

Chamber Happenings

Riverbank Army Ammunition Plant Reuse Plan Unveiled

The RBAAP has been a prominent fixture in the City of Riverbank since 1942 when it operated as an aluminum reduction plant supplying military requirements. The plant closed in 1944 and was used for storage until 1952 when the production of ammunition supplies for the military began. During its history, it has provided city residents with thousands of jobs and contributed to the overall economy of the region. Many of those driving by the facility in the last 10 years or so didn't even know there was anything going on out there. Currently there is both light and heavy industry operating on the site. This includes plastics recycling, steel rebar coating, filtration systems manufacturing and oil recycling. Clean up of the most recent oil tanker spill taking place in the bay area was facilitated right here in Riverbank.

The property was declared excess property by the U.S. Army and slated for closure under the Base Realignment and Closure (BRAC) Act of 2005. Base closures are often disasters for the local economy and without the efforts of city and county officials, it could be just that for the City of Riverbank.

The plan to transform the former Riverbank Army Ammunition Plant (RBAAP) into a vibrant and diverse industrial and manufacturing center was unveiled to the public on Sept. 18. If you missed the opportunity to tour the facility you missed a great opportunity to truly see Riverbank in action. There are 173 acres just waiting for new businesses and begging for the expansion of the existing businesses.

Jobs, that's what it is all about. Entrepreneurship, opportunity and environmental conscientiousness can thrive and it's all on the southeast edge of Riverbank. At completion, the Reuse Plan envisions the RBAAP site as a business park with the capacity to provide more than 2,000 new jobs.

"This plan represents an important opportunity to retain and attract new businesses and bring new jobs to our community," said Riverbank Mayor Chris Crifasi, acting as Chair of the Riverbank Local Redevelopment Authority (LRA). "Implementing a base reuse plan is no small feat for a small community with limited resources. It has been a huge and complicated undertaking and we've really just begun the redevelopment process. We are thrilled to see this process come this far so soon, and are eager for its continuing implementation."

This is a project where Riverbank does not stand alone; U.S. Senator Dianne Feinstein and Congressman George P. Radanovich have joined forces with the city, the Army and existing business tenants to

hasten the reuse and transition planning process, under way since 2005.

Key features in the Reuse Plan include facilitating the expansion of the existing tenant's businesses; this will immediately create additional jobs. Another key part of the facility will be attracting "green businesses" and the growth of working together for sustainable business relations. Three of the existing businesses on the site; Environmental & Lubrication Solutions, Riverbank Oil Transfer and Eco2, are already operating "green." Green industry is expected to become an increasingly important part of the manufacturing sector in the future, in California and on a national level. It is estimated that start-up green industries could generate 52,000 to 114,000 new jobs in California by 2010. Plans are already on the table for a model bio-digester program that produces the energy needed to power the facility done through partnering with local dairies, CalEPA and private business investors. Plans are also in the works to offer assistance for relocation of local businesses in need of manufacturing space on the RBAAP site. Expansion of the existing business tenants at the RBAAP represents an integral part of the draft RBAAP Reuse Plan.

While the RBAAP is currently listed as a federal Superfund site, due to groundwater contamination and other pollutants at the site, some estimates are that a goodly portion of the property could be turned over as early as year-end. This is the portion at the north end of the facility; it has already been deemed to be "clean" of any contamination and ready for construction, largely in part because it has never been developed. There is one significant contamination issue with a plume of subsurface groundwater contamination that contains chromium and cyanide; the plume resulted from past spills at the Industrial Wastewater Treatment Plant. There are areas of less significant contamination, some of which would limit where future development can occur. With the transfer of the property, the US Department of Defense remains solely responsible for the remediation of the contamination that occurred prior to the property being transferred.

It was difficult not to be excited as you heard the possibilities. When the Bio-Digester program is up and running, dairy waste will be turned into natural gas, which can fuel the business park. Also being created are CO2, which can be used by the plastic's recycling firm, and sulphur, which is widely used in our farming economy. That's a win-win for everybody.

There may also be interest in

creating a team track facility on the southern portion of the RBAAP. A "team track" is a spur track area intended for the use of facility tenants or others. The team track serves rail carriers by providing a space for temporary storage, loading and unloading of railcars. It is anticipated that a team track could accommodate up to 3,000 rail cars annually, and could potentially serve existing buildings as well as new development.

One of the major concerns expressed during community input meetings over the last year has been for an open buffer zone around the perimeter of RBAAP. The proposed buffer will consist of a linear strip and will help screen industrial uses from the nearby residential uses; it will be far more aesthetically pleasing than the current appearance. It is proposed that the area currently occupied by RV storage, be designated for new convenience retail development.

Bill O'Brien, Stanislaus County Supervisor, an ardent supporter of Riverbank's reuse project, was also on hand to hear more details regarding the "green friendly" industrial park concept.

