

ORDINANCE NO. 2004-07

AMENDING THE OFFICIAL ZONING MAP TO APPLY THE GENERAL INDUSTRIAL DISTRICT TO ±350 ACRES ON THE NORTH SIDE OF GREEN ISLAND ROAD (REZ 04-01)

WHEREAS, the City of American Canyon's Sphere of Influence was recently expanded by the Local Agency Formation Commission (LAFCO) of Napa County to include 21 properties on the north side of Green Island Road and contiguous to the city limits and Green Island Industrial Park; and,

WHEREAS, the City of American Canyon wishes to pursue the annexation of these properties in order to allow their development by submitting an application to LAFCO and a requirement of that submittal is that the subject properties be pre-zoned with their ultimate zoning classification; and,

WHEREAS, the American Canyon General Plan designates the properties as "Industrial"; and,

WHEREAS, all public services are available to serve development of the properties; and,

WHEREAS, California Environmental Quality Act Guidelines Section 15061 (b) (3), provides that CEQA applies only to projects that have the potential for causing a significant effect on the environment and the specific action to pre-zone the subject properties to "General Industrial" would have no potential effects; and,

WHEREAS, at its meeting of May 27, 2004, the Planning Commission adopted PC Resolution 2004-10, forwarding to the City Council its recommendation that Zoning Map Amendment REZ 04-01 pertaining to the pre-zoning of the 350 acres be approved; and,

WHEREAS, the City Council held a duly-noticed public hearing on June 17, 2004 to consider the proposed pre-zoning and the recommendation of the Planning Commission and all those in attendance were given the opportunity to be heard on the matter; and,

WHEREAS, the City Council does hereby find, as required by Zoning Ordinance Section 19.48.040 C, that the amendment is consistent with the goals and policies of the General Plan, in that the proposed pre-zoning of the property to "General Industrial" is consistent with the properties' General Plan Industrial land use designation, and that there are no purposes of Zoning Ordinance Chapter 19.01 that apply to the proposed Official Zoning Map amendment.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON DOES HEREBY ORDAIN that the Official Zoning Map is amended to apply the "General Industrial" zoning district to the properties designated by the following Assessor's Parcel Numbers and shown on the attached map:

057 090 007	057 130 005	058 070 023	058 330 005
057 090 008	058 070 019	058 070 024	058 330 006
057 130 001	058 070 020	058 070 025	058 330 007
057 130 002	058 070 021	058 330 002	058 330 008
057 130 003	058 070 022	058 330 004	058 330 009
057 130 004			

SECTION I. Effective Date

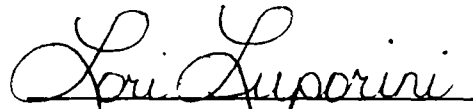
This ordinance shall take effect thirty (30) days after its adoption. A summary of this Ordinance shall be published once in the Vallejo Times Herald, a newspaper of general circulation serving the City of American Canyon, within fifteen (15) days after its passage.

SECTION II. Severability

The provisions of this Ordinance shall be severable. If any portion is found to be unconstitutional, illegal or invalid, the remainder shall survive and remain effective and enforceable. Where a conflict arises between the provisions of Ordinance 2001-10 and this Ordinance, the provisions of Ordinance 2001-10 shall apply.

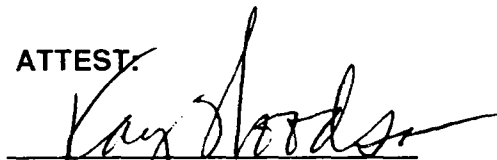
The foregoing Official Zoning Map Amendment was introduced and read at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 17th day of June 2004, and was passed and adopted at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 1st day of July 2004, by the following vote:

AYES: Luporini, Shaver, Anderson, Colcleaser, Garcia
NOES: None
ABSTAIN: None
ABSENT: None

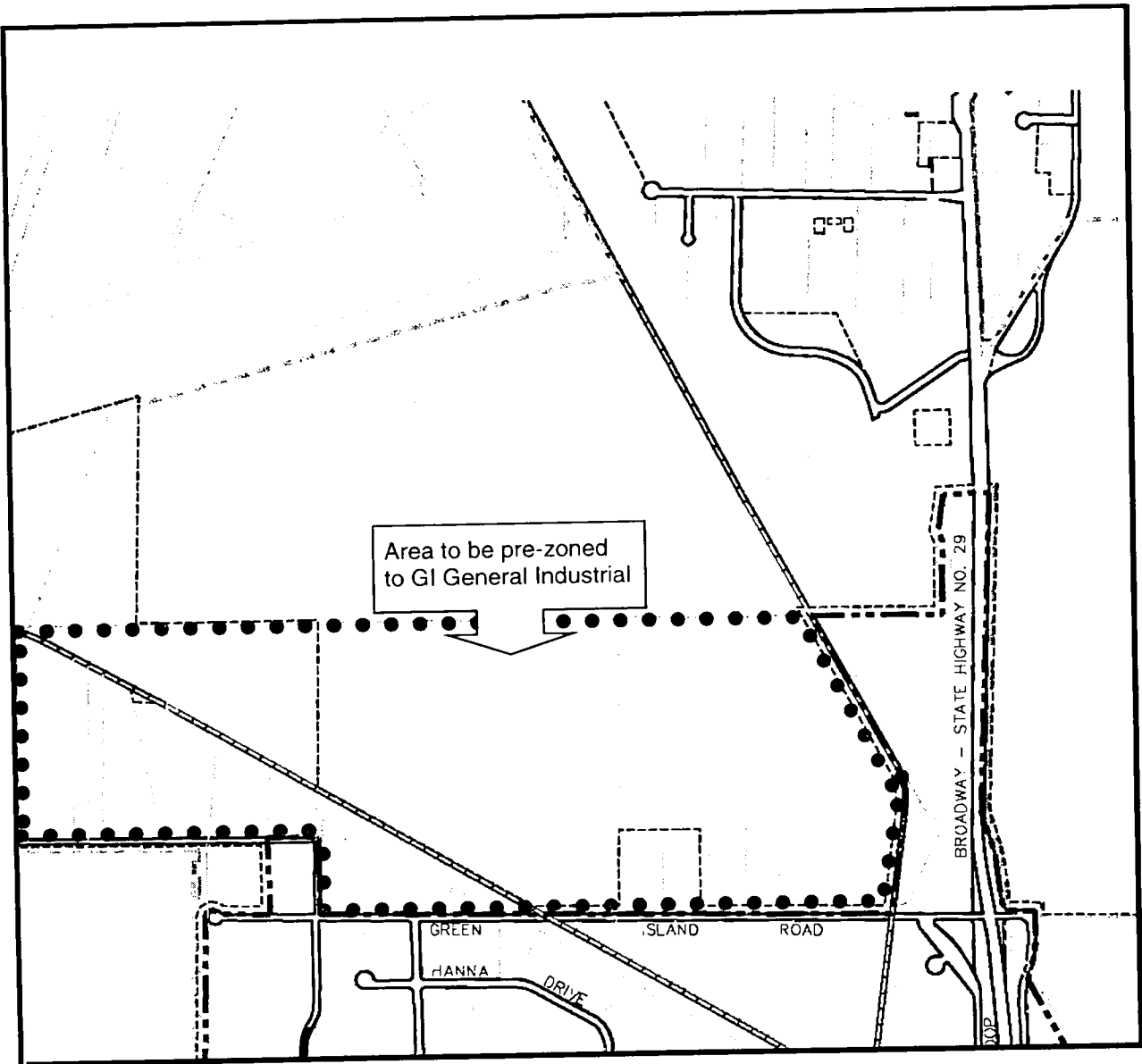

Lori Luporini, Mayor

APPROVED AS TO FORM:


William D. Ross, City Attorney

ATTEST:

Kay Woodson, City Clerk

PLOT DATE: 12-MAY-04



Location map for REZ 04-01
Boundary of area to be pre-zoned
designated by ●●●●●●●●