

PLAN FOR SERVICES – CROSSROADS WEST SPECIFIC PLAN

ANNEXATION

City of Riverbank

Project Description

The Crossroads West Specific Plan (CWSP, Project, or Plan Area) is located within the unincorporated area of Stanislaus County. The approximately 380-acre Plan Area is adjacent to the City of Riverbank (City) limits to the north and east. The Plan Area is contained within the City's existing Sphere of Influence (SOI).

The nine parcels that comprise the Plan Area are primarily used for agricultural operations including a cow dairy operation with 550 milking cows, row crops, and fallow land. Seven home sites exist within the Plan Area and many of them have accessory structures on-site including storage buildings, shop buildings, and barn structures. Additionally, an approximately 11-acre regional City park, the Riverbank Sports Complex, is currently developed in the northeastern portion of the Plan Area, near the intersection of Morrill Road and Oakdale Road. Crawford Road and Morrill Road traverse the Plan Area from east to west.

Modesto Irrigation District (MID) provides water supply for the existing agricultural uses and maintains two easements on the Plan Area: a MID main canal with a crossing is located along the northern boundary of the Plan Area, and MID Lateral 6 traverses the southern portion of the Plan Area from northeast to southwest. A series of private irrigation ditches distribute the MID water from the on-site ditches throughout the Plan Area.

The Plan Area is bounded on the east by Oakdale Road, on the south by Claribel Road, on the north by the MID Main Canal, and on the west by those property lines approximately 0.5-mile west of Oakdale Road. The proposed Project includes development of up to 1,872 Low Density Residential (LDR) units, up to 192 Medium Density Residential (MDR) units, and up to 388 High Density Residential (HDR) units. The Project also includes up to 550,000 square feet (sf) of Mixed Use 1 (MU-1) uses, and up to 27,000 sf of Mixed Use 2 (MU-2) uses. It is noted that development in MU-1 could consist of a maximum of 550,000 sf of retail uses and no residential uses, or up to 350 units of residential uses and 360,000 sf of retail uses. The CWSP is designed to provide flexibility, so other combinations of retail and residential development could occur as the MU-1 area builds out, but not more than the maximum density presented would be allowed without an amendment approved by the City. Additionally, the proposed Project would increase the size of the existing 11-acre Regional Park, the Riverbank Sports Complex, to 22 acres. The plan accommodates the possibility for a future 10 to 12-acre elementary school as well as a 20-acre middle school within the Plan Area. The proposed Project would provide approximately 42 acres of park, open space, and Regional Sports Park uses.

The Project also included a General Plan amendment, which amended the City's Land Use Element to designate the entire Plan Area under the City's Specific Plan (SP) land use designation. The City also adopted pre-zoning consistent with the land use designations in the CWSP.

The City has approved a Development Agreement, Tentative Map and Preliminary Development Plan for the MU-1 area, and at the time of this application the City is processing a Development Agreement and Large Lot Tentative Map for the residential acreage to the north of the MU-1 area.

The quantifiable objectives of the proposed Project include annexation of approximately 380 acres of land into the Riverbank City limits, and the subsequent development of land, which will include: Low Density Residential, Medium Density Residential, High Density Residential, Regional Sports Park, Mixed Use, Elementary School, Park/Basin, Neighborhood Park, and transportation and utility improvements.

Environmental Review

On March 19, 2019, the City of Riverbank City Council certified an Environmental Impact Report (EIR) (SCH: 2017032062), and CEQA Findings of Fact and Overriding Considerations on the proposed annexation, and determined that the project, even with appropriate mitigation measures in place, would have a significant and unavoidable effects on the environment but that the benefits to the community outweighed the impacts. In addition, the Plan Area was previously analyzed at a programmatic level in the City's 2005-2025 General Plan Update Environmental Impact Report.

Water Supply

The City will require any future applicant/developer to construct the water supply infrastructure suggested as part of the adopted Master Plan necessary to serve the proposed annexation area and future development. This will require, with any development, connection to the City of Riverbank domestic water system.

Existing Water Supply

The City's existing water system delivers water to residential, commercial and industrial areas within Riverbank. There are nine (9) wells that currently operate within the City. Together these provide 9,885 gallons per minute (gpm) of potable water to the City's domestic water system.

The City's sole source of water supply is groundwater. The City's potable groundwater is delivered through a pressurized distribution system. The City's water supply and distribution system includes ten (10) wells with pumps, two (2) one million-gallon (MG) peaking reservoirs with booster pump stations, and over 44 miles of pipeline 8 inches to 12 inches in diameter. There

are also several miles of 4-inch and 6-inch diameter pipelines. The City’s wells range in depth from 240 feet to 830 feet with an average depth of 440 feet. Yields from the wells range from 620 gallons per minute (gpm) at Well No. 2 to 1,500 gpm at Wells No.10 and 12. The average yield is about 1,000 gpm, while the total available yield from all wells is 9,885 gpm (15,914 AFY if operated continuously). The average specific capacity of the City’s wells between 1999 and 2015 was approximately 71 gpm/ft of drawdown. A summary of the well capacities and other well data is shown in the table below.

TABLE 1

ACTIVE WELL DATA LIST

Well Number	Construction Date	Well Capacity
		(gpm)
2	1956	660
3	1965	625
4	1972	900
6	1981	1,000
7	1990	1,200
8	2001	1,200
9	2004	1,300
10	2007	1,500
12	2010	1,500
Total		9,885

Source: City of Riverbank. 2015. Riverbank Urban Water Master Plan .

A majority of existing users in the CWSP area obtain their potable water from private wells located on individual properties. Some existing landowners have agreements with the Modesto Irrigation District (MID) to obtain irrigation water.

Water Demand

Water demand was estimated from demand projection calculations and a quantitative evaluation of the CWSP planned land uses. Several demand factors were used to determine the CWSP area’s water demands. These factors are consistent with the City’s Supply Study and Water Master Plan, dated November 2007. Based on the planned mix of land uses and their corresponding demand factors, the CWSP area is estimated to generate an annual per day water demand of 1,796,856 gallons per day (gpd).

There are three (3) City operated groundwater wells that are located in close proximity to the CWSP area, directly to the east of Oakdale Road. These wells have the ability to generate up to 3,900 gpm of potable water. To offset the increased demand for potable water by the CWSP area, an additional groundwater well site is planned north of Morrill Road just South of the MID Main Canal.

The new well will be financed through the City's Systems Development Fee (SDF) program, which the City has adopted pursuant to Government Code § 66000 et seq. Water lines that are eligible for reimbursement through the SDF program will be installed by project applicants, and reimbursed upon their completion, dedication to, and acceptance by the City. Water facilities for the MU-1 site may be financed additionally through sales taxes generated onsite.

Overall, the total volume of water supply projected and accounted for within the City's 2015 Urban Water Management Plan will be sufficient to meet the demands of the CWSP area, within the framework and context of the 2025 City of Riverbank General Plan.

Wastewater Collection and Treatment

Wastewater service is provided by the City of Riverbank via their network of collection infrastructure and the City Wastewater Treatment Plant (WWTP), which is located just north of the Stanislaus River outside the City limits. The City Public Works Department Sewer Division repairs and maintains the sewer collection system, including laterals, sewer mains, and the WWTP. The collection system serves the existing properties within City Limits. Existing average daily wastewater flows in the city are 1.64 million gallons per day (mgd) (as of November 2015). The maximum treatment capacity is 7.9 mgd (as of 2015).

Existing Wastewater Facilities

The collection system consists of 6-inch to 36-inch diameter collection piping and nine (9) sewer 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 maintains nine (9) sewer pump station located throughout the City. The closest sewer pump station to the Plan Area is the Silverrock pump station, located at the intersection of Oakdale Road and Silverrock Road. This station has two pumps with 500 gallon per minute (gpm) capacities, for a combined capacity of 1,000 gpm.

Wastewater System Improvements

A new sewer lift station (Crawford Road Pump Station) was constructed as recommended in the 2001 Sewer Master Plan. The service area of the pump station includes the Crossroads residential area and other areas south and east of the Modesto Irrigation District (MID) Main Canal. An 18-inch truck line was also installed within Crawford Road to feed the Crawford Road Sewer Pump Station.

To account for the addition wastewater flows in the Project area, after the construction of the proposed Project, additions to the existing wastewater infrastructure will be needed. The sanitary sewer collection will be by an underground collection system installed as per the City of Riverbank standards, criteria and specifications. Sanitary sewer disposal will flow to the WWTP for treatment.

New sewer main lines and an extension of the 18-inch truck line will be constructed in the new arterial and collector roads in the Plan Area. These improvements will service the majority of the Plan Area; however, a portion of development south of Crawford Road will be required to utilize a new sewer pump station that will be placed in the southwest portion of the site, near the Mixed-Use Area 1 (MU 1) land use north MID lateral No. 6.

An 18-inch line in Crawford Road; a 10-inch line in Morrill Road; and eight-inch line where Crawford Road intersects the westerly boundary of the Plan Area will be constructed to serve the Plan Area. All new sewer lines will be installed at varying slopes to provide the best service for the Project. Should any area develop prior to the necessary sewer improvements or truck line extension, this flow may be required to utilize a temporary lift station that connects to the 10-inch line in Morrill Road.

The development of the MU-1 property may require the construction of an interim sewer lift station to serve the western most limits of the MU-1 area. This private sewer pump station will be connected by way of a force main to the Crossroads Commercial development easterly of Oakdale Road. At the time the residential development occurs north of MID Lateral No.6, and concurrent with the construction of the north-south collector roadway through the Plan Area and the construction of the bridge over MID Lateral 6, the sewer line will be extended to the south side of MID Lateral 6 to allow for gravity connection from within the MU-1 property. At this point the private sewer pump station will be abandoned.

A preliminary analysis was performed on the downstream system in Roselle Avenue, north of Crawford Road Lift Station (CRLS). The existing flows from the CRLS are greater than the capacity in the stretch of 18-inch from CRLS to Talbot Lift Station (TLS) and from TLS to First Street. Therefore, a force main or a new and larger gravity main would need to be extended to a point downstream where the existing gravity sewer has adequate capacity.

The reduction of the CRLS flows from the TLS flows would be 1,172 gpm. This flow is less than 80 percent full capacity of the 18-inch line it currently ties into. Therefore, the existing line could remain and be utilized by the TLS. As mentioned above, the CRLS would need to have a force main extended past the TLS to a point where the gravity line could accept the flow plus any additional flow due to future upgrades to the CRLS. A proposed solution to the lack of capacity would be to extend a 16-inch force main from CRLS to the existing 30-inch sewer main near First Street.

Eligible sewer transmission lines will be financed and reimbursed to project applicants through the City’s SDF program. Sewer facilities for the MU-1 site may be financed additionally through sales taxes generated onsite.

Wastewater Treatment Demand

The City’s 2015 Municipal Service Review and Sphere of Influence Update includes projected wastewater generation factors for various land uses. Based on these calculations, it was determined that the City will have flows totaling 6.63 mgd with a WWTP buildout capacity of 7.9 mgd as a result of buildout of the entire General Plan Area.

The overall collection sewer strategy for the City of Riverbank, including the CWSP area, consist of laterals and sewer mains with pump station location along the collection system to convey wastewater to a 27-inch gravity line which conveys the wastewater to the City’s WWTP. The wastewater would be treated at the WWTP. The CWSP area would require sewer allocation and would be required to pay connection fees.

Sanitary Sewer demand for the CWSP area is based on the anticipated population at buildout. This is determined through population density demand factors applied to the planned mix of land uses. Based on these factors, the estimated average daily sanitary sewer flow generated by CWSP area at buildout is 568,740 gallons per day (gpm). A detailed analysis is shown below:

<i>LAND USE</i>	<i>PROPOSED ACREAGE</i>	<i>GENERATION FACTOR (GPD/AC)</i>	<i>WASTEWATER GENERATION (GPD)</i>
LDR – Low Density Residential	234.0	1,500	351,000
MDR – Medium Density Residential	12.0	2,500	30,000
HDR – High Density Residential	15.5	4,000	62,000
MU-1 – Mixed Use 1	54.0	1,760	95,040
MU-2 – Mixed Use 2	5.0	1,760	8,800
P – Parks/Open Space/Regional Sports Park	42.0	400	16,800
S – Elementary School	12.0	425	5,100
TOTAL			568,740

SOURCE: SEWER COLLECTION SYSTEM MASTER PLAN (2007), TABLE 4-3.

The City has availability to serve the proposed Project in addition to the existing service commitments. The City's previous MSR for its Sphere of Influence modification included growth within the City's Sphere of Influence, which included the CWSP area.

Wastewater treatment demand improvements will be financed through an update to the City's SDF program for wastewater. The MU-1 Development Agreement requires the MU-1 developer to participate in the adjusted SDF program to fund wastewater treatment expansion. The City will include similar provisions in the Development Agreement for residential projects north of the MU-1 site.

Overall, the City has adequate capacity to meet the Sewer demands in the CWSP area. The existing demand of the City Limits is 1.64 mgd. The proposed wastewater demand of the CWSP area is 568,740 mgd. The projected total of the existing demand with the addition of the CWSP area is 2.21 mgd. Per the 2007 Sewer Collection System Master Plan and the 2015 City of Riverbank Municipal Service Review the buildout of the City's WWTP would result in the ability to handle 7.9 mgd.

Storm Drainage

Existing Drainage Facilities

In general, the City of Riverbank drains from east to west. The City conveys runoff to multiple points along the Stanislaus River and discharges storm water to two (2) MID canals (MID Main and Lateral No. 6). As indicated in the 2008 Storm Drain System Master Plan, the City storm drain system generally consists of the following facilities: collection piping ranging from 12 inches to 54 inches, four (4) detention basins, six (6) storm water pump stations, seven (7) gravity storm water outfalls to the Stanislaus River, and two (2) outfalls to a MID Main Canal. MID and the City have entered into two (2) storm drain discharge agreement authorizing a total of seven discharge points.

Typically, storm water is collected into detention basins and then pumped out within 24 to 48 hours following a storm. Additionally, the City enforces storm drain regulations established by the US EPA and State of California. Storm Drainage from industrial areas within the City is typically disposed of on-site with the exception of the closed cannery, which may have drained into the sanitary sewer. Storm drainage from the newer commercial/industrial areas is either detained on site or released to the city system after the peak discharge has passed, or is disposed of on-site.

Currently, the Regional Sports Park located at the northern end of the CWSP area is the only existing development within the CWSP area that has drainage facilities to accommodate storm water runoff. The storm facilities at the Regional Sports Park were developed as part of the

overall plan for the Park and they tie into the existing City of Riverbank facilities located in Morrill Road and Oakdale Road. Any remaining storm runoff flows onto adjacent properties as there are no other formal drainage systems in the area. Some water is retained on-site and is used for the agricultural uses that exist on the site. The runoff generally flows to the south and west as that is how the Plan Area naturally slopes.

Storm Water Drainage and System 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.

Any development and urbanization would increase runoff and will require adequate storm drainage facilities and improvements. City General Plan Policy PUBLIC-4.13 states that the City will enforce a no-net runoff policy for areas proposed for development outside the current City limits. City General Plan Policies PUBLIC 4.7 and 4.8 encourage 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 adequate drainage infrastructure in their projects to comply with these policies. In addition, critical components of the system must be in place so as to prevent an increase in flow beyond the existing capacity.

As presented in the CWSP, storm water facilities will be built as the CWSP area develops. Developers will be required to comply with MS4 standards as well as install storm water facilities. Storm drainage improvements will be installed by each project applicant, subject to SDF credits or reimbursement for eligible improvements.

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 11 fire stations throughout Stanislaus County and SCFPD currently has 81 paid employees 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. SCFPD Station No. 36, located at 3324 Topeka Street, serves the City of Riverbank 24-hours a day. This station is located approximately 1.5 miles northeast of the Plan Area.

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.

The Insurance Services Office (ISO) Public Protection Classification Program currently rates the overall Fire District as Class 3 on a scale of 1 to 10, which 1 being the highest possible protection rating and 10 being the lowest. The ISO rating measures individual fire protection agencies against a Fire Suppression Rating Schedule, which includes such criteria as facilities and support for handling and dispatching fire alarms, first-alarm response and initial attack, and adequacy of local water supply for fire-suppression capabilities. For the SCFPCD, this survey was completed in 2014.

The CWSP includes a location for a future fire station to be located near the corner of Crawford and Oakdale Road. The construction of this future station will have a beneficial impact on response times and response effectiveness; this station will improve the District's ISO rating and enhance services to the citizens of Riverbank. The size of the proposed new fire station will be 1.25-3 acres in size.

The City of Riverbank and SCPD will work cooperatively to ensure new development pays its fair share for facilities associated with new growth. Development Impact Fees, pursuant to Government Code § 66000 et seq., are the primary source of funding for new District facilities such as the fire station. In addition, the Riverbank General Plan Policies PUBLIC 7.1-7.5 recognize that some City involvement is needed to address the need for new SCFPD facilities and services caused by new development, and these policies set forth standards for fire protection staffing, facilities, and minimum fire flow requirements. The City of Riverbank also assists the District in implementing District Development Impact Fees and ensuring that those fees are adequate to support the construction of the new station.

The SCFPD is currently updating their Development Impact Fees, through a new Facilities Impact Study. The Study will analyze SCFPD for fire facilities by the SCFPD to accommodate new development within their service area. Development Impact Fees are collected from new development, based upon the projected impact and need for new facilities caused by new development. Payment of impact fees within the CWSP area, and ongoing revenues from property taxes and other revenues generated by the CWSP area would fund capital costs associated with fire protection facilities.

Based on the current adequacy of existing response times and the ability of the Stanislaus Consolidated Fire District Services to serve the City, it is anticipated that with the development of a new fire station and the payment of Development Impact Fees to the Stanislaus Consolidated

Fire District the CWSP Area will result in adequate funding for a new station and other fire protection facilities to serve the CWSP area.

In addition, SCFPD currently has in place a special assessment for fire services. As parcels are created in the CWSP area, each new parcel will contribute to the District's special assessment to finance SCFPD's ongoing fire protection services to serve the CWSP area.

Police Protection

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 Lieutenant (Chief of Police), two Sergeants, 15 Deputy Sheriffs/Detectives, one Supervising Legal Clerk, two Legal Clerks and one Community Service Officer. In total, 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 estimates as of January 1, 2015 was 23,485. The ratio of sworn police officers to the stated population is approximately 0.77 officers per thousand residents. The estimated population for the City of Riverbank as of January 1, 2017 was 24,610.

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 unfunded positions within the Riverbank Police Services Department: one Deputy Sheriff and one Detective. Once these positions are funded, the City will reach its targeted contract rate of 0.85 officers per 1,000 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 operating funding of the Police Department occurs through the General Fund.

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 annexation of the CWSP to a new community facilities district (CFD) or formation of a new CFD.

The City has adopted a police staffing level of 1.25 officers per 1,000 residents. The City considers response time to be an important indicator of police services. Current response times are well within the General Plan policy PUBLIC-8.2 of ensuring a four-minute average response.

Impact fees from new development are collected based upon projected impacts, and the new facilities that are needed to serve new development. The adequacy of impact fees is reviewed on an annual basis to ensure that the fee is commensurate with the service. Payment of City's General Government/Police impact fees by the Project applicant, and ongoing revenues that would come from property taxes, sales taxes, and other revenues generated by the CWSP area, would fund capital and labor costs associated with police services.

Capital costs for new facilities and equipment would be funded through development impact fees. Operating costs could be funded through a combination of an increased tax bases and the formation of a new services CFD or annexation into an existing services CFD.

Based on the current adequacy of existing response times and the ability of the Riverbank Police Services to serve the City, it is anticipated that the existing police development facilities are sufficient to serve the CWSP area. The CWSP area would not require the construction of police department facilities in order to serve the CWSP area.