

FILED

June 24, 2026
 DONNA LINDER
 STANISLAUS COUNTY
 CLERK-RECORDER

By: Donna Linder
 Deputy Clerk

COMMUNITY DEVELOPMENT DEPT.
 CITY OF RIVERBANK
 6707 Third Street
 Riverbank, California 95367

CEQA NOTICE OF EXEMPTION

Project Title: City of Riverbank 6th Cycle Housing Element, Zoning Ordinance Amendment, and 6th Cycle Housing Element Implementation Rezones (GPA 01-2025, ZOA 01-2025, REZ 02-2025, and SPA 01-2025)

Project Location: City-wide, 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)

Project Location - City: City of Riverbank

Project Location - County: Stanislaus

Description of Project: The Proposed Project consists of the 6th Cycle Housing Element, General Plan Amendment to the Land Use Element, Zoning Ordinance Amendments and Site-Specific General Plan Amendments, Rezones, and Specific Plan Amendments to implement the 6th Cycle Housing Element.

Name of Public Agency Approving Project: City of Riverbank

Name of Person or Agency Carrying Out Project: City of Riverbank

Lead Agency Contact Person: Joshua E. Mann, Director of Community Development

Telephone: (209) 863-7124

Exempt Status: (check one)

- ☐ Ministerial (Section 21080 (b)(1); 15268);
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a));
- ☐ Emergency Project (Section 21080(b)(4); 15269 (b)(c));
- ☒ Categorical Exemption. State type or section number: 15061(b)(3) Common Sense Exemption
- ☒ Statutory Exemption. State code number: PRC 21080.085

Reasons Why Project is Exempt: The Proposed Project is exempt as a "Common Sense" exemption under CEQA Guidelines 15061(b)(3) and further pursuant to Public Resources Code 21080.085 because the project involves goals, policies, and programs to meet the City's RHNA and affirmatively furthering fair housing (AFFH) goals, associated Zoning Ordinance Amendments, an update to the General Plan Land Use Element, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments but does not involve any physical changes with the potential to create an adverse effect on the environment. Further, the rezoning actions would implement the City's 6th Cycle Housing Element pursuant to Public Resources Code 21080.085.

Joshua E. Mann
 Joshua E. Mann
 Director of Community Development

JUNE 24, 2026
 Dated

Date removed from posting 7/29/2026



LAND USE PLANNING

139 S. Stockton Avenue, Ripon, CA 95366 Phone: (209) 599.8377

TECHNICAL MEMORANDUM

TO: Mr. Joshua Mann, Community Development Director

FROM: Mr. David Niskanen, J.B. Anderson Land Use Planning

SUBJECT: City Of Riverbank 6th Cycle Housing Element, Zoning Ordinance Amendment and 6th Cycle Housing Element Implementation Rezones (GPA 01-2025, ZOA 01-2025, REZ 02-2025, and SPA 01-2025)

DATE: May 7, 2026

Purpose

This Technical Memorandum evaluates the City of Riverbank 6th Cycle Housing Element, General Plan Amendment to the Land Use Element, Zoning Ordinance Amendment and Site-Specific General Plan Amendments, Rezones, and Specific Plan Amendments to implement the 6th Cycle Housing Element (“the Proposed Project”) concerning California Environmental Quality Act (“CEQA”) compliance. This Technical Memorandum was prepared to present 1) the findings of the CEQA compliance review, as described below; and 2) the recommendations concerning the appropriate CEQA compliance documentation.

Statutory Authority and Requirements

State CEQA Guidelines Section 15061 – Review for Exemption

Once it has been determined that an activity is a project subject to CEQA, it is then determined whether the project is exempt from CEQA. Pursuant to State CEQA Guidelines Section 15061, a project is exempt from CEQA if:

1. The project is exempt by statute (see State CEQA Guidelines Article 18, commencing with §15260).
2. The project is exempt pursuant to a Categorical Exemption (CE) (see State CEQA Guidelines Article 19, commencing with §15300) and the application of that CE is not barred by one of the exceptions set forth in State CEQA Guidelines Section 15300.2.

3. The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
4. The project will be rejected or disapproved by a public agency.
5. The project is exempt pursuant to the provisions of Article 12.5 – Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects.

The Proposed Project is exempt from further environmental review pursuant to the common sense exemption under CEQA Guidelines Section 15061(b)(3) as the 6th Cycle Housing Element, General Plan Amendment to the Land Use Element, Zoning Ordinance Amendment and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments will not have the potential to cause a significant effect on the environment.

Public Resources Code 21080.085

Pursuant to Public Resources Code 21080.085, subdivision(a), “rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code” are statutorily exempt from CEQA. The Proposed Project will be statutorily exempt from CEQA pursuant to Public Resources Code 21080.085 as the Proposed Project includes site-specific rezones that implement the schedule of actions contained in the 6th Cycle Housing Element (Program 1.1a).

Project Description

6th Cycle Housing Element

The 6th Cycle Housing Element is a state mandated element of the City of Riverbank’s 2005-2025 General Plan which establishes the City’s housing policies and programs to accommodate the Regional Housing Needs Allocation (RHNA) goals, as determined by the Stanislaus Council of Governments (StanCOG). The 6th Cycle Housing Element identifies and analyzes the City’s housing needs, resource site inventory, constraints on housing, an analysis of fair housing (Affirmatively Furthering Fair Housing), an evaluation of the City’s current Housing Element Policies and Programs and updated/new Policies and Programs for the 6th Cycle Planning Period. For the 6th Cycle, StanCOG provided the City’s with the RHNA between the timeframe of June 30, 2023 to December 31, 2031. The table below provides the City’s RHNA:

Income Category	Unit Allocation
Extremely Low-Income (<30% of AMI)	485
Very Low-Income (<50% of AMI)	485
Low-Income (50% - 80% of AMI)	672
Moderate-Income (80% - 120% of AMI)	594
Above Moderate-Income (>120% of AMI)	1,355
Total	3,591

The proposed 6th Cycle Housing Element represents the City’s policy program for the 6th Cycle Planning Period. The 6th Cycle Housing Element is a comprehensive review and update to the previous Housing Element, which covered the 5th Cycle.

The proposed 6th Cycle Housing Element is organized into ten (10) Chapters (Introduction, Household and Employment Characteristics, Housing Stock Characteristics, Housing Supply and Needs, Affirmatively Furthering Fair Housing, Housing Production Opportunities, Housing Production Constraints, Housing Development Eligible to Change to Non-Low-Income Units, Evaluation of Previous Housing Element, and Housing Element Goals, Policies, and Housing Action Plan).

The 6th Cycle Housing Element addresses the City's identified housing needs, including housing goals, policies, and programs and discusses the City's approach to addressing its share of the regional housing need. The 6th Cycle Housing Element includes a Site Inventory, which is conducted to satisfy the City's RHNA. The sites are either within a specific plan entitled for residential development, currently in the pipeline, projected ADU development, or identified for rezoning to accommodate the City's remaining need.

The City conducted a Site Inventory utilizing information from the Stanislaus County Parcel Database, Google Maps, and the City's General Plan and Zoning Maps. The Site Inventory identified approximately 333.12 acres of land within the City's existing City Limit that can accommodate residential development. In total, the inventory of land resulted in the City's ability to accommodate the development of 4,071 residential units, varying from single-family residential development to multi-family residential development (e.g., apartments, townhouses, etc.). The City has identified eight seven (7) for rezoning, with a capacity of 790 units, to accommodate the City's remaining need.

The 6th Cycle Housing Element includes Goals, Policies, and Programs aimed at providing additional housing opportunities, removing governmental constraints to affordable housing, improving the condition of existing housing, and providing equal housing opportunities for all residents. The Proposed Project involves adoption of planning programs and policies; identifies sites subject to potential future development; adoption of zoning ordinances establishing the City's RHNA sites, corresponding consistency changes to affected zoning districts, and by-right development process for certain sites. The Proposed Project does not propose to implement or result in housing development. Physical development of any site included in the Proposed Project would require formal development applications, technical studies, and further evaluation in accordance with CEQA and City plans, ordinances, and standards. Additionally, the Project does not propose implementing any program that could have a significant effect on the environment or that was not previously analyzed in a CEQA document.

General Plan Amendment to the Land Use Element

The City's 2005-2025 General Plan was adopted on April 22, 2009 by the City of Riverbank City Council and includes a number of required and optional elements. The General Plan Land Use Element includes a list of Land Use Designations and associated descriptions that establishes the density and building intensity standards that are further refined in the City's Municipal Code (specifically, Chapter 153: Zoning) or Specific Plans (e.g., Crossroads Specific Plan). Typically, the General Plan Land Use Designations for residential designations (e.g., Low Density Residential, Medium Density Residential, etc.) include a density range (dwelling units per net acre) in which defines the anticipated intensity of residential development throughout the City. Staff identified that the Higher Density Residential and Mixed Use Land Use Designations do not define the maximum residential density.

The Proposed Project includes a General Plan Amendment to the Land Use Element to modify the General Plan Land Use Designations of the Higher Density Residential and Mixed Use to establish a maximum residential density of 40 dwelling units per net acre.

Zoning Ordinance Amendment – By-Right Approval Process

Government Code Section 65583.2(c) requires the City to implement a “by-right” approval program for sites identified in the 6th Cycle Housing Element that were 1) identified as a non-vacant site in the previous Housing Element Cycle (5th Cycle) and 2) identified as a vacant site in the previous two (2) Housing Element Cycles (4th and 5th Cycles). Specifically, Government Code allows projects to have a “by-right” approval process for housing development projects in which at least 20 percent of the units are affordable to lower-income households. By-right means that the City shall not require the following:

- Conditional Use Permit;
- Planned Community Permit;
- Design Review other than Objective Design Standards; or
- Other discretionary, local government review or approval that would constitute a “project” as defined in Section 2100 of the Public Resources Code (California Environmental Quality Act).

The Proposed Project includes an amendment to the Riverbank Municipal Code to add new Sections entitled “Regional Housing Needs Assessment Overlay” that would clarify the requirements of Government Code Section 65583.2(c).

Zoning Ordinance Amendment – Religious Institution Sites

Government Code Section 65913.16 allows housing developments on land owned by an independent institution of higher education or religious institution that meet certain requirements. The Proposed Project includes an amendment to add a Section to the “Regional Housing Needs Assessment Overlay” to clarify the requirements of Government Code Section 65913.16.

Zoning Ordinance Amendment – CX-1 Mixed Use District

Program 1.1a of the 6th Cycle Housing Element requires the City to amend the Mixed Use CX-1 Zone (Sections 153.066 through 153.072) of the Riverbank Municipal Code to allow 100 percent residential uses and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project. The Proposed Project includes amendments to Sections 153.067, *Uses Permitted* and Section 153.071, *Development Standards* to incorporate this requirement in the Mixed Use CX-1 Zone.

Site-Specific General Plan Amendments, Rezones, and Specific Plan Amendments

The Proposed Project includes site-specific General Plan Amendments, Rezones, and Specific Plan Amendments to implement Program 1.1a of the 6th Cycle Housing Element, including the following:

Site No.	Address	Assessor Parcel No.	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
1	0 Talbot Avenue	132-038-032	Industrial/Business Park (I/BP)	Higher-Density Residential (HDR)	Light Industrial (M-1)	Multiple Family Residential (R-3)

2	5443 Roselle Avenue	075-069- 029	Mixed Use (MU)	Higher- Density Residential (HDR)	(SP-1), Neighborhood Commercial (NC)	Medium/High Density Residential (MHR)
4	5054 Roselle Avenue	075-025- 010	Mixed Use (MU)	Mixed Use (MU)	(SP-1), Highway Commercial (HC)	Mixed Use (CX-1)
5	2819 Claribel Road	075-014- 026	Mixed Use (MU)	Mixed Use (MU)	(SP-1), Highway Commercial (HC)	Mixed Use (CX-1)
6	0 Claribel Road	075-014- 027	Mixed Use (MU)	Mixed Use (MU)	(SP-1), Highway Commercial (HC)	Mixed Use (CX-1)
7	2561 Claribel Road	075-093- 025	Community Commercial (C/C)	Mixed Use (MU)	(SP-1), Neighborhood Park/Basin (NP/B)	Mixed Use (CX-1)
8	0 Kentucky Avenue	062-022- 027	Lower Density Residential (LDR)	Higher- Density Residential (HDR)	Planned Development (P-D) 71	Multiple Family Residential (R- 3)

The Proposed Project proposes to amend the Crossroads Specific Plan to add the Mixed Use (CX-1) land use designation.

