

ORDINANCE NO. 789

AN ORDINANCE OF THE CITY OF RIPON REZONING
CERTAIN REAL PROPERTY IN THE CITY OF RIPON

WHEREAS, certain real property known as Assessor's Parcel Numbers; 245-340-35, 245-340-36, 245-340-38, 245-330-01, 245-330-02, and 245-330-13, owned by the City of Ripon, Central Valley Executive Builders, Inc. and Cornerstone Phase II, Inc., has been annexed to the City of Ripon; and

WHEREAS, the City Council has previously adopted the Ripon General Plan 2040, which designates the property for High Low Density Residential (HLD) and Medium Density Residential (MD); and

WHEREAS, the City Council has amended the Ripon General Plan 2040 Land Use Map to re-designate the property from High Low Density Residential (HLD) and Medium Density Residential (MD) to Park (P), Municipal Service - Fire Station (FS-MS) and High Low Density Residential (HLD); and

WHEREAS, the City Council, after conducting appropriate environmental analysis pursuant to CEQA, and after conducting duly noticed meetings and hearings desires to rezone the property for uses which are consistent with the adopted General Plan Land Use Map designations for the property.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Ripon as follows:

Section 1: The City of Ripon hereby amends the Zoning Map of the City of Ripon as follows:

APN	CURRENT ZONE	PROPOSED ZONE
245-340-35	Single Family Residential Urban (R1U)	Public-Semipublic (PS)
245-340-36	Limited Multiple Family Residential (R3/PD)	Single Family Residential Urban (R1U)
245-340-38	Limited Multiple Family Residential (R3/PD)	Single Family Residential Urban (R1U)
245-330-01	Single Family Residential Custom (R1C)	Public-Semipublic (PS)
245-330-02	Single Family Residential Custom (R1C)	Public-Semipublic (PS)
245-330-13	Single Family Residential Urban (R1U)	Public-Semipublic (PS)

Section 2: All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

Section 3: This ordinance shall become effective thirty days after its final passage and shall be published at least once within fifteen days prior to its effective date in the Ripon Record, the official newspaper of the City of Ripon.

The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council of the City of Ripon held on the 6th day of December, 2011, and by majority vote of the council members present, further reading was waived.

On a motion by Councilperson Krebbs, seconded by Councilperson Uecker, the foregoing ordinance was duly passed and adopted by the City Council of the City of Ripon at a regular meeting thereof held on this 20th day of December, 2011, by the following vote, TO WIT:

AYES: Krebbs, Uecker, Gay, Winn, Nutt

NOES: None

ABSENT: None

ABSTAINING: None

THE CITY OF RIPON,
A Municipal Corporation

By: Elden R. Nutt
Elden R. Nutt, Mayor

ATTEST:

Lynette Van Laar
LYNETTE VAN LAAR, City Clerk