

RESOLUTION NO. 17-68

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
RIPON APPROVING A GENERAL PLAN TEXT TO  
FACILITATE GROWTH ACCOMMODATION POLICIES AS  
SET FORTH BY THE CITY COUNCIL

WHEREAS, the City of Ripon previous hereto has adopted a General Plan for The City of Ripon on September 19, 2006; and

WHEREAS, The City Council of the City of Ripon has directed staff to amend the Land Use and Growth Accommodation Chapter (Chapter 2) of the City of Ripon General Plan 2040 to facilitate growth accommodation policies as set forth by the City Council; and

WHEREAS, previous hereto the Planning Commission of The City of Ripon, after proceedings as required by law, has recommended to the City Council of The City of Ripon certain further proposed amendments and revisions to the General Plan's Land Use and Growth Accommodations Chapter (Chapter 2); and

WHEREAS, the proposed text amendments, attached to this Resolution as exhibit 1, would incorporate the City Council's desired growth accommodation policies into the General Plan Land Use and Growth Accommodation Chapter (Chapter 2); and

WHEREAS, pursuant to California State Law and the RMC, a public hearing notice was published for a minimum of 10 days prior to the first public hearing in the Ripon Bulletin; and

WHEREAS, on September 18, 2017, the Planning Commission held a public hearing, at which time any interested persons had an opportunity to testify either in support or opposition to the proposal; and

WHEREAS, the Planning Commission reviewed and considered the information contained in the General Plan Text Amendment application for the proposal; and

WHEREAS, the Planning Commission unanimously voted to recommend approval of the proposed General Plan Text Amendments; and

WHEREAS, on October 10, 2017, the City Council held a public hearing at which time interested persons had an opportunity to testify either in support or opposition to the proposed General Plan Text Amendments; and

WHEREAS, the City Council has reviewed and considered the information contained in the proposed General Plan Text Amendment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Ripon pursuant to the provisions of Section 65350 et seq. of the Government Code of the State of California, after all necessary proceedings as required by law, that the following amendments to the General Plan text of The City of Ripon are hereby adopted, which said amendments shall be in full force and effect from and after the effective date of the passage of this Resolution and shall become a part of the General Plan of The City of Ripon. The text amendments to the General Plan pertaining thereto are as set forth in Exhibit "1" attached hereto and made a part hereof in its entirety.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ripon this 10th day of October, 2017, by the following vote:

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Leo Zuber, Council Member  
**SECONDER:** Michael Restuccia, Vice Mayor  
**AYES:** de Graaf, Parks, Zuber, Restuccia, Uecker

**THE CITY OF RIPON,**  
A Municipal Corporation

By   
DEAN UECKER, Mayor

ATTEST:

By:   
LISA ROOS, City Clerk

## *Exhibit 1*

Following are the proposed language amendments to the City of Ripon's 2040 General Plan Land Use and Growth Accommodations chapter to facilitate the City Council's desired growth policies:

Section 2.4 of the current City of Ripon's General Plan reads as follows:

### 2.4 Growth Accommodation

The City's residential growth accommodation program sets the average annual residential growth rate at 3% to 6% during the planning period set forth in General Plan 2040. In past years, percentage rates for any single year could go higher or lower although the City policy would be to maintain growth at 3% to 6% through the planning period. In 1999, the City Council set an interim maximum rate at 3% with the option to raise it to 4% if an individual project contained features for the good of the community.

The proposed new language for Section 2.4 would read as follows, with the changes indicated in red:

### 2.4 Growth Accommodation **and Residential Building Cap**

The City's residential growth accommodation program sets the average annual residential growth rate at 3% to 6% during the planning period set forth in General Plan 2040. In past years, percentage rates for any single year could go higher or lower although the City policy would be to maintain growth at 3% to 6% through the planning period. In 1999, the City Council set an interim maximum rate at 3% with the option to raise it to 4% if an individual project contained features for the good of the community. **However, this policy has since expired.**

**Between 2008 and 2016, residential growth slowed dramatically due to the Great Recession. During this time frame, the annual growth rate was 0.85%. In 2017, the City Council adopted the following amendment to the General Plan 2040: "The annual residential growth rate shall not exceed 3% of the total residential dwelling units within the City limits per year. Permits will be allocated at a rate not to exceed 2.5% per year through Annexation Agreements, Development Agreements or Conditions of Approval for all projects. The extra 0.5% will be used as a buffer in order to avoid years where building permits are carried over potentially forcing the growth rate to exceed 3% in any given year. Should any development fail to procure their allocated permits in any given year, the Developer may apply for "buffer permits" (0.5%) the following year subject to availability and approval by the City Council. At no time shall the total permits issued exceed 3% in any given year. At its sole discretion, the City Council may choose to exempt a multiple family residential project from the permit allocation cap."**

Policy A8 of the current City of Ripon General Plan reads as follows:

The City will annex enough residentially designated land to provide for a projected residential growth rate in the 3% - 6% range for the urban planning period. At its discretion the City Council will annually review development activities and determine the rate of growth to be followed during a specified period.

The proposed new language for Policy A8 would read as follows, again with the changes indicated in red:

The City will consider annexations to provide enough residentially designated land for a projected residential growth rate of 3% per year for the urban planning period.