"The Riverbank Army Ammunition Plant's reuse holds great promise to further distinguish this community with an entirely new kind of commercial and industrial park that will offer thousands of new jobs for and lead the way to a new niche employment cluster at completion. For this reason, the county recently approved a loan of \$750,000 that will help fuel job creation there," O'Brien said after the presentation.

The LRA has been working with each of the tenants to determine their future growth and ensure they are willing and able to continue in Riverbank during the transition.

"We are very optimistic about the Reuse Plan and encouraged by the interest and support for our success that the City of the Riverbank has exhibited," said Gary Delarentiis, Chief Technology Officer for ECO2 Plastics, Inc., a PET plastic recycler currently at the installation. "We anticipate adding a minimum of 100 new jobs in the next 12 months."

We have only provided you with a very small part of the 100-page draft reuse plan along with our thoughts after attending the meeting. If you are interested in getting more information or to provide comments about the Riverbank Army Ammunition Plant Reuse Plan, feel free to call Debbie Olson at 863-7157 or visit www.riverbankbiz.org. Copies of the entire reuse document are also available for viewing at the Riverbank City Hall, 6707 Third Ave., in downtown Riverbank or online.

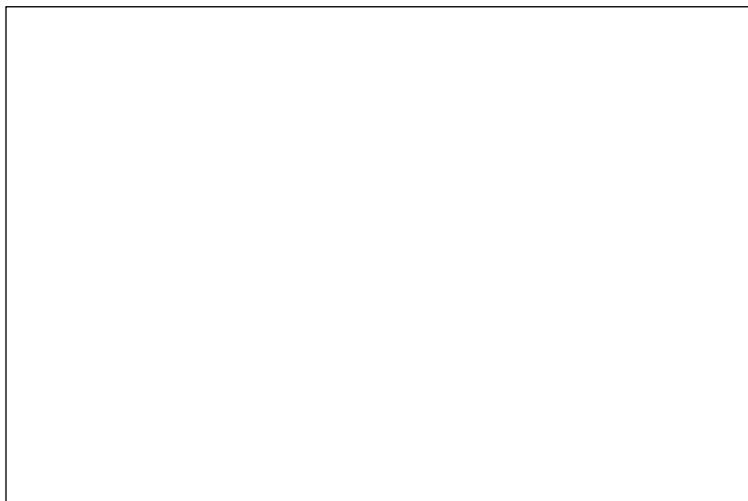
Computer Solutions At Your Service

In early 2005, Michael Christie saw a need for reliable, affordable computer services in Stanislaus County so he created Computer Solutions to fill this need.

Computer Solutions designs computer networks and solves computer-related problems. Instead of dragging your computer to a repair shop and losing the use of your computer for days, or maybe even weeks, Christie comes to you at your convenience. He is a Microsoft Certified Systems engineer and has more than eight years of computer experience.

Computer Solutions is committed to providing a highly responsive, customer-focused service at an affordable price.

Computer Solutions provides many services including data recovery, backup, and storage, virus and spyware removal,



Ready to come help solve your computer-related problems is Michael Christie of Computer Solutions. He is a Microsoft Certified Systems engineer and has more than eight years of computer experience.

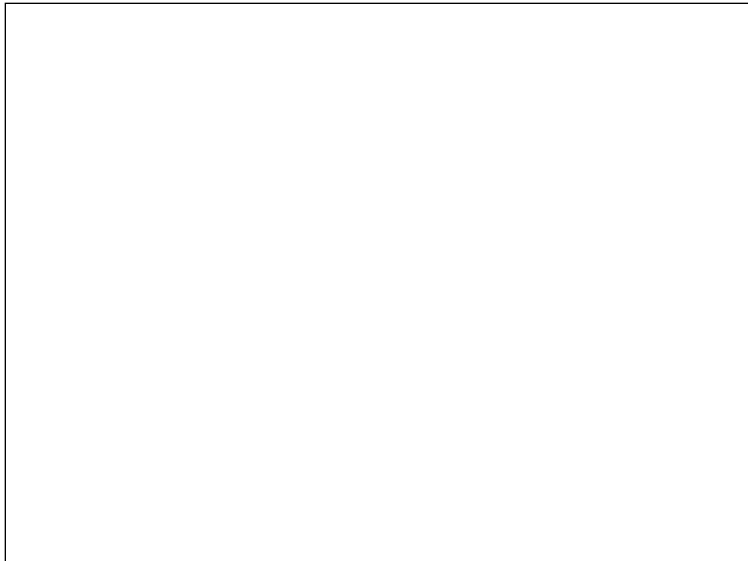
network and hardware troubleshooting, updating operating systems and applications, software support, service level contracts, and remote off-site support.

Christie lives in Riverbank with his wife and two children. He can be reached at 613-6382 or the website at www.riverbankcomputers.com.

Cold Stone Creamery Offers Sweet Treats

Cold Stone Creamery offers "The Ultimate Ice Cream Experience" at the Crossroads Center. There is a full selection of ice cream creations including Banana Caramel Crunch, Birthday Cake Remix, Chocolate Devotion, and many more. Shakes, banana splits and sundaes in many flavors and combinations are made with their smooth and creamy ice cream, made fresh daily in the store by trained Creamery ice cream makers. They are offering a new line of NrGize Smoothies made from fresh fruits and juices starting at just 160 calories — try a Berry Lemony, Man-Go Bananas, a Citrus Sensation or several others. For special occasions, Cold Stone offers a full line of signature ice cream cakes such as Midnight Delight, Strawberry Passion, and Mint Chocolate Chip.

The Riverbank Creamery is operated by Michael Goldman and Leonard Hansen, franchisees for several Cold Stone Creameries in the Central Valley and Sacramento. The Creamery in Riverbank



Located in the Crossroads Center, Riverbank's Cold Stone Creamery has been recognized as a Golden Spade Award Winner by the national Cold Stone Creamery organization, one of the few with that award out of 1400 Creameries nationwide.

has been recognized as a Golden Spade Award Winner by the national Cold Stone Creamery organization, one of the few with that award out of 1400 Creameries nationwide. Goldman and Hansen and their organization have been recognized for the past two years as Best Multi-Store Operators of the Year. Gold-

man serves as the elected National Advisory Board member to the Cold Stone National Organization, representing Northern California, Oregon, Washington and Alaska franchisees. Hansen is a director of the Riverbank Chamber of Commerce and past president of the Tracy Rotary Club.

NEWS & NOTES

Riverbank Cheese & Wine Expo

Yes, it is that time of year again. There is one thing in life that is certain and that's change. This year's event will see lots of those and the organizers trust you will find the event far more enjoyable. Gone are the 45 minute wine taste sessions. You now will have the entire day to leisurely enjoy the wines of California; tasting what you want, spending within your budget. Stroll through Cellar's Square and enjoy the family atmosphere; eat one of those favorites, Lockeford Sausages. Be entertained by the Sky Dogs in Sky Dog Arena and of course there are lots and lots of craft vendors. Experience numerous cooking demonstrations in the Community Center and don't forget those wonderful California cheeses that you can sample in the Community Center Cheese Pavilion. Need entertainment, there's a lot! Visit the County Bank Community Stage where local

groups will be performing in a family-friendly atmosphere allowing you to enjoy the many food vendors throughout the event or enjoy light rock sounds on the HAWK stage.

Riverbank Rotary is joined by numerous other non-profit groups to make up the 100-plus volunteers that it takes to put this event together. Each of those groups will be volunteering their time and will be given a percentage of the profit from the event.

"This is one of the ways Rotary puts pack into our community," said club president Ken Geisick. "This takes a year-long effort, not just the weekend, to make this event a success and I can't thank the Cheese and Wine committee enough for their efforts. Remember all the profits go to non-profit groups that are then able to benefit their communities."

Sister City Visit

Riverbank is also hosting the visitors from our Sister

City during the Cheese & Wine Expo. There will be a reception held at Galaxy Theatres on Friday, October 10th. This is a free event to give you the opportunity to meet our friends from Tamazula, Mexico. You will also be treated to a showing of the 2007 movie, "Under the Same Moon." This is a powerful movie that tells the parallel stories of nine-year-old Carlitos and his mother, Rosario. In the hopes of providing a better life for her son, Rosario works illegally in the US while her mother cares for Carlitos back in Mexico. Unexpected circumstances drive both Rosario and Carlitos to embark on their own journeys in a desperate attempt to reunite. This is not only a heartwarming family story; it also offers subtle commentary on the much-debated issue of illegal immigration. The movie is in Spanish with English subtitles and is rated PG-13 (Parents strongly cautioned). The New York Times review of the movie at its 2007 release gave it 4 out of a possible 5 star rating.

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UPCOMING EVENTS

Oct. 10
Sister City Reception: Galaxy Theatres – Riverbank • 4 p.m.

Oct. 24 – 26
Halloween Haunted Hayride: Jacob Myers Park, Riverbank
6:30 – 9 p.m. on Friday and Saturday
6:30 – 8:30 p.m. on Sunday

Dec. 31 and Jan 1
New Year's Eve Pajama Rama • 9 p.m. to 8 a.m.

Nov. 7
8 a.m. to noon: SEAPA – Koffee Klatch and flu shot clinic • Riverbank Community Center

Nov. 25
3:30 p.m.: Annual Turkey Trot • Castleberg Park, Riverbank

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