



Table of Contents

Introduction

Land Use Element

Circulation Element

Conservation/Open Space Element

Safety Element

Noise Element

Housing Element

Appendices

A. Glossary



Table of Contents

Section	Page
Need for a General Plan.....	I-1
Holtville Planning Area	I-1
History of the Community	I-3
Vision for the Future.....	I-3
Purpose of the General Plan.....	I-4
Organization and Use of the Plan	I-4
Community Participation in the General Plan Program	I-6
Direction to the Future	I-7

Tables

Table	Page
I-1 Relationship of Holtville General Plan Elements to State-Mandated Elements.....	I-5

Figures

Figure	Page
I-1 Regional Location.....	I-2

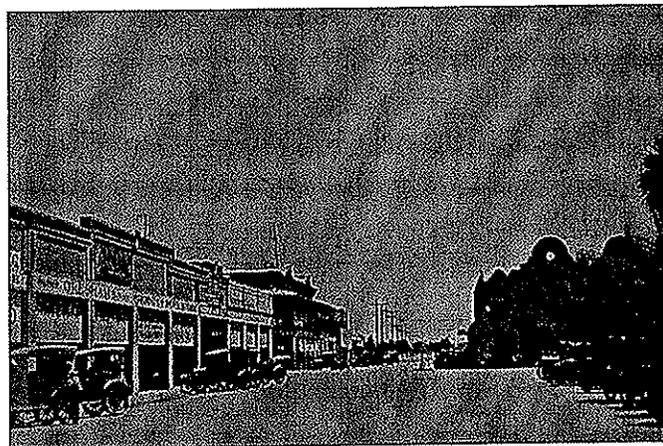


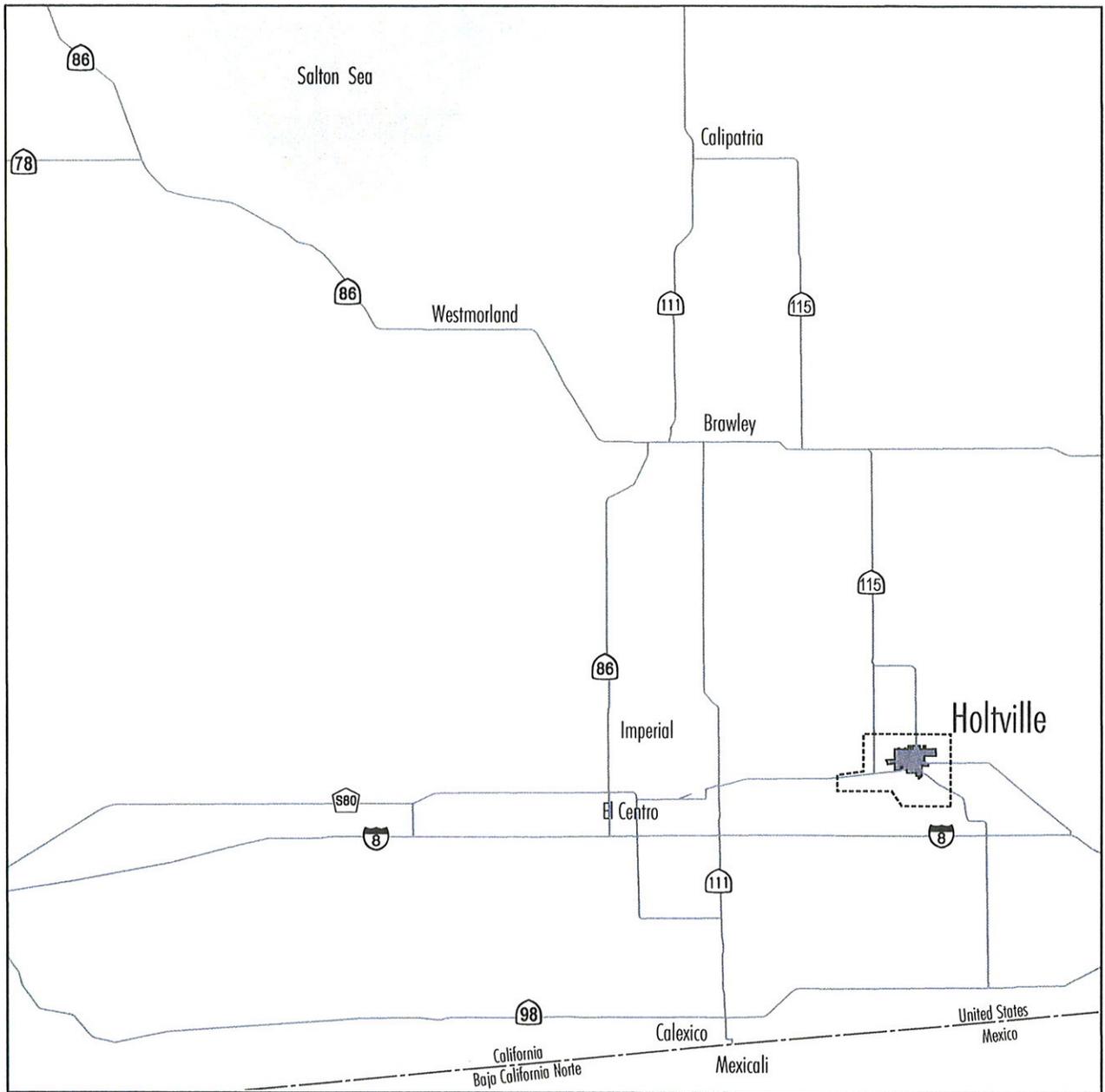
Need for a General Plan

With a rich history, Holtville is a growing community with a bright future. Since the last comprehensive update of the General Plan in 1991, the City has continued to grow, though at a slower rate than the region as a whole. According to the California Department of Finance, since 1990, the City's population has grown by 1,221 to a total of 5,812 residents in 2002. With its relatively low cost of living and high quality of life, the City will continue to increase in size and population during the next 10 to 20 years. This Plan will ensure that new development is consistent with the community's vision for the future and that adequate urban services are available. This General Plan establishes a blueprint for stimulating new economic growth, revitalizing older areas, assuring public safety, finding new uses for underutilized land, and enhancing the amenities and cultural resources that define Holtville. By implementing the programs identified in this Plan, Holtville can achieve its vision for the future.

Holtville Planning Area

The Holtville planning area is located in the Imperial Valley near tourist, trade, and travel centers of the southwestern United States. Minutes north of Mexico's border, the City is 120 miles east of San Diego, 225 southeast of Los Angeles, and 10 miles northeast of Mexicali, Baja California, Mexico. **Figure I-1** shows Holtville's regional location.

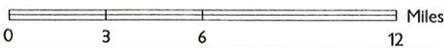
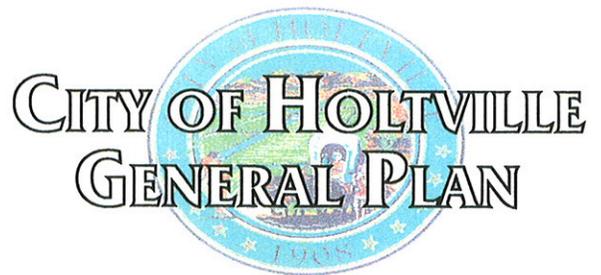




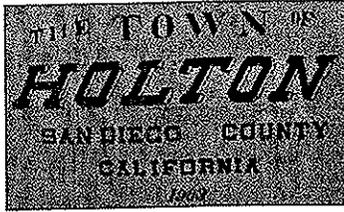
Source: City of Holtville Service Plan, 2001

Legend

-  City Boundary
-  Sphere of Influence Boundary



History of the Community



The introduction of a reliable water source to the Imperial Valley in the late 1800s is critical to understanding Holtville today. Decades of speculation regarding the Colorado Desert Valley's agricultural potential eventually lead to approval of the region's first irrigation project in 1900. On May 14, 1901, water was diverted from the Colorado River into the Salton Basin, establishing the agricultural industry in Imperial Valley that resulted in a population boom for the region. By 1904, the need to transport goods and persons into the region lead to construction of a Southern Pacific railway branch line extending from present day Niland to Calexico. Fifteen years later, the San Diego and Arizona railway connected the Imperial Valley to the Pacific Coast. In order to facilitate economic development and foster growth, lands associated with the Imperial Valley were separated from San Diego County and organized into present day Imperial County in 1907.

The City of Holtville, or Holton as it was first called, was founded by W.F. Holt, a banker from Missouri who moved to the west for health reasons. Holt had a vision of what the Imperial Valley would become, and in the process he was the first to envision a town east of the Alamo River. On June 20, 1908 the city of Holtville was incorporated.

Today, the developed portions of Holtville remain on the east side of the Alamo River, which serves as a natural border on the south and west portions of the City. Holtville is a multi-cultural community with a rich agricultural history as land within the City limits is surrounded by thousands of acres of agricultural land. Holtville is known as the "Carrot Capital of the World" and to celebrate this status the City hosts an annual Carrot Festival. The City's agricultural roots are largely responsible for the character of development within Holtville today as its economic base, housing needs, and population are derived from this industry.

Vision for the Future of Holtville

Holtville's Vision for the Future provides the foundation of the General Plan and an expression of what the community wants to maintain or become.

Holtville is a community in which residents feel safe living and working. The safe atmosphere is maintained through an environment where community members know and regularly interact with their neighbors. Personal interaction and neighborly engagement is the fabric that holds the City of Holtville together. As a result, residents are well-informed, civic minded, and active in the decision making process; equipped to meet the challenges of the day; and eager to plan for Holtville's bright future.

Holtville strives to provide and maintain residential opportunities that meet the needs of all residents. Affordable ownership and rental opportunities are abundant, owing to Holtville's diverse housing stock. The City actively works

with residents to maintain their properties in order to beautify and promote Holtville as a great place to work and live.

With a rich agricultural history, the City works to protect surrounding agricultural land for its economic and aesthetic value. In addition, Holtville takes pride in its natural resources, such as the Alamo River Corridor, and preserves and enhances these areas for the enjoyment of residents and visitors.

The City's circulation network, which includes roadways, alleyways, bikeways, and pedestrian walkways, are well maintained and provide efficient and safe movement of people within Holtville. The pedestrian and bicycle network is frequently used by residents and links the community's public and recreational areas, including schools and parks, with residential and business areas.

Together, these statements form the community's vision for the future of Holtville and are the basis for the goals and policies contained in this General Plan.

Purpose of the General Plan

California law requires each city to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated area and land outside municipal boundaries that bears a relationship to its planning activities. In essence, a city's General Plan serves as the blueprint for future growth and development. As a blueprint for the future, the plan must contain policies and programs designed to provide decision makers with a solid basis for decisions related to land use and development.

According to State law, the General Plan is the primary document the City uses to regulate land use. Consequently, the Zoning Code, Specific Plans, and individual public and private development proposals must be consistent with the Plan goals, policies, and standards. The Holtville General Plan addresses many issues that are directly related to and influence land use decisions. In addition to land use, State law requires the Plan to address circulation, housing, conservation of natural resources, preservation of open space, noise environment, and protection of public safety (Section 65302 of the California Government Code). These issues are discussed in the General Plan to the extent that they apply to Holtville.

Organization and Use of the Plan

The General Plan consists of a Land Use Policy Map, an Introduction, and the following six elements, or chapters, which together fulfill the State requirements for a General Plan:

- Land Use
- Housing
- Circulation
- Conservation/Open Space

- Safety
- Noise

State mandated Conservation and Open Space Elements have been combined in the Holtville General Plan. Additionally, in accordance with State Law, the Housing Element was updated in 2001 for the planning period of 2000-2005, and was approved by the California Department of Housing and Community Development. For this reason, the Housing Element is in a slightly different format from the rest of the elements. The Housing Element will be updated again in 2005, or as required by law.

Each General Plan element is independent and all the elements together comprise the General Plan. All elements of the General Plan are interrelated to a degree, and certain goals and policies of one element may also address issues that are primary subjects of other elements. This integration of overlapping issues and policies provides a strong basis for implementation of plans and programs and achievement of community goals.

Table I-1 illustrates the relationship between the six elements of the Holtville General Plan and the seven State-mandated general plan elements.

Table I-1
Relationship of Holtville General Plan Elements
to State-Mandated Elements

Holtville General Plan Element	State-Mandated General Plan Element						
	Land Use	Housing	Circulation	Noise	Safety	Conservation	Open Space
Land Use	✓						
Housing		✓					
Circulation			✓				
Conservation/ Open Space						✓	✓
Safety					✓		
Noise				✓			

The elements, with associated Implementation Programs will help the City achieve its vision for the future. The elements are organized according to the following format: 1) Introduction; 2) Issues, Goals and Policies; 3) Plan; and 4) Implementation Program.

The Introduction of each element describes the focus and the purpose of the element. The Introduction also identifies other plans and programs outside of the General Plan that may be used to achieve specific General Plan goals. The relationship of the element to other General Plan elements is also specified in the Introduction.

The Issues, Goals and Policies section of each element contains a description of identified planning issues, goals, and policies related to the element topic. The issues, goals, and policies are based on input received from the community, members of the Planning Commission and City

Council, and City staff.

The issues represent the needs, concerns or desires addressed by the General Plan. The goals are overall statements of community desires and consist of broad statements of purpose or direction. The policies serve as guides to the City Council, Planning Commission, other City commissions and boards, and City staff in reviewing development proposals and making other decisions that affect the future growth and development of Holtville.

Each element also contains a Plan section. The Plan section offers an overview of the City's course of action to implement the identified goals and policies. For example, the Land Use Element contains a "Land Use Plan" indicating the types and intensities of land use permitted in the City. The Circulation Element contains a "Circulation Plan" describing the overall circulation system required to meet the future needs of Holtville. Wherever possible, the Plan contains illustrative maps, diagrams, and tables.

Each element also contains an Implementation Program that identifies specific actions to achieve the goals, policies, and plans identified in each General Plan element. The Implementation Programs are reviewed and revised periodically to update specific actions, schedules, responsible parties, and measures to ensure that General Plan goals, policies, and plans are implemented.

The Glossary is an appendix of the General Plan (Appendix A) and provides a set of definitions for technical terms used in the Plan.

The organization of the General Plan allows users to turn to the section that interests them and quickly obtain a perspective of City policies on the subject. However, General Plan users should realize that the policies in the various elements are interrelated and should be examined comprehensively. Policies are presented as written statements, tables, diagrams, and maps. All of these policy components must be considered together when making planning decisions.

Community Participation in the General Plan Program

Public participation played an important role in the Holtville General Plan update. Because the General Plan reflects community goals, citizen input was essential in identifying issues and formulating goals. The City of Holtville held two Planning Commission/City Council joint study sessions and two public hearings to ensure public participation in the General Plan preparation process.