Findings Concerning CEQA Exemptions

The Proposed Project is exempt as a "Common Sense" exemption under State CEQA Guidelines 15061(b)(3) and further pursuant to Public Resources Code 21080.085 because the project involves goals, policies, and programs to meet the City's RHNA and affirmatively furthering fair housing (AFFH) goals, associated Zoning Ordinance Amendments, an update to the General Plan Land Use Element related to establishing a maximum density for the Higher Density Residential and Mixed Use Land Use Designations, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments but does not involve any physical changes with the potential to create an adverse effect on the environment. Furthermore, the rezoning actions would implement the City's 6th Cycle Housing Element pursuant to Public Resources Code 21080.085.

As described above, the 6th Cycle Housing Element creates a roadmap on how to achieve its RHNA and AFFH goals through identification of suitable sites for development and identification of programs that could remove constraints to and promote affordable housing. The 6th Cycle Housing Element does not grant any development entitlements or authorize development beyond what is allowed under the City's current General Plan and Zoning Code (Chapter 153: Zoning). All future housing development pursuant to the 6th Cycle Housing Element would be subject to filing of formal development applications and further review in compliance with City plans, ordinances, and standards, which may require supporting technical reports.

The Proposed Project does not include any physical improvements that would be required to adopt the 6th Cycle Housing Element, General Plan Amendment to the Land Use Element, Zoning Ordinance Amendments, or site-specific General Plan Amendments, Rezones, and Specific Plan Amendments. Therefore, it can be seen with certainty that there is no possibility that adopting the Proposed Project would result in a significant effect on the environment. Thus, the City of Riverbank finds that the Proposed Project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) and further pursuant to Public Resources Code 21080.085.

Below is a brief analysis that demonstrates adoption of the Proposed Project would not result in direct or reasonably foreseeable indirect physical change in the environment. Environmental resources discussed are those based on the CEQA Guidelines Appendix G Checklist.

- I. **Aesthetics.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Further, future development projects would undergo project-specific development review, including CEQA. As such, its implementation would not cause a substantial effect on a scenic vista, damage scenic resources within a state scenic highway, create a new source of substantial light or glare, or otherwise alter the existing visual character of the City. Therefore, there is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant effect to aesthetics would occur.
- II. **Agricultural/Forest Resources.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. In addition, future development projects would undergo project-specific development review. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not convert agricultural land to non-agricultural use or result in the loss or conversion of forest land.
- III. **Air Quality.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. The Proposed Project does not involve or approve physical development, and as such, would not involve construction or operational activities that would generate pollutant emissions. There is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant effect to air quality would occur.
- IV. **Biological Resources.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development.

In addition, future development projects would undergo project-specific development review to address potential impacts. Because the Proposed Project does not involve or approve physical development, there is no possibility that the Proposed Project would have a significant effect on special status species, habitat, or wildlife movement, and no significant effect would occur.

- V. **Cultural Resources.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. In addition, future development projects would undergo project-specific development review to address potential impacts. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not cause a substantial adverse change in the significance of a historic or archaeological resource, or human remains. There is no reasonable possibility that the Proposed Project would have a significant effect on cultural resources.
- VI. **Energy.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not involve construction or operational activities that would generate or require energy. There is no possibility that the Proposed Project would have a significant effect on the environment, and no significant effect to energy would occur.
- VII. **Geology and Soils.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. In addition, future development would undergo project-specific development review to address potential impacts. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not cause substantial adverse effects related to seismicity, ground failure, erosion, or geologic stability. There is no reasonable possibility that the Proposed Project would have a significant effect on geology and soils and no significant impact would occur.
- VIII. **Greenhouse Gas Emissions.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not involve construction or operational activities that would generate pollutant emissions. There is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant effect to greenhouse gases would occur.

