

CITY OF RIVERBANK

RESOLUTION 2026-093

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA APPROVING A GENERAL PLAN AMENDMENT FOR THE RIVER
WALK SPECIFIC PLAN PROJECT, INCLUDING AMENDMENTS TO THE GENERAL
PLAN LAND USE AND CIRCULATION MAPS (DEPARTMENT FILE NO. 20-0026)**

WHEREAS, the River Walk Specific Plan Project (Department File No. 20-0026) encompasses an overall Project Area of approximately 1,522 acres in unincorporated Stanislaus County adjacent to the City of Riverbank. The Project Area is generally located north of Patterson Road/State Route 108, east of McHenry Avenue, south of the Stanislaus River and approximately two miles northwest of downtown Riverbank; and

WHEREAS, the Project includes an approximately 997.18-acre Specific Plan Area proposed for annexation and development. The remaining approximately 525 acres within the overall Project Area would be included within the proposed Sphere of Influence amendment and retained under the Reserve designation for possible long-range planning, subject to any additional approvals and environmental review required by law; and

WHEREAS, the City's General Plan, including land-use designations established through the 2009 General Plan planning process and subsequent amendments, applies multiple residential, mixed-use, civic, open-space, agricultural and Reserve designations within the Project Area; and

WHEREAS, the General Plan currently anticipates the Project Area as a location for possible future growth. The proposed General Plan Amendment does not establish an entirely new growth area but refines the existing land-use pattern to reflect the more detailed planning completed through the River Walk Specific Plan; and

WHEREAS, the proposed General Plan Amendment would amend the General Plan Land Use Map to reflect the location and distribution of residential, mixed-use, park, open-space, drainage and Reserve uses established by the River Walk Specific Plan. The amendment would retain the Reserve designation on lands within the overall Project Area that are outside the approximately 997.18-acre Specific Plan Area; and

WHEREAS, the proposed General Plan Amendment would amend the General Plan Circulation Map to refine and relocate certain planned roadway alignments consistent with the circulation network established by the River Walk Specific Plan; and

WHEREAS, the River Walk Specific Plan is a long-range plan anticipated to guide development over approximately 15 to 20 years. The Final EIR evaluates a maximum of 2,682 dwelling units and approximately 341,000 to 836,000 square feet of nonresidential development within the Specific Plan Area; and

WHEREAS, Government Code section 65454 provides that a specific plan may not be adopted or amended unless it is consistent with the applicable general plan. Accordingly, the General Plan Amendment must be adopted before or concurrently with the River Walk Specific Plan so that the two documents remain internally consistent; and

WHEREAS, Government Code section 65358 authorizes the City Council to amend all or part of an adopted general plan when the City Council determines that the amendment is in the public interest; and

WHEREAS, on August 4, 2026, the Planning Commission held a duly noticed special public hearing at which it received and considered the staff report, the proposed General Plan Amendment, the River Walk Specific Plan, the Final Environmental Impact Report, staff and applicant presentations, public testimony and all other evidence submitted into the record. Following the hearing, the Planning Commission voted 4-1 to recommend denial of the Project; and

WHEREAS, notice of the September 22, 2026 City Council public hearing was published in the Riverbank News, posted at City Hall and mailed on August 19, 2026 to property owners within 500 feet of the Project Area and interested parties in accordance with applicable law; and

WHEREAS, on September 22, 2026, the City Council held a duly noticed public hearing and received and considered the staff report, the proposed General Plan Amendment, the River Walk Specific Plan, the Final Environmental Impact Report, the Planning Commission's recommendation, staff and applicant presentations, public and agency testimony and all other evidence in the administrative record; and

WHEREAS, before taking action on this Resolution, the City Council adopted a separate resolution certifying the Final Environmental Impact Report for the River Walk Specific Plan Project, State Clearinghouse No. 2021060098, adopting CEQA Findings of Fact and a Statement of Overriding Considerations, and adopting the Mitigation Monitoring and Reporting Program; and

WHEREAS, the City Council has independently reviewed and considered the proposed General Plan Amendment and the entire administrative record and has determined that the amendment should be approved based on the findings contained in this Resolution.

NOW, THEREFORE, BE IT RESOLVED The City Council of the City of Riverbank, California does hereby resolve as follows:

1. The City Council finds that the foregoing recitals are true and correct and incorporates them into this Resolution by reference.
2. The City Council has independently reviewed and considered the Final Environmental Impact Report and the environmental information contained in the administrative record before approving the General Plan Amendment. Approval

and implementation of the General Plan Amendment are subject to the CEQA Findings of Fact, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program adopted by the City Council.

3. The City Council has considered the Planning Commission's recommendation and, based on the entire record and the findings contained in this Resolution, determines that the General Plan Amendment should be approved.
4. The City Council finds that the General Plan Amendment is in the public interest because it provides a comprehensive long-range land-use and circulation framework for an area previously identified for possible future growth. The amendment replaces the broader land-use pattern established through the General Plan with a more detailed distribution of residential, mixed-use, park, open-space, drainage and Reserve uses based on the planning and environmental analysis completed for the River Walk Specific Plan.
5. The City Council finds that the General Plan Amendment supports orderly and contiguous growth by coordinating the proposed land-use pattern with annexation, infrastructure, public services, circulation, parks, trails, open space, drainage and long-term implementation requirements.
6. The City Council finds that the General Plan Amendment furthers the General Plan's goals and policies concerning the provision of a range of housing opportunities, development of pedestrian-oriented neighborhoods, establishment of connected streets and trails, provision of parks and recreational amenities, protection of natural and open-space features and the coordinated extension of public infrastructure and services.
7. The City Council finds that the General Plan Amendment is internally consistent with the other elements, goals and policies of the General Plan. The proposed land-use and circulation map amendments are coordinated and establish a consistent policy framework for implementation of the River Walk Specific Plan.
8. The City Council finds that adoption of the General Plan Amendment before or concurrently with the River Walk Specific Plan makes the River Walk Specific Plan consistent with the General Plan as required by Government Code section 65454.
9. Based on the General Plan Amendment, the River Walk Specific Plan, the Final Environmental Impact Report, the staff report, public and agency testimony and other substantial evidence in the administrative record, the City Council finds that the General Plan Amendment will not be detrimental to the public health, safety or welfare.
10. The City Council approves the General Plan Amendment and amends the General Plan Land Use Map in accordance with **Exhibit A** and the General Plan Circulation Map in accordance with **Exhibit B**. **Exhibits A and B** are attached to and incorporated into this Resolution by reference.

11. The approximately 525 acres shown as Reserve outside the Specific Plan Area are not approved for annexation or development through this Resolution. Any future development proposal within the Reserve area remains subject to all required land-use approvals, infrastructure and service analysis and environmental review.
12. The General Plan Amendment does not approve a subdivision map, grading plan, improvement plan, building permit or development beyond the maximum land-use program evaluated in the Final EIR. Subsequent development within the Specific Plan Area remains subject to the River Walk Specific Plan, the Development Agreement, applicable City standards, the adopted mitigation measures and all required discretionary and ministerial approvals.
13. The Community Development Director is authorized to update the General Plan Land Use and Circulation Maps to reflect this action and to make non-substantive conforming or clerical corrections to the maps, legends, labels and General Plan references that do not materially alter the General Plan Amendment approved by the City Council, subject to review by the City Attorney.
14. If any section, subsection, sentence, clause, phrase or portion of this Resolution is held invalid or unconstitutional by a court of competent jurisdiction, that decision shall not affect the validity of the remaining portions of this Resolution. The City Council declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase and portion thereof regardless of the fact that any one or more portions are declared invalid.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 22nd day of September, 2026; motioned by Councilmember Stacy Call, seconded by Councilmember Luis Uribe, and upon roll call was carried by the following vote of 3/2:

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

NAYS: Councilmember, District 2 Cindy Fosi
Mayor, Rachel Hernandez

ABSENT: None

ABSTAIN: None

ATTEST:

Gabriela Hernandez, CMC
City Clerk

APPROVED:

Rachel Hernandez
Mayor

EXHIBIT A

PROPOSED GENERAL PLAN LAND USE MAP

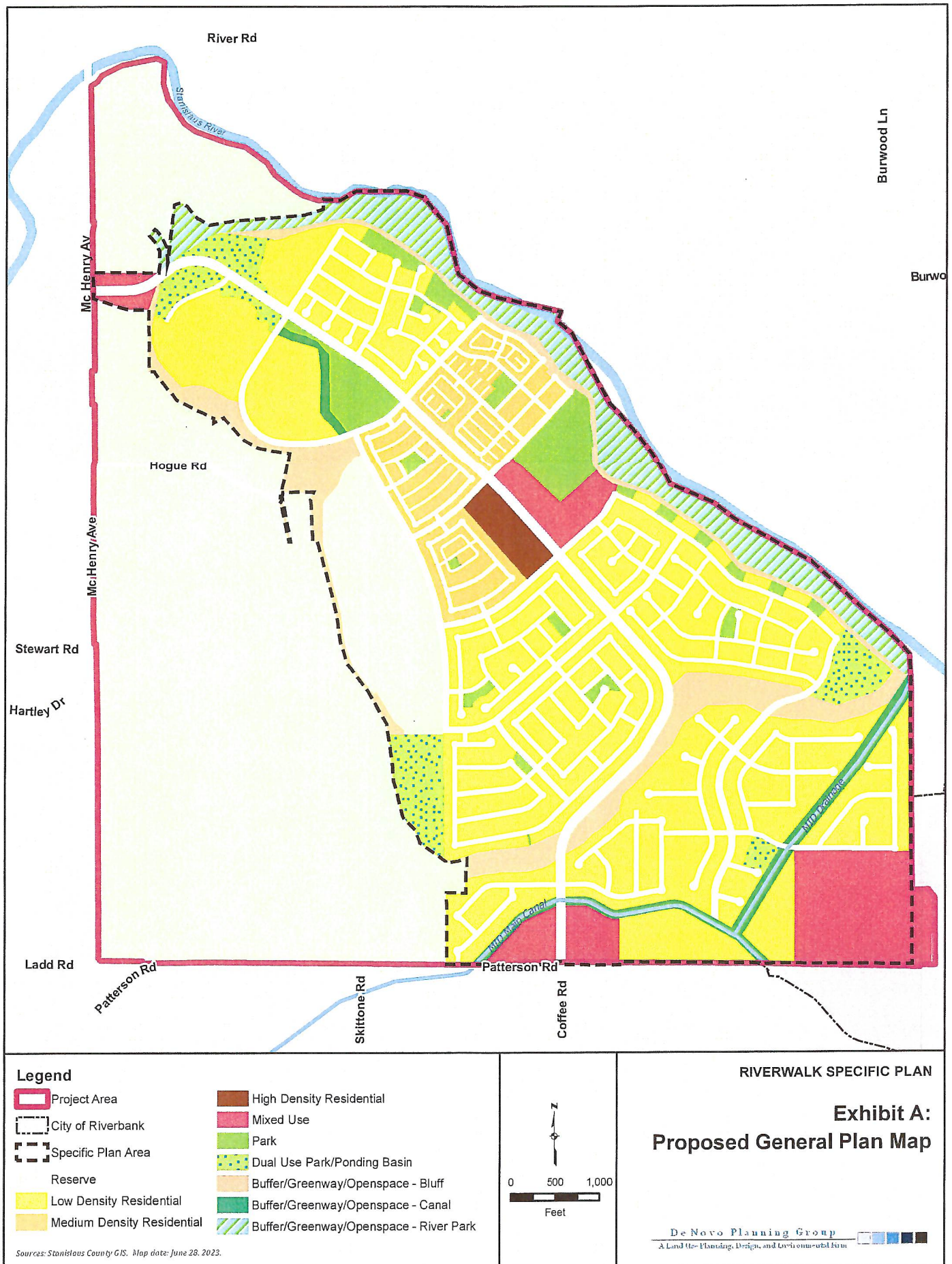
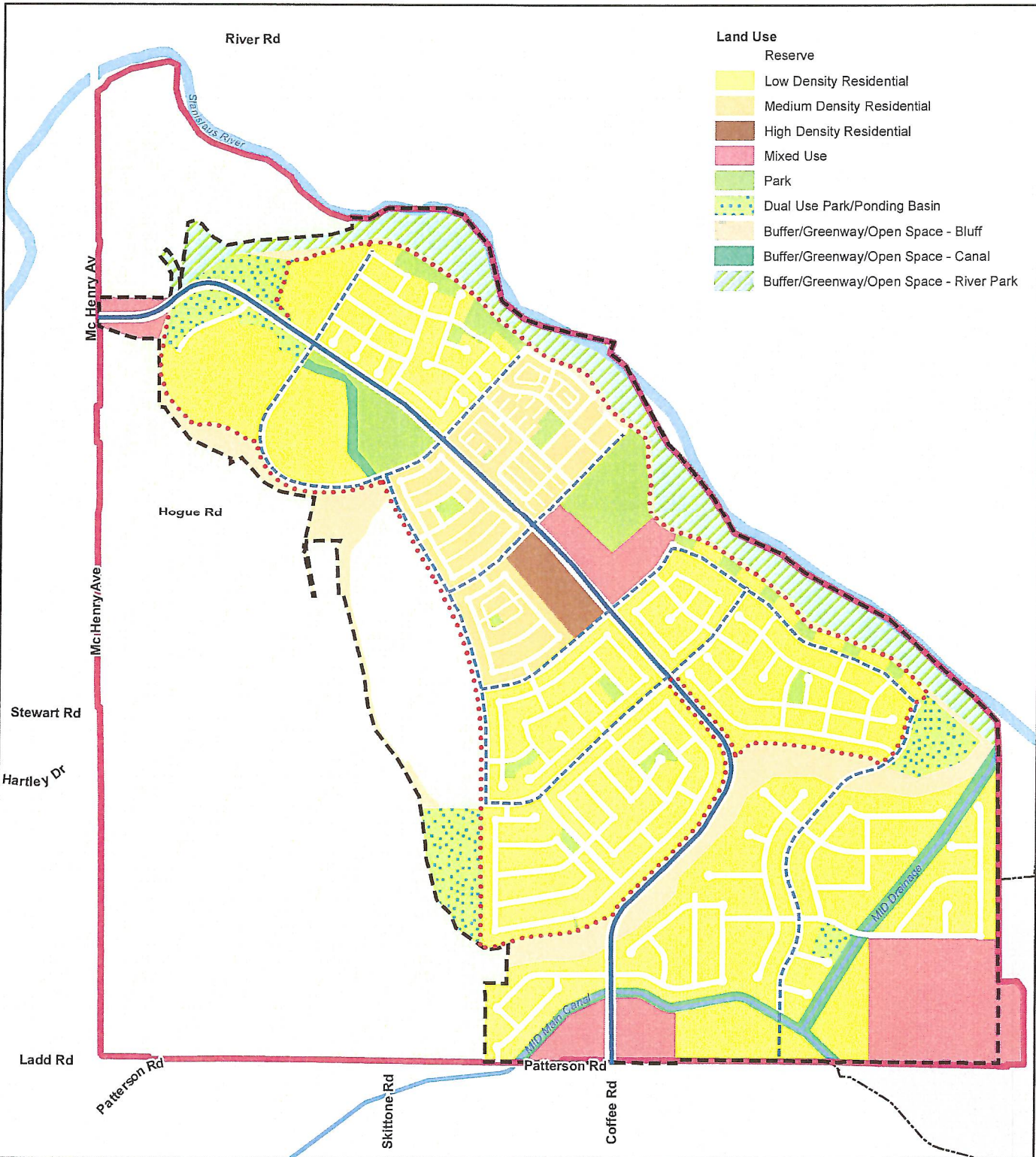


EXHIBIT B

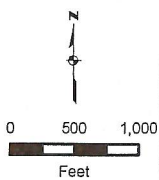
PROPOSED GENERAL PLAN CIRCULATION MAP



- Land Use**
- Reserve
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Mixed Use
 - Park
 - Dual Use Park/Ponding Basin
 - Buffer/Greenway/Open Space - Bluff
 - Buffer/Greenway/Open Space - Canal
 - Buffer/Greenway/Open Space - River Park

Legend

- Project Area
- Specific Plan Area
- City of Riverbank
- Riverwalk Trail
- Arterial Street
- - - Collector Street



RIVERWALK SPECIFIC PLAN

Exhibit B: Circulation Network