, provide both long and short-term financial information. The City's proprietary funds are the same as its business-type activities, but provide more detail and additional information, such as cash flows.

Financial Analysis

Summary of Net Position

Of the total net position for both the Governmental and Business-type activities, \$75,409,207 or 72% reflects the City's investment in capital assets (e.g. land, buildings and improvements, vehicles and equipment, infrastructure) less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to its citizens; and consequently, these assets are *not* available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Restricted net position amount represents \$22,462,136 or 21% of the total. Restricted net position is those resources that are subject to external restrictions on how they may be used. These restrictions are established by bond covenants or restrictions on the use of funds established by state or federal regulations.

Unrestricted net position is those resources which may be used to meet the City's ongoing commitments to citizens and creditors. Government-wide unrestricted net position is \$6,849,087 or 7% of the total net position.

**Table 23: Net Position for Year Ended June 30, 2015
(in Thousands)**

	2015	2014	2015	2014	2015	2014	Total Percent Change
Assets							
Cash and Investments	\$13,964	\$14,075	\$6,422	\$12,403	\$20,386	\$26,479	23.01%
Other Assets	15,971	15,982	723	554	16,694	16,536	0.96%
Capital Assets	59,197	60,974	22,082	19,817	81,280	80,792	0.60%
Total Assets	89,133	91,031	29,228	32,775	118,361	123,807	-4.40%
Liabilities							
Current Liabilities	\$1,838	\$1,726	\$886	\$1,582	\$2,725	\$3,308	17.62%
Compensated Absences	203	175	85	76	288	251	14.74%
Net Pension Liabilities	2,951	3,836	1,041	1,353	3,993	5,190	23.06%
Long-Term Liabilities	123	223	5,703	8,285	5,827	8,508	31.51%
Total Liabilities	5,117	5,961	7,717	11,297	12,835	17,259	25.63%
Net Assets							
Invested in Capital Assets, Net of Relate Debt	\$59,197	\$60,974	\$16,211	\$11,353	\$75,409	\$67,478	11.75%
Restricted	22,462	22,321	0	2,117	22,462	24,439	-8.09%
Unrestricted	1,760	5,610	5,088	9,361	6,849	14,971	54.25%
Total Net Assets	\$83,419	\$88,906	\$21,300	\$22,832	\$104,720	\$106,889	-2.03%

Changes in Net Position

Total expenditures for the year exceeded revenues by \$2,168,638. The following is a table showing the Governmental and Business-Type Activities of the City for the year ended June 30, 2015 as compared to the year ending June 30, 2014.

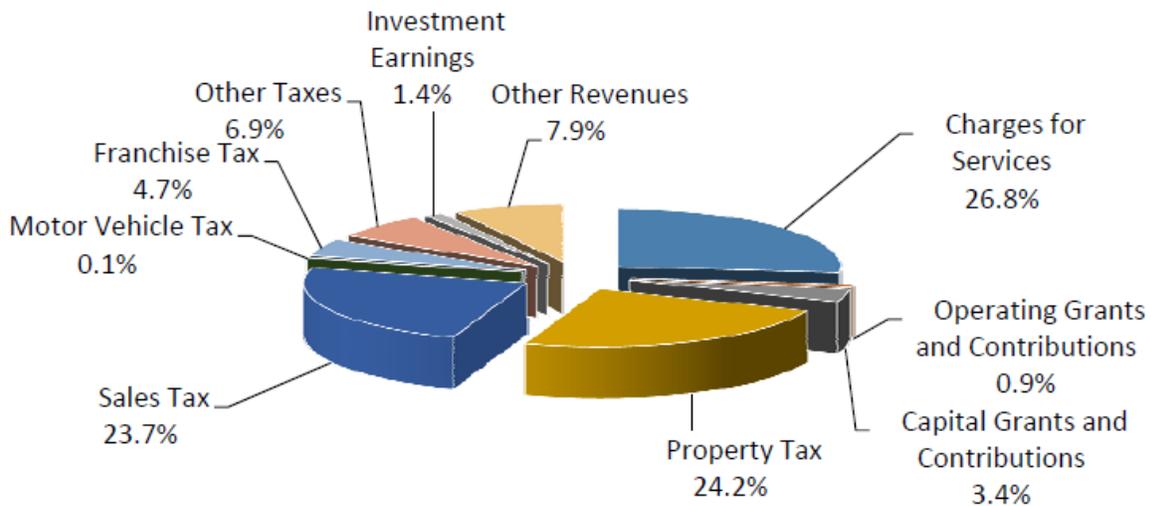
**Table 24: Changes in Net Position for Year Ended June 30, 2014
(in Thousands)**

	2015	2014	2015	2014	2015	2014	Total Percent Change
Revenues							
Program Revenues:							
Charges for Service	\$3,117	\$2,636	\$7,855	\$16,783	\$10,972	\$19,420	-43.50%
Operating Grants and Contributions	103	223	0	0	106	223	-52.47%
Capital Grants and Contributions	398	476	0	0	398	476	-16.39%
General Revenues:							
Property Tax	2,882	2,563	0	0	2,822	2,563	10.11%
Sales Tax	2,756	2,712	0	0	2,756	2,712	1.62%
Motor Vehicle Tax	9	9	0	0	10	10	-3.06%
Franchise Tax	550	489	0	0	550	489	12.47%
Other Taxes	797	807	0	0	797	807	-1.24%
Investment Earnings	160	131	26	20	187	152	23.03%
(Loss) on Disposal of Assets	0	0	55	-13	5	-13	-138.46%
Transfers	920	873	-920	-836	-1	37	-102.70%
Total Revenues	11,639	10,924	6,967	15,954	18,607	26,879	-30.77%
Expenses							
General Government	\$2,690	\$2,198	\$0	\$0	\$2,690	\$2,198	22.38%
Public Safety	4,031	3,965	0	0	4,031	3,965	1.66%
Public Works	5,345	5,435	3,185	3,111	8,531	8,547	-0.19%
Community Development	999	873	3,879	11,847	4,879	12,720	-61.64%
Culture and Leisure	474	362	169	178	643	540	19.07%
Total Liabilities	13,541	12,835	7,234	15,137	20,776	27,972	-25.73%
Increase (Decrease) in Net Assets	-1,901	-1,910	-266	814	-2,168	-1,093	98.35%
Net Position - Beginning	88,906	90,817	22,832	22,014	111,738	112,831	-0.97%
Prior Period Adjustment	-3,584	0	-1,264	0	-4,849	0	
Net Position - Beginning	\$83,419	\$88,906	\$21,300	\$22,832	\$104,720	\$111,738	-6.28%

Governmental Activities

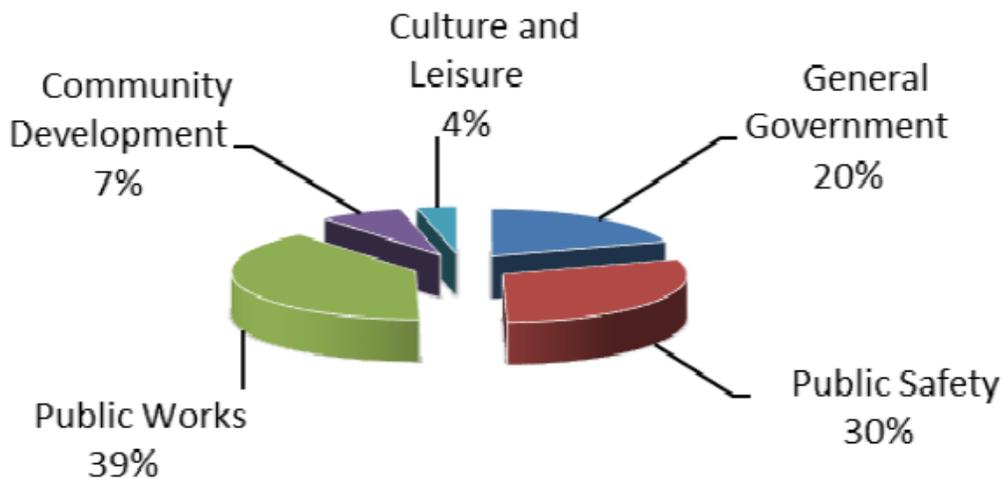
Total governmental revenues for the year were \$11,639,874. Sales and property tax revenue, which comprise 48% of the total, experienced an increase of 5.75% from the 2014-15 Fiscal Year. Revenues by source for governmental activities are shown in the following graph.

Figure 9: Revenues by Source – Governmental Activities



Total governmental expenses for the year were \$13,641,719. Public Works accounted for \$5,345,904 or 39% of the total governmental activities expenses. Expenses by function or program for governmental activities are shown in the following graph.

Figure 10: Expenses by Function or Program – Governmental Activities



Business-type Activities

Revenues of the City’s business-type activities were \$6,967,755, a 56.3% decrease from fiscal year 2013-14. Expenditures for the year were \$7,234,548. Expenditures for the Water & Sewer Funds decreased by 2.4%. Overall, expenditures for the business-type activities decreased by 52.2% from the prior fiscal year.

Financial Analysis of the City's Funds

As noted earlier, the City uses *fund accounting* to ensure and demonstrate compliance with finance related legal requirements.

The City's governmental funds ended the year with a combined fund balance of \$27,770,400. Of the total combined fund balance, 2% is classified as Nonspendable, 68% is classified as Restricted, 12% is classified as Assigned, and 18% is Unassigned. Major fund changes from June 30, 2014 to June 30, 2015 are noted below

General Fund

- The City experienced an overall net increase of 11.1% in its General Fund revenues from fiscal year 2013-2014. Some of the major factors contributing to this increase are noted below.
 - An 11.7% increase in Property Tax was experienced due to the changes made in property values. The County continued to reverse their Proposition 8 property value reductions that were made beginning in 2008. In addition, the new construction housing market has added properties to the tax rolls.
 - Revenues from Intergovernmental Agencies increased by 68.3%. This was to the State Route 108 Relinquishment Grant that was awarded to the City of Riverbank for planning work.
 - Sales tax for the City experienced a slight increase of 1.6%. This was primarily due to the continued rebound of the economy from the recent recession.
- General Fund expenditures increased slightly by 8.9% from the 2013-14 Fiscal Year. Major factors contributing to this increase in General Fund expenditures include:
 - - General Government expenditures increased by 27.1% due to legal expenses surrounding the settlement of the Allen vs. City of Riverbank case.
 - Community Development expenditures increased by 37.5% due to the planning work related to the State Route 108 Relinquishment Grant obtained. The work was being performed by contract consultants.

CDBG Fund

The CDBG Fund experienced a significant decrease in revenues by 79%. Although the City has been awarded grant funding for the First-Time Homebuyer and Housing Rehabilitation Programs, the City has been receiving loan payoffs that must be used prior to using grant funds. Once all payoff funds have been expended, the City will begin to use all grant funds available.

Successor RDA LMI Housing Fund

On December 29, 2011 the California Supreme Court upheld Assembly Bill 1x26 ("the Bill") that provided for the dissolution of all redevelopment agencies in the State of California effective

February 1, 2012. This action impacted the reporting entity of the City of Riverbank that previously had reported a redevelopment agency within the reporting entity of the City as a blended component unit.

The Bill provides that upon dissolution of a redevelopment agency, either the city or another unit of local government will agree to serve as the “successor agency” to hold the assets until they are distributed to other units of state and local government. The City elected not to become this successor agency therefore another designated authority, the Riverbank Designated Local Authority, was formed by the State of California to serve as successor agency to the now dissolved Riverbank Redevelopment Agency. However, the City did elect to serve as the Housing Successor Agency of the former RDA. As successor agency, the City now holds a loan receivable for a loan provided to Pacific West Associates for the construction of a 65-unit apartment complex completed in 2009. In addition, the City is now entitled to receive annual interest payments and a Payment in Lieu of Taxes from this project.

GASB Statement No. 68

The City of Riverbank implemented GASB Statement No. 68 this fiscal year. With the new reporting change, the City is allocated its proportionate share of the California Public Employees’ Retirement System’s net pension assets, deferred outflows of resources, deferred inflows of resources, and pension expense. A restatement to record the effects of the new reporting guidance decreased the City’s beginning net position by \$4,849,363. Decisions regarding the allocations are made by the administration of the pension plan, not by the City of Riverbank’s management.

General Fund Budgetary Highlights

For the City’s General Fund, actual ending revenues of \$7,911,149 were mainly comprised of Sales Tax, Property Taxes, Other Taxes & Franchise Fees and Service Charges. Net Revenues received were \$558,559 over budget. This was due to a variety of reasons, including the following:

- Licenses and Permits were \$68,158 over budget due to the permit issued to KB Homes for the construction of new single-family homes and the increase in permits issued for solar installation.
- Services Charges and Miscellaneous revenues were over budget by \$250,179. This was due to the reimbursement received from the Local Redevelopment Authority for payment of the loan obtained from Stanislaus County for the LRA Specific Plan.

The General Fund’s actual ending expenditures of \$9,221,028 were \$332,758 over the final budget of \$8,888,270.

General Plan Policies

The General Plan includes various policies and proposals related to the financing of infrastructure. These are as follows:

Financing of Infrastructure for New Development

The General Plan states that the City will coordinate the planning and construction of capital improvements with the timing of urban development within the Planning Area. Additionally, new development must pay for the public facilities, services, and infrastructure required to serve the needs of such development based on service standards applied by the City. The mechanisms for such funding will be part of the development approval or as set forth in any applicable development agreement or specific plan, which, with the approval of the City Council, may provide for alternative financing mechanisms in-lieu of City development fee programs and ordinances.

Relevant General Plan Goals and Policies:

Policy LAND-1.3 – Annexation will be preceded by a City evaluation to determine the level of urban services necessary to bring such infrastructure up to City standards.

Policy LAND-1.4 – Existing infrastructure in areas seeking annexation will be evaluated to determine the costs necessary to bring such infrastructure up to City standards.

Goal LAND-5 – Full Range of Public Services and Facilities for All Areas of the Community

Policy LAND-5.3 – Approved projects, plans, and subdivisions in new growth areas will set aside, in areas convenient and safe for all travel modes, adequate land for parks and schools; or, in-lieu of parkland and school property dedication, approved projects, and subdivisions in new growth areas will participate in joint funding and siting of such facilities.

Policy LAND-5.5 – Approved projects, plans, and subdivisions in new growth areas will set aside adequate land for, and shall otherwise accommodate public infrastructure and service needs consistent with General Plan policy.

3.5 STATUS OF, AND OPPORTUNITIES FOR, SHARED FACILITIES

This section examines current arrangements and opportunities for shared facilities for City Departments and other agencies to reduce costs. Continued development of the City as it annexes territory from its Sphere of Influence, with urban uses, may present opportunities for sharing of facilities.

Combined Storm Drainage and Parks

The City has endeavored to incorporate shared facilities into the design of new residential neighborhoods, primarily through the use of parks that double as storm drainage basins. The City currently has four combined stormwater basins / parks.

