

ORDINANCE NO. 481

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOLTVILLE
AMENDING THE GENERAL PLAN LAND USE MAP AND
PRE-ZONING PROPERTY WITH APN 045-340-025**

The City Council of the City of Holtville does ordain as follows:

SECTION 1: Purpose. The purpose of this Ordinance is to amend the City's General Plan Land Use Map, Zoning Map and to Pre-Zone property with APN 045-340-025, being annexed into the City of Holtville.

SECTION 2: Initiation. Alan and Mary Bornt, owners of property with APN 045-340-025, located at 3015 Bonds Corner Road have duly initiated a request for a General Plan Amendment and Pre-zone to accommodate light industrial land uses on an unincorporated parcel with APN 045-340-025, proposed to be annexed.

SECTION 3: General Plan Land Use Map and Zoning Map Changes. The subject property proposed to be annexed is within an unincorporated area of the City of Holtville's adopted sphere of influence and has a current Land Use Designation per the City's adopted General Plan of OS (Open Space Recreation) and requires a re-designation to I (Industrial). The subject property is to be Pre-zoned I-1 Light Industrial and will further result in a Zoning Map Amendment. (The Land Use Map and Zoning Map, as amended, are attached hereto as **Exhibit A** and **Exhibit B**, respectively.

SECTION 4: Applicability. The proposed General Plan Amendment and Pre-Zone shall only apply to parcel with APN 045-340-025 subject to approval of Annexation HV- 1-13 and Imperial County Lot Merger #00116.

SECTION 5: Public Hearings. The Planning Commission held a duly noticed Public Hearing for the General Plan Land Use Map Amendment and Pre-zone on May 20, 2013 and recommended approval to City Council via Resolution PC 13-04.

SECTION 6: Findings. The City Council hereby adopts the General Plan Amendment to the Land Use Map and Amendment to the Zoning Map consistent with the Pre-Zone of property with APN 045-340-025 as I-1(Light Industrial), based upon the following findings:

- A) That the foregoing recitations are true and correct; and
- B) The project has been reviewed in accordance with the requirements set forth by the City of Holtville for implementation of the California Environmental Quality Act; and
 - 1. The project is in compliance with the California Environmental Quality Act; and
 - 2. The proposed project is exempt per Class 19- Annexations of Existing Facilities and Lots for Exempt Facilities.
- C) The proposed project is consistent with the adopted policies and land uses of the City's General Plan as follows:
 - *Land Use Goal 1, Policy 1.1- Encourage the development of a broad range of industrial and manufacturing activities that are economically feasible, environmentally, acceptable, and provide employment in an attractive and convenient manner;*
The proposed project constitutes an industrial project that could provide employment opportunities for the community.
 - *Land Use Goal 1, Policy 1.2- Promote and encourage Holtville as an ideal location for agricultural as well as non-agricultural industries;*
The current land use consists of agricultural equipment storage. This land use further promotes Holtville as an ideal location for agricultural industries. The annexation would further this policy of the General Plan.


- *Land Use Goal 2, Policy 2.7- Encourage annexations and developments that positively benefit the City's long term ability to finance, maintain and operate facilities, and discourage those projects that do not provide a positive benefit to the City.*

The proposed project would provide additional property tax revenues to the City and would facilitate future improvements to the site, under the City's jurisdictions, thereby, providing long-term economic benefits.

SECTION 7: Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

SECTION 8: Effective Date. This ordinance shall take effect and shall be in force thirty (30) days after the date of adoption, and prior to the expiration of fifteen (15) days from the passage thereof, shall be published at least once in a newspaper of general circulation printed and published in the County of Imperial, together with the names of the members of the City Council voting for and against the same.

PASSED, APPROVED, AND ADOPTED this 12th day of August 2013.


Mike Goodsell, Mayor
City of Holtville

I, Glyn Snyder, City Clerk of the City of Holtville, DO HEREBY CERTIFY that the foregoing ordinance was duly passed, approved, and adopted by the City Council of said City of Holtville at a regular meeting thereof held on the 12th day of August 2013, and that the same was approved by the Mayor of said City of Holtville on said date, and that the same was adopted by the following roll call vote:

AYES: 5
NOES: 0
ABSENT: 0

ATTEST:

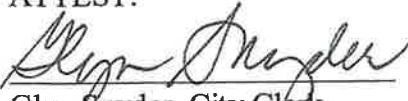

Glyn Snyder, City Clerk
City of Holtville




EXHIBIT A



Legend

- RR Rural Residential
- LDR Low Density Residential
- MDR Medium Density Residential
- HDR High Density Residential
- RC Residential Commercial Mixed-Use
- AG Agriculture
- C Commercial
- I Industrial
- CF Community Facilities
- OS Open Space Recreation
- Downtown Project Area

- Existing Sphere of Influence
- City Limits
- Proposed City Limits
- Alamo River / Wetlands



