

RESOLUTION NO. 15-44
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON
ADOPTING THE NORTH POINTE SPECIFIC PLAN

WHEREAS, the City of Ripon Planning Commission reviewed and considered the Draft North Pointe Specific Plan (Draft Specific Plan) and unanimously recommended approval thereof, including all necessary General Plan Land Use Map and Zoning Map amendments; and

WHEREAS, a Final Environmental Impact Report (FEIR), Mitigation Monitoring/Reporting Plan (MMRP) and Findings have been prepared for the North Pointe Specific Plan, in accordance with the California Environmental Quality Act (CEQA) and the City of Ripon CEQA Guidelines; and

WHEREAS, the City Council has reviewed and considered the FEIR,, including the public comments and responses to comments contained therein, the MMRP and Findings, including the Statement of Overriding Considerations, and has determined that the FEIR is adequate as required under the California Environmental Quality Act; and

WHEREAS, the FEIR represents the City Council's independent judgment and analysis; and

WHEREAS, the City Council held a duly noticed public hearing on June 30, 2015 in connection with the proposed certification of the FEIR and approval of the North Pointe Specific Plan; and

WHEREAS, the City Council finds that the Draft North Pointe Specific Plan is consistent with the City of Ripon General Plan; and

WHEREAS, the City Council finds that adoption of the Draft North Pointe Specific Plan is in the public interest and is necessary for the public health, safety, and welfare of the City of Ripon; and

WHEREAS, the City Council has considered the General Plan Land Use Map amendment and public comments thereon and has determined that said amendment is necessary and appropriate; and

WHEREAS, the City Council has considered the City of Ripon Zoning Map proposed amendment and public comments thereon and has determined that said proposed Zoning Map amendment is necessary and appropriate; and

WHEREAS, the City Council acknowledges that successful implementation of the North Pointe Specific Plan will require the adoption and consistent imposition of a "North Pointe Sub-Regional Impact Fee" as described in Section 6.4 of the Specific Plan.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That the City Council of the City of Ripon does hereby certify the Final EIR for the North Pointe Specific Plan.
2. That the City Council of the City of Ripon hereby adopts the Findings and Statement of Overriding Considerations and the Mitigation Monitoring Program pursuant to CEQA.
3. That the City Council of the City of Ripon hereby adopts the North Pointe Specific Plan.
4. That the City Council of the City of Ripon does hereby approve the General Plan Land Use Map amendment and the City of Ripon Zoning Map amendment as described herein.
5. That In order to ensure that public improvements take place in an orderly and timely manner, the City Council shall take all actions necessary to adopt the North Pointe Sub-Regional Impact Fee (the "Sub-Regional Fee") and shall require all development projects to be subject to the Sub-Regional Fee. No development application shall be deemed or determined complete until after the effective date of the Sub-Regional Fee."

PASSED AND ADOPTED at a special meeting of the City Council of the City of Ripon this 30th day of June, 2015, by the following vote:

AYES:	Uecker, Winchell, Parks, Zuber
NOES:	None
ABSENT:	Restuccia
ABSTAINING:	None

THE CITY OF RIPON,
A Municipal Corporation

By: 
LEO ZUBER, Mayor

ATTEST:


LISA ROOS, City Clerk