

CITY OF YUBA CITY
STAFF REPORT

Date: August 18, 2009
To: Honorable Mayor & Members of the City Council
From: Community Development Department
Presentation By: Aaron Busch, Community Development Director

Summary

Subject: Yuba Community College Pre-Annexation Zoning. Applicant – Sarb Basrai.
Recommendation: Adopt an ordinance for approval of Rezone RZ 09-01 to assign pre-annexation Zoning of Public Facilities District (PF), as shown on Exhibit A, and waive the second reading.
Fiscal Impact: None. The costs for processing the applications are funded by the payment of the required entitlement fee, a flat rate fee that covers all staff costs.

Background:

At their August 4, 2009 meeting, the City Council approved General Plan Amendment GP 09-01 to change the Sphere of Influence and to assign a land use designation of "Public & Semi-Public" and Rezone on 20 acres located north of the City Limits and east of State Route 99 to accommodate Yuba Community College. Additionally, the Council also introduced an ordinance and waived the first reading for Rezone 09-01 which assigned the pre-annexation Zoning classification of "Public Facilities – PF" to the subject property for the future development of a 80,000 square foot community college facility. Staff recommends that the City Council waive the second reading and adopt the attached ordinance.

Exhibit:

A. Ordinance

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY PREZONING 20 ACRES OUTSIDE THE CITY LIMITS TO THE PF, PUBLIC FACILITIES DISTRICT; FILE RZ 09-01; LOCATED NORTH OF THE CITY LIMITS AND EAST OF STATE ROUTE 99, BEING ASSESSOR'S PARCEL NUMBER 010-260-035; APPLICANT AND OWNER BEING SARB BASRAI

THE CITY COUNCIL OF THE CITY OF YUBA CITY DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The Planning Commission of the City of Yuba City having heretofore conducted a public hearing on July 8, 2009, on the matter of prezoning of the property located north of the City Limits and east of State Route 99, and at the conclusion of said hearing accepted the Mitigated Negative Declaration prepared by the Lead Agency, the Yuba Community College District, determining that there are no significant adverse environmental impacts resulting from the project and recommended City Council approval of the prezoning of said property to the PF, Public Facilities District.

The City Council of the City of Yuba City having considered said recommendations of the City Planning Commission on the matter of the prezoning of said property and conducted a public hearing on the matter on _____, 2009, and after review and consideration of the Mitigated Negative Declaration found that the Mitigated Negative Declaration prepared for the project is in conformance with State and local environmental guidelines.

IT IS HEREBY ORDERED, RESOLVED AND DECREED, that the property located north of the City Limits and east of State Route 99, as outlined in Exhibit A, attached hereto and made a part hereof by this reference, be and the same is prezoned PF, Public Facilities District.

This ordinance shall be effective thirty (30) days after it is adopted, and, after it is adopted, shall be published as provided by law.

Introduced and read at a regular meeting of the City Council of the City of Yuba City on the ____ day of _____, 2009, and passed and adopted at a regular meeting held on the ____ day of _____, 2009.

AYES:

NOES:

ABSENT:

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY