

ORDINANCE NO. 759

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; 261-020-05, 261-020-06, 261-020-07, 261-020-10, 261-020-11, 261-020-20, 261-020-21, 261-020-22, 261-020-34, 261-020-35, 261-020-36, 261-040-02, 261-060-07, 261-060-08, 261-060-13, 261-060-14, 261-060-17, 261-060-18, 261-060-19, 261-060-20, 261-060-26, 261-080-01, 261-080-11, 261-110-01, 261-110-02, 261-110-03, 261-110-27, 261-110-28, 261-120-23, 261-140-08, 261-140-10, 261-140-11, 261-140-12, 261-140-13, 261-300-21, 261-300-22, 261-300-23 owned by Ted Madzy, Agdoc Land Inc., Ripon Farm Service, Robert and Maria Valk, Ripon Farm Service, Goodwin Business Park, Allmendinger Ruben, Ripon Self Storage, Muggs LP, Steve Windham, Francis Mohan X III, REM Kenly LLC, Richie Hardesty, HSBC Bank USA TR, Francisco Carreno, Aziz Ahmed, Nagab Elsumir, Jesse Anaya, Josefina Trujillo, Cipriano Villarreal, Stephen and Helen Landreth, Aziz Ahmed, Mangelos Bros, Ralph Riemersma, Helen Caristi, Oscar Aceves, Florcenio Valencia, Greg and Stephanie Pratt, Amrik and Balwinder Mehroke, Myra Morenzone, Raymond Borame, D&B Builders, D&B Contractors, Oscar and Rosie Henao, and Sharon Goen has been annexed to the City of Ripon; and

WHEREAS, the City Council has previously adopted the Ripon General Plan 2035, which designates the property for residential land uses; and

WHEREAS, the City Council has amended the Ripon General Plan 2035 Land Use Map to re-designate a portion of the property from Heavy Industrial (M2), Light Industrial (M1) and Community Commercial (C2) to Mixed Use (MU) 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 to Zoning Map of The City of Ripon as follows:

APN	CURRENT ZONE	PROPOSED ZONE
261-020-05	Heavy Industrial (M2)	Mixed Use (MU)
261-020-06	Heavy Industrial (M2)	Mixed Use (MU)
261-020-07	Heavy Industrial (M2)	Mixed Use (MU)
261-020-10	Heavy Industrial (M2)	Mixed Use (MU)

<b>APN</b>	<b>CURRENT ZONE</b>	<b>PROPOSED ZONE</b>
261-020-11	Heavy Industrial (M2)	Mixed Use (MU)
261-020-20	Heavy Industrial (M2)	Mixed Use (MU)
261-020-21	Heavy Industrial (M2)	Mixed Use (MU)
261-020-22	Heavy Industrial (M2)	Mixed Use (MU)
261-020-34	Heavy Industrial (M2)	Mixed Use (MU)
261-020-35	Heavy Industrial (M2)	Mixed Use (MU)
261-020-36	Heavy Industrial (M2)	Mixed Use (MU)
261-040-02	Light Industrial (M1)	Mixed Use (MU)
261-060-07	Community Commercial (C2)	Mixed Use (MU)
261-060-08	Community Commercial (C2)	Mixed Use (MU)
261-060-13	Community Commercial (C2)	Mixed Use (MU)
261-060-14	Community Commercial (C2)	Mixed Use (MU)
261-060-17	Community Commercial (C2)	Mixed Use (MU)
261-060-18	Community Commercial (C2)	Mixed Use (MU)
261-060-19	Community Commercial (C2)	Mixed Use (MU)
261-060-20	Community Commercial (C2)	Mixed Use (MU)
261-060-26	Community Commercial (C2)	Mixed Use (MU)
261-080-01	Light Industrial (M1)	Mixed Use (MU)
261-080-11	Light Industrial (M1)	Mixed Use (MU)
261-110-01	Community Commercial (C2)	Mixed Use (MU)
261-110-02	Community Commercial (C2)	Mixed Use (MU)
261-110-03	Community Commercial (C2)	Mixed Use (MU)
261-110-27	Community Commercial (C2)	Mixed Use (MU)
261-110-28	Community Commercial (C2)	Mixed Use (MU)
261-120-23	Highway Service (C4)	Mixed Use (MU)
261-140-08	Highway Service (C4)	Mixed Use (MU)
261-140-10	Highway Service (C4)	Mixed Use (MU)
261-140-11	Community Commercial (C2)	Mixed Use (MU)
261-140-12	Community Commercial (C2)	Mixed Use (MU)
261-140-13	Community Commercial (C2)	Mixed Use (MU)
261-300-21	Highway Service (C4)	Mixed Use (MU)
261-300-22	Highway Service (C4)	Mixed Use (MU)
261-300-23	Highway Service (C4)	Mixed Use (MU)

As more particularly set forth on the maps attached hereto as Exhibit “A”.

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

Section 3: This Ordinance shall become effective thirty days from and after the date of its final passage and adoption 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.

PASSED AND ADOPTED at a regular meeting of the City Council of The City of Ripon  
this 6<sup>th</sup> day of November 2007, by the following vote:

AYES: Uecker, Nutt, Winn, Pernice

NOES: None

ABSENT: Restuccia

ABSTAINING: None

THE CITY OF RIPON  
A Municipal Corporation

By: \_\_\_\_\_  
Curt Pernice, Mayor

ATTEST:

By: \_\_\_\_\_  
Lynette Van Laar, City Clerk