

## ORDINANCE NUMBER 813

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRASS VALLEY APPROVING A PREZONING OF PROPERTIES FOR THE GRASS VALLEY RV PARK RESORT AND ANNEXATION PROJECT.**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GRASS VALLEY AS FOLLOWS:

SECTION 1. The City of Grass Valley Planning Commission held a public hearing at its regular meeting of November 16, 2021, and continued the meeting to its December 21, 2022, meeting. At its December 21, 2021, continued public hearing, the Planning Commission recommended the City Council adopt a Mitigated Negative Declaration (SCH#2021090541) and approve the Pre-zoning for the Grass Valley RV Park Resort and Annexation Project including:

1. The 20-acre RV Park Resort Project site located at 11425 McCourtney Road is to be Pre-zoned to the Corporate Business Park (CBP) Zone as shown in Exhibit A.
2. The ±25 acres generally located north and east of McCourtney Road/Old Auburn Road is to be Pre-zoned to the Neighborhood Center Flex (NC-Flex) Zone as shown in Exhibit A.

SECTION 2. The City of Grass Valley Zoning Map is hereby amended as shown in Exhibit A but will not become effective until the Project area is annexed into the City.

SECTION 3. In compliance with Section 17.94.060(B) of the Grass Valley Development Code, the City Council adopts the following findings in support of this amendment to the Zoning Map:

1. The project amendment is consistent with the General Plan. Rationale: The City's Development Code has been determined to be consistent with the City's 2020 General Plan. The proposed Pre-zoning amendments include specific zoning designations of Corporate Business Park (CBP) and Neighborhood Center Flex (NC-Flex) that are specifically listed as being consistent with of City's Office Professional General Plan designation. The amendment is consistent with the City's

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2020 General Plan and the General Plan is internally consistent. Multiple 2020 General Plan policies, goals and objectives support recreational facilities; in-fill development; economic development; and preservation of existing neighborhoods. The objective of the RV Park is to provide additional recreational facilities; fill the void of transient occupancy accommodations; provide tourism; and further the City's goals for economic development in the City and surroundings. For the ±25 acres along McCourtney Road, the City's NC Flex Zone is more befitting of the types of mixed commercial and residential uses existing than the County's Office Professional (OP) Zone designation. The NC-Flex Zone legalizes existing single-family dwellings and allows mixed use development furthering the City's Housing Goals, policies and objectives.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. Rationale: The proposed Pre-zoning designations are the appropriate zoning to implement the City's 2020 General Plan. Some of the properties in the Project area are fully developed while much of the land is partially developed and could be further redeveloped with more intensive office and mixed use (e.g. office/residential) uses once public sewer is provided. Future development will need to demonstrate compliance with City development and environmental standards to ensure it will not be detrimental to the public interest, health, safety, convenience, or welfare. As demonstrated in the public record, the proposal will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. Future development in the area will comply with the City's NC-Flex Zoning designation and standards.

3. The project sites are physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public emergency vehicle (e.g. fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development would not endanger, jeopardize,

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or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located. Rationale: The Project area is located adjacent to the City of Grass Valley City limits, has access to full public services, and future development will be required to comply with all applicable public service standards. The proposed Pre-zoning amendments reflect the existing uses or will accommodate the Grass Valley RV Park Resort Project and ±25 acres along McCourtney Road. Though no development is planned along McCourtney Road, any future development will need to demonstrate compliance with the City's development and environmental standards to ensure it will not create a hazard or impact the site and neighboring properties. Future development of the Project shall comply with standards of the NC-Flex Zoning designation of the City's Development Code.

SECTION 5. The City Council amends the Zoning Map as shown in Exhibit A through the approval of this Ordinance.

SECTION 6. CEQA Findings. The City Council has adopted a Mitigated Negative Declaration (SCH#2021090541) including the adoption of a Mitigation Monitoring and Reporting Program as the appropriate level of environmental review.

SECTION 7. Effective Date. This Ordinance shall be in full force and effect 30 days after its adoption under Article VII, Section 2 of the Grass Valley City Charter.

SECTION 8. Publication. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published once in The Union, a newspaper of general circulation printed, published, and circulated within the City.

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INTRODUCED and first read on the 25<sup>th</sup> day of January 2022.

PASSED AND ADOPTED this 8<sup>th</sup> day of February 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Ben Aguilar, Mayor

ATTEST:

\_\_\_\_\_  
Taylor Day, Deputy City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Michael Colantuono, City Attorney

PUBLISH DATE: \_\_\_\_\_