

EXHIBIT K

ORDINANCE NO. 487

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOLTVILLE
AMENDING THE GENERAL PLAN LAND USE POLICY MAP AND
OFFICIAL ZONING MAP CONSISTENT WITH
ANNEXATION HV 03-15 AND PRE-ZONE**

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

SECTION 1: Purpose. The purpose of this Ordinance is to Pre-Zone property under Annexation HV 03-15, adopt jurisdictional changes and amend the City's General Plan's Land Use Policy Map and Official Zoning Map to adjust boundaries consistent with approved jurisdictional changes.

SECTION 2: Initiation. Don and Donna Osborne, owners of property with APN 045-340-029, have duly initiated a request for partial annexation of APN 045-340-029, a General Plan Amendment and Pre-zone to accommodate light industrial land uses. Don and Donna Osborne, owners of property with APN 045-330-071, have further and duly initiated a request for partial detachment of APN 045-330-071.

SECTION 3: Annexation Changes. The subject .36 acres proposed to be annexed are within an unincorporated area of the City of Holtville's adopted sphere of influence and have a current Land Use Map Designation per the City's adopted General Plan of OS (Open Space Recreation) and require a re-designation to Industrial. The subject property to be annexed is to be Pre-zoned I-1 Light Industrial.

SECTION 5: Detachment Changes. The proposed partial detachment will consist of .99 acres of abandoned City right-of-way within an Industrial Zone having no public value to the City of Holtville.

SECTION 6: General Plan Land Use Map and Zoning Map Detachment Changes. The proposed partial annexation and partial detachment will affect changes to the Land Use Policy Map and Zoning Map, as amended and attached hereto as **Exhibit A** and **Exhibit B**, respectively.

SECTION 7: Applicability. The proposed General Plan Amendment and Zoning Map Amendment shall only apply to that portion of APN 045-340-029 being annexed and subject to approval of Annexation HV-3-15 by the Imperial County Local Agency Formation Commission.

SECTION 8: Public Hearings. The Planning Commission held a duly noticed Public Hearing for the proposed jurisdictional changes, General Plan Amendment, and Pre-zone on December 27, 2016 and recommended approval to City Council via Resolution PC 16-08. The City Council held a subsequent Public Hearing to consider all matters and arguments for or against the proposed jurisdictional changes, General Plan Amendment and Pre-Zone on March 13, 2017.

SECTION 9: Findings. The City Council hereby adopts the Amendments to the Land Use Policy Map and Official Zoning Map consistent with Annexation HV 3-15, 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 the implementation of the California Environmental Quality Act; and
 - 1. The project is in compliance with the California Environmental Quality Act; and
- C) The proposed project is consistent with the adopted goals and policies of the City's General Plan as follows:

Land Use Goal 1: Develop a balanced land use pattern that provides a range of employment opportunities and ensures that revenue generation matches the City's responsibility for provision and maintenance of public services and facilities

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.

Policy 1.2 Promote and encourage Holtville as an ideal location for agricultural as well as non-agricultural industries.

Land Use Goal 2: Encourage desirable and compatible land use development and redevelopment to occur in a controlled and directed manner.

Policy 2.1: Assure that new development and redevelopment is consistent and compatible with adjacent existing development.

Policy 2.2: Encourage the elimination of incompatible, inconsistent, and conflicting land uses.

Policy 2.4: Work with the County to ensure that development under their jurisdiction (prior to annexation) is consistent and compatible with the City's General Plan.

Policy 2.6: Encourage development of properties that are adjacent and contiguous to the City, and discourage projects that propose large expanses of undeveloped property between the development and the City, . . .

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.

Policy 2.8: Allow for agricultural land uses within the City limits for areas that may become annexed but are not immediately developed.


Open Space Goal 2: Protect agricultural resources for their numerous benefits to the community and region.

Policy 2.2 Create and implement development techniques that minimize the incompatibility of agricultural activities with urban development.

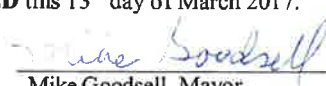
SECTION 10: Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

SECTION 11: 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 13th day of March 2017.




Denise Garcia, City Clerk
City of Holtville


Mike Goodsell, Mayor
City of Holtville

I, Denise Garcia, 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 13th day of March 2017, 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: Bradshaw, Predmore, Layton, Goodsell, Ward
NOES: ☒
ABSENT: ☒
ABSTAIN: ☒

ATTEST:


Denise Garcia, City Clerk