

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

**AN ORDINANCE OF THE CITY OF OAKDALE
ADOPTING A PREZONE OF CRANE CROSSING SPECIFIC PLAN AREA**

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5 WHEAREAS, the City of Oakdale (the "City") has drafted the Crane Crossing
6 Specific Plan ("CCSP") to establish a comprehensive land use and regulatory structure to
7 guide the development of approximately two hundred sixty two (262) acres on the
8 southeastern edge of the City in the area identified in the City's 2015 General Plan as
9 Planning Areas 1 and 3; and

10 WHEREAS, the City's planning commission ("Planning Commission") held a
11 noticed public hearing on January 15, 2014 at 6:00 p.m. at 277 North Second Avenue,
12 Oakdale, California and considered all testimony and comments presented regarding the
13 CCSP, whether orally or in writing and adopted Resolution 2014-02 to recommend the city
14 council ("City Council") approve the CCSP; and

15 WHEREAS, the City Council held a noticed public hearing on March 3, 2014 at 7:00
16 p.m. at 277 North Second Avenue, Oakdale, California and considered all testimony and
17 comments presented regarding the CCSP, whether orally or in writing and adopted Resolution
18 2014-26 to approve and adopt the CCSP; and

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

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

23 WHEREAS, the location of the CCSP is more specifically located approximately 2 miles
24 west of the Downtown along Highway 108/West F Street. Planning Area 1, or the northern area,
25 is approximately 171 acres and is located to the north of Pontiac Street, east of its intersection
with Crane Road. Planning Area 3, or the southern area, is approximately 92 acres and is

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1 located along the north side of Highway 108/West F Street, at its intersection with Crane Road
2 (collectively known as the "CCSP Area") as shown in more detail in the CCSP Area Map
3 attached hereto as **Exhibit A** and incorporated herein by this reference; and

4 WHEREAS, currently the CCSP Area is primarily located in the unincorporated area of
5 the County of Stanislaus and is currently zoned Agriculture, A-2-10 and A-2-40, and Residential,
6 R-1; and

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

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

14 WHEREAS, Area 1 of the CCSP is generally bounded by Pontiac Street to the south,
15 Crane Road to the west, and a bluff and the Stanislaus River corridor to the north.
16 Approximately eighty percent (80%) of Area 1 is under Williamson Act contract and designated
17 as Prime Farmland and the majority of the land has been used for agricultural operations; and

18 WHEREAS, Area 3 of the CCSP is generally bounded by highway 108/West F Street to
19 the south, with most of the area located between or adjacent to Crane and Reed Roads. No
20 land in Area 3 is currently under Williamson Act contract but some land has been classified as
21 Prime Farmland. Currently, most of Area 3 is undeveloped land including remnant peach and
22 walnut orchards, and some scattered single-family residences; and

23 WHEREAS, the properties affected by this resolution consist of Assessor Parcel
24 Numbers:
25

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<i>063-005-004-000</i>	<i>063-004-008-000</i>
<i>063-004-030-000</i>	<i>063-041-001-000</i>
<i>063-008-001-000</i>	<i>063-012-004-000</i>
<i>063-007-001-000</i>	<i>063-012-005-000</i>
<i>063-007-002-000</i>	<i>063-012-006-000</i>
<i>063-007-003-000</i>	<i>063-012-007-000</i>
<i>063-007-004-000</i>	<i>063-012-008-000</i>
<i>063-007-005-000</i>	<i>063-012-009-000</i>
<i>063-007-006-000</i>	<i>063-012-010-000</i>
<i>063-007-007-000</i>	<i>063-012-039-000</i>
<i>063-007-008-000</i>	<i>063-012-040-000</i>
<i>063-007-009-000</i>	<i>063-012-047-000</i>
<i>063-007-010-000</i>	<i>063-012-048-000</i>
<i>063-007-011-000</i>	<i>063-012-042-000</i>
<i>063-007-022-000</i>	<i>063-012-012-000</i>
<i>063-007-023-000</i>	<i>063-012-043-000</i>
<i>063-007-024-000</i>	<i>063-012-044-000</i>
<i>063-007-025-000</i>	<i>063-012-020-000</i>
<i>063-007-026-000</i>	<i>063-012-019-000</i>
<i>063-007-027-000</i>	<i>063-012-018-000</i>
<i>063-007-028-000</i>	<i>063-012-017-000</i>
<i>063-007-018-000</i>	<i>063-012-016-000</i>
<i>063-007-017-000</i>	<i>063-012-014-000</i>
<i>063-007-016-000</i>	<i>063-012-015-000</i>
<i>063-007-015-000</i>	<i>063-012-027-000</i>
<i>063-007-014-000</i>	<i>063-012-049-000</i>
<i>063-007-013-000</i>	<i>063-012-050-000</i>
<i>063-007-012-000</i>	<i>063-012-029-000</i>
<i>063-007-021-000</i>	<i>063-012-030-000</i>
<i>063-007-020-000</i>	<i>063-012-031-000</i>
<i>063-007-019-000</i>	<i>063-012-032-000</i>
	<i>063-012-033-000</i>
	<i>063-012-034-000</i>

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 CCSP documents, that the City Council finds, certifies, and determines as follows:

1. The proposed prezone is consistent with the CCSP 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 CCSP, 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 262 acres of CCSP 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, Petersen and Paul (3)
14 NOES: COUNCIL MEMBERS: None (0)
15 ABSTAINED: COUNCIL MEMBERS: Dunlop and Jackson (2)
16 ABSENT: COUNCIL MEMBERS: None (0)

17 SIGNED:

18 
19 Pat Paul, Mayor

20 ATTEST:

21 
22 Kathy Teixeira, CMC
23 City Clerk

I, KATHY TEIXEIRA, City Clerk of the City of Oakdale, DO HEREBY
CERTIFY that foregoing Ordinance 1222 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.

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


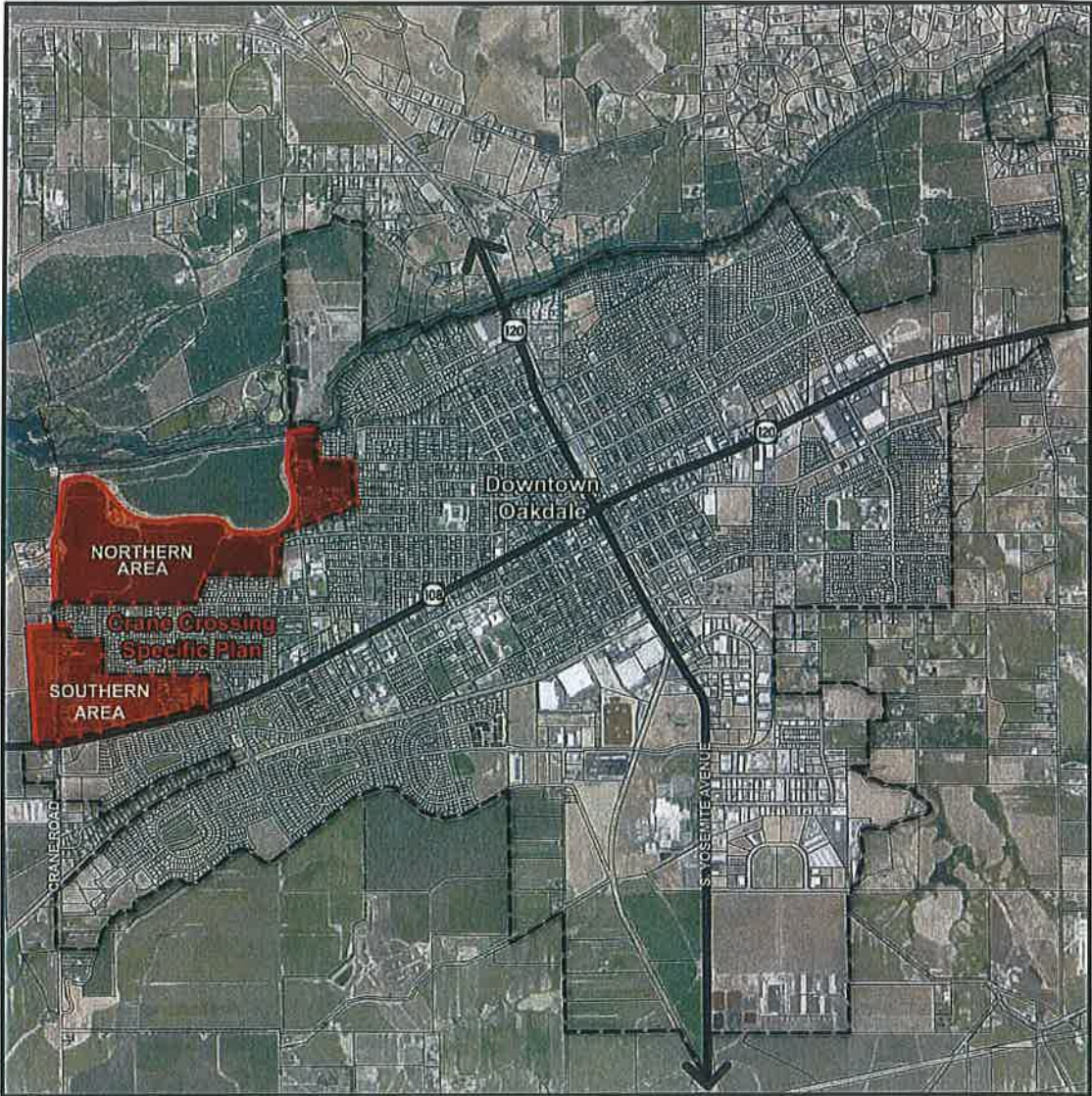

KATHY TEIXEIRA, CMC
CITY CLERK

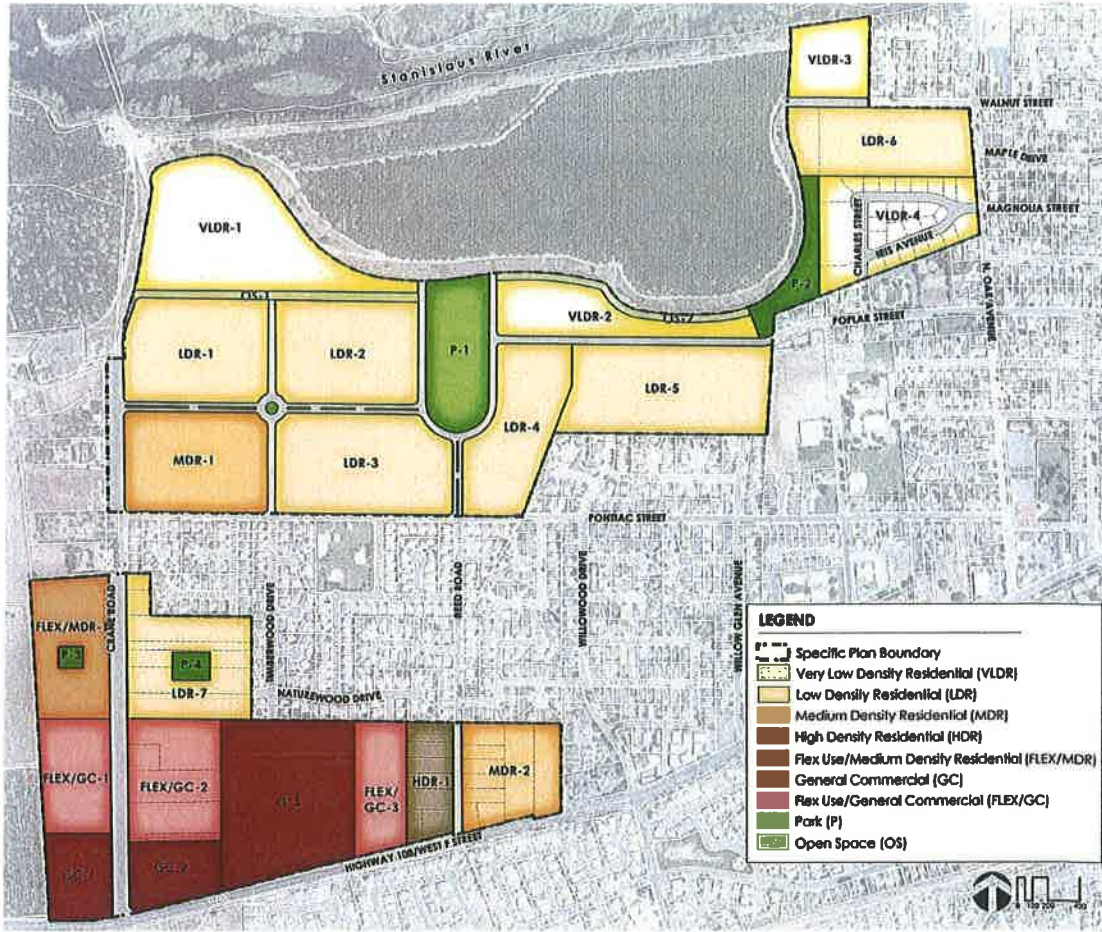
Exhibit A

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ORDINANCE NO. 1222

Exhibit B



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