Since public participation has been identified as an important feature of the community's vision for the future, the City will continue to encourage members of the public to participate in governmental activities.

Direction to the Future

The direction established by the General Plan represents a combination of community values and actions designed to achieve the vision for the future allowing the City to take advantage of opportunities to achieve its goals. The policies and plans in the Elements and the Implementation Program provide guidance for addressing changing conditions and specific actions to optimize community potential.



Table of Contents

Section	Page
Introduction.....	LU-1
Purpose of the Land Use Element.....	LU-1
Scope and Content of the Land Use Element	LU-2
Related Plans and Programs.....	LU-2
Relationship to Other General Plan Elements	LU-4
Issues, Goals, and Policies	LU-5
Balance of Land Uses	LU-5
Control and Direct Growth	LU-6
Downtown Redevelopment.....	LU-7
Alamo River Development	LU-7
Provision of Public Services	LU-8
Education	LU-9
Land Use Plan	LU-10
Balance of Land Uses	LU-10
Control and Direct Growth	LU-18
Downtown Redevelopment.....	LU-20
Alamo River Development	LU-20
Provision of Public Services	LU-20
Education	LU-21
Implementation Programs	LU-22

Tables

Table		Page
LU-1	Land Use Classification System	LU-13
LU-2	Land Use Plan Development Capacity Summary.....	LU-19
LU-3	General Plan/Zoning Consistency Matrix.....	LU-23

Figures

Figure		Page
1	Age Characteristics: 1990 – City of Holtville and Imperial County	HE-6
2	Vacant Site Inventory	HE-29



Introduction



The Land Use Element is a guide to how land will be used within the City of Holtville and affects many of the issues addressed in the other General Plan elements. The Land Use Element identifies the type and location of future land uses within the City. The specific land uses and their location within the community in turn affect the remaining General Plan elements. For example, the location and type of land uses outlined in the Land Use Element affect the circulation system described in the Circulation Element, and the open space facilities identified in the Land Use Element are directly related to the Conservation Element and Open Space Element policies. The land uses identified in the Land Use Element also reflect the community's goals for its future form and character.

Purpose of the Land Use Element

As a city, state law requires that Holtville prepare and adopt a General Plan as a tool to manage growth and development. The Land Use Element is a mandatory element or chapter of the General Plan.

The purpose of the Land Use Element is to describe present and planned land use activity which has been designed to achieve the community's long-range goals for the future. The Land Use Element identifies the proposed general distribution, location, and extent of land uses such as residential, commercial, industrial, community facility, agriculture, and open space and recreation. The element consists of text, maps, and diagrams which outline the future land uses within the City and how these uses are integrated with the other General Plan elements and policies. The Land Use Policy Map is a particularly important feature of the element, since it shows the location and types of development within the City. The Element also describes the intensity or density of development planned for the community. The Land Use Element also addresses the relationship between development and environmental quality, potential hazards, and social and economic objectives.

The Land Use Element of the Holtville General Plan represents the City's desire for long-range changes and enhancements of land uses. The Element organizes land uses to create a future in which the traditional character of the City is preserved and enhanced by new development. Finally, the goals and policies contained in this Element establish the constitutional framework for future land use planning and decision making in Holtville.

Scope and Content of the Land Use Element

This Element presents the City's goals and policies regarding land use for the long-term growth, development and revitalization of the City. The Land Use Element contains text describing land use goals and policies, land use descriptions, a Land Use Policy Map, and a summary of the land use distribution identified on the policy map. In addition, the issues of development along the Alamo River, provision of public facilities, and education are also discussed.

Related Plans and Programs

There are a number of related plans and programs that are considered in the formulation, adoption, and implementation of local land use policy. Related plans and programs are both local and regional in nature. Regional planning agencies, such as the South California Association of Governments (SCAG), recognize that planning issues extend beyond the boundaries of individual cities. Efforts to address regional planning issues such as air quality, transportation, affordable housing, and habitat conservation have resulted in the adoption of regional plans. The form and distribution of development in Holtville are affected by regional plans. Relevant local and regional plans related to the Land Use Element are discussed briefly in the following sections.

California Environmental Quality Act (CEQA) and Guidelines

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for thorough environmental analysis of projects that might affect the environment. The provisions of the law and environmental review procedure are described in the CEQA Statutes and the CEQA Guidelines which were amended in 1998. Implementation of CEQA ensures that during the decision making stage of development, City officials and the general public will be able to assess the environmental impacts associated with private and public development projects.

SCAG Regional Comprehensive Plan and Guide

The Southern California Association of Governments (SCAG) is the regional association of governments for a seven county area, including Imperial County. As a regional government, SCAG has prepared a Regional Comprehensive Plan and Guide that responds directly to federal and state planning requirements. The Plan constitutes the base on which local governments ensure consistency of their plans with applicable regional plans under CEQA. The SCAG Regional Comprehensive Plan and Guide includes a number of core, ancillary, and bridge chapters that address regional issues such as: growth management, regional transportation, air quality, hazardous waste management, water quality, housing, open space and conservation, water resources, energy, and integrated solid waste management. The Land Use Element is consistent with land use policies found in the SCAG Regional Comprehensive Plan and Guide.

SCAG Growth Management Plan

The SCAG Growth Management Plan recommends methods to direct regional growth to minimize traffic congestion and better protect environmental quality. The goals of the Growth Management Plan include balancing jobs and housing. While SCAG has no authority to mandate implementation of its Growth Management Plan, principal goals have implications for the land use composition of Holtville. The SCAG goals are generally reflected throughout all of the General Plan elements, including the Land Use Element.

South Coast Air Quality Management Plan

The South Coast Air Quality Management Plan (AQMP) mandates a variety of measures to improve air quality. To comply with the AQMP, the Land Use Element organizes land uses in relation to the circulation system, promotes commercial and industrial land uses with convenient access to transportation, and provides a balanced Land Use Plan that promotes a favorable relationship between jobs and housing.

Imperial County Airport Land Use Compatibility Plan

The County of Imperial approved an amended Airport Land Use Compatibility Plan for all Imperial County airports in June of 1996. The Plan sets forth the criteria and policies that the Imperial County Land Use Commission use to assess the compatibility between the primary airports in the County and proposed land use development in the areas surrounding them. Additionally, the Plan provides guidance for commission review of new airports and heliports proposed for construction in the County.

Imperial County General Plan

The County of Imperial adopted its General Plan in 1993. The comprehensive Plan consists of nine elements, including the Land Use Element with an accompanying Land Use Map designating land use categories identifying locations, and describing the allowable type and density of development within the unincorporated County.

City of Holtville Zoning Ordinance

Holtville recently adopted its revised Zoning Ordinance in 2000. The Zoning Ordinance is the primary implementation tool for the Land Use Element. Together, the Zoning Ordinance and Zoning Map identify specific types of land use, intensity of use, and development and performance standards applicable to specific areas and parcels of land within the City.

City of Holtville Service Area Plan

In 1999, Holtville adopted a Service Area Plan for the entire planning area. The Service Area Plan identifies demand for public services and facilities based on population and housing growth projections for the year 2020 and anticipated phasing of development within the planning area. The Plan provides an analysis of existing public services and facilities of the City, and indicates

how the demand created by future development within the planning area will be met for each service and facility.

City of Holtville Redevelopment Plan

In order to improve economic and physical conditions in Holtville, the City formed the Holtville Redevelopment Agency in 1989. During the same year, a Redevelopment Project Area was adopted with boundaries that correspond to the incorporated boundaries of the City. A Redevelopment Plan for the Project Area was also adopted in 1989 to achieve the City's redevelopment goals. The provisions of the Redevelopment Plan specify that the Project Area will be effective for forty years, expiring in 2030.

Relationship to Other General Plan Elements

The Land Use Element relates very closely to all of the other General Plan elements. This element establishes the planned land use pattern for Holtville based on the historic formation of the City and the community's vision of the future. Alternatively, the other General Plan elements ensure that the public safety is ensured, and that the unique qualities of Holtville are safeguarded and enhanced.

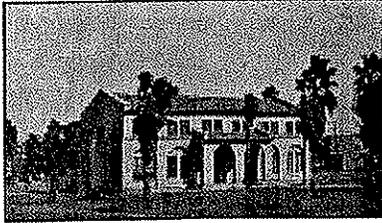
For example, the Housing Element of the General Plan provides the basis for establishing housing stock that meets the affordability requirements and other special needs of the community. The Circulation Element provides a Circulation Plan to accommodate increased traffic from planned development. The use of alternative transportation modes and reduction of automobile trips are addressed in the Circulation Element to meet the transportation demands from new development, and to mitigate the impact of development on regional air quality and traffic conditions.

A number of the areas are designated for parks and open space on the Land Use Policy Map for recreational and aesthetic purposes. The Open Space and Conservation Elements provide policy and plans to maintain and enhance existing parks and recreational facilities and to develop new facilities to meet new demand from population growth. These Elements are also designed to protect natural resources.

The Safety and Noise Elements ensure that planned land uses identified in the Land Use Element are compatible and will not result in public safety hazards or exposure of people to excessive noise.



Issues, Goals, and Policies



The Land Use Element addresses future land use within the community. The Element focuses on how vacant land will be allowed to develop, as well as how certain developed land may be redeveloped for other use.

Six major issues are addressed in the goals, policies and implementation actions of the Land Use Element. These major issues include: 1) balancing land uses within the planning area to ensure that development occurs in appropriate areas and provides a mixture of land uses, including employment generating uses; 2) controlling and directing growth to ensure compatible development; 3) promoting the redevelopment of the downtown area; 4) enhancing and protecting the Alamo River corridor; 5) ensuring that an adequate level of public services and facilities is provided; and 6) ensuring that adequate public education facilities are provided to meet the needs of residents.

Balance of Land Uses

The City was founded as the agri-business center of eastern Imperial Valley and is characterized as a residential community with quiet residential neighborhoods containing a mixture of moderate sized and priced housing units. The City's agricultural activities and related industrial uses provide its major employment base, but this agricultural base can be dramatically affected by regional and global market forces. As a result, Holtville must encourage a more diverse economy. While the City requires a variety of agricultural and non-agricultural commercial and industrial uses to support the needs of the existing community, these non-residential land uses must be compatible with the existing community, while allowing for the development of a diverse and stable economic base.

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.

Policy 1.3: Prevent the intrusion of incompatible land uses that would limit planned

industrial uses.

- Policy 1.4:** Provide incentives for development of currently vacant commercial and industrial lands within the City to best utilize existing resources and services.
- Policy 1.5:** Provide for adequate transportation facilities and systems to allow for effective and efficient movement of people and goods.
- Policy 1.6:** Require that parcels of land being created through subdivision are of sufficient size for the planned use of the area.

Control and Direct Growth

While much of the planning area within the City limits is developed, there is a substantial amount of vacant or agricultural land located within the City's Sphere of Influence that will be developed in the future. How and when this area is ultimately developed will have a great impact on the City, affecting issues such as the provision of public services, the economic well-being of the community, as well as the compatibility of new development with the existing community. Ensuring that land is not developed until the appropriate time when adequate public services and facilities can be economically provided is an important factor of planning for the development of these vacant and rural areas. Until annexed, development within the Sphere of Influence is guided by the Urban Area land use classification of the Imperial County General Plan. The Urban Area classification requires review of all new development by appropriate County departments to ensure adequate public services exist to serve the proposed project. In addition, the redevelopment of existing urbanized areas can also positively or negatively affect the community. As a result, both new development and redevelopment need to be controlled and directed so that they complement and enhance the existing community.

- 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 2.3:** Utilize the CEQA review process to analyze the potential impacts of new development in order to address and/or mitigate adverse environmental conditions.
- 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 2.5:** Require and support annexations as a process for extending City services for new developments that are contiguous to the City.
- 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, except that existing developments such as the Country Club may be annexed where a positive benefit is provided to 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.

Downtown Redevelopment

The heart of the City's commercial area consists of a series of old, inadequately maintained, and poorly arranged structures that are intermixed with vacant parcels. The economic viability of the downtown area warrants serious and dedicated attention by the City as well as its inhabitants. Unless basic retail, wholesale and business services are provided, residents will be forced to secure the services from surrounding jurisdictions, resulting in economic losses to Holtville.

- Land Use Goal 3:** Provide and support downtown land uses complementing economic, redevelopment, and General Plan goals.
- Policy 3.1:** Encourage land uses that support and generate retail sales in the downtown.
- Policy 3.2:** Encourage and assist new commercial businesses in the downtown area through utilization of the Redevelopment Agency.
- Policy 3.3:** Develop a Master Plan for an attractive downtown atmosphere providing a unique architectural style conducive of a small, rural town.

Alamo River Development

To the south, southwest, and west, the City is bordered and separated from the unincorporated areas by the Alamo River. This creates a natural buffer between the City and adjacent land uses, but also constrains future development in these directions. Since most of the river area is designated by the Federal Emergency Management Agency (FEMA) to be a flood area, land uses

are limited, but the area does have the potential for innovative open space and recreational opportunities, provided that any proposed use is not in conflict with Imperial Irrigation District (IID) requirements.

Land Use Goal 4: Utilize the river area for a cultural, recreational, and economic attraction that is beneficial to the City and also encourages development expansion to the south and west.

Policy 4.1: Develop a Master Plan that identifies major recreational/preservation use and compatible uses for the river corridor, while addressing the concerns and regulatory requirements of various affected agencies and parties.

Policy 4.2: Work with local service organizations, developers, and Redevelopment Agency, along with the IID, Regional Water Quality Control Board (RWQCB), and others to develop a variety of recreation, preservation, and open space uses.

Policy 4.3: Seek funding from federal, state, and other sources to assist in the development of this recreational corridor.

Policy 4.4: As opportunities occur, annex additional land along the Alamo River for open space uses.

Provision of Public Services

Development of the planning area will result in an increase of population and development, resulting in the need for expanded public services and facilities. Regional pressures, such as the disposal of hazardous and non-hazardous waste, the exchange of water and other resources, and population distribution also place burdens upon local circulation systems, landfills, sewer and water systems, air quality and water quality, as well as many other City services.

Land Use Goal 5: Ensure that public services and facilities are not adversely affected by regional pressures occurring outside of the County, and reduce local pressures by promoting conservation, recycling, reuse and other environmentally desirable measures to provide for a cleaner and healthier environment.

Policy 5.1: Carefully review any new proposed development for potential impacts to the provision of public services, and if necessary, impose appropriate mitigation fees.

Policy 5.2: Provide incentives, and where necessary, establish requirements to encourage water conservation, waste reduction and recycling, and innovative transit systems.

Policy 5.3: Support, enforce, and conform with air and water quality standards.

Policy 5.4: Establish a development fee structure that can be administered by the City for a series of smaller developments where the limitation and costs of improvements is best shared among several developers.

Policy 5.5: Seek grants from federal, state, and other sources to continue to improve the infrastructure within the City and where possible, extend it to adjacent contiguous land.

Education

Holtville is committed to the education of its residents. Students in the planning area attend five schools within the Holtville Unified School District. Most school facilities are over 40 years old and in urgent need of renovation and repair. In addition, while District schools have experienced declining enrollment in the past, the schools are impacted by high numbers of students.

Land Use Goal 6: Work with the Holtville Unified School District to ensure that a level of public education is provided that meets community educational needs.

Policy 6.1: Consider impacts of proposed projects on school enrollment and facilities when acting on annexation applications to ensure that public services and facilities standards are met.

Policy 6.2: Work in partnership with the Holtville Unified School Districts in identifying land needed for new school sites so that as the City grows, sufficient educational facilities are provided for students.



Land Use Plan



Holtville is a City in which land use decisions are based on the desire for a balance of land uses that create a community where people can live, shop, work, and recreate. Future growth is carefully managed through the land use planning process, providing an attractive community that contains a range of agricultural and non-agricultural based employment opportunities, as well as recreational opportunities and public services and facilities to serve existing and future residents and businesses.

The Land Use Plan describes the approach that will be used to build upon the community's history of sound planning. The Plan addresses the issues identified in the previous section of the Element. The goals and policies described in that previous section provide the basis for the Plan and are supported by approaches to maintain an advantageous balance among land uses, control and direct growth, promote downtown redevelopment, enhance and protect the Alamo River corridor, and provide adequate public services and facilities.

Balance of Land Uses

The variety of land uses within Holtville affects the important balance between the generation of public revenues and the provision of public facilities and services. Achieving and maintaining a balance of land uses can ensure fiscal stability and also create a desirable community in which people can work, shop, reside and recreate. Promoting a variety of non-agriculturally based commercial and industrial uses will also help to stabilize the economic base of the community.

The majority of the incorporated portion of the planning area is developed, but the majority of the unincorporated area is currently under agricultural production. As a result, much future growth will occur in areas outside of the current City limits. The Land Use Plan identifies the land uses for these areas which will create a land use composition that provides a balance between the generation of public revenues and the cost of providing public facilities and services.

Implementation of the Land Use Plan will also assist in creating a balance between the number of jobs and housing units within the planning area. A balance between jobs and housing allows some people to live and work within the same community. This results in a reduction of traffic, thereby reducing the level of air pollution and improving the quality of life for the community. The City will implement the Land Use Plan to assure that a balance of land uses occurs, maintaining fiscal stability and an improved jobs/housing balance.

Land Use Classification System

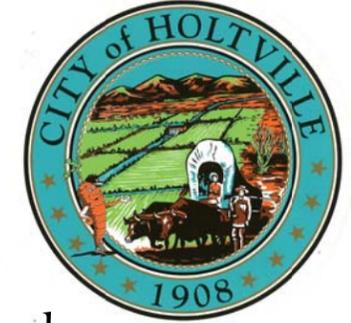
The Land Use Policy Map (**Figure LU-1**) illustrates the various types and distribution of land uses planned for Holtville. The land use classification system is presented in **Table LU-1** and includes 10 land use designations. These land use designations identify the types and nature of development allowed in particular locations depicted on the Land Use Policy Map.

The residential categories include four designations that allow for a range of housing types and densities. The non-residential categories include a variety of designations, such as commercial, industrial, and agriculture to promote a wide range of revenue- and employment-generating businesses. Other non-residential designations include community facilities (schools) and open space/recreation to provide for public uses, recreation, and open space.

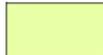
Land Use Density and Intensity

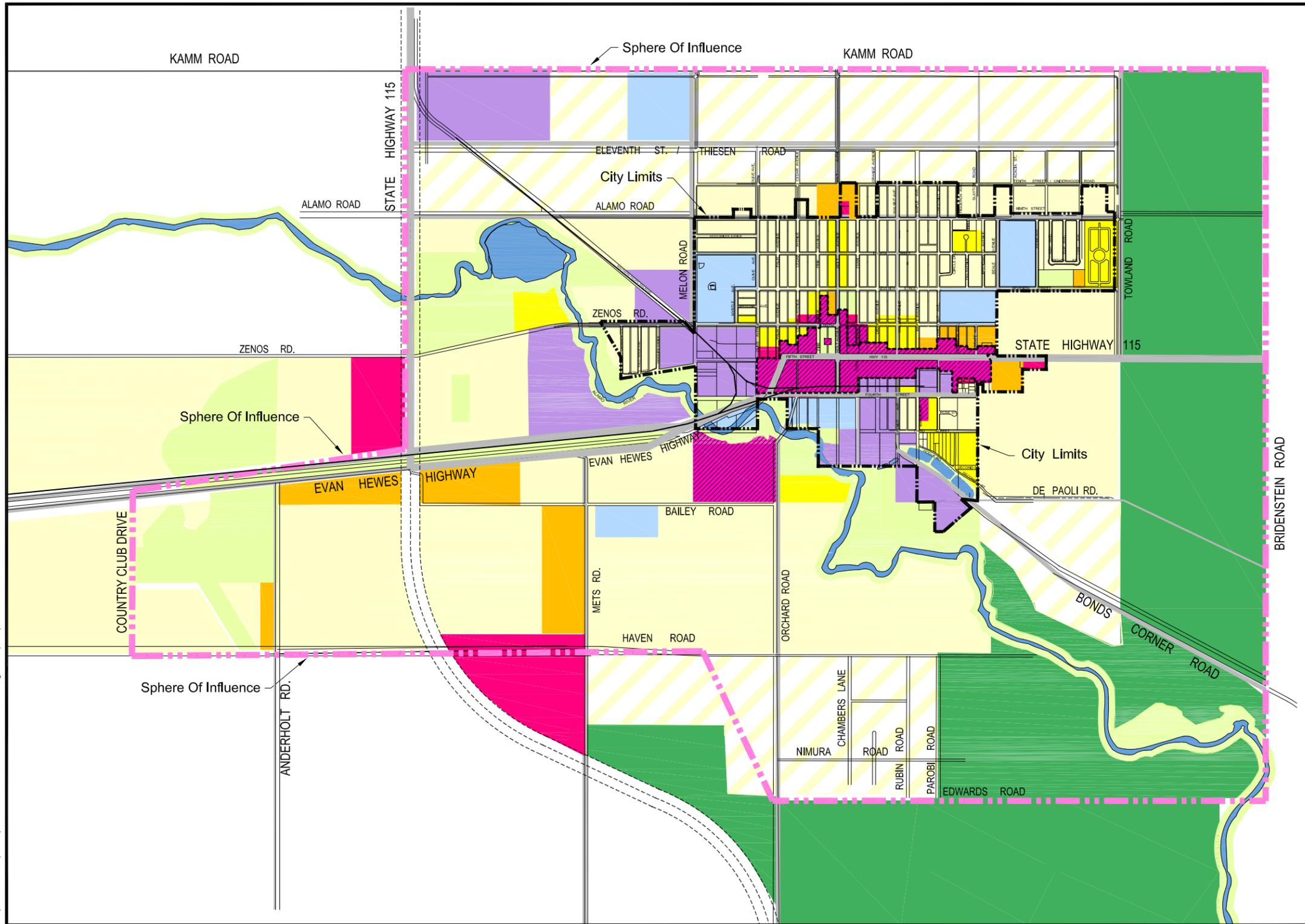
This Element uses certain terminology to describe the 10 land use designations. The term *density* is used for residential uses and refers to the population and development capacity of residential land. Density is described in terms of dwelling units per gross acre of land (du/gross acre).

Development *intensity*, which applies to non-residential uses, refers to the extent of development on a parcel of land or lot (i.e., the total building square footage, building height, the floor area ratio, and/or the percent of lot coverage). Intensity is often used to describe non-residential development levels; but, in a broader sense, intensity is also used to express overall levels of both residential and non-residential development types. In this Element, floor area ratio and building square footage are used as measures of non-residential development intensity.



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
-  Alamo River / Wetlands



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GENERAL PLAN LAND USE MAP

Amended April 27, 2009, Via Holtville City Council Resolution 09-15

**Table LU-1
Land Use Classification System**

Major Land Use Groupings	Dwelling Units per Gross Acre Range or Maximum Floor Area Ratio (a)	Average Dwelling Units per Acre or Average Floor Area Ratio (b)	Land Use Designation and Summary Description
Residential	0-2.0 DU/A	1.0 DU/A	Rural (RR) - Detached single family dwellings. Allows up to 2 dwelling units per gross acre.
	2.1-6.0 DU/A	2.2 DU/A	Low-Density (LDR) - Detached single family dwellings. Allows up to 6 dwelling units per gross acre.
	6.1-12.0 DU/A	7.7 DU/A	Medium-Density (MDR) - Attached and detached single family dwellings, duplexes, and mobile home parks. Allows up to 12 dwelling units per gross acre.
	12.1-20.0 DU/A	13.2 DU/A	High-Density (HDR) - Attached and detached single family residential dwellings, duplexes, apartments, condominiums, and townhouses. Allows up to 20 dwelling units per gross acre.
Mixed-Use (c) 100% Residential	20.0 DU/A	14.0 DU/A	Residential Commercial Mixed-Use (RC) - Attached and detached residential single family dwellings, duplexes, apartments, condominiums, and townhouses, in combination with commercial land use. Allows up to 10 dwelling units per gross acre in combination with commercial uses, or up to 20 dwelling units per gross acre if not combined with commercial uses.
100% Commercial	1.0:1 FAR	0.48:1 FAR	
Mixed Res/Comm	10.0 DU/A 0.5:1 FAR	6.0 DU/A 0.24:1 FAR	
Agricultural	0-0.1 DU/A 0.1: FAR	0.05 DU/A 0.05 FAR	Agriculture (A) - Agricultural activities. Allowable uses include a single family dwelling unit, growing crops, and the keeping of farm animals and poultry for the production of milk, wool, eggs, and other farm products. Also allows limited commercial and light industrial activities that support agriculture or are connected to the agricultural industry, as well as country clubs and public facilities. Allows up to 0.1 dwelling units per gross acre.
Commercial	1.0:1 FAR	0.24:1 FAR	Commercial (C) - Retail, office, and service-oriented business activities serving a community-wide area and population, as well as a broader market.
Industrial	0.8:1 FAR	0.22:1 FAR	Industrial (I) - Industrial and manufacturing uses. Allowable uses include the fabrication, manufacturing, assembly, or processing of materials that are in a refined form, and industrial uses that frequently require large storage areas.
Community Facilities	0.3:1 FAR	0.2:1 FAR	Community Facilities (CF) - Existing and future schools.
Open Space/Recreation	0.1:1 FAR 0.05:1 DU/A	0.05:1 FAR 0.05:1 DU/A	Open Space/Recreation (OS-R) - Open space uses that preserve natural and scenic resources, allow the managed production of resources, and provide recreational opportunities, as well as public facilities and a single family dwelling unit. Allows up to 0.05 dwelling units per gross acre.

(a) Maximum allowable level of development standard for individual parcels of land.

(b) Assumed overall average level of development. Since the development which has occurred to date has not reached the maximum allowed level of density or intensity on every parcel of land, future development is expected to be less than the maximum on a city-wide basis. Therefore, an average level of density/intensity is used when projecting: 1) total future dwelling units/population for residential development; and 2) future square footage for non-residential development where floor area is used as a measurement of building intensity.

(c) RC allows a maximum of 20 dwelling units per gross acreage, or 10 dwelling units per gross acreage if combined with commercial uses.

Floor area ratio (FAR) represents the ratio between the total gross floor area of all buildings on a lot and the total area of that lot. The FAR controls the intensity of use on a parcel of land. FAR is determined by dividing the gross floor area of all buildings on a parcel by the land area of that parcel. For example, a 20,000 square foot building on a 40,000 square foot parcel yields a FAR of 0.50:1. A 0.50:1 FAR allows a single story building which covers most of the parcel, or a two-story building with reduced lot coverage. **Figure LU-2** depicts the calculation of FAR.

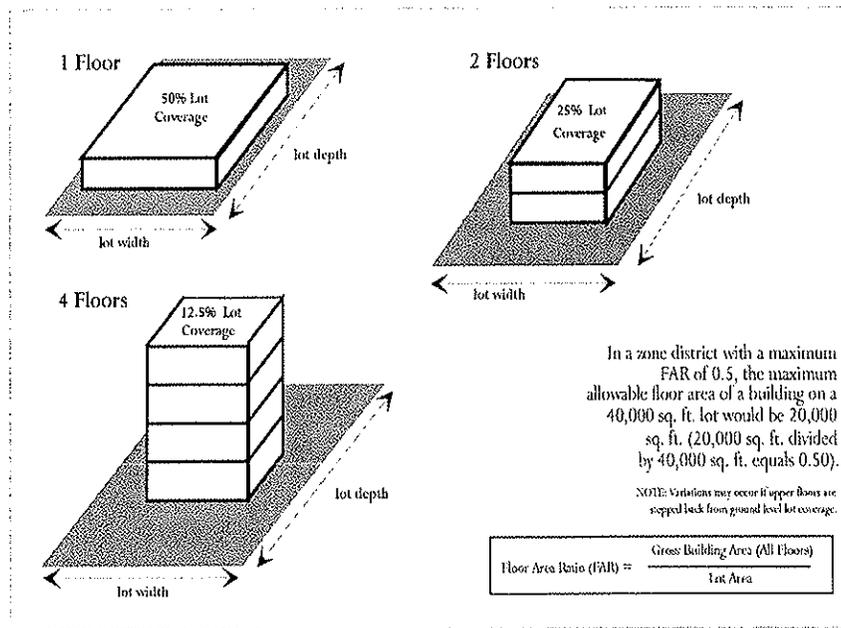


Figure LU-2
Floor Area Ratio

State General Plan law requires that the Land Use Element indicate the maximum densities and intensities permitted within the Land Use Plan. The land use designations shown on the Land Use Policy Map are described in detail in this Element. **Table LU-1** lists each of the land use designations shown on the Land Use Policy Map and provides a corresponding indication of maximum density or intensity of development. Maximum allowable development on individual parcels of land is governed by these measures of density or intensity. The table also includes the average overall level of development within each land use designation within the planning area. These average levels of development represent an anticipated overall density and intensity of development for the planning area and are, therefore, less than the absolute maximum allowed for an individual parcel of land. For various reasons, many parcels in the community have not been developed to their maximum density or intensity and, in the future, maximum development as described in this Element can be expected to occur only on a limited number of parcels.

