



City of Riverbank

Office of the City Clerk / Elections

CERTIFICATION OF ORDINANCE 2026-002

STATE OF CALIFORNIA }
COUNTY OF STANISLAUS } ss:
CITY OF RIVERBANK }

I, **Gabriela Hernandez**, duly appointed City Clerk of the City of Riverbank, California, **DO HEREBY CERTIFY** that the foregoing **Ordinance 2026-002** (consisting of 4 pages) was introduced at a regular meeting of the City Council of the City of Riverbank, held on 06/23/2026 and thereafter was adopted at a regular meeting of the City Council of the City of Riverbank on 07/28/2026, by the following City Council vote of 5-0, to wit:

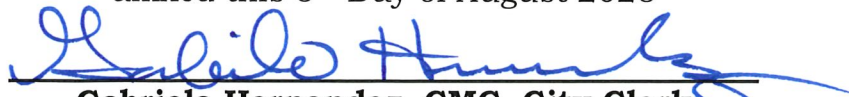
AYES: **COUNCILMEMBER DISTRICT 1 LUIS URIBE**
 COUNCILMEMBER DISTRICT 2 CINDY FOSI
 COUNCILMEMBER DISTRICT 4 STACY CALL
 VICE MAYOR (CM-D3) JOHN PIMENTEL
 MAYOR RACHEL HERNANDEZ

NAYS: **NONE**
ABSENT: **NONE**
ABSTAINED: **NONE**

I **FURTHER CERTIFY** that the foregoing **Ordinance 2026-002** was published pursuant to GC § 36933 as follows:

- First Summary published on 06/10/2026 in the Riverbank News by City Clerk Office; and
- Second Summary published on 08/05/2026 the Riverbank News.
- Notices were also posted on the exterior Bulletin Boards of City Hall North and the Community Center.

WITNESS my hand and the Seal of the City of Riverbank,
affixed this 6th Day of August 2026


Gabriela Hernandez, CMC, City Clerk

CITY OF RIVERBANK

ORDINANCE 2026-002

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK
APPROVING REZONE 02-2025 AND SPECIFIC PLAN AMENDMENT 01-2025,
REZONING SEVEN PROPERTIES LOCATED AT 0 TALBOT AVENUE (APN: 132-
038-032); 5443 ROSELLE AVENUE (APN: 075-069-029); 5054 ROSELLE AVENUE
(APN: 075-025-010); 2819 CLARIBEL ROAD (APN: 075-014-026); 0 CLARIBEL
ROAD (APN: 075-014-027); 2561 CLARIBEL ROAD (APN: 075-093-025); AND 0
KENTUCKY AVENUE (APN: 062-022-027), AND A SPECIFIC PLAN AMENDMENT
TO ADD THE MIXED USE (CX-1) DESIGNATION TO THE CROSSROADS
COMMUNITY SPECIFIC PLAN (SP-1)**

WHEREAS, the City of Riverbank is authorized by Title 15 Chapter 153.230, to initiate a rezone whenever public necessity and convenience and the general welfare require such amendment; and

WHEREAS, State Housing Element Law (Government Code Section 65580 et seq.) requires that the City of Riverbank adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City's regional housing needs allocation (RHNA) of 3,591 units comprised of 970 very low-income units, 672 low-income units, 594 moderate-income units, and 1,355 above moderate-income units; and

WHEREAS, the City of Riverbank 6th Cycle Housing Element includes Section IX, *2023-2031 Housing Element – Housing Goals and Policies*, that identify goals, policies, and programs the City of Riverbank is responsible for enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that create or preserve housing, especially for vulnerable populations; and

WHEREAS, the City of Riverbank has undergone the preparation of the 6th Cycle Housing Element, as required by Government Code Section 65580 et seq. and has developed Program 1.1a, that identifies 8 sites for rezoning to meet the City's RHNA; and

WHEREAS, site specific rezones, specific plan amendments, and adding the Mixed Use (CX-1) designation to the Crossroads Community Specific Plan (SP-1) are necessary to implement the 6th Cycle Housing Element; and

WHEREAS, the City Council held a duly noticed public hearing on April 28, 2026 regarding the Housing Element Update, including the changes requested by their January 12, 2026 letter and Technical Edits described in HCD's Preliminary Comments on March 24, 2026, at which time interested persons were given an opportunity to be heard; and

WHEREAS, after reviewing and considering all information provided and submitted, and after taking and considering all public testimony, the City Council voted to direct Staff to remove Rezone Site #3 from the 6th Cycle Housing Element; and

WHEREAS, 0 Talbot Avenue (APN: 132-038-032) has a Zoning designation of Light Industrial (M-1), and a proposed zoning designation of Multiple Family Residential (R-3); and

WHEREAS, 5443 Roselle Avenue (APN: 075-069-029) has a Zoning designation of Crossroads Community Specific Plan (SP-1), Neighborhood Commercial (NC), and a proposed SP-1 land use designation of Medium/High Density Residential (MHR); and