NOT TO SCALE

Adopted on August 12, 2013

Per Ordinance # 481

LAND USE POLICY MAP

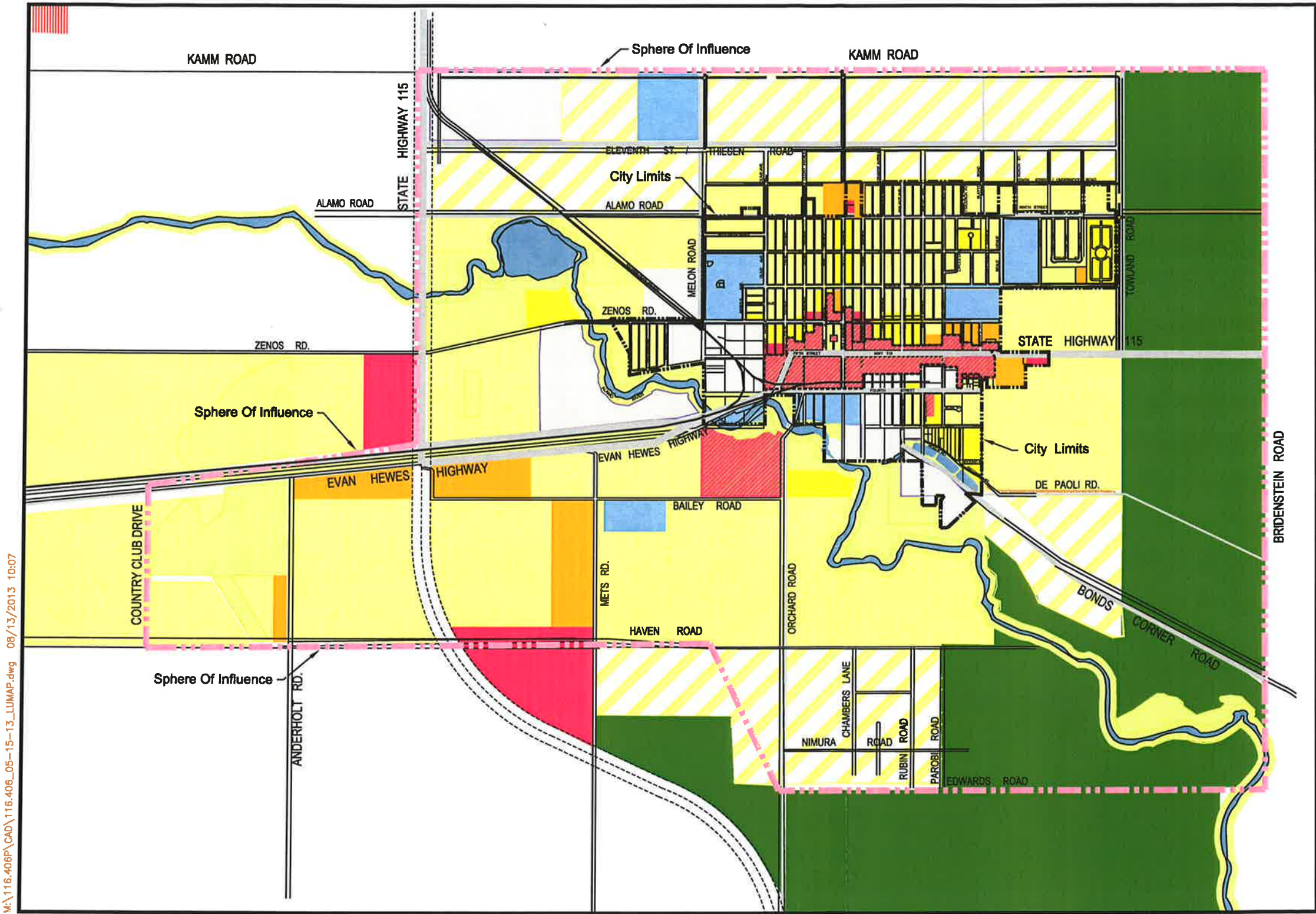
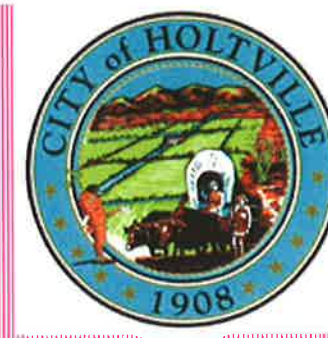


EXHIBIT B



Legend

- OS Open Space
- R-1 Single Family
- R-2 Two Family
- R-3 Multi-Family
- R-4 Mobile Home Park
- RC Residential Commercial Mixed-Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- I-1 Light Industrial
- CF Community Facilities
- Downtown - A Zone
- Downtown - B Zone
- City Limits

Adopted on August 12, 2013

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OFFICIAL ZONING MAP

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