ORDINANCE NUMBER 780

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRASS VALLEY APPROVING A ZONING MAP AMENDMENT PREZONING 67.36 ACRES OF LAND WITHIN THE CITY SPHERE OF INFLUENCE TO ESTABLISH THE SOUTHEAST INDUSTRIAL DISTRICT COMBINING ZONE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GRASS VALLEY AS FOLLOWS:

SECTION 1.   That Grass Valley Zoning Map is hereby amended as shown in Exhibit "A" for Assessor's Parcel Numbers 22-140-08, 10, 11, 12, 21, 22, 25, and 35.

SECTION 2.   In compliance with Chapter 17.94 of the City Development Code, the City Council adopts the following findings in support of this amendment to the Zoning Map:

1.   The proposed amendment is consistent with the General Plan. *Rationale: The proposed prezoning represents the appropriate zoning designations to be consistent with, and implement the General Plan land use designations proposed for the project area. Furthermore, the proposed prezoning reinforces the Pre-annexation agreements with Hansen Brothers Enterprises and Vulcan Materials.*

2.   The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. *Rationale: The proposed prezoning is the appropriate zoning to implement the City's General Plan. As demonstrated in the public record for the original and current projects, the proposal will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. As noted in the related City Council resolution 2014-03 for the original project, the City adopted statement of overriding considerations for air quality, greenhouse gases, noise, and traffic impacts finding there are specific economic, social, and other benefits that outweigh the environmental impacts.*

3.   The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development would not endanger, jeopardize, or otherwise

constitute a hazard to the property or improvements in the vicinity in which the property is located. *Rationale: The project area is located within the Sphere of Influence, is planned to have access to full public services, and is designed to comply with all applicable public service standards. The prezoning is proposed to protect existing industry, avoid sensitive resources and constraints on the property, and will not create a hazard to the property or adjacent properties.*

SECTION 3.   The City Council amends the Zoning Map as shown in Exhibit "A" for Assessor's Parcel Numbers 22-140-08, 10, 11, 12, 21, 22, 25, and 35 through the approval of this ordinance.

SECTION 4.   This ordinance shall take effect thirty (30) days from and after the date of its adoption and a summary of said ordinance shall be published once within fifteen (15) days upon its passage and adoption in The Union, a newspaper of general circulation printed and published in the Grass Valley Area.

INTRODUCED and first read on the 27th day of September 2016

PASSED AND ADOPTED this _____ day of October 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:
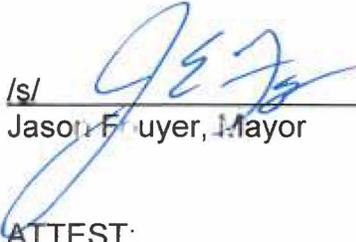
/s/ _____
Jason F. uyer, Mayor

ATTEST:

/s/ _____
Kristi K. Bashor, City Clerk

PUBLISH DATE: _____

APPROVED AS TO FORM:

/s/ _____
Michael Colantuono, City Attorney

City of Grass Valley - Zoning Map Amendment

FREEMAN LN
PICADILLY LN
TAYLORVILLE RD
STATE HIGHWAY 49 RAMP
STATE HIGHWAY 49
CBP
R-2
R-1
R-2
M-1
GRANGE CT
C-2
R-2
OSBORNE HILL RD
OS
RE
VIRGIL CT
CRESTVIEW DR
CREEKSIDE WY
OS
M-1
MOTE LN
KING WY
KING LN
M-2
SMITH RD
ELDER DR
ALLISON RANCH RD
STATE HIGHWAY 49
P
RE
R-2
OS
JASPER LN
49
IDAHOMARYLAND RD

0   500   1,000 Feet

N

Legend
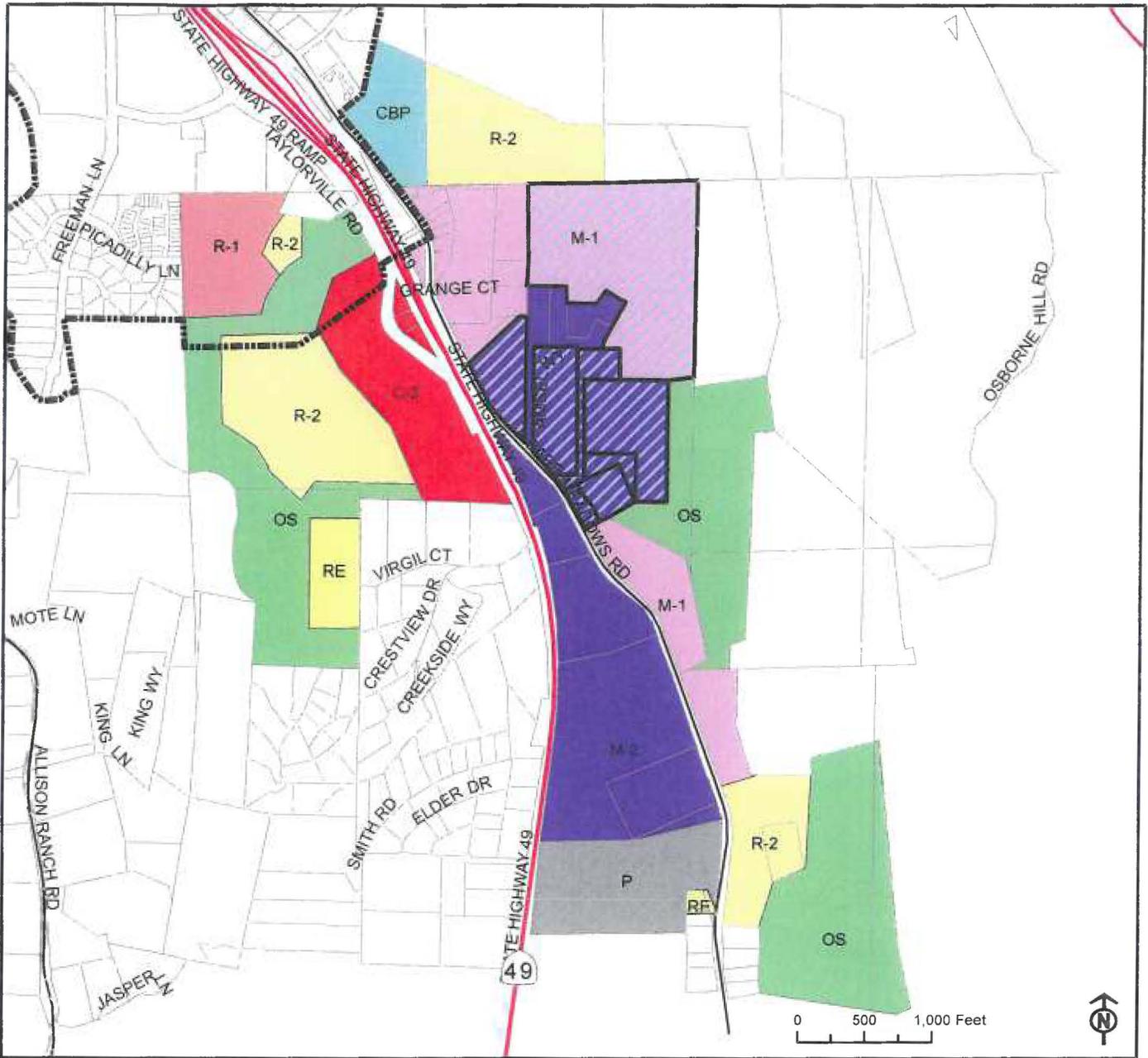
▨	Southeast Industrial District Combining Zone
▦	Grass Valley City Limit
▨ (yellow)	RE (Residential - Low Density)
▨ (red)	R-1 (Residential - Low Density)
▨ (yellow)	R-2 (Residential - Med. Density)
▨ (red)	C-2 (Central Business)
▨ (pink)	M-1 (Light Industrial)
▨ (purple)	M-2 (General Industrial)
▨ (grey)	P (Public)
▨ (blue)	CBP (Commercial Business Park)
▨ (green)	OS (Open Space)

City of Grass Valley
Zoning Map Amendment
October 19, 2016

Prezoning 67.36 Acres with the Southeast
Industrial District Combining Zone

EXHIBIT A

Project Location