

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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June 19, 2026

Joshua E. Mann
Community Development Director
City of Riverbank
6707 3rd Street
Riverbank, CA 95367

Dear Joshua E. Mann:

**RE: City of Riverbank – Non-Compliant Accessory Dwelling Unit (ADU) Ordinance
– Notice of Potential Violation**

On February 27, 2026, the California Department of Housing and Community Development (HCD) issued a Letter of Technical Assistance to the City of Riverbank (City) regarding the City's outdated ADU ordinance. We received a response from Joshua Mann stating that the address and addressee information was incorrect. HCD corrected this information and issued a new letter on March 3, 2026. The City had 30 days to respond to that letter. Therefore, the City's response was due April 2, 2026. This letter serves to notify the City of its failure to respond to that letter within the 30-day timeframe.

In addition, this letter serves to notify the City that its failure to repeal or amend its outdated ADU ordinance may be a violation of State ADU Law.

Noncompliance

Since the issuance of the Letter of Technical Assistance, which was issued both via email and regular mail, HCD has made several attempts to follow up regarding a response by sending reminder emails seven days before the due date, the day the response was due, on April 2, 2026, and additional follow up messages via email on April 8, 2026, April 23, 2026, May 1, 2026, and June 3, 2026. The City has not responded to any of HCD's communications.

Given how outdated the City's current ordinance on file is, and the number of bills amending the State ADU Law that have been signed into law since the City adopted its ordinance, the County's ordinance is likely noncompliant with State ADU Law.

Additionally, HCD has received requests for technical assistance from applicants within the City whose applications seem to be affected by the outdated ordinance and its lack of compliance with current State ADU Law.

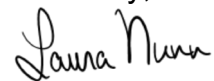
Conclusion

As a reminder, HCD has enforcement authority over Government Code sections 66313 - 66342.¹ Accordingly, HCD may review local government actions and inactions to determine consistency with State ADU Law. If the City does not either (1) respond with a description of how the ADU ordinance continues to comply with State ADU Law despite the changes to the law, or (2) provide a plan and timeline to either repeal the current ordinance or adopt an amended, compliant ordinance and submit it to HCD for review, HCD may notify the Attorney General that the City is in violation of State ADU Law.²

HCD requests a written response to this Notice of Potential Violation within 30 days. Please include a plan of action and timeline no later than July 16, 2026, to bring the City's ordinance into compliance with State ADU Law.

If you have questions or need additional information, please contact Jamie Candelaria, ADU Section Chief, at Jamie.candelaria@hcd.ca.gov.

Sincerely,



Laura Nunn

Housing Accountability Unit Chief

cc: City of Riverbank City Council

¹ Gov. Code, § 65585, subd. (j)(15).

² Gov. Code, § 65585, subd. (j).