WHEREAS, 5054 Roselle Avenue (APN 075-025-010), 2819 Claribel Road (APN 075-014-026), & 0 Claribel Road (APN 075-014-027) have a Zoning designation of Crossroads Community Specific Plan (SP-1), Highway Commercial (HC), and a proposed SP-1 land use designation of Mixed Use (CX-1); and

WHEREAS, 2561 Claribel Road (APN 075-093-025) has a Zoning designation of Crossroads Community Specific Plan (SP-1), Neighborhood Park/Basin (NP/B), and a proposed SP-1 land use designation of Mixed Use (CX-1); and

WHEREAS, 0 Kentucky Avenue (APN 062-022-027) has a Zoning designation of Planned Development (P-D) 71, and a proposed zoning designation of Multiple Family Residential (R-3); and

WHEREAS, in accordance with Senate Bill 18, formal consultation requests were distributed to Native American Tribes on December 12, 2025 for a 90-day period ending on March 12, 2026, and the City did not receive any formal requests for consultation; and

WHEREAS, the City of Riverbank Planning Commission conducted a Public Hearing on Tuesday, March 31, 2026, to consider this proposed Rezone Ordinance (the "Rezone Ordinance") and recommended approval with a 5-0 vote; and

WHEREAS, the City of Riverbank Planning Commission conducted a Public Meeting on May 19, 2026, to consider the proposed Rezone Ordinance and adopted Resolution No. 2026-009, recommending approval of the Rezone Ordinance; and

WHEREAS, the City Council held a properly noticed public hearing on the proposed Rezone Ordinance, and considered the Planning Commission recommendations, and any public comments and all documents or testimony received; and

WHEREAS, the City Council for the City of Riverbank makes the following findings for adoption:

1. Specific Plan Amendment Findings: That pursuant to the Riverbank General Plan, the City Council finds as follows:
 - a. The proposed amendments help the community achieve the goals outlined in the General Plan; and
 - b. The proposed amendments are consistent with the policies and standards of the General Plan.
2. Based on the findings set forth in this resolution and the City Staff Report, and such other evidence as received at the public hearings on this matter before the City Council, the City Council hereby approves Rezone 02-2025 and SPA 01-2025.
3. The proposed Rezones and Specific Plan Amendments continue the consistency between the General Plan and Zoning Code, pursuant to Government Code Section 65860.
4. The City Council finds the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common sense Exemption), and further pursuant to Public Resources Code 21080.085, which exempts rezoning actions that implement the jurisdiction's Housing Element. The site-specific Rezones, Specific Plan Amendments and Specific Plan Amendment to the Crossroads Specific Plan do not involve any physical changes with the potential to create an adverse effect on the environment. The amendments do not grant any development entitlements and all future housing developments would be subject to further environmental review, which may require supporting technical reports. Analysis of the CEQA determination is provided in the CEQA Technical Memorandum, as illustrated and incorporated by reference.

NOW, THEREFORE, THE CITY OF RIVERBANK CITY COUNCIL DOES ORDAIN AS FOLLOWS:

Section 1: The recitals above are found to be true and correct, and are hereby incorporated and made part of this Ordinance.

Section 2: The City Council of the City of Riverbank approves the Rezones and Specific Plan Amendments associated with REZ 02-2025 AND SPA 01-2025.

Section 3: The City Clerk is hereby directed to cause the Official Zoning Map of the City of Riverbank to be revised to reflect the rezoning approved by this ordinance.

Section 4: If any section, subsection, subdivision, paragraph, sentence, clause, phrase or portion of this chapter, or any part thereof is for any reason held to be invalid or

unconstitutional, such decision shall not affect the validity of the remaining portion of this chapter or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared invalid or unconstitutional.

Section 5: This Ordinance shall become effective thirty (30) days from and after its final passage and adoption, provided it is published in a newspaper of general circulation at least fifteen (15) days prior to its effective date or a summary of the Ordinance is published in a newspaper of general circulation at least five (5) days prior to adoption and again at least fifteen (15) days prior to its effective date.

The foregoing ordinance was given its first reading and introduced by title only at a regular meeting of the City Council of the City of Riverbank on June 23, 2026. Said ordinance was given a second reading by title only and adopted.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Riverbank at a regular meeting on the 28th day of July 2026; motioned by Councilmember Luis Uribe, seconded by Councilmember Cindy Fosi, and upon roll call was carried by the following vote 5/0

AYES: Councilmember, District 1 Luis Uribe
Councilmember, District 2 Cindy Fosi
Councilmember, District 4 Stacy Call
Vice Mayor (CM-D3) John Pimentel
Mayor, Rachel Hernandez

NAYS: None

ABSENT: None

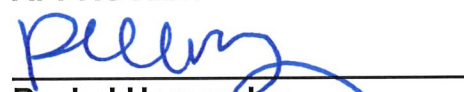
ABSTAIN: None

ATTEST:



Gabriela Hernandez,CMC
City Clerk

APPROVED:



Rachel Hernandez
Mayor

APPROVED AS TO FORM:



Tom P. Hallinan
City Attorney