The City, through cooperative agreements with the Modesto Irrigation District (MID), uses the MID irrigation canal system for storm water disposal. The City has also indicated an interest in developing a similar arrangement with the Oakdale Irrigation District (OID) to potentially use OID facilities for storm drainage management on the east side of the City.

School Sites and Recreation Facilities

The City has also pursued the joint use of school facilities for parks and recreation programs. Currently, the Riverbank School District and City of Riverbank jointly own the Riverbank Community Gymnasium. The City's General Plan Policy PUBLIC-9.4 states that the City will work with local school districts to take advantage of joint-use opportunities that could benefit the City, especially for park and recreation facilities that could be used by schoolchildren during the school day and the community in the evening, on weekends, and during school breaks.

Animal Control Services

The City of Riverbank currently contracts with the City of Oakdale for animal control services. On September 22, 2015 the City Council adopted a Resolution to approve the renewal of the Animal Control Services Agreement with the City of Oakdale. In the renewed agreement, the City of Oakdale Police Department's Animal Services Unit will continue to respond to animal calls 32 hours a week to the City of Riverbank for a fee of \$158,047 per year. The contract funds a 32-hours a week animal control officer, subsidizes the cost of two (2) shelter attendants, police dispatch services and all operations and maintenance costs incurred by Oakdale Animal Services to deliver services to the City of Riverbank.

Police Protection

As described previously, the City contracts with Stanislaus County for the provision of police services. This was determined to be a more cost-effective way of providing police protection compared with the cost of the City staffing and maintaining its own police force. The annual contractual amount of the service reflects the actual cost of providing the service. While not strictly speaking a "sharing of facilities", it demonstrates that the City continues to explore the most cost effective strategies for providing public services.

3.6 ACCOUNTABILITY FOR COMMUNITY SERVICE NEEDS, INCLUDING GOVERNMENTAL STRUCTURE AND OPERATIONAL EFFICIENCIES

Local Accountability and Governance

This section assesses the level of accountability and also evaluates the accessibility and levels of public participation associated with the City of Riverbank's decision-making and management processes.

Incorporated in 1922, the City of Riverbank is a General Law City that operates under the City Council/City Manager form of municipal government, with 48 full-time employees. The General Law format allows for citizens to elect a governing body that will set policy, pass ordinances and resolutions, and approve fiscal spending.

Riverbank has four City Council members who are elected at large to staggered, four-year terms and a Mayor elected to serve a four-year term. City Council meetings are open to the public and occur once monthly. Agendas are provided to the local newspaper, and meetings are broadcast over local public access television.

The City provides its residents with information on City policy and upcoming opportunities for public involvement, including opportunities to participate in the annual budgeting process and to

comment on proposed utility rate changes at public hearings. All public notice information is posted at City Hall, and on the City's website. In addition, the City of Riverbank's website provides information on City business hours, PDFs of City forms, and links to adopted City documents, contact information for City staff and elected officials, City job openings, and other relevant information.

City Hall is open to the public during business hours, Monday through Friday. Both City Hall and the City administrative offices are located in downtown Riverbank.

Government Structure Options

This section considers the benefits and constraints of the Riverbank government structure in regards to the provision of public services.

Residents ultimately have oversight for the provision of public services in Riverbank since the City is run by an elected City Council that answers to the public through the ballot process (as discussed in the previous section).

When Riverbank annexes property in the Sphere of Influence (SOI), the City will provide a wide range of public services, both directly and by contract. In some cases, such as municipal water, sewer and stormwater drainage, annexation will result in the availability of services which are not currently available for the SOI. Currently, individual property owners in the SOI have to provide these services themselves, so there will be an increase in available services with annexation; however, there will also be a corresponding increase in service fees in these areas as well.

There are services provided by non-City organizations, but are not focused on in this MSR, which the City could in theory provide. These include solid waste collection and disposal, library services, mosquito abatement and schools.

- Solid waste collection and disposal is typically a contracted service since private firms are able to service a small community like Riverbank at a more reasonable cost due to the large initial cost associated with the equipment and staffing needed to collect solid waste.
- Library service is provided at a countywide level, thereby accessing greater funds than would be available to the City if it were to have its own facilities.
- Mosquito abatement is a regional issue that crosses municipal boundaries, so it does not make sense to try to address mosquito control within just the city limits.
- Public education is traditionally provided by a school district, and not by a municipal government.

3.7 ANY OTHER MATTER RELATED TO EFFECTIVE OR EFFICIENT SERVICE DELIVERY, AS REQUIRED BY COMMISSION POLICY

Riverbank provides a wide range of public services to its residents and businesses through collection of developer fees, user fees and taxes, as well as grants and other State and federal funding. Where cost effective, specific services are contracted, while others are provided by specially created districts or agencies.

The City undertakes long-range planning programs to better plan and budget for needed improvements to services and facilities. For example, the City recently adopted an update to its General Plan to identify the potential for growth through 2025. The General Plan growth projections provide a baseline for other planning documents, such as the infrastructure master plans, to allow the City to better estimate future demand for services and improvements needed to meet this demand.

Using these long-range plans as a basis, the City utilizes an annual budgeting process to balance expenditures for provision of needed services with anticipated revenue. During this process, the City analyzes the need for City staffing, equipment and facilities for the following year, and department heads are encouraged to explore methods to minimize the cost for services while maintaining a high level of service.

4 MUNICIPAL SERVICE REVIEW DETERMINATIONS

The City of Riverbank Municipal Service Review (“**MSR**”) has been prepared in accordance with Section 56430 as a means of identifying and evaluating public services provided by the City and possible changes to the City’s Sphere of Influence (“**SOI**”).

The following provides analysis of the six factors required by Section 56430 for an MSR:

4.1 GROWTH & POPULATION PROJECTIONS FOR THE AFFECTED AREA

DETERMINATION

Growth within the City’s Primary Area of Influence would include the proposed Crossroads West Specific Plan, a 386-acre plan area that would provide a mix of residential, mixed use and commercial land uses. In addition, the Primary Area of Influence includes the area east of the Riverbank Industrial Complex (“**RIC**”) (281-acres) and includes residential and industrial land uses. At build-out the City’s population could potentially increase by 7,640 persons, not including the existing Primary Area of Influence. The proposed SOI expansion could increase the population by 6,724 persons at build-out. This area would eventually be annexed to the City within the 10 to 20-year horizon, but when specific development plans are approved by the City Council.

In total, the projected population as a result of the build-out of the current and proposed Primary Area of Influence and SOI and build-out of lands within City limits could increase the City’s population by 25,699 persons.

4.2 THE LOCATION AND CHARACTERISTICS OF ANY DISADVANTAGED UNINCORPORATED COMMUNITIES WITHIN OR CONTIGUOUS TO THE SPHERE OF INFLUENCE

DETERMINATION

Upon review of available Census data, and identified communities in the unincorporated areas of the County, no disadvantaged unincorporated communities were found within or contiguous to the City's Sphere of Influence or the proposed expansion area.

4.3 PRESENT AND PLANNED CAPACITY OF PUBLIC FACILITIES, ADEQUACY OF PUBLIC SERVICES, AND INFRASTRUCTURE NEEDS OR DEFICIENCIES INCLUDING NEEDS OR DEFICIENCIES RELATED TO SEWER, MUNICIPAL AND INDUSTRIAL WATER, & STRUCTURAL FIRE PROTECTION IN ANY DISADVANTAGED, UNINCORPORATED COMMUNITIES WITHIN OR CONTIGUOUS TO THE SPHERE OF INFLUENCE

DETERMINATIONS

The following determinations can be made for each of the services discussed in this section:

Fire Protection

The current ISO rating in the City is class 4. In recent conversations with Stanislaus Consolidated Fire Protection District ("**SCFPD**"), staff has indicated that in order to meet the City's goal of Class 2, the District would need to increase staffing and expand their number of fire stations. The proposed Crossroads West Specific Plan contemplates the expansion of SCFPD, including a proposed fire station located west of Oakdale Road along the proposed Crawford Road extension near Coffee Road.