The overall future development of the City is anticipated to occur at the average level of density or intensity indicated in **Table LU-1**. Development at an intensity or density near the maximum level can occur only where projects offer exceptional design quality, important public amenities or benefits, or other factors that promote important goals and policies of the General Plan.

Land Use Designations

All land in the Holtville planning area is assigned to one of the 10 land use designations described below:

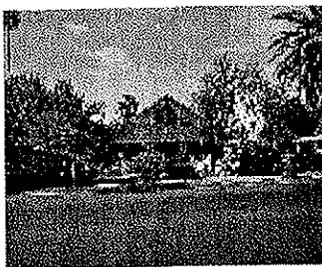
Residential Designations

Rural Residential (RR): The Rural Residential Density land use designation provides for the development of “rural atmosphere” type single-family dwellings and accessory buildings, with limited agricultural activities and large animal keeping, to provide a transitional zone between rural, agricultural activities and more urban land uses. Uses such as mobile and modular homes, country clubs, service stations/convenience stores, public facilities, and other uses which are compatible with and oriented toward serving the needs of rural residential single-family neighborhoods may also be allowed.

This designation allows a maximum of 2.0 dwelling units per gross acre of land. The maximum density of this land use designation may be exceeded to complement General Plan Housing Element policy in accordance with the density bonus provisions of Section 65915 of the California Government Code.

Low-Density Residential (LDR): The Low-Density Residential land use designation provides for the development of low density single family dwellings and accessory buildings. Uses such as mobile and modular homes, public facilities, and other uses which are compatible with and oriented toward serving low density single-family neighborhoods may also be allowed.

This designation allows a maximum of 6.0 dwelling units per gross acre of land. The maximum density of this land use designation may be exceeded in accordance with the density bonus provisions of Section 65915 of the California Government Code.



Medium-Density Residential (MDR): The Medium-Density Residential land use designation provides for the development of medium density single family attached and detached dwellings, duplexes, mobile home parks, apartments, as well as accessory buildings. Uses such as mobile and modular single family homes, recreational facilities and associated uses, public facilities, and other uses which are compatible with and oriented toward serving medium density residential neighborhoods may also be allowed.

This designation allows a maximum of 12.0 dwelling units per gross acre of land. The maximum density of this land use designation may be exceeded in accordance with the density bonus provisions of Section 65915 of the California Government Code.

High-Density Residential (HDR): The High Density Residential land use designation provides for the development of high density single family attached and detached residential dwellings, duplexes, apartments, condominiums, and townhouses, as well as accessory buildings. Uses such as mobile and modular homes, hospitals, rooming and boardinghouses, public facilities, and

other uses which are compatible with and oriented toward serving high density residential neighborhoods may also be allowed.

This designation allows a maximum of 20.0 dwelling units per gross acre of land. The maximum density of this land use designation may be exceeded in accordance with the density bonus provisions of Section 65915 of the California Government Code.

Mixed-Use Designation

Residential Commercial Mixed-Use (RC): The Residential Commercial Mixed-Use land use designation provides for the development of higher density single family attached and detached residential dwellings, duplexes, apartments, condominiums, and townhouses, as well as accessory buildings, as allowed in the Medium- and High-Density Residential designations, in combination with commercial land use, as allowed under the Commercial designation, to promote and protect a vital central business district. Other uses that are determined to be compatible with higher density residential and commercial uses, such as public facilities, may also be allowed.

This designation allows a maximum of 20.0 dwelling units per gross acre if commercial uses are not included in the development. A maximum of 10.0 dwelling units per gross acre are allowed if residential development occurs in combination with commercial development. The maximum density of this land use designation may be exceeded in accordance with the density bonus provisions of Section 65915 of the California Government Code. The maximum intensity of development is a floor area ratio of 1.0:1 for projects that do not contain residential uses, and 0.5:1 for projects that contain a mixture of commercial and residential uses. The average intensity of development is a floor area ratio of 0.48:1 for projects that do not include residential uses, and 0.24:1 for development that includes both commercial and residential uses.

Agricultural Designation

Agriculture (A): The Agriculture land use designation provides for large parcels that are conducive to growing crops and the keeping of farm animals and poultry for the production of milk, wool, eggs, and other farm products. A single family home associated with the primary uses is also allowed. Limited commercial and light industrial activities that support agriculture or are connected to the agricultural industry are also allowed. Other uses that are determined to be compatible with primary uses, such as public facilities and country clubs, may also be allowed. This designation allows a maximum of 0.1 dwelling units per gross acre of land. The maximum intensity of development is a floor area ratio of 0.1:1, and the average intensity of development is a floor area ratio of 0.5:1.

Commercial Designation

Commercial (C): The Commercial land use designation provides for a variety of retail, office, and service-oriented business activities serving a community-wide area and population, as well as a broader market. Other uses that are determined to be compatible with primary uses, such as public facilities, may also be allowed. Commercial land uses can serve local, as well as broader

market areas and generally include professional and business offices, retail and commercial services, as well as garment production and wholesale. Site development standards for this land use designation provide for appropriate setbacks, parking, landscaping, buffering from residential land use areas, and other features that create well-designed, attractive projects. The maximum intensity for this designation is a floor area ratio of 1.0:1, and the average intensity of development is a floor area ratio of 0.24:1.

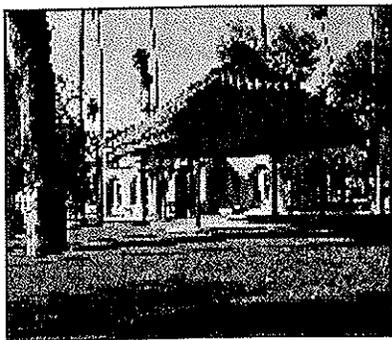
Industrial Designation

Industrial (I): The Industrial designation provides for a variety of industrial and manufacturing uses that are non-polluting and which can co-exist compatibly with surrounding uses. Uses allowed do not create smoke, gas, odor, dust noise, vibration of earth, soot or lighting to a degree that is offensive to persons residing or conducting business within the City. Allowable uses include the fabrication, manufacturing, assembly, or processing of materials that are in a refined form, and industrial uses that frequently require large storage areas. Other uses that are determined to be compatible with primary uses may also be allowed. The maximum intensity of development is a floor area ratio of 0.8:1 and the average intensity of development is a floor area ratio of 0.22:1.

Community Facilities Designation

Community Facilities (CF): The Community Facilities designation provides for existing and potential schools. Other uses that are determined to be compatible with primary uses may also be allowed. The maximum intensity of development is a floor area ratio of 0.3:1 and the average intensity of development is a floor area ratio of 0.2:1.

Open Space and Recreational Designation



Open Space/Recreation (OS-R): The Open Space/Recreation designation provides for open space uses that preserve natural and scenic resources, allow the managed production of resources, and provide recreational opportunities, and also allows for public facilities. The determination of site-specific uses is based on more detailed studies during review of applications. This designation allows a maximum of 0.05 dwelling units per gross acre of land. The maximum intensity of development is a floor area ratio of 0.1:1 and the average intensity of development is a floor area ratio of 0.05:1.

Development Capacity

The Land Use Plan for Holtville includes average levels of residential and non-residential development, where all land in the planning area is developed according to the Plan. The average levels of development establish a capacity for the Land Use Plan that is expressed as estimates of total dwelling units, total population, and total square footage of non-residential development in the future.

Table LU-2 summarizes the development capacity of the Land Use Plan. This table provides a breakdown of land uses within Holtville for purposes of identifying the estimated development capacity of the Land Use Plan.

The degree to which the estimated capacity exceeds projected population is referred to as “overage”. Some overage is desirable to make allowances for inevitable small pockets of undevelopable land, to allow for difficulty in recognizing development trends in completely vacant areas, to allow for unforeseen need for public utilities, and to recognize that some owners will maintain their land in an undeveloped state beyond the time span of the Plan. The City of Holtville has adequate land available within the City and its sphere of influence to accommodate projected growth for the year 2020 and beyond.

Control and Direct Growth

The City of Holtville has the potential to experience a large amount of growth within the undeveloped Sphere of Influence. To ensure that new development, as well as the redevelopment of developed areas, is compatible with existing development and that adequate levels of public service and facilities are provided, growth in the planning area should continue to be controlled.

The City recently adopted a Service Area Plan that addresses the provision of public services and facilities to the City and Sphere of Influence as it develops. The Service Area Plan also identifies areas within the planning area which are likely to experience growth within the next 20 years. This phasing plan allows the City to plan for the future expansion of public services and facilities to meet future demand. The City will continue to implement the Service Area Plan and review development proposals for consistency with the Plan to ensure that they will not result in the premature development of land or inadequate provision of public services and facilities.

The City’s Zoning Ordinance provides another means to ensure that future growth is compatible with existing development. Standards for development contained in the Zoning Ordinance, such as allowed uses, setbacks, parking and landscaping, are designed to promote compatibility between uses. The A-1 Agricultural Zone allows for the continued use of land for agricultural production once it has been annexed into the City, serving as a means to control and direct the rate of growth within the City limits. In addition to the Zoning Ordinance, the City Subdivision Ordinance is an important regulation tool to control the subdivision of land in preparation for development. To ensure the compatibility of future growth, Holtville will review and amend, when necessary, its Zoning Ordinance and Subdivision Ordinance to ensure that they are consistent with new state legislation and court decisions and provide protection for the community.

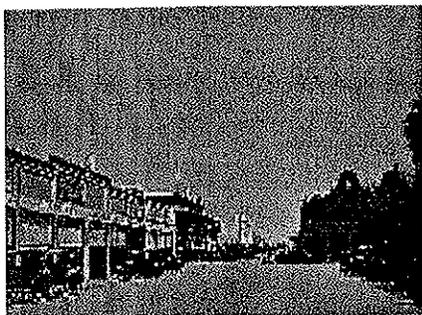
Discretionary projects will be reviewed under the California Environmental Quality Act (CEQA) to identify potential environmental impacts that may occur if the project was implemented, including negative impacts to existing development. By identifying these potential impacts, the City will be able to determine whether it is in the best interests of the community to approve or deny a project, or require mitigation measures.

**Table LU-3
Land Use Plan Development Capacity Summary**

Land Use Designations	Acres in the City	Acres in the SOI	Total Acres	DU in the City	DU in the SOI	Total DU	SF in the City (000's)	SF in the SOI (000's)	Total SF (000's)	Average Persons/ DU	Pop. in the City	Pop. in the SOI	Total Pop.
Residential Designations													
Rural Residential	0	937	937	0	937	937				3.497	0	3,277	3,277
Low-Density	291	920	1,211	629	2,024	2,653				3.497	2,200	7,078	9,278
Medium-Density	74	1	75	608	8	616				3.497	2,127	27	2,154
High-Density	31	108	139	409	1,426	1,835				3.497	1,430	4,985	6,415
SUBTOTAL	396	1,966	2,362	1,646	4,395	6,041				3.497	5,757	15,367	21,124
Non-Residential Designations													
Mixed-Use	13	0	13	78	0	78	136	0	136	3.497	273	0	273
Agricultural	0	997	997	0	50	50				3.497	0	174	174
Commercial	74	126	200				669	1,317	1,986				
Industrial	142	239	381				1,456	2,290	3,746				
Community Facilities	67	29	96				584	253	837				
Open Space/Recreation	45	746	791				98	1,625	1,723				
SUBTOTAL	341	2,137	2,478	78	50	128	2,943	5,485	8,428		273	174	447
Highway	0	20	20				0	0	0				
TOTAL	737	4,123	4,860	1,856	4,445	6,301	2,943	5,485	8,428		6,030	15,541	21,571

DU= dwelling units, FAR= Floor Area Ratio, SF= square feet, SOI= sphere of influence

Downtown Redevelopment



The downtown area of Holtville provides a focus for the community. Shifting regional economic conditions have resulted in merchants relocating to outlying commercial centers, or going out of business altogether. Preserving and improving the image of the downtown area requires attracting and retaining commercial businesses that are compatible with the community and serve the community's needs for a downtown area, as well as assuring that these businesses succeed.

The Redevelopment Agency has adopted a Redevelopment Plan that includes the entire incorporated portion of the planning area and targets the downtown area for redevelopment. Programs include improving the physical appearance of the downtown to encourage businesses and residents to utilize and bring new life to the area. Assistance to businesses, such as low interest loans, is also provided to attract new business to the downtown area, and assist them to succeed.

The City will also create a Master Plan for the downtown area that will work in coordination with the Redevelopment Plan to create a downtown atmosphere that encourages commercial and public use.

Alamo River Development

The appropriate use of the Alamo River area will provide for the protection and enjoyment of this natural resource, as well as provide for recreational and economic benefits to the community. The creation of a Master Plan once the area is annexed to the City will provide for the opportunity to coordinate with other agencies including the IID and RWQCB to determine a development plan that would provide for the protection of sensitive resources, while allowing for the economic development of appropriate portions of the area. Implementation of the Redevelopment Plan will also assist in the development of the Alamo River area to help reduce blight within the incorporated portion of the planning area.

Provision of Public Services

Sufficient levels of public services and facilities are necessary to protect the public and the quality of life for the community. The City's Service Area Plan addresses the provision of administrative, law enforcement, fire protection, transportation, parks and recreation, library, drainage, water, and waste water treatment and collection. The City will continue to implement the Service Area Plan to ensure that adopted levels of service are provided and that development of the unincorporated portions of the planning area occur in a controlled and rational manner.

Public Education

The Holtville Unified School District consists of one high school, one intermediate school, two elementary schools, and one continuation school. The School District provides K-12 facilities and services for the City of Holtville and surrounding unincorporated areas. All schools are at capacity with an approximate enrollment of 2,000 students.



During the 1998 through 2000 school years, Holtville Unified District schools experienced declining enrollment, with average class size ratio of approximately 20-27 students; however the District projects that the student population will grow at a rate of three percent over the next several years. Recent class size reduction requirements have impacted the District by creating a need for additional classrooms in order to meet class size requirements.

The Holtville Unified School District has prepared plans for making improvements to all District schools, including improving the electrical system and plumbing, and upgrading infrastructure to accommodate increased technology in classrooms. However, implementation of these plans is dependent upon availability of funding. Holtville supports efforts by the school district to obtain these funds by ensuring that development fees according to SB 50 are collected during the development review process in order to improve educational facilities and provide a better learning environment for City children. In addition, when appropriate, the City will work with the District in identifying potential locations for new schools and facilities.



Implementation Programs

The following implementation programs provide actions to implement the adopted policies and plans identified in this Element. These programs as a series of actions, procedures, and techniques that includes a description of the responsible agency/department, funding source, time frame, and related policies.

Land Use Program 1: Annual Review of General Plan and Land Use Map Implementation

Review implementation of the General Plan on an annual basis.

