

**IN THE CITY COUNCIL
OF THE CITY OF OAKDALE
STATE OF CALIFORNIA**

**AN ORDINANCE OF THE CITY OF OAKDALE
ADOPTING A PREZONE OF SIERRA POINTE SPECIFIC PLAN AREA**

WHEAREAS, the City of Oakdale (the "City") has drafted the Sierra Pointe Specific Plan ("SPSP") to establish a comprehensive land use and regulatory structure to guide the development of approximately 297 acres on the southeastern edge of the City in the area identified in the City's 2015 General Plan as Planning Area 9; and

WHEREAS, the City's planning commission ("Planning Commission") held a noticed public hearing on January 15, 2014 at 6:00 p.m. at 277 North Second Street, Oakdale, California and considered all testimony and comments presented regarding the SPSP, whether orally or in writing and adopted Resolution 2014-06 to recommend the city council ("City Council") approve the SPSP; and

WHEREAS, the City Council held a noticed public hearing on March 3, 2014 at 7:00 p.m. at 277 North Second Street, Oakdale, California and considered all testimony and comments presented regarding the SPSP, whether orally or in writing and adopted Resolution 2013-28 to approve and adopt the SPSP; and

WHEREAS, implementation of the SPSP will require annexation of land that is currently under the jurisdiction of the County of Stanislaus; and

WHEREAS, according to Government Code Section 56375(a)(7), the City must prezone territory before annexation is approved by the Local Agency Formation Committee; and

WHEREAS, the location of the SPSP is approximately 1.5 miles east of the Downtown along Highway 120/East F Street with parcels generally bounded by Highway 120/East F Street to the north, South Stearns Road to the east, Orsi Road to the west, and Sierra Avenue to the south ("SPSP Area") as shown in more detail in the SPSP Area Map attached hereto as **Exhibit A** and incorporated herein by this reference; and

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2 WHEREAS, currently the SPSP Area is primarily located in the unincorporated area of
3 the County of Stanislaus and is currently zoned Agriculture A-2-40; and

4 WHEREAS, Government Code section 65859 allows the City to prezone unincorporated
5 territory to determine the zoning that will apply upon annexation of that property into the City;
6 and

7 WHEREAS, the City intends to zone the SPSP Area Residential Neighborhood
8 District/Specific Plan (RN/SP), Mixed Use Corridor District/Specific Plan (MU/SP), and Parks &
9 Open Space District/Specific Plan (POS/SP), as shown in the land use map, attached hereto as
10 **Exhibit B** and incorporated by reference herein; and

11 WHEREAS, the SPSP Area is currently sparsely developed, with the most densely
12 developed portion of the SPSP having approximately forty-five (45) very low density dwellings
13 known as the Twildo Avenue neighborhood; and

14 WHEREAS, the properties affected by this resolution consist of Assessor Parcel
15 Numbers:
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064-017-010-000	064-018-034-000
064-017-002-000	064-018-035-000
064-017-003-000	064-018-036-000
064-017-004-000	064-018-037-000
064-018-001-000	064-018-038-000
064-018-002-000	064-018-039-000
064-018-003-000	064-018-040-000
064-018-004-000	064-018-041-000
064-018-008-000	064-018-043-000
064-018-007-000	064-018-042-000
064-018-008-000	064-020-001-000
064-018-044-000	064-020-002-000
064-018-018-000	064-020-003-000
064-018-049-000	064-020-007-000
064-018-017-000	064-020-008-000
064-018-050-000	064-020-005-000
064-018-045-000	064-020-006-000
064-018-010-000	064-020-009-000
064-018-011-000	064-021-015-000
064-018-012-000	064-021-014-000
064-018-013-000	064-021-013-000
064-018-014-000	064-021-012-000
064-018-015-000	064-021-011-000
064-018-020-000	064-021-008-000
064-018-021-000	064-021-010-000
064-018-022-000	064-021-027-000
064-018-023-000	064-021-007-000
064-018-024-000	064-021-006-000
064-018-025-000	064-021-005-000
064-018-026-000	064-021-025-000
064-018-027-000	064-021-026-000
064-018-028-000	064-021-028-000
064-018-029-000	064-021-029-000
064-019-010-000	064-021-022-000
064-018-030-000	064-021-017-000
064-018-047-000	064-021-024-000
064-018-046-000	064-021-022-000
064-018-033-000	064-021-023-000
	010-022-012-000
	010-022-013-000

WHEREAS, the land referred to herein is situated in the State of California, County of Stanislaus; and

WHEREAS, based on review and consideration of the staff report and the SPSP documents, that the City Council finds, certifies, and determines as follows:

1. The proposed prezone is consistent with the SPSP and the Oakdale 2030 General Plan.
2. The proposed prezone benefits and does not harm the public health, safety, or welfare.
3. Pursuant to CEQA Guidelines Section 15025(c), the City Council has reviewed and considered the information in the Final Environmental Impact Report SCH #2011082051, which analyzes the SPSP, prior to making the recommendations contained herein.

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1 IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF OAKDALE AS
2 FOLLOWS:

- 3 1. The approximately 297 acres of SPP Area is hereby rezoned to be consistent with
4 the CCSP land use designations depicted in **Exhibit B**.
- 5 2. This ordinance shall take effect and be in full force thirty (30) days from and after its
6 passage and before the expiration of fifteen (15) days after its passage, it shall be
7 published once in the Oakdale Leader, a newspaper of general circulation, published
8 in the City of Oakdale, County of Stanislaus, State of California.

9 The foregoing ordinance was introduced during regular Council session held the 3rd day
10 of March, 2014, given a second reading on the 17th day of March, 2014, and upon motion by
11 Council Member Brennan seconded by Council Member Jackson moved for the adoption of said
12 ordinance by the following vote:

13 AYES:	COUNCIL MEMBERS: Brennan, Dunlop, Jackson, Petersen and Paul	(5)
14 NOES:	COUNCIL MEMBERS: None	(0)
15 ABSTAINED:	COUNCIL MEMBERS: None	(0)
16 ABSENT:	COUNCIL MEMBERS: None	(0)

17 SIGNED:


18 
19 Pat Paul, Mayor

20 ATTEST:

21 
22 Kathy Teixeira, CMC
23 City Clerk

24 I, KATHY TEIXEIRA, City Clerk of the City of Oakdale,
25 DO HEREBY CERTIFY that foregoing Ordinance 1223
was duly passed and adopted by the City Council of the
City of Oakdale at a regular meeting held on the 17th
day of March, 2014.

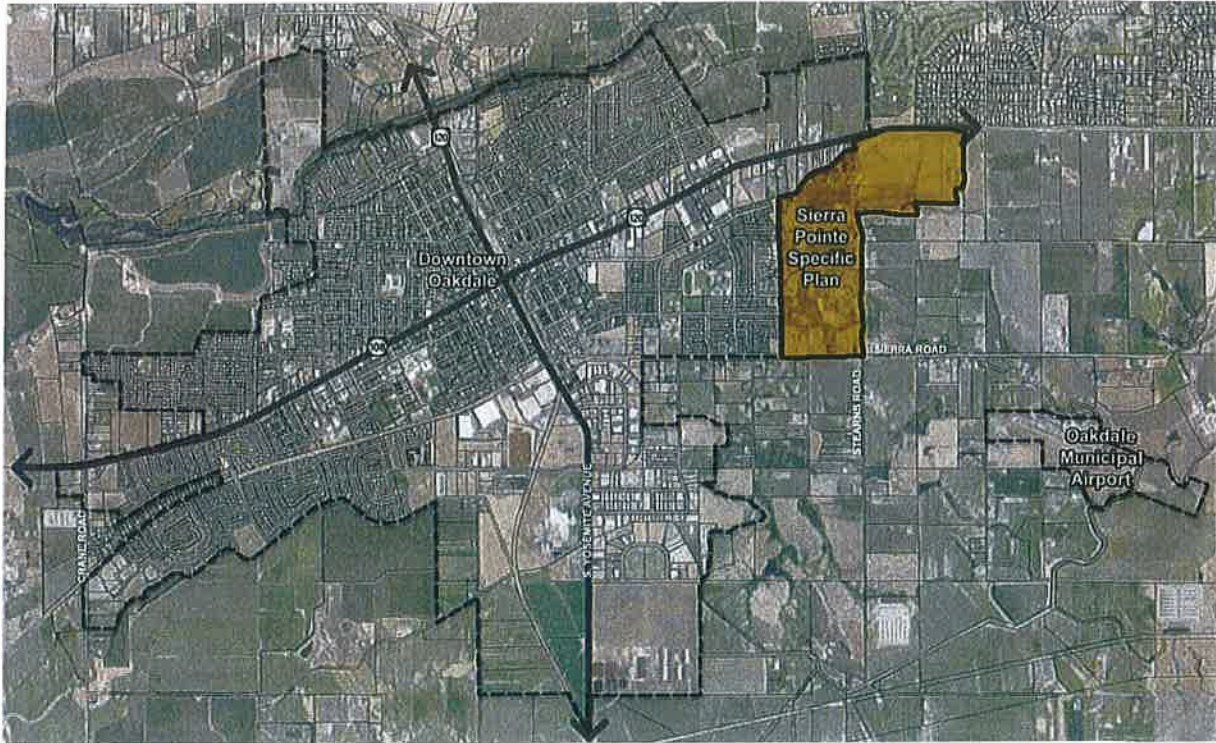
IN WITNESS WHEREOF, I have hereby set my hand
and affixed the seal of the City of Oakdale this 7th day
of April, 2015.


KATHY TEIXEIRA, CMC
CITY CLERK

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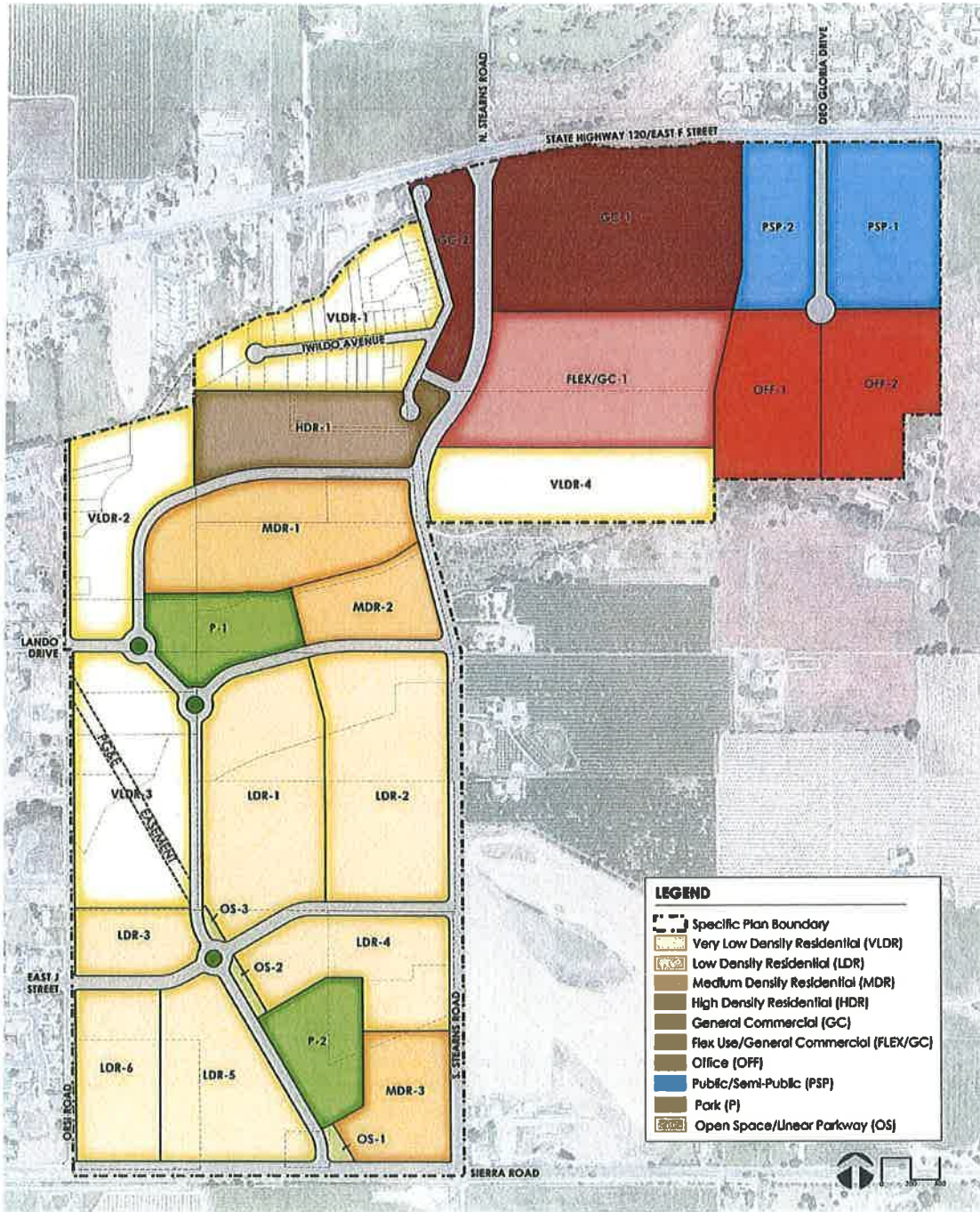
Exhibit A

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ORDINANCE NO. 1223

Exhibit B



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