The City of Riverbank and SCFPD will work cooperatively to ensure new development pays its fair share for facilities and additional staffing associated with new growth. The imposition of Fire Mitigation Fees and participation in fire services Community Facility Districts ("**CFD's**") provide the financial tools necessary to guarantee capacity will be able in the future. In addition, the General Plan recognizes the need for increased fire services for new development and sets forth polices that support fire protection staffing, facilities, and minimum fire flow requirements.

Law Enforcement

The proposed development projects in the City, including the proposed Crossroads West Specific Plan would result in additional demands for police service. Capital costs for new facilities and equipment would be funded through development impact fees and the operational costs would be funded through the increased tax base and the imposition of a police services CFD.

Riverbank Police Services has eighteen (18) sworn officers including 1 lieutenant (chief of police), 2 sergeants, 15 deputy sheriffs, and 3 civilian staff members. Existing police staffing levels in the City are approximately 0.77 officers per 1,000 residents. Although the City would have to hire twelve (12) sworn officers to meet General Plan Policy 8.2 goal of staffing 1.25

sworn officers per 1,000 residents, existing staffing currently exceeds the General Plan Policy 8.4 of ensuring a four-minute average response time for all life threatening calls.

The City of Riverbank will ensure that new development will pay its fair share for facilities and additional staffing associated with new growth. The imposition of Police Mitigation Fees and participation in police services CFD's provide the financial tools necessary to guarantee capacity for future growth.

Water

The City's 2010 Urban Water Management Plan ("**UWMP**") projects that its water supply needs for buildout of the City's SOI can be met through continued use of groundwater sources.

Infrastructure for pumping, distribution, and storage will necessarily be upgraded as the City of Riverbank grows and annexes areas within its SOI. This infrastructure will be planned in advance of development through the City's Water Master Plan, and in accordance with the Riverbank General Plan. To ensure that funding is available when the water related infrastructure is needed, developers are required to enter into development agreements or reimbursement agreements with the city to cover the costs of the infrastructure improvements. The infrastructure would include distribution pipelines, tanks, and booster pump stations.

Wastewater Collection and Treatment

Wastewater from the City is currently treated at the Riverbank Wastewater Treatment Plant ("**WWTP**"). Existing average daily wastewater flows in the City are 1.64 gpd (as of November 2015). Residential uses currently account for over 90% of the flow to the WWTP. The City's Sewer Master Plan (prepared in 2007) is the primary document that outlines long term strategy for meeting future discharge and capacity requirements for a planning horizon that extends to General Plan build-out.

The Sewer Collection System Master Plan projects new development would increase the total wastewater discharge at an average dry weather flow of approximately 6.64 Millions of Gallons per Day ("**MGD**") at build-out. Current peak capacity of the Wastewater Treatment Plant is 7.9 MGD. Although currently the WWTP could accommodate full-build out of the General Plan, new development would require master plan improvements for conveyance infrastructure (i.e. pump stations, lift stations, piping, etc.). The existing wastewater collection system is constrained by numerous physical obstructions, including the Stanislaus River, canals, and railroad tracks.

New development, through impact fees and project driven infrastructure upgrades would pay its fair share of wastewater conveyance infrastructure needs. In addition, the General Plan includes goals and policies that require new development to pay for infrastructure upgrades to support the proposed project. This includes conveyance upgrades proposed as part of the Crossroads West Specific Plan.

Stormwater Drainage

The City continues to identify improvements through the City's current Storm Drain Master Plan and through the City's Capital Improvement Program. New development must adhere to the City's permit coverage under the National Pollutant Discharge Elimination System ("**NPDES**") Phase II permit ("**MS4**") which requires on-site storm water management and treatment prior to discharge into the City's storm water system. As the City grows and portions of the SOI are

incorporated into the City, there will be a need to expand public services. As with other public services, new development, through impact fees and project driven infrastructure upgrades would pay for its fair share of storm water management needs. In addition, per City and State requirement under the NPDES permit, new development must find solutions utilizing Best Management Practices to storm water runoff and treatment prior to entering the City's storm water system.

4.4 FINANCIAL ABILITY OF AGENCIES TO PROVIDE SERVICES

DETERMINATION

The City receives funds for the provision of public services through development fees, property taxes, connection and usage fees, and special assessments such as CFDs. As land is developed within the City or annexed into the City from the SOI, these fees apply. The cost of providing on-going services for annexed land is offset by the increased tax base provided by new development. The City has budgeted for current and future expenses, debts and revenues. The City of Riverbank financial statements show that they are fiscally sound. The City will continue to manage and report their financial condition on an annual basis.

Moreover, as discussed above, the General Plan requires new development to pay its fair share to offset capital, maintenance, and operating costs for law enforcement, water, wastewater, and storm drain.

4.5 STATUS OF, AND OPPORTUNITIES FOR, SHARED FACILITIES

DETERMINATIONS

The City has existing and planned shared facilities, both within the City and through relationships with other service providers, including the City of Oakdale, Stanislaus County and the Riverbank Unified School District. These shared facilities include fire protection, law enforcement, animal control, and gym facilities.

Multiple planning processes are in place to identify future opportunities for shared facilities that would improve levels of service in a cost effective manner, and contribute to meeting General Plan goals. These planning processes include the City's annual budgeting process and processes to identify deficiencies in fire and law enforcement services. The City will continue to monitor and assess whether future opportunities for shared facilities will improve levels of service in a cost effective manner.

4.6 ACCOUNTABILITY FOR COMMUNITY SERVICE NEEDS, INCLUDING GOVERNMENTAL STRUCTURE AND OPERATIONAL EFFICIENCIES

DETERMINATIONS

As discussed in Chapter 3 of the MSR, the City is a General Law city that operates under the City Council/City Manager form of municipal government. When and if the City annexes property within its sphere of influence (current or proposed), the City will need to provide these subject areas with a wide range of public services. General Plan goals and policies are set forth to ensure public services are provided to annexed areas and are financed or have in place a

finance plan for said services. In addition, the City Council makes the final decision concerning fee structures and provisions for service.

The ability to serve the anticipated growth within the existing SOI and proposed SOI is not expected to have a significant effect on the City's governmental structure or its ability to provide the required services. In addition, mechanisms are in place within the City's departments to effectively provide public participation in the planning and development process to address future growth within the SOI. The City will continue to work with service providers and neighboring municipalities, such as Modesto Irrigation District ("**MID**"), the Cities of Oakdale and Modesto, to address government structure options to provide efficient and cost effective public facilities and services.

5 SPHERE OF INFLUENCE DETERMINATIONS

The following determinations for the Riverbank Sphere of Influence ("**SOI**") update are made in conformance with Section 56425 and local Commission policy.

Summary of Proposed SOI

As shown in the table above in Section 2, the overall SOI acreage increase of the proposed SOI expansion contains 2,098 acres of land, including the lands within the City's current SOI. The proposed SOI expansion includes 1,390 acres of land, including an expansion of the City's Primary Area of Influence.

The City's proposed SOI expansion take into account the Factors for Consideration, as outlined in Section 56425 and the LAFCO Policies and Procedures, dated July 22, 2015. The factors of consideration are as follows:

1. The present and planned land uses in the area, including agricultural and open space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.
5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to Section 56425 (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

This Sphere of Influence Plan supports the SOI amendment as described in Section 2 of this document.

5.1 PRESENT AND PLANNED LAND USES IN THE AREA, INCLUDING AGRICULTURAL AND OPEN SPACE LANDS

Agriculture Preservation

The City is surrounded by agricultural land uses to the north, south, and west, as well as rural residential and agricultural land uses to the east (see Figure 10). The City's proposed SOI expansion contains lands which have been identified as Important Farmland and designated as Prime Agricultural, lands of Statewide Importance, lands of Unique Characteristics and lands of Local Significance.

The General Plan includes goals, policies and implementation programs that aim to sustain and preserve existing and future agricultural lands. The Riverbank General Plan Policy states:

Goal LAND-1 – Managed Urban Growth that Benefits the Entire Community.

Policy LAND-1.1 – The City will only allow annexation of land that is: 1) adjacent to existing, developed portions of the City, or, 2) adjacent to lands with available urban services and located within an area designated in the General Plan for urban development.

Policy LAND-1.2 – The City supports LAFCO policy to develop vacant and underutilized land within the City prior to entertaining any annexation if such land can meet the same need as the land proposed for annexation.

Goal CONS-3 – Support the Practice of Agriculture and the Resources Associated with Farming in the Riverbank Planning Area and Beyond.

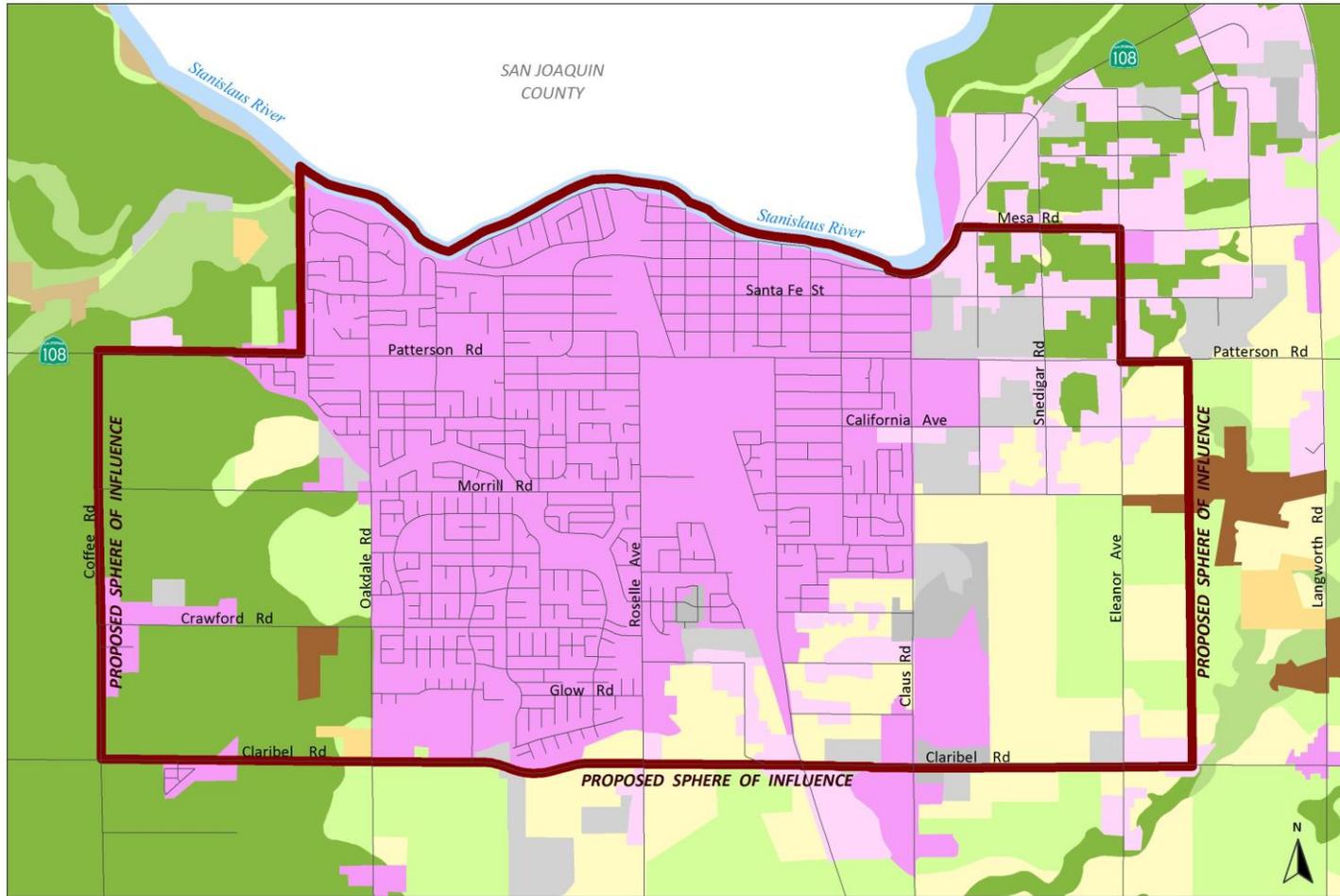
Policy CONS-3.1 – The City will prepare a comprehensive Sustainable Agricultural Strategy intended to conserve agricultural production in the Stanislaus River Watershed, herein defined as the area within Stanislaus County and San Joaquin County between the Tuolumne and Calaveras Rivers, attributable to implementation of the 2025 General Plan. This strategy should provide flexibility so that it can be tied to land-use and regional agricultural preservation policies, and is intended to be funded on a fair-share basis by those projects that have a significant impact on the conversion of Important Farmlands, a non-renewable resource, to urban use. In determining a level of significance, it is the intent of the City to use quantifiable, measurable inputs and if a project has a significant impact on Farmland resources, then the project will mitigate for this impact.

Policy CONS-3.2 – Ongoing agricultural practices on fertile lands in the western portion of the Riverbank Planning Area shall be protected from encroachment of urban use through the use of buffers. The buffers should also protect residential development from the effects of existing agricultural operations. The buffer shall be designed to protect the feasibility of ongoing agricultural activities on nearby lands and reduce the effects of noise, dust and the application of agricultural chemicals on residential development. The width of the buffer shall be 300 feet, except that the width of the buffer may be reduced where a project applicant demonstrates that a narrower buffer would protect the feasibility of ongoing agricultural activities on nearby lands and reduce the effects of noise, dust, and the application of agricultural chemicals on residential development. Buffer areas may remain as open space or may be used for stormwater management;

renewable energy production; community recreation amenities; or any other allowed use consistent with this policy.

The majority of the lands outside of the City's current Sphere of Influence are designated by the County's General Plan as either agriculture or urban transition. As shown in Figure 11, the proposed Primary Area of Influence and SOI are primarily made up of agriculture lands which are considered Prime Farmland, Farmland of Statewide Importance, Unique Farmland and Farmland of Local Importance. The Riverbank City Council understands the importance of Agriculture Preservation and intends to adopt a Plan for Agriculture Preservation consistent with the General Plan Policies stated above and the Stanislaus County Local Agency Formation Commission's ("**LAFCo**") Policy 22 – Agricultural Preservation Policy. Submitted along with the proposed SOI modification is an "Sustainable Agricultural Strategy" developed for the City of Riverbank following a similar proposal presented by the City of Oakdale.

Figure 11 – Stanislaus County Farmland



City of Riverbank
Stanislaus County
Farmland (2014)

Data: California Dept of Conservation
 Farmland Mapping & Monitoring Program

- | | |
|----------------------------------|---|
| Prime Farmland | Grazing Land |
| Farmland of Statewide Importance | Rural Residential Land |
| Unique Farmland | Nonagricultural or Natural Vegetation |
| Farmland of Local Importance | Semi-Agricultural & Rural Commercial Land |
| Confined Animal Agriculture | Water |
| Urban & Built-up Land | Vacant or Disturbed Land |

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Williamson Act Contracts

Within the City’s current Sphere of Influence, scattered parcels totaling approximately 50-acres are encumbered by Williamson Act contracts. Approximately 20 acres of this area are either in the non-renewal process or have previously been protested by the City and upheld by LAFCO at their initiation. Larger areas of Williamson Act contracted lands exist just outside the City’s Sphere of Influence east of the Riverbank Army Ammunition Plant Specific Plan area and west of the proposed Crossroads West Specific Plan consistent with the agricultural uses in these areas. These areas are located within the proposed SOI expansion. Figure 12 below displays lands in which have an active Williamson Act Contract.

Table 25 – Williamson Act Contract by Parcel

Site ID	Assessor’s Parcel Number	Acres	Site ID	Assessor’s Parcel Number	Acres
1	062-017-001	5.34	2	062-018-005	9.65
3	062-022-010	4.71	4	062-022-011	4.71
5	062-030-001	7.3	6	062-030-003	31.19
7	062-030-006	24	8	062-030-012	9.7
9	062-030-014	73.28	10	062-030-016	21.12
11	062-030-022	29.3	12	062-030-023	19.7
13	062-031-003	139	14	062-031-004	58.78
15	074-006-018	30.526	16	074-006-019	1
17	074-006-020	37.7	18	074-011-010	51.15
19	074-011-011	1	20	074-012-016	0.96
21	074-012-027	4.4	22	074-014-011	1.1
23	074-014-013	8.097	24	074-014-014	11.221
25	075-019-007	4.85	26	075-022-033	1
27	075-022-034	2.3	28	075-022-037	3.06
29	075-024-001	10.86			
Total			607.0		

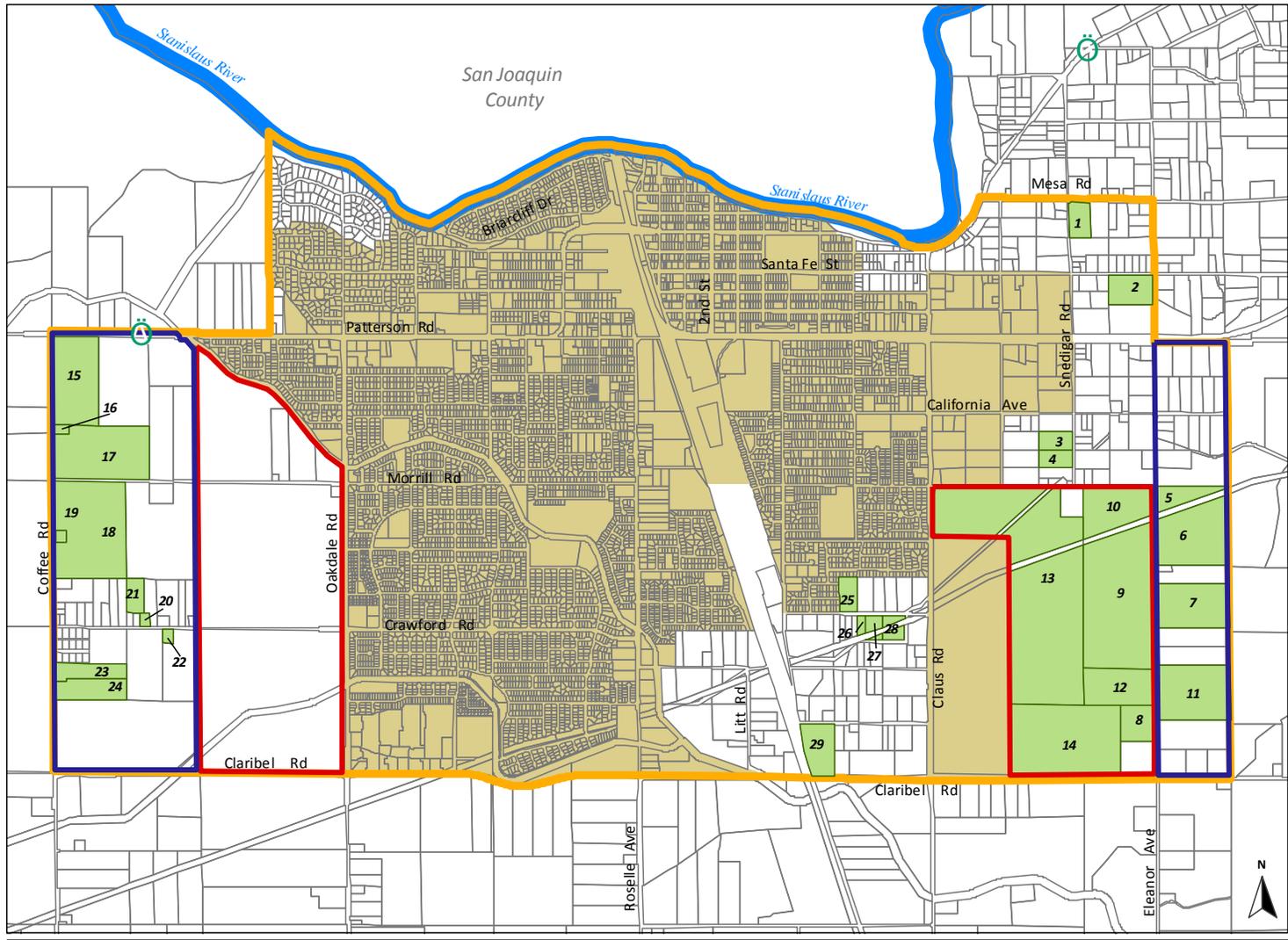
As shown above in Table 25, there are a total of 607 acres of lands within the proposed SOI which are encumbered by Williamson Act contracts. To better understand the impact this will have on future growth, Table 26 below shows the acreages of active Williamson Act contracts within the proposed Primary Area of Influence and the SOI. The table further separates the information by showing the amount of acres in the plan areas of the existing Crossroads Specific Plan and the East Industrial Area.

Table 26 – Williamson Act Contract by Plan Area

Plan Area	Acres
<i>Proposed Primary Area of Influence</i>	
Crossroads West Specific Plan	0
East Industrial Area	321.58
<i>Proposed Sphere of Influence</i>	
West to Coffee Road	147.15
East past Eleanor	92.58
Total	607.0

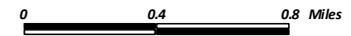
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Figure 12 – Williamson Act Contracts



City of Riverbank
Williamson Act Contracts

- City Limits
- Proposed SOI
- Primary SOI Area
- SOI Area
- Williamson Act Contracts



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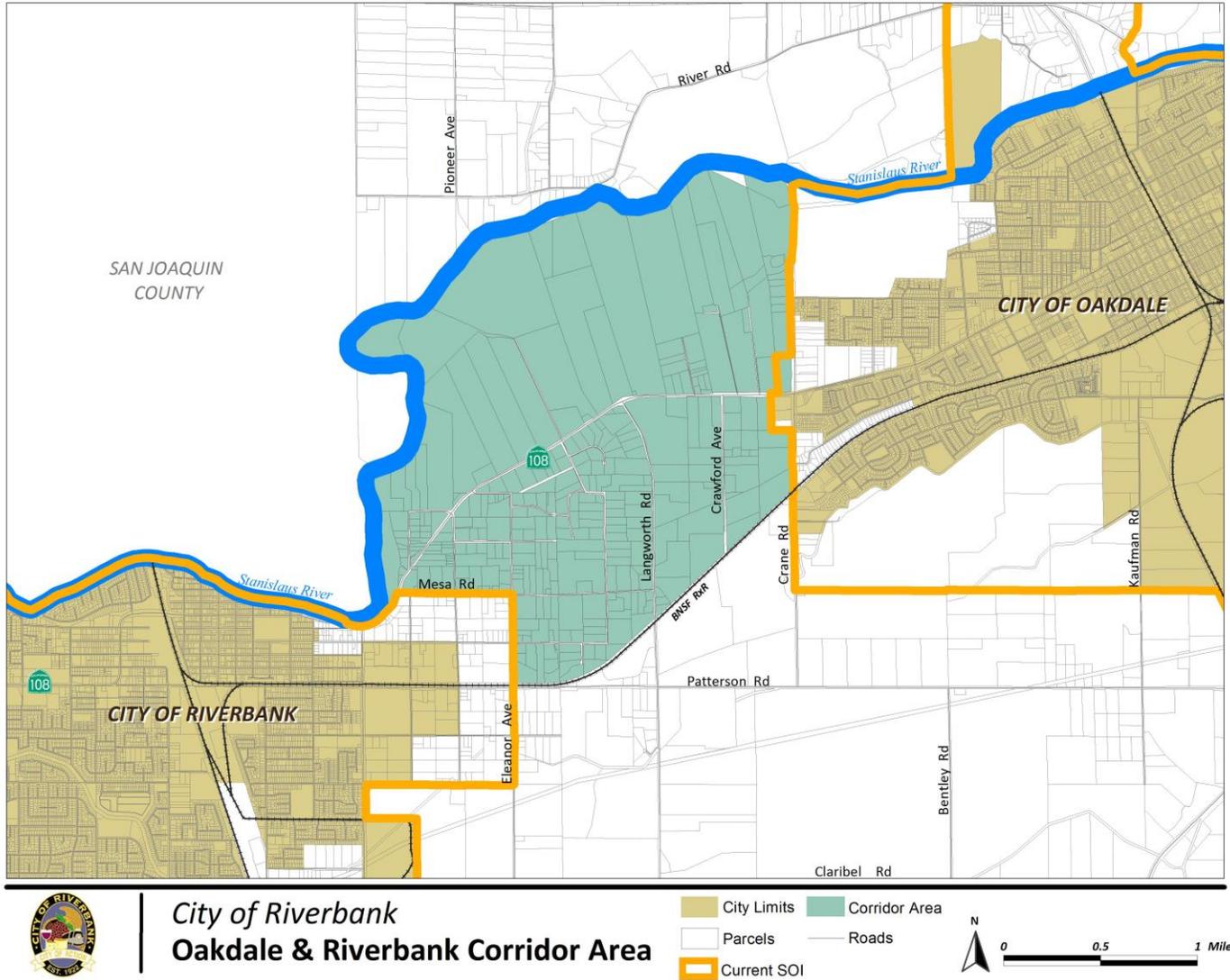
Riverbank and Oakdale Scenic Corridor

The City of Riverbank and City of Oakdale have jointly agreed to the preservation of a scenic corridor separator between the two cities along the Highway 108 corridor. The Oakdale General Plan establishes the concept of a physical separator within the scenic corridor to preserve both cities identities and to promote conservation of agricultural resources between the two cities, east of Riverbank's existing Sphere of Influence. Accordingly, the City of Riverbank has designated this area as an agricultural resource conservation area in its General Plan. This corridor agreement was created in 2001 and in 2010, the City of Oakdale extended the agreement until 2021. For reasons unclear, the City of Riverbank did not extend this agreement and consequently, the agreement expired in 2011. On October 13, 2015, however, the City Council of the City of Riverbank adopted a resolution approving the Oakdale and Riverbank Scenic Corridor, re-instating the 2001 agreement between the two cities.

The land use controls within this area promote community separation between Oakdale and Riverbank and promote the existing land use patterns administered by Stanislaus County. Figure 13 shows the boundary of the scenic corridor between the City of Riverbank and City of Oakdale.

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Figure 13 – Riverbank and Oakdale Scenic Corridor



City of Riverbank
Oakdale & Riverbank Corridor Area

- City Limits
- Corridor Area
- Parcels
- Roads
- Current SOI



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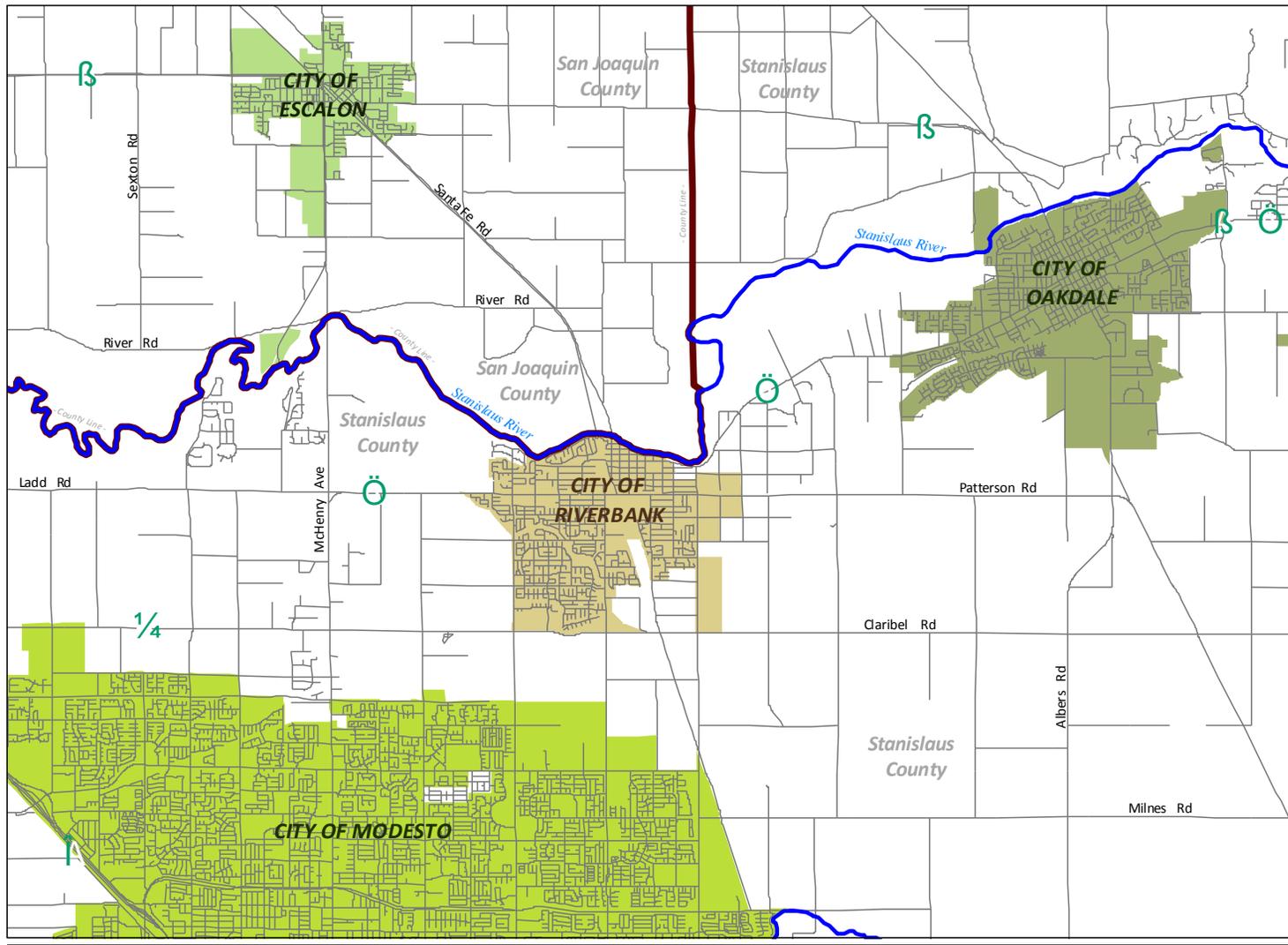
Surrounding Cities and Unincorporated Areas

In the southwest portion of the city, Riverbank's existing City limits and Sphere of Influence boundary are coterminous. This area, bounded on the south by Claribel Road, is also adjacent to the City of Modesto's Sphere of Influence (see Figure 14).

The City owns land within San Joaquin County, just north of the existing City limits, that is used for its wastewater treatment plant and Jacob Myers Park, along the Stanislaus River. The City includes this area in its General Plan, however, as Section 56741 prohibits territory from being annexed to a city unless it is located in the same county. Accordingly, the area is not included in its Sphere of Influence.

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Figure 14 - Surrounding Cities & Unincorporated Areas



**City of Riverbank
Area Map**



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Existing and Pending Developments

The City adopted a Downtown Specific Plan (“**DTSP**”) which identifies opportunities for development and redevelopment on vacant parcels, underutilized parcels, and the former cannery site, within the downtown Riverbank area. The City is also in the process of developing a Specific Plan for the Riverbank Army Ammunition Plant to guide future development and redevelopment of the site for industrial, business park, and commercial uses.

Areas outside of City limits, but within the existing Sphere of Influence include areas designated on the City’s General Plan for low and medium density residential uses, industrial and business parks, as well as areas for mixed use and high density residential. There are a number of existing and pending developments within the City and the proposed Sphere of Influence. These approved or pending projects include:

- Crossroads West
- Crossroads
- **Diamond Bar East:** 96 - *Single Family Residential Units*
- **Diamond Bar West:** 58 - *Single Family Residential Units*
- Riverbank Central Apartments
- Elmwood Estates
- Downtown Specific Plan / Cannery District
- Cornerstone
- **Lafferty Homes:** 57 - *Single Family & Medium Density Residential Units*
- **Willow Equites:** 67 - *Single Family Residential Units*
- Hayes Phase I and II
- **Better Builder:** 19 - *Condominium Dwelling Units*
- **Lyn Tremain:** 32 - *Single Family Residential Units*
- **Dennis Monterosso:** 10 - *Single Family Residential Units*

5.2 PRESENT AND PROBABLE NEED FOR PUBLIC FACILITIES AND SERVICES IN THE AREA

The City currently provides or contracts for adequate services to meet the needs of the existing population of 23,485. Services provided by the City of Riverbank directly include water, wastewater and storm water drainage. Solid Waste service is provided via contract with Gilton Solid Waste Management. Services provided by contract with Stanislaus County include Police and Animal Control services. Fire protection within City limits is provided by the Stanislaus Consolidated Fire District (Station 36 is in Riverbank). New development within the City and within the City’s SOI would lead to population growth and the need for additional public services. The anticipated tax base that would result from new development would provide the necessary base funding for these services. Development fees would address all capital facilities costs created by new development, and General Plan polices are in place to ensure the provision of adequate services for current and future populations through the management and collection of development fees as well as the annexation into applicable maintenance districts. Further details regarding the City’s ability to meet the needs of the existing and future population are described in Chapter 3 and 4 of the MSR.

The proposed Crossroads West Specific Plan, located west the City’s current SOI but within the proposed SOI expansion is proposing two (2) school sites, one (1) Stanislaus Consolidated Fire Station and the expansion of the City’s Regional Sports Complex, located on Morrill Road. The two (2) school sites will accommodate an Elementary School and Middle School. The exact

location of these facilities, other than the regional sports complex, is yet to be determined and the City is coordinating with the Crossroads West development team to ensure the location is logical and reasonable. As discussed in Chapter 4 of the MSR, the Crossroads West Specific Plan will be consistent with the General Plan, including the financing of all urban services.

5.3 PRESENT CAPACITY OF PUBLIC FACILITIES AND ADEQUACY OF PUBLIC SERVICES THAT THE AGENCY PROVIDES OR IS AUTHORIZED TO PROVIDE

The City's current Municipal Service Review ("MSR") contains a Primary Area of Influence (10 year growth horizon) that is 307± acres of land adjacent to the City limits. This includes about 59 acres of developed parcels located in the area known as "River Heights" and developed parcels along Santa Fe Street, east and north of the City. In addition, the current SOI includes 401± acres of land not designated as "Primary Area" and is considered to be 20 year growth horizon (Sphere of Influence). In total, the City's current SOI contains 2,663± acres of land, including 1,955 acres of land within the City limits.

The Municipal Service Review Update includes an amendment to include additional territory in the Primary Area and Sphere of Influence. The proposed SOI expansion includes the expansion of the Primary Area by 758± acres of land and the SOI by 723± acres. In total, the proposed SOI expansion includes the expansion of the City's current SOI by 1,479± acres of land.

Present needs for public municipal facilities and services within the City of Riverbank are currently being met. The MSR provides a detailed discussion of the services provided by the City and their present and future capacities.

The City will define future capacities necessary to accommodate urbanization and build-out of the City's SOI when specific developments are proposed. The proposed Crossroads West Specific Plan will document the requirements for municipal services in all and the way in which these services will be provided. This ensures that adequate services in all categories will be provided with development.

The MSR also identifies the adopted and planned infrastructure master plans and financing strategies that will enable municipal services to be provided concurrently or in advance of annexation and development. The strategies and funding programs being implemented or pursued by the City include: connection and usage fees; bond financing; general fund revenues; and developer contributions of up-front infrastructure costs or construction to serve new development.

5.4 THE EXISTENCE OF ANY SOCIAL OR ECONOMIC COMMUNITIES OF INTEREST IN THE AREA IF THE COMMISSION DETERMINES THEY ARE RELEVANT TO THAT AGENCY

There are no identified social or economic communities of interest *within* the City's proposed SOI update area. As identified previously, the City is constrained to the north by the County line and to the south by the City of Modesto's Sphere of Influence.

5.5 FOR AN UPDATE OF A SPHERE OF INFLUENCE OF A CITY OR SPECIAL DISTRICT THAT PROVIDES PUBLIC FACILITIES OR SERVICES RELATED TO SEWERS, MUNICIPAL AND INDUSTRIAL WATER, OR STRUCTURAL FIRE PROTECTION, THE PRESENT AND PROBABLE NEED FOR THOSE PUBLIC FACILITIES AND SERVICES OF ANY DISADVANTAGED UNINCORPORATED COMMUNITIES WITHIN THE EXISTING SPHERE OF INFLUENCE

A review of existing information (including adopted 2009-2014 Housing Elements for the City and County, and available 2010 Census data) did not identify any disadvantaged unincorporated communities, as defined by Section 56033.5, within the existing Sphere of Influence of the City of Riverbank.

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