- IX. **Hazards & Hazardous Materials.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not involve the transport, use, or disposal of hazardous materials, nor create a significant hazard to the public or environment. There is no reasonable possibility that the Proposed Project would result in a significant effect on the environment. Further, future development would be required to comply with federal, State, and local regulations and policies to ensure a less than significant effect on the environment, including regulations and policies related to hazards and hazardous materials. No significant effect to hazards and hazardous materials would occur.
- X. **Hydrology & Water Quality.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not violate and have no effect on water quality standards, substantially decrease groundwater supplies, substantially alter existing drainage patterns, or release pollutants in a flood hazard, tsunami or seiche zone. The City of Riverbank is a member agency to the Stanislaus & Tuolumne Rivers Groundwater Basin Association (GSA). On February 27, 2025, the Department of Water Resources evaluated the revised 2024 Groundwater Sustainability Plan (GSP) for the Modesto Subbasin and determined that the GSP is approved. The GSP identifies Management Action (MA) that will be undertaken by the GSAs as an element of the GSP implementation, including the Groundwater Allocation and Pumping Management Program. Future development would be required to comply with federal, State and local regulations and policies to ensure a less than significant effect on the environment, including any applicable MA's undertaken by the GSAs implementing the GSP as well as applicable regulations and policies related to hydrology, water quality, and impacts to groundwater supply. There is no reasonable possibility that the Proposed Project would have a significant effect on hydrology and water quality.
- XI. **Land Use & Planning.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. The Proposed Project intends to comply with the City's 6th Cycle Housing Element obligations of the State of California and update the City's Housing Element and implementing zoning ordinances as required by the State of California. The Proposed Project would not involve changes to the physical environment that would physically divide an established community or result in conflicts with adopted policies and regulations that intend to avoid or mitigate environmental effect. Therefore, there is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant effect to land use and planning would occur.

- XII. Mineral Resources.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Future development will require project-specific developmental review to address potential impacts. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not result in a substantial adverse effect to mineral resources. Therefore, there is no reasonable possibility that the Proposed Project would have a significant effect on mineral resources, and no significant impact would occur.
- XIII. Noise.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not involve construction or operational activities that would generate noise. Therefore, there is no reasonable possibility that the Proposed Project would have a significant effect related to noise, and no significant impact would occur.
- XIV. Population & Housing.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. The Proposed Project would not induce substantial unplanned population growth or displace substantial numbers of existing people or housing, as any population growth that would result from future development associated with the Proposed Project is considered planned. The Proposed Project implements regulatory requirements of the State of California to allow for future development in accordance with the City's RHNA obligations. A substantial portion of the City's zoning capacity is already programmed and evaluated under CEQA by the City's existing General Plan, existing Specific Plans, and the City's 5th Cycle Housing Element. Without any tangible development application for specific sites, there is no foreseeable, reasonable possibility that the Proposed Project would have a significant effect on the environment. Any future development would undergo project-specific developmental review to address potential impacts.
- XV. Public Services.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. As such, the Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities (police, fire, libraries, etc.). There is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant impact on public services would occur.

- XVI. Recreation.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. As such, the Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered recreational facilities. There is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant impact on recreational facilities would occur.
- XVII. Transportation & Traffic.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project would not involve or approve physical development, the Proposed Project would not involve construction or operational activities that would generate vehicle trips. There is no active development application being approved with the Proposed Project, and therefore any evaluation of actual vehicle trips or transportation impacts caused by a future development project are not foreseeable and would be speculative. There is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant impact on transportation & traffic would occur.
- XVIII. Tribal Cultural Resources.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Future development would undergo project-specific development review to address potential impacts. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not cause a substantial adverse change to tribal cultural resources. There is no reasonable possibility that the Proposed Project would have a significant effect on tribal cultural resources.
- XIX. Utilities & Service Systems.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. As such, the Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered utilities and service systems (wastewater, water and solid waste). As noted above, the City of Riverbank is a member agency of the Stanislaus & Tuolumne River GSA and the implementation of the GSP and associated Management Actions, including the Groundwater Allocation and Pumping Management Program that is ongoing. Future development would be required to comply with federal, State and local regulations and policies to ensure a less than significant effect on the environment, including any applicable Management Actions undertaken by the GSAs implementing the GSP as well as applicable regulations and policies related to hydrology, water quality, and impacts to groundwater supply.

Because the Proposed Project does involve or approve physical development, the Proposed Project would not cause any impact to utilities and service systems. As such, there is no reasonable or foreseeable possibility that the Proposed Project would have a significant effect on the environment, and no significant impact on utilities and service systems would occur.

- XX. Wildfires.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. The Proposed Project would not impair an adopted emergency response plan or emergency evacuation plan; exacerbate wildfire risks; require the installation or maintenance of infrastructure that may exacerbate fire risks; or expose people or structures to significant risks because of post fire slope instability or drainage changes. As such, there is no reasonable or foreseeable possibility that the Proposed Project would have a significant effect on the environment, and no significant impact related to wildfire would occur.