Responsible Agency/Department: City Manager

Funding Source: General Fund

Time Frame: Annually

Related Policies: 1.1, 2.1, 2.2, 2.4

Land Use Program 2: Zoning Ordinance Review and Amendment

Review and amend (as needed) the Zoning Ordinance to provide consistency with the General Plan and new state legislation and court decisions. Review and amend the Zoning Ordinance to clarify permitted and conditionally permitted uses in all districts, as well as other regulations. Table LU-4 identifies which zoning categories are consistent with each of the land use categories identified in this Land Use Element.

Responsible Agency/Department: City Manager

Funding Source: General Fund

Time Frame: Annually

Related Policies: 1.1, 1.3, 1.4, 2.1, 2.2, 2.8, 3.1, 3.4, 5.1, 5.2, 5.3

Land Use Program 3: Subdivision Ordinance Review and Amendment

Review and amend (as needed) the City Subdivision regulations to provide consistency with new state legislation and court decisions, and to make other desired changes to provisions of the ordinance.

Responsible Agency/Department: City Manager

Funding Source: General Fund

Time Frame: Annually

Related Policies: 1.5, 1.6

**Table LU-3
General Plan/Zoning Ordinance Consistency Matrix**

	RR-1	RR-2	R-1	R-2	R-3	R-4	RC	C-1	C-2	I-1	I-2	OS	A	Ed Facilities
Rural Residential (RR)	X	X												
Low-Density Residential (LDR)			X											
Medium-Density Residential (MDR)				X		X								
High-Density Residential (HDR)					X									
Residential Commercial Mixed Use (RC)							X							
Commercial								X	X					
Industrial										X	X			
Community Facilities (Schools)														X
Agriculture													X	
Open Space/Recreation												X		

Land Use Program 4: Redevelopment Plan

Implement the Redevelopment Plan to improve neighborhoods and the downtown commercial area within the Redevelopment Project Area. Periodically review the existing plan and update regulations and procedures to ensure that the redevelopment needs of the community are met.

Responsible Agency/Department: City Manager, Redevelopment Agency

Funding Source: Redevelopment Set-Aside, development fees, General Fund

Time Frame: Ongoing

Related Policies: 1.1, 1.2, 1.4, 1.5, 3.1, 3.2

Land Use Program 5: Service Area Plan

Implement the Service Area Plan to coordinate the construction of new development and annexation of portions of the Sphere of Influence with the provision of public services and facilities.

Responsible Agency/Department: City Manager

Funding Source: General Fund, development fees

Time Frame: Ongoing

Related Policies: 1.5, 2.5, 2.6, 2.7, 5.1

Land Use Program 6: California Environmental Quality Act

Assess development proposals for potential impacts pursuant to the California Environmental Quality Act and require measures to mitigate all identified significant impacts.

Responsible Agency/Department: City Manager

Funding Source: Development fees

Time Frame: Ongoing

Related Policies: 2.1, 2.3, 5.1

Land Use Program 7: Code Enforcement

Continue to adopt and enforce the following construction and building codes:

- Uniform Building Code
- Uniform Plumbing Code
- Uniform Mechanical Code
- Uniform Fire Code
- National Electrical Code
- California Code of Regulations

Responsible Agency/Department: City Manager

Funding Source: Development fees

Time Frame: Ongoing

Related Policies: 2.2

Land Use Program 8: Alamo River Master Plan

Create a Master Plan to address the protection and recreational development of the Alamo River area once the City has annexed the area.

Responsible Agency/Department: City Manager

Funding Source: General Fund

Time Frame: When Alamo River area is annexed
Related Policies: 4.1, 4.2, 4.3

Land Use Program 9: Capital Improvement Program

Adopt and implement a capital improvement program.

Responsible Agency/Department: City Manager, Public Works
Funding Source: Development fees, gas tax, General Fund
Time Frame: 2002 and on-going, annual review
Related Policies: 1.5, 5.4

Land Use Program 10: Public Education

Continue to work with the Holtville Unified School District to the extent allowed by State law to ensure adequate school facilities are provided and maintained in the community. Ensure fees are collected for school construction and rehabilitation during the development review process according to SB 50. In the event that new facilities are needed, the City will consult with the School District at the earliest possible time.

Responsible Agency/Department: City Manager, Holtville Unified School District
Funding Source: General Fund, State and federal funds, School District fees, development fees
Time Frame: Ongoing
Related Policies: 6.1, 6.2



Table of Contents

Section	Page
Introduction	C-1
Purpose of the Circulation Element	C-1
Scope and Content of the Circulation Element.....	C-2
Related Plans and Programs.....	C-2
Relationship to Other General Plan Elements	C-4
Issues, Goals, and Policies	C-5
Roadway System.....	C-5
Alternative Transportation.....	C-6
Regional Circulation Improvements	C-6
Infrastructure Improvements.....	C-7
Circulation Plan	C-8
Roadway System.....	C-8
Alternative Transportation.....	C-12
Regional Circulation Improvements	C-15
Infrastructure Improvements.....	C-17
Implementation Programs	C-20

Tables

Table		Page
C-1	Roadway Performance Standards – Maximum Average Daily Traffic by Level of Service (LOS).....	C-11

Figures

Figure	Page
C-1 Existing Roadway System	C-9
C-2 Street Cross Sections.....	C-10
C-3 Bicycle System.....	C-14
C-4 Regional Circulation Improvements	C-16



Introduction



Situated north of the Interstate 8 freeway, Holtville is comprised largely of local streets. Regional vehicular transportation is provided by SR-115, which currently bisects the community along Fifth Avenue. Historically, regional railways have serviced Holtville; however the Inter-Urban Railroad is the only existing railway with potential to serve the City in the future. In addition, while the Holtville Airstrip is located to the east of the City (outside the planning area), it remains an important part of

Holtville's circulation system and future. In addition to its transportation system, the City also operates and maintains an extensive water distribution and wastewater system that serves the community.

The Circulation Element guides the continued development and improvement of the circulation system to support existing and planned development, while the Land Use Element identifies the City's planned development pattern. The development of additional land in the future will increase the demand for local and regional roadway improvements and construction. The Circulation Element establishes acceptable roadway service levels and identifies improvements required to maintain the service levels. The use of other modes of transportation such as transit, walking, and bicycling is promoted to reduce the demand for transportation system improvements and to impacts to air quality.

Purpose of the Circulation Element

The purpose of the Circulation Element is to provide a safe, efficient, and adequate circulation system for the City. State planning law requires:

“...a circulation element consisting of the general location for proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element plan.”

To meet this purpose, the Circulation Element addresses the circulation improvements needed to provide adequate capacity for future land uses. The Element establishes a hierarchy of transportation routes with typical development standards described for each roadway category.

The State General Plan Guidelines recommend that the circulation policies and plans should:

- Coordinate the transportation and circulation system with planned land uses;
- Promote the safe and efficient transport of goods and the safe and effective movement of all segments of the population;

- Make efficient use of existing transportation facilities; and
- Protect environmental quality and promote the wise and equitable use of economic and natural resources.

The Guidelines indicate that the Circulation Element should address all facets of circulation including streets and highways, transportation corridors, public transit, railroads, bicycle and pedestrian facilities, and commercial, general, and military airports. The Holtville Circulation Element fulfills state requirements with a plan to provide effective circulation facilities and public utilities supporting desired community development.

Scope and Content of the Circulation Element

This element contains goals, policies, and implementation programs to improve overall circulation in Holtville. For vehicular transportation, a hierarchical roadway network is established with designated roadway types and design standards. The roadway type is linked to anticipated traffic levels, and acceptable levels of service are established to determine when capacity improvements are necessary. Because local circulation is linked with the regional system, the element also focuses on participation in regional programs to alleviate traffic congestion and construct capacity improvements. Alternative transportation modes are also emphasized in this element to reduce dependency on the automobile and thereby improve environmental quality. Along with circulation, water, wastewater, and drainage systems are addressed in the Circulation Element.

Related Plans and Programs

There are several existing plans and programs prepared by various agencies that are directly applicable to the aims and objectives of the Circulation Element. Plans and programs related to the Circulation Element include the following:

Southern California Association of Governments Plans and Programs (SCAG)

The Southern California Association of Governments (SCAG) is responsible for the regional planning in Southern California. SCAG has prepared long range growth and development plans for the Southern California region since the early 1970s as part of the ongoing Development Guide Program. This program provides a framework for coordinating local and regional decisions regarding future development and growth. An important component of this process is the preparation of growth forecast policies at intervals ranging from three to five years. The adopted growth forecast policies become the basis for SCAG's functional plans (transportation, housing, air and water) for the region. The population totals and growth distribution are used in planning the future capacity of highways and transit systems.

The Growth Management Plan recommends ways to redirect the region's growth in order to minimize congestion and better protect the environment. While SCAG has no authority to mandate implementation of its Growth Management Plan, some of the Plan's principal goals (such as improved jobs/housing balance) are being implemented through county and city general plans.

Circulation Element of the Imperial County General Plan

The Circulation Element of the Imperial County General Plan contains the most recent information about the transportation needs of the County and the various modes available to meet the identified needs. A Circulation and Scenic Highways Plan is contained in the County Circulation Element to ensure adequate capacity on County roads and regional routes serving unincorporated areas of the County. To ensure that improvements to the County circulation system correspond with new development, the Circulation Element addresses the phasing of roadway improvements and financing alternatives.

Imperial County Airport Land Use Compatibility Plan

The County of Imperial approved an amended Airport Land Use Compatibility Plan for all Imperial County airports in June of 1996. The Plan sets forth the criteria and policies that the Imperial County Land Use Commission uses to assess the compatibility between the primary airports in the County and proposed land use development in the areas surrounding them. Additionally, the Plan provides guidance for commission review of new airports and heliports proposed for construction in the County. Although the Holtville Airstrip is located outside of the planning area, the airstrip has been identified as a possible location for an international cargo airport for the Southern California region.

Imperial County Transit Vision Draft Report

An "Imperial County Transit Vision Draft Report" was released in January 2000 and prepared for the Imperial Valley Association of Government. The study evaluates existing public transportation services in Imperial County and the potential for increased ridership.

Imperial County Air Pollution Control District – Air Quality Attainment Plan and State Implementation Plan for PM-10 in the Imperial Valley

The Imperial County Air Pollution Control District – Air Quality Attainment Plan (AQAP) mandates a variety of measures to improve air quality. To comply with the AQAP, the Land Use Element organizes land uses in relation to the circulation system, promotes commercial and industrial land uses with convenient access to transportation, and provides a balanced Land Use Plan that promotes a favorable relationship between jobs and housing. In addition, the Imperial County Air Pollution Control District implements the State Implementation Plan for Fine Particulate Matter (PM-10) in the Imperial Valley. The State Implementation Plan regulates a variety of uses that may contribute to increased levels of PM-10 within Imperial Valley.

Water Element of the Imperial County General Plan

The purpose of the Water Element of the County General Plan is to identify and analyze the types of water resources within the Imperial County and to establish goals and policies to preserve and enhance water availability and quality. Implementation of the policies of the Water Element will assure that water resources are conserved and utilized to enhance long-term availability, while providing for current supplies and demands. In addition, the Water Element facilitates the improved use and distribution of water in Imperial County, including the extension of current water conservation programs.

City of Holtville Service Area Plan

In 1999, Holtville adopted a Service Area Plan for the entire Planning Area. The Service Area Plan identifies demand for public services and facilities based on population and housing growth projections for the year 2020 and anticipated phasing of development within the Planning Area. The Plan provides an analysis of existing public services and facilities of the City, including sewer and water, and indicates how the demand created by future development within the Planning Area will be met for each service and facility.

Relationship to Other General Plan Elements

Planned development identified in the Land Use Element is the basis for determining future road improvements; therefore the Land Use Element is directly linked to the Circulation Element. For example, the circulation policies and plans identify the improvements to the roadway system that will be required in order to serve traffic generated by the uses permitted in the Land Use Element. In addition, the Circulation Element promotes alternative transportation modes to minimize the regional impacts of planned local development.

The Noise Element contains policies and plans aimed to ease the adverse effects of noise on the community that are directly attributable to the future transportation plans contained in the Circulation Element. Noise exposure will be a key consideration when locating and designing new development along arterials and other transportation related noise sources. In addition, policies and plans contained in the Safety Element addressing transportation related hazards are complementary to policies and plans contained in the Circulation Element.



Issues, Goals, and Policies



Holtville has a circulation system that includes vehicular, public transit, bicycle, and pedestrian components. Safe and convenient circulation system operation is needed to support a variety of land uses in the community. In addition, to promote the efficient use of public funds and minimize delays on local roadways, infrastructure improvements related to the circulation system, such as water, sewer, and median landscaping should be coordinated with roadway improvements.

Three major issues are addressed by the goals, policies, and plans of the Circulation Element. These major issues include: 1) providing a suitable system of city roadways; 2) supporting alternative modes of travel that include use of transit, bicycle and pedestrian networks; 3) coordination and support of regional transportation improvements; and 4) the coordination of roadway, sewer and water infrastructure improvements.

Roadway System

Safe and convenient access to activities in the community can be provided by a well-designed local roadway system. The City's existing "grid" system is a convenient and easy-to-traverse network of local roadways. The City must ensure that existing and future roadways are developed and maintained in accordance with City standards.

Circulation Goal 1: Provide and maintain a safe circulation system that facilitates the efficient movement of people and goods.

Policy 1.1: Continue to implement street standards and roadway classifications that address traffic levels, safety, cost, and efficiency.

Policy 1.2: Cooperate with the County of Imperial to integrate the two jurisdictions' roadway systems, standards, and classifications.

Policy 1.3: Require new projects to provide and maintain circulation roadways and improvements that meet City engineering, design, and landscaping standards, as well as desired levels of service.

Policy 1.4: Update the 5/10 Year Plan as necessary to address necessary improvements to the local roadway system.

Policy 1.5: Implement a capital improvement program that includes reconstruction, repair, and maintenance for all City streets, alleys, and medians on an ongoing, well planned basis.

- Policy 1.6:** Work with residents and property owners to ensure gutters and sidewalks are clean and well-maintained.
- Policy 1.7:** Coordinate with regional agencies such as SCAG, Caltrans, and the Local Transportation Authority of Imperial County to ensure that Citywide circulation concerns are adequately addressed.
- Policy 1.8:** Coordinate with the Holtville Union School District to ensure the safety of school children as they are dropped off and picked up from school.

Alternative Transportation

Alternative modes of travel available in Holtville include transit and bicycle and pedestrian trails. City cooperation with other public and private agencies is important to ensure a variety of safe and convenient alternative modes of travel for all segments of the population. Access to alternative modes of travel is particularly important to certain segments of the population such as seniors, youth, and the disabled.