In addition, none of the potential exemptions (CEQA Guidelines Section 15300.2) to the use of a categorical exemption apply.

- a. **Cumulative Impact.** CEQA Guidelines Section 15064(i) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effect of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects. Due to the nature of the Proposed Project, which is a legislative policy document and the associated implementation of Programs, there is no potential for cumulatively considerable impacts. The Proposed Project will not result in significant impacts in any environmental area and would not contribute substantially to adverse cumulative conditions, or create any substantial indirect impacts (i.e., increase in population could lead to an increase need for housing, increase in traffic, air pollutants, etc.).
- b. **Significant Effect.** There are no environmental impacts associated with the Proposed Project. See analysis above.
- c. **Scenic Highways.** There is no development associated with the Proposed Project and no impact to scenic highways, which is also discussed above under Aesthetics.
- d. **Hazardous Waste Sites.** There is no development associated with the Proposed Project and no impact related to hazardous waste sites.
- e. **Historical Resources.** There is no development associated with the Proposed Project and no impact to historical resources.

Conclusion

Based on the information contained herein, the Proposed Project is exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3) and further pursuant to Public Resources Code 21080.085.



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

50-06/24/2026-105

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF RIVERBANK		06/24/2026
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
STANISLAUS COUNTY	50-2026-124	
PROJECT TITLE		

CITY OF RIVERBANK 6TH CYCLE HOUSING ELEMENT, ZONING ORDINANCE AMENDMENT, AND 6TH CYCLE HOUSING ELEMENT IMPLEMENTATION REZONES (GPA 01-2025, ZOA 01-2025, REZ 02-2025, AND SPA 01-2025)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY OF RIVERBANK		(209) 863-7124
PROJECT APPLICANT ADDRESS	CITY	STATE
6707 THIRD STREET	RIVERBANK	CA
		ZIP CODE
		95367

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$ 4,227.50	\$ _____
☐ Mitigated/Negative Declaration (MND)(ND)	\$ 3,043.75	\$ _____
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,437.25	\$ _____

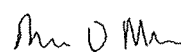
☒ Exempt from fee☒ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$ 850.00	\$ _____
☒ County documentary handling fee	\$ 57.00	\$ 57.00
☐ Other		\$ _____

PAYMENT METHOD:

☒ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 57.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X 	Romeo Mora Deputy Clerk



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

NOTICE

Each project applicant shall remit to the county clerk the environmental document filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

COUNTY DOCUMENTARY HANDLING FEE

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental document filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS

Filing Notice of Determination (NOD):

- ☐ Collect environmental document filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- ☐ Issue environmental document filing fee cash receipt to project applicant.
- ☐ Attach copy of environmental document filing fee cash receipt and, if applicable, previously issued cash receipt, to NOD.
- ☐ Mail environmental document filing fee for CRP document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- ☐ Attach No Effect Determination to NOD *(no environmental document filing fee is due)*.

Filing Notice of Exemption (NOE) (Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))

- ☐ Issue environmental document filing fee cash receipt to project applicant.
- ☐ Attach copy of environmental document filing fee cash receipt to NOE *(no environmental document filing fee is due)*.

Within 30 days after the end of each month in which the environmental document filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

The county clerk shall submit the documents below to CDFW on a monthly basis by mail or CDFW's File Transfer Portal (see below):

- A photocopy of the monthly State of California Form No. CA25 (TC31)
- CDFW/ASB copies of all cash environmental document filing fee cash receipts (including all voided receipts)
- A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- A copy of all NODs and NOEs filed with the county during the preceding month
- A list of the name, address and telephone number of all project applicants for which an NOD and NOE has been filed. If this information is contained on the environmental document filing fee cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

DOCUMENT RETENTION

The county shall retain a copy of the environmental document filing fee cash receipt and all documents described above for at least 12 months.

RECEIPT NUMBER

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.

For access to CDFW's File Transfer Portal, submit email to CEQA@wildlife.ca.gov (Subject line: [County name] FTP account).

Mail to:

California Department of Fish and Wildlife
Accounting Services Branch
P.O. Box 944209
Sacramento, California 94244-2090