Circulation Goal 2: Promote transit and other alternative modes of transportation.

- Policy 2.1:** Develop and maintain a safe and attractive bicycle and pedestrian trail system that links public, civic, and recreational activity areas.
- Policy 2.2:** Cooperate with local and regional agencies and organizations to provide efficient, affordable, and reliable transit.

Regional Circulation Improvements

Efficient movement of people and goods within a region is an important part of economic development and quality of life in Holtville. Traffic congestion in Holtville is directly influenced by an overall transportation network for the region. In addition, the potential for expanded use of the Holtville Airstrip and development of new or renewed use of regional and inter-urban railways that are located in the planning area can affect Holtville residents.

Circulation Goal 3: Support efforts to improve the regional transportation system to enhance movement of people and goods in the Holtville area.

- Policy 3.1:** Coordinate with Caltrans and the Local Transportation Authority (LTA) for realignment of SR 115 southwest of Holtville to avoid undesirable impacts to Orchard Road and Fifth Street resulting from the northern extension of SR 7.

- Policy 3.2:** Cooperate with efforts by the County of Imperial and the Imperial Valley

Economic Development Corporation to bring an international air cargo airport to the Holtville Airstrip.

Policy 3.3: Cooperate with railway operators in the event that rail operations resume along the Holton Inter-Urban Railroad or other regional railways within the planning area.

Infrastructure Improvements

Infrastructure such as water and sewer lines and drainage facilities are often located within circulation system roadway rights-of-way. Where necessary and feasible, extension and improvement of these facilities should occur in concert with scheduled and funded roadway construction and maintenance. Additional improvements, such as median landscaping, should also be coordinated with roadway improvements to promote more attractive roadways.

Circulation Goal 4: Provide additional infrastructure and rights-of-way improvements that support an attractive and efficient local circulation system.

Policy 4.1: To promote efficiency, coordinate infrastructure and rights-of-way improvements with roadway development and maintenance projects.

Policy 4.2: To improve the visual appearance of the City, develop and implement a beautification program that addresses landscaping and roadway cleaning that enhances the City's thoroughfares, alleys, medians, parking areas, and entrances.



Circulation Plan

The City is supported by a diverse circulation system with vehicular, pedestrian, and bicycle components. This section of the element establishes the Circulation Plan. The Plan summarizes the approach to ensure safe and convenient operation of the circulation system and identifies improvements required to accommodate traffic from planned development.

Vehicular transportation (automobiles and trucks) is presently the primary mode of travel and a Circulation Master Plan is established with hierarchical roadway designations, physical design standards for the roadway designations, and service standards. The Circulation Master Plan includes regional roadways and anticipated regional traffic levels. The use of alternative modes of transportation is promoted to reduce dependency on vehicular transportation.

The City has adopted a program to establish pedestrian and bicycle routes that will provide connections between public activity centers and residential neighborhoods and businesses. In addition, roadway segments are designed to promote pedestrian-friendly neighborhoods.

The Plan is based on issues, goals, and policies identified in the previous section. The Circulation Element Implementation Program, contained in the following section of this Element, is an extension of the Circulation Plan and contains specific programs to coordinate planned development with vehicular and non-vehicular circulation improvements.

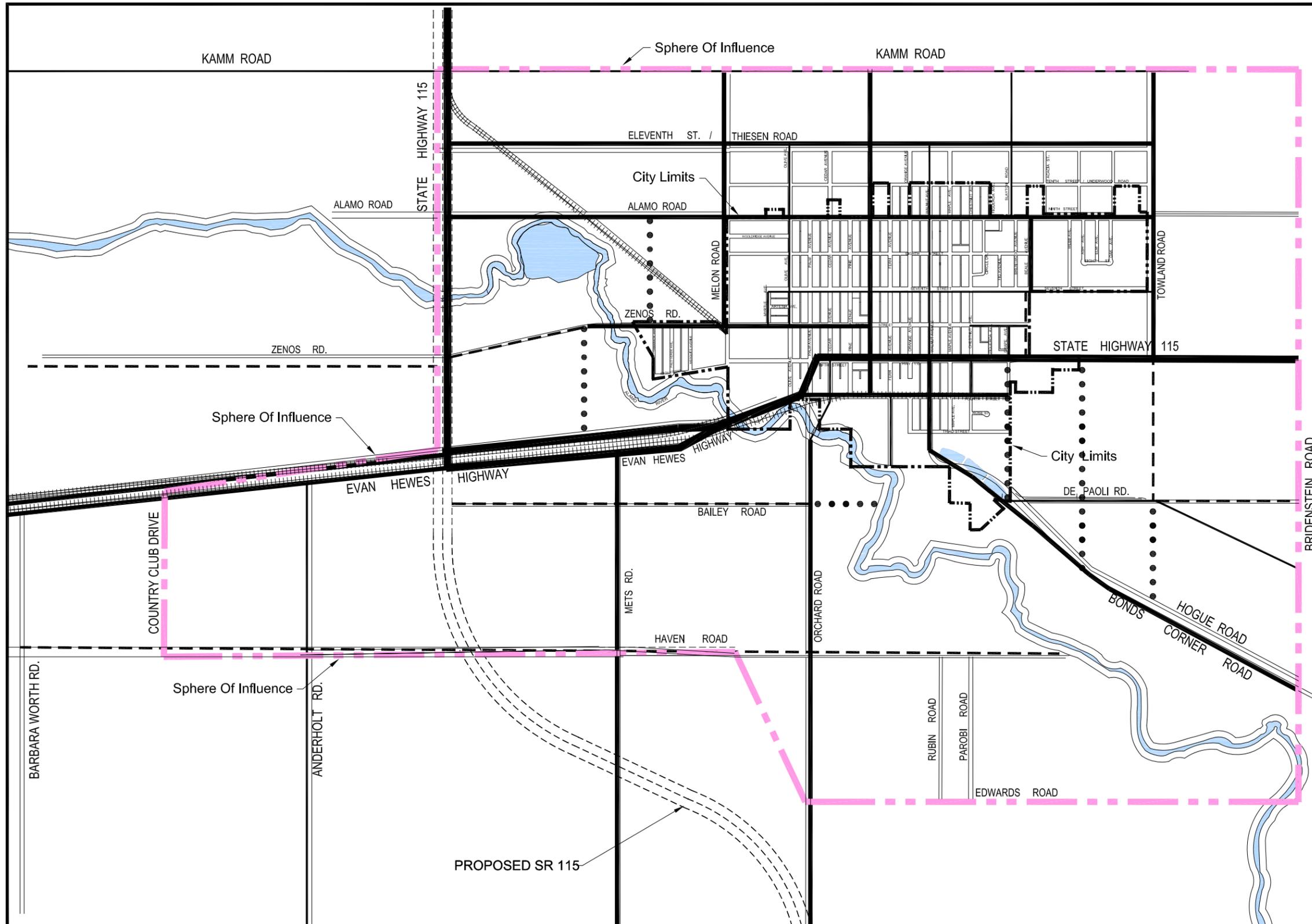
Roadway System

Nearly all roadways in Holtville have two lanes. The exception is the segment of SR-115 from Grape Avenue to Orchard Road. The intersection of SR-115 and Holt Avenue is controlled by a four-way stop. All other intersections in Holtville are either uncontrolled or controlled by a two-way stop.

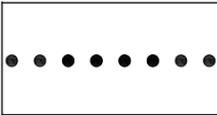
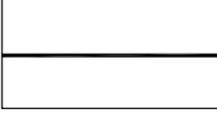
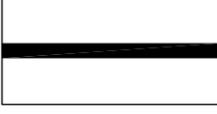
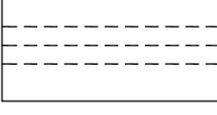
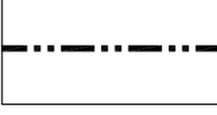
Roadways that comprise Holtville's roadway system are classified into the following categories:

- **Arterial Streets:** Intended to move through traffic between major traffic generators.
- **Collector Streets:** Collect and distribute traffic between arterial streets and local streets.
- **Local Streets:** Provide direct access to individual properties by local traffic.

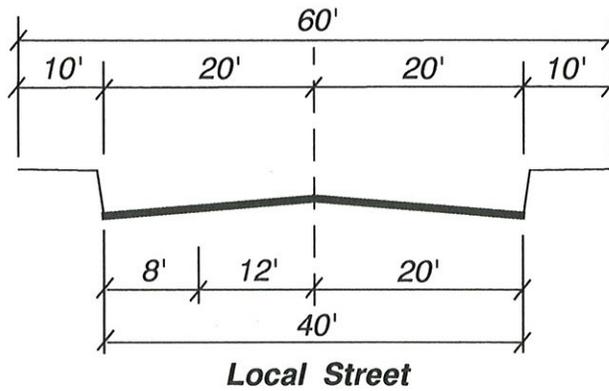
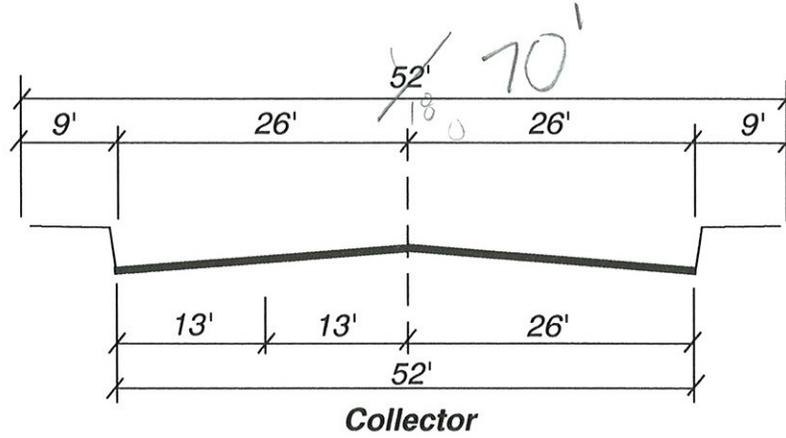
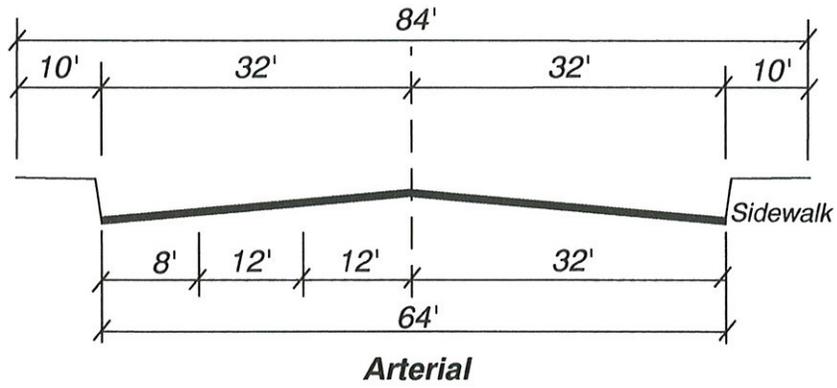
Figure C-1 depicts the current street classifications within the City and **Figure C-2** depicts cross sections for each of the classes of streets.



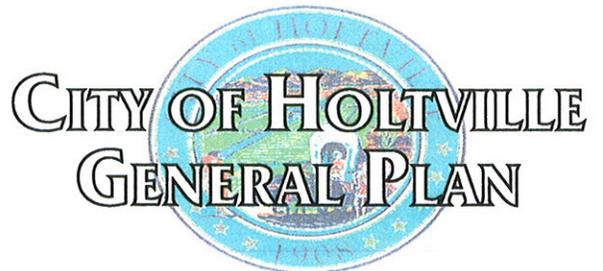
Legend

-  Arterial (Proposed)
-  Collector (Proposed)
-  Arterial (Existing)
-  Collector (Existing)
-  Highway
-  Proposed SR 115 Re-route
-  Existing Sphere of Influence
-  City Limits





Source: City of Holtville, 2003



C-2 STREET CROSS SECTION

Performance Criteria

The performance of streets and roadways is typically measured by comparing the level of traffic to documented standards for the type of street based on classification, number of lanes, and width. Imperial County has developed standards for roadway capacity that are applicable to conditions in the City of Holtville. These roadway performance standards are shown in **Table C-1**.

Table C-1
Roadway Performance Standards
Maximum Average Daily Traffic by Level of Service (LOS)

Roadway Classification	Number of Lanes	A	B	C	D	E
Freeway	4	30,000	40,000	50,000	60,000	70,000
Principal Arterial	4	14,800	24,700	29,600	33,400	37,000
Secondary Arterial	4	13,700	22,800	27,400	30,800	34,200
Two Lane Arterial (Primary or Secondary)	2	2,000	4,500	7,700	11,800	17,500
Collector	2	1,900	4,100	7,100	10,900	16,200
Residential Street	2	*	*	1,500	*	*
Residential or Cul-de-Sac Loop Street	2	*	*	200	*	*

*Note: Levels of service are not applied to residential streets since their primary purpose is to serve abutting lots, not carry through traffic. Levels of Service, normally apply to roads carrying through traffic between major trip generators and attractors.

Source: Imperial County

In traffic engineering methodology, roadway levels of service (LOS) are typically rated from LOS A to LOS F. LOS A indicates light traffic conditions, in which drivers have a great deal of freedom to maneuver and little interference from other drivers. LOS F indicates a situation where the traffic relying on a particular facility is beyond the capacity of the facility, with significant delays and queues. A minimum performance standard of LOS C is considered to be consistent with the roadway conditions in smaller cities and rural areas.

Future Roadway Conditions

Holtville's Service Area Plan states that all streets in the City are expected to meet or exceed LOS C performance standard in the Year 2020. Therefore, the street system is expected to be adequate for Year 2020 conditions.

While the overall street system is expected to meet existing transportation performance standards for Year 2020 conditions, the following street improvements were recommended in the Service Area Plan:

- Installation of a traffic signal (if warranted) at the intersection of SR-115 and Holt Avenue.
- Provision of new collector and local streets to serve new development.

While traffic conditions beyond the Year 2020 are difficult to foresee, the next major roadway improvement that is needed in the Holtville area is a new arterial roadway running south of and parallel to SR-115. This new arterial would ultimately run from Towland Road to Barbara Worth Road and would cross the Alamo River at a location south of all existing developed areas. A first phase of this new arterial could be constructed from Bonds Corner Road to Orchard Road, with extensions built as needed. Based on current population projections, this new arterial street would not be needed until the Year 2030.

In addition, Holtville's 5/10 Year Plan identified approximately 15 roadway segments that needed to be repaved or maintained in 2001. The City continues to implement and update the 5/10 Year Plan as necessary.

Safe Drop-Off and Pick-Up Zones

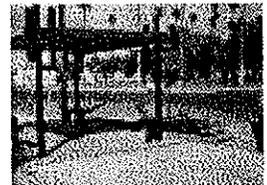
Perhaps the greatest source of congestion within Holtville is in the immediate vicinity of local schools in the early morning and afternoon hours. School children often have to compete with vehicles to cross streets in order to get to, or leave from school, putting them at an undesirable level of risk. The City has adopted a program to work with the Holtville Unified School District, the Police Department, and parents to identify ways to reduce the risk to school children and relieve traffic around local schools by designating Safe Drop-Off and Pick-Up Zones as well as other alternatives such as staggered class times so that the number of children arriving at school and awaiting pick-up at any given time is reduced.

Alternative Transportation

Promotion of alternative modes of transportation such as public transit, bicycling, and pedestrian circulation is a key component of the Circulation Plan. Use of alternative modes of transportation produces a number of benefits for the community including reduced traffic, less need for costly roadway improvement projects, and less impact to air quality.

Transit

The City of Holtville is not large or dense enough to warrant a fixed right-of-way intra-city transit system. Imperial County Transit offers inter-city bus service with regular stops in Holtville, including ADA Para-transit service that includes a lift equipped van to serve physically or mentally disabled residents. Additionally, taxi cabs do provide a limited amount of service to the City. While the City does not currently have an intra-city public transit system, this will become an important consideration as the City develops and a necessity when the City approaches buildout of the planning area. As Holtville grows, the City will continue to cooperate with local and regional agencies and organizations to provide efficient, affordable, and reliable transit.



Pedestrian Circulation Network

The pedestrian circulation network consists of sidewalks adjacent to City streets, as well as within parks. On some streets, pedestrian usage is limited because of automobile circulation. All new developments are required to provide adequate sidewalks or other pedestrian walkways to facilitate the movement of pedestrians around Holtville.

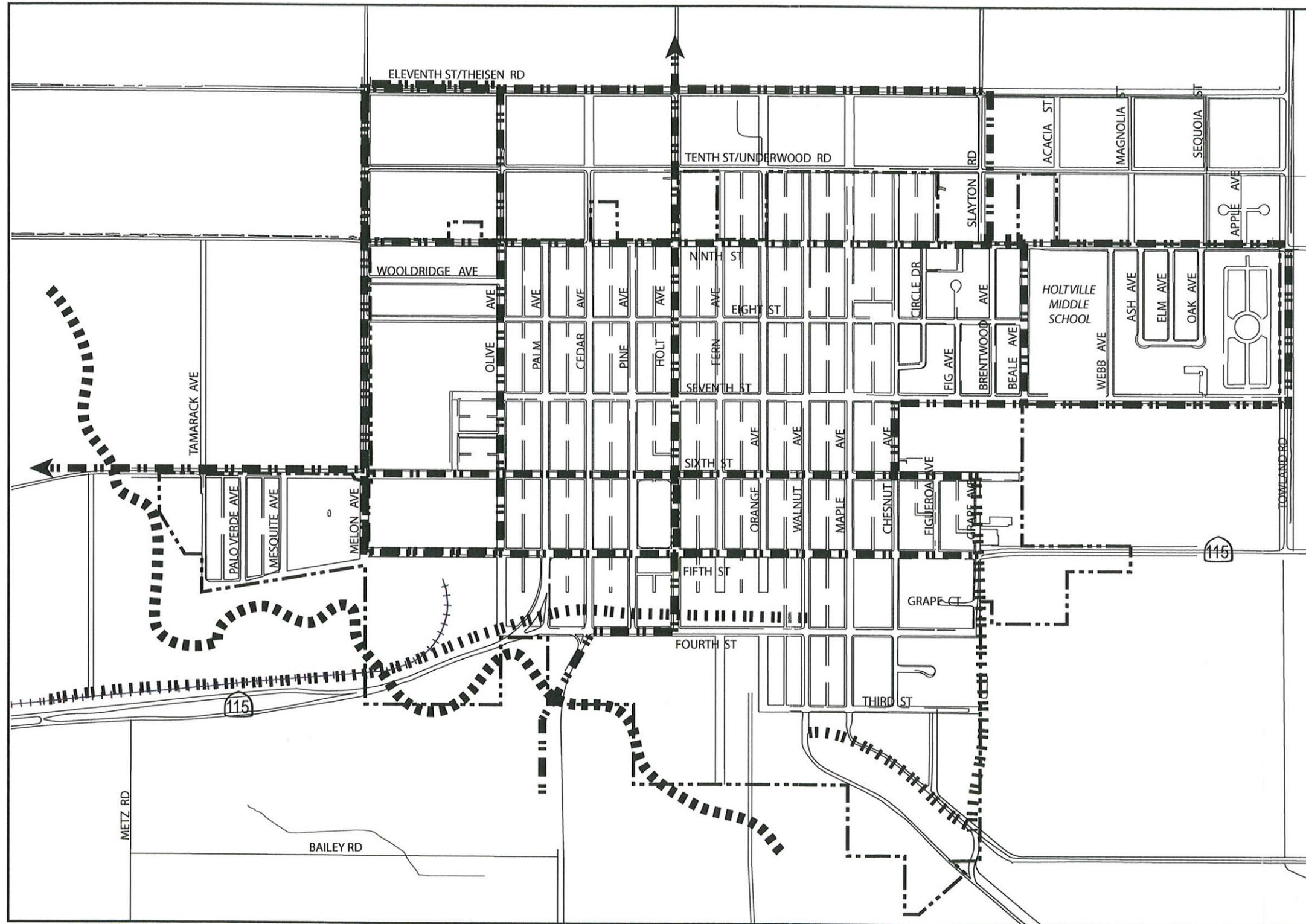
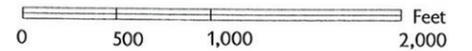
Bikeway System

Bicycle riding is another effective and desirable alternative form of transportation that may become more popular in the future. In the City, distances are reasonably short, and with the exception of the hot summer months, bicycling is a feasible mode of transportation and should be encouraged. In 2001, the City adopted a Bicycle Master Plan that establishes a system of designated bikeway paths within the planning area which are depicted in **Figure C-3**. The system consists of three different classes of bikeways. Class I bikeways are pathways that serve the exclusive use of bicycles and pedestrians, whereas a Class II bikeways are typically bike lanes established within the paved area of roadways through identifiable pavement striping or markings and signage. Class III bikeways are bike routes intended to provide continuity to the bikeway system. Bike routes are established along through routes not served by Class I or Class II bikeways, or to connect discontinuous segments of normal bike lanes. Class III bikeways are shared facilities, either with motor vehicles on the street or with pedestrians on sidewalks and therefore are not shown in **Figure C-3**. Holtville's Bicycle Master Plan is consistent with the Imperial County and El Centro Bicycle Master Plans and provides links to ensure continuity in the regional bicycle system. The City continues to update when necessary and implement the Bicycle Master Plan.

CITY OF HOLTVILLE GENERAL PLAN

Legend

-  Routes to Imperial County Bike Master Plan
-  Class I Bicycle Path
-  Class II Bicycle Path
-  Hiking Trail
-  City Boundary



Source: City of Holtville, 2003

Regional Circulation Improvements

Economic development and quality of life in Holtville is partially dependent upon efficient and safe movement of people and goods within the Imperial Valley. Currently, Holtville is experiencing increased traffic along Orchard Road and SR-115, within the City, due to the opening of the new Calexico East Port of Entry at the U.S./Mexico border. In addition, the potential for expanding the Holtville Airstrip to accommodate international air cargo and development of new or renewed use of regional and inter-urban railways located in the planning area could affect Holtville residents. **Figure C-4** displays these proposed regional circulation improvements.

State Route 115 Realignment

Caltrans and the Local Transportation Authority (LTA) of Imperial County have identified the need to realign SR-115 to bypass the City of Holtville. The project is listed as a near-term project and is expected to be completed before the year 2010. SR-115 is primarily a north south route that currently bisects the City of Holtville. The state highway is important in facilitating interregional agricultural goods movement and also provides intraregional travel between various cities in Imperial County.



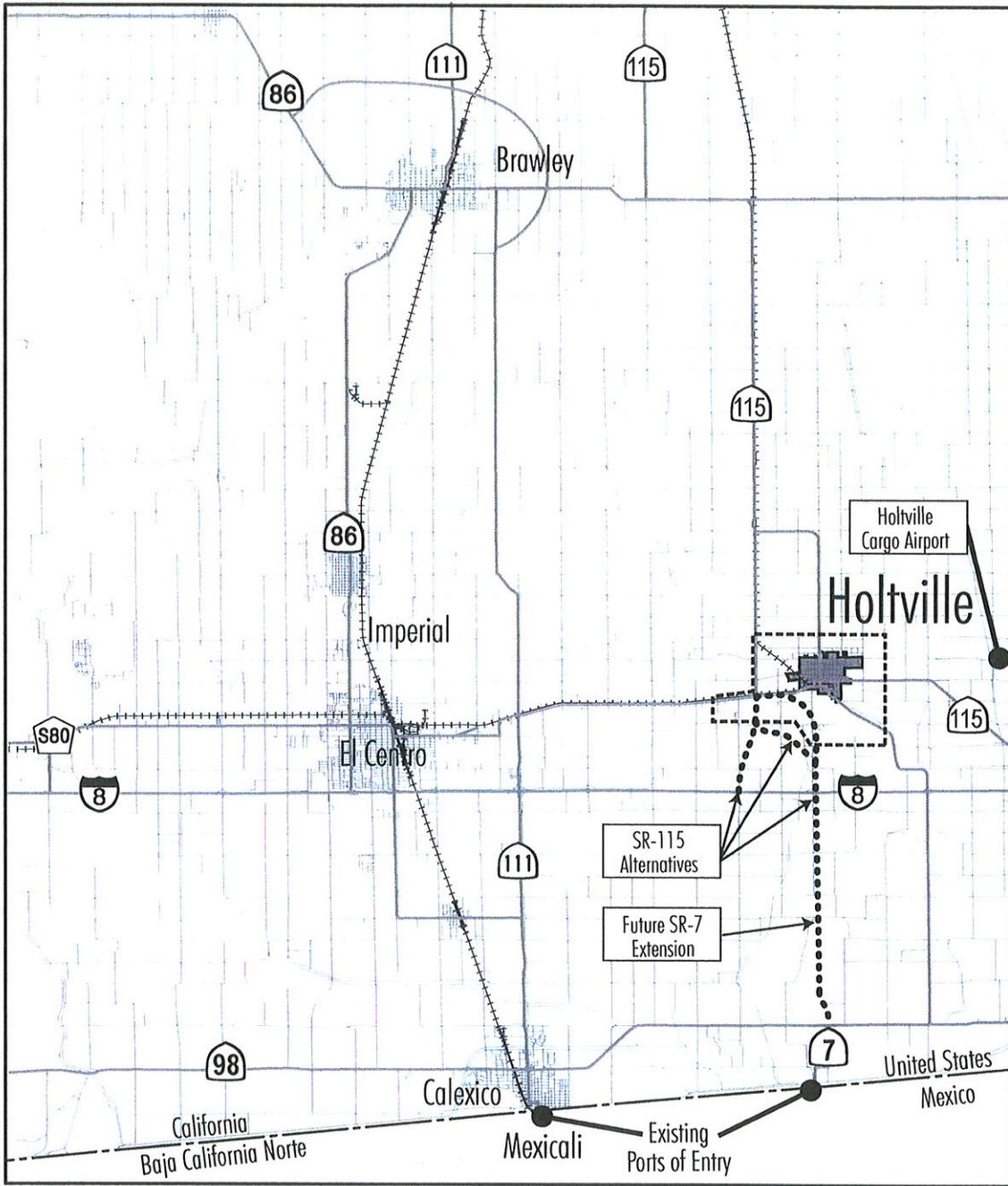
The new Calexico East Port of Entry (POE) between the United States and Mexico handles all of the commercial and agricultural goods movement between Mexico and Imperial County. Caltrans and the LTA plan to connect the new POE to I-8, via a new state highway, SR-7. However, currently there is no direct connection to the state highway system north of I-8 in this area.

The Highway Element of the 1997 Imperial County Transportation Plan includes a plan for a new four-lane north/south expressway connecting I-8 to Evan Hewes Highway/SR-115. If realignment were not completed to ensure efficient access to SR-115 from SR-7, vehicles would continue to use Orchard Road and SR-115, which traverses the City of Holtville along Fifth Street. Over the next several years, the City could experience an increase of truck traffic, placing residents at increased risk of noise, air pollution, and hazards associated with the increased traffic volume.

The City continues to coordinate with Caltrans and the LTA to realign the State Route (SR) 115 to bypass Holtville. The realignment of SR 115 will reduce transportation related noise and hazards on Fifth Street, as well as provide a more efficient transportation system for the region.

Cargo Airport

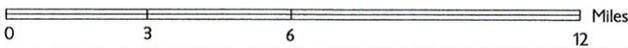
The Southern California region has limited capacity to efficiently manage the distribution of worldwide goods and without an additional cargo airport, will not be able to meet the region's projected need. The Holtville Airstrip has been identified as a potential site for a new international cargo airport to meet this need. The site has numerous benefits: 1) it minimizes capital expenditure and maximizes economic/financial feasibility; 2) the timeline to



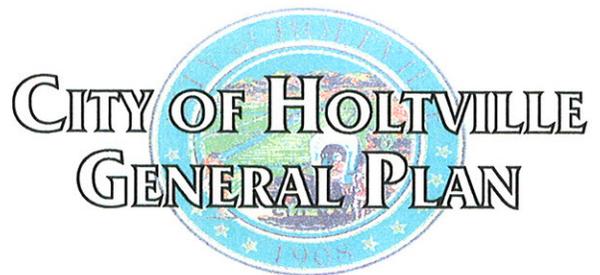
Source: City of Holtville, 2003

Legend

-  City Boundary
-  Sphere of Influence Boundary
-  Alternative and Extension Routes



Circulation Element



C-4 REGIONAL CIRCULATION IMPROVEMENTS

August 2003

expand/improve an existing facility would be significantly shorter than developing a new greenfield site; and 3) it uses an existing airport already approved by the FAA. The City cooperates with efforts to transform the Holtville Airstrip into an international cargo airport.

Railways

The Southern Pacific Railroad, which enters Holtville from the northwest, and the Holton Inter-Urban Railroad, which connects Holtville to El Centro, are located within the Holtville planning area. Neither railway is currently in operation. The Southern Pacific Railroad has been abandoned and owners are selling its right-of-way, while the owners of the Holton Inter-Urban Railroad retain the right-of-way and could renew operations at anytime. If rail operations on the Holton Inter-Urban Railroad resume, or if new railways are developed within the planning area, the City will cooperate with railway operators to ensure safety at grade crossings, land use compatibility along the proposed rail lines, and ensure that existing development is protected from noise generated from railroad operations by enforcing standards identified in the Noise Element.

Infrastructure Improvements

Water and sewer infrastructure and drainage facilities are often located within circulation system rights-of-way. Therefore, the Circulation Plan evaluates the existing condition and capacity of these facilities, as well as future demand that will occur with new development in the planning area to ensure that extension and improvement of these facilities can occur in concert with scheduled and funded roadway construction and maintenance.

Water Service

Holtville's water system is owned and operated by the City. As of 1999, the City provided water to its customers by means of approximately 1,400 service connections through one pressure zone. The City operates one water treatment plant to produce approximately 1.0 and 1.5 million gallons of potable water per day and maintains one elevated reservoir at the water treatment plant to maintain water system pressure. The City's water supply comes from the Imperial Irrigation District (IID), which imports water from the Colorado River via the All-American Canal and associated facilities. The demand for water facilities/services in the Year 2020 is expected to amount to approximately 1.9 million gallons per day. This would represent a net increase of 778,948 gallons per day over usage in 1999.

The City continues to update its Water Master Plan and monitor the capacity of its water treatment and delivery facilities as necessary. In addition, the City updates and works to identify funding sources to implement its 5/10 Year Plan, which identifies necessary improvements to existing water delivery facilities. The City or project proponents are required to provide piping to new development and/or pay fees to facilitate necessary expansion of water treatment and piping facilities where appropriate.

Sewer Services

The City's sewer collection system serves the majority of its residential, commercial, and industrial population base within the City limits. The collection system is laid out along the City's established roadway grid with most of the collection lines located in service alleys between the main south-to-north trending streets. These lines discharge to the City's primary trunk line, located in Ninth Street. The collection system also extends outside the City's boundary to serve a small residential development within the City's sphere of influence.

The collection system generally flows by gravity to the northwest corner of the community and continues to flow approximately two miles outside of the City limits to the wastewater treatment plant. The wastewater treatment plant is located west of Holtville at 1250 Kamm Road. The City owns and operates three sewage pumping stations in support of the gravity collection system. The Sixth Street Pump Station, located off of Zenos Road between Tamarack and Palo Verfe Roads, serves a residential development referred to as the Smith Subdivision. The Barbara Worth Pump Station, located off Holton Road, conveys wastewater from the Barbara Worth Country Club and surrounding community. The Ninth Street Pump Station is located in a residential development adjacent to the Holtville Junior High School in the northeast corner of the City.

The existing wastewater treatment plant was designed for an average daily flow of 0.85 million gallons per day and a peak flow of 1.16 million gallons per day. In 1999, the average daily flow was 0.54 million gallons per day. Projected wastewater flows for the Year 2020 are estimated at 1.028 million gallons per day. In 2003, the City installed an ultra violet wastewater disinfection system that, with planned upgrades to the wastewater treatment plant, will double the capacity of the wastewater treatment system.

All of the City's pump stations are small, package type stations that discharge to four- and six-inch force mains. Both the Sixth Street and the Ninth Street stations are considered to be in satisfactory condition for continued service through the year 2015. The Barbara Worth Pump Station is considerably older than the other stations, and is considered to be at capacity under current loads. To accommodate future growth, the Barbara Worth Country Club Pumping Station facility (owned by the Country Club Sewer Maintenance District) and the associated four-inch force main will be replaced with an eight-inch force main and pump station replacement. In addition, a new pumping station is needed to lift sewage from the Orchard Road service area across the Main Channel Canal.

The City continues to implement and periodically update its Sewer Master Plan as necessary and continues to identify funding sources to implement sewer facilities improvements identified in the 1999 Service Area Plan. In addition, the City or project proponents are required to provide sewer piping facilities to service new development and/or pay fees to facilitate improvement of the City's sewer facilities.

Drainage Facilities

On a regional level, Hoover Dam and several other dams, including Imperial Dam have been built along the Colorado River to provide an effective and efficient flood management water storage system. On a local level, within the City, drainage is controlled through street system drains that drain into the Alamo River. These drainage facilities are located both partially underground and above ground.

The primary storm drains within the City are located at Fourth Street, Ninth Street, and Melon Road. Drainage in the northern portion of the City is collected via a gutter located in Ninth Street, which carries flows to the west to an open channel running north-south along Melon Road. This canal carries water southward, then westerly via an enclosed concrete canal and outflows to the Alamo River. A detention basin is located at Ninth Street and Beale Avenue that controls the rate of runoff during rain storms. Drainage in the southern portion of the City is collected via underground pipes located in Fourth Avenue. This drainage facility carries flows westerly to Palm Avenue, and discharges into the Alamo River immediately south of State Highway 115.

The City maintains and improves all drainage and flood control facilities to be sure that they function as required. In addition, on a project-by-project basis, the City continues to mitigate or disallow new development that causes the City's drainage system to exceed design capacity, unless mitigation steps are implemented by the developer. And, as described in the Safety Element, the City continues to identify and evaluate hazardous flood locations and inform the public and developers proposing projects within these areas.

Beautification Program

Travel along City roadways is typically the first experience a visitor to Holtville has with the community. For this reason, City entrances, roadways, alleys, and medians should be well designed, maintained, and landscaped. To ensure improved quality of life for Holtville residents and a positive impression and perception among visitors, the City has adopted a roadway beautification program with the following objectives:

- Establish attractive and inviting entrances to the City in order to form the basis for positive impressions and perceptions of the community;
- Coordinate public/private partnerships to create entrances to local businesses and residential developments that announce arrival and set a tone for the part of the City that they introduce;
- Pave and maintain all City alleyways; and
- Develop and implement a landscaping program that includes tree planting on medians and sidewalks of prominent community roadways.



Implementation Programs

The following implementation programs provide actions to implement the adopted policies and plans identified in this Element. These programs as a series of actions, procedures, and techniques that includes a description of the responsible agency/department, funding source, time frame, and related policies.

Circulation Program 1: Roadway Circulation System

Implement the street standards and roadway classifications contained in the Circulation Element and cooperate with the County of Imperial Local Transportation Authority (LTA) to integrate the two jurisdictions' roadway systems, standards, and classifications. In addition, cooperate with these agencies and the Southern California Association of Government (SCAG) to ensure that Citywide circulation concerns are adequately addressed. Review discretionary development proposals for potential impacts to the transportation system. The Level of Service standards established in the Circulation Element will be used to determine the significance of impacts. Mitigation in the form of physical improvements and/or impact fees will be required for significant impacts. Adequate right-of-way along new roadways will be required to permit pedestrian and bicycle facilities. Proper roadway drainage must be provided to ensure a safe system.

Responsible Agency/Department: City Manager, Public Works

Funding Source: General Fund, development fees

Time Frame: Ongoing

Related Policies: 1.1, 1.2, 1.3, 1.7

Circulation Program 2: 5/10 Year Plan

Continue to update and seek out funding sources to implement the Holtville 5/10 Year Plan.

Responsible Agency/Department: City Manager

Funding Source: General Fund

Time Frame: Ongoing

Related Policies: 1.4

Circulation Program 3: Capital Improvement Program

Adopt and implement a capital improvement program that includes reconstruction, repair, and maintenance for all City streets, alleys, and medians

Responsible Agency/Department: City Manager, Public Works

Funding Source: General Fund, development fees

Time Frame: Annually

Related Policies: 1.5

Circulation Program 4: Gutter, Sidewalk Maintenance

Periodically conduct surveys to identify gutters and sidewalks that are in need of repair or maintenance. Work with residents and property owners to ensure gutters and sidewalks are clean and well-maintained.

Responsible Agency/Department: City Manager, Public Works

Funding Source: General Fund

Time Frame: Ongoing

Related Policies: 1.6

Circulation Program 5: Safe Drop-Off/Pick-Up Zones

Coordinate with the Holtville Unified School District, the Police Department, and residents to identify ways to provide a safe drop-off and pick-up zones around local schools to ensure the safety of school aged children.

Responsible Agency/Department: City Manager, Public Works, Holtville Unified School District, Police Department, parents

Funding Source: General Fund, School District

Time Frame: Ongoing

Related Policies: 1.8

Circulation Program 6: Pedestrian and Bicycle Network

Implement, and periodically update the Bicycle Master Plan, which provides connections between public, residential, and business areas. Require new development and redevelopment to provide necessary facilities. Identify areas within the existing community that would benefit from improved pedestrian and bicycle facilities. Explore additional funding sources to provide additional pedestrian and bicycle facilities.

Responsible Agency/Department: City Manager, Public Works

Funding Source: General Fund, development fees

Time Frame: Ongoing

Related Policies: 2.1

Circulation Program 7: Regional Circulation

Coordinate the Southern California Association of Government (SCAG), Caltrans, and the Local Transportation Authority (LTA) to ensure that Citywide circulation concerns are adequately addressed. As Holtville grows, cooperate with local and regional agencies and organizations to provide efficient, affordable, and reliable transit. Continue to support efforts by Caltrans and the LTA to realign State Route 115. Cooperate with efforts to bring an international cargo airport to

the Holtville Airstrip.

Responsible Agency/Department: City Manager, SCAG, LTA, Caltrans, Imperial Valley Economic Development Corporation, transit providers

Funding Source: General Fund

Time Frame: Ongoing

Related Policies: 1.7, 2.2, 3.1, 3.2, 3.3

Circulation Program 8: Water and Sewer Master Plans

Continue to implement, and when necessary, update the Water and Sewer Master Plans. Regularly monitor demand and capacity of water and sewer facilities to ensure that new development is adequately served and service to existing development is maintained.

Responsible Agency/Department: City Manager, Public Works

Funding Source: General Fund, water and sewer fees

Time Frame: Ongoing

Related Policies: 4.1

Circulation Program 9: Beautification Program

Develop and implement a roadway beautification program that would have the following objectives:

- Establish attractive and inviting entrances to the City in order to form the basis for positive impressions and perceptions of the community;
- Coordinate public/private partnerships to create entrances to local businesses and residential developments that announce arrival and set a tone for the part of the City that they introduce;
- Pave and maintain all City alleyways; and
- Develop and implement a landscaping program that would include tree planting on medians and sidewalks of prominent community roadways.

Responsible Agency/Department: City Manager, Public Works

Funding Source: General Fund, development fees

Time Frame: Ongoing

Related Policies: 4.2



Table of Contents

Section	Page
Introduction	COS-1
Purpose of the Conservation/Open Space Element	COS-1
Scope and Content of the Conservation/Open Space Element	COS-1
Related Plans and Programs.....	COS-1
Relationship to Other General Plan Elements	COS-4
Issues, Goals, and Policies	COS-5
Natural Resources and Open Space	COS-5
Agricultural Resources.....	COS-6
Parks and Recreation.....	COS-6
Water Supply and Quality.....	COS-7
Air Quality	COS-7
Energy	COS-8
Waste Disposal and Recycling.....	COS-9
Conservation/Open Space Plan	COS-10
Natural Resources	COS-10
Historic and Cultural Resources	COS-10
Agricultural Resources.....	COS-11
Parks, Recreation and Open Space	COS-13
Water Supply and Quality.....	COS-13
Air Quality	COS-16
Energy	COS-18
Waste Disposal and Recycling.....	COS-18
Implementation Programs	COS-20

Figures

Figure	Page
COS-1 Important Farmlands.....	COS-12
COS-2 Parks and Open Space.....	COS-14
COS-3 Air Basin.....	COS-17



Introduction



Holtville is surrounded by fertile agricultural land. In addition, there are several parks and open spaces, as well as numerous community and historical resources important to residents of Holtville. The Conservation/Open Space Element focuses on the protection and enhancement of these agricultural, open space, and natural and historic resources to ensure a high quality living environment in Holtville.

Purpose of the Conservation/Open Space Element

The Holtville Conservation/Open Space Element meets the State requirements for Conservation and Open Space Elements as defined in Sections 65302(d) and 65301(e) of the Government Code. According to these requirements, the Conservation Element must contain goals and policies to protect and maintain natural resources such as water, soils, wildlife, and minerals, and prevent wasteful resource exploitation, degradation, and destruction. The Open Space Element must contain goals and policies to manage open space areas, including undeveloped lands and outdoor recreation areas. Specifically, the Open Space Element must address several open space categories such as those used for the preservation of natural resources and managed production of resources, as well as open space maintained for public health and safety reasons. This last category of open space is addressed in the Safety Element. Additionally, while air quality is not a state-mandated element, air quality is included in the Conservation/Open Space Element to address reducing pollutant levels through stationary source, mobile source, transportation and land use control, and energy conservation measures. Because the subjects required to be addressed under the Conservation Element and Open Space Element overlap substantially, the two elements have been combined for this Plan.

Scope and Content of the Conservation/Open Space Element

The Conservation/Open Space Element expresses community goals to protect environmental and historic resources and open space. Resources addressed in this element include: a) natural resources and open space; b) agricultural and soils conservation; c) parks and recreation; d) community and historic resources; e) water supply and quality; f) air quality; g) energy conservation; and h) waste disposal and recycling.

Related Plans and Programs

There are a number of existing plans and programs that directly relate to the Conservation/Open Space Element. These plans and programs have been enacted through federal, State and local action, and are administered by agencies and special districts. Federal laws pertaining to the

protection of significant resources include the Endangered Species Act of 1973 and the National Environmental Policy Act. Other related plans and programs are described below.

Federal Endangered Species Act

The Federal Endangered Species Act (ESA), administered by the U.S. Fish and Wildlife Service, applies to federally listed species and habitat occupied by federally listed species. Federally listed species are most likely to occur within riparian habitat areas in the City's floodplains. ESA Section 9 forbids specified acts that directly or indirectly harm listed species. Section 9 also prohibits "taking" any species of wildlife or fish listed as endangered. These restrictions apply to all federal agencies and all persons subject to United States jurisdiction.

U.S. Fish and Wildlife Service and California Department of Fish and Game

Both the U.S. Fish and Wildlife Service and California Department of Fish and Game have regulations to protect wildlife resources. Special permits are required for the alteration, dredging, or any activity in a lake or stream, as well as other activities that may affect fish and game habitat. Both agencies also regulate impacts to sensitive plant and animal species as described above. Future development in Holtville that has the potential to affect wildlife habitat will be subject to the regulations of both of these federal and State agencies.

National Pollutant Discharge Elimination System (NPDES)

Under the NPDES storm water permit issued to the City of Holtville, all development and significant redevelopment must be implemented with runoff pollution control measures known as Best Management Practices (BMPs). Proposed development projects (both public and private) within Holtville must incorporate structural and non-structural BMPs to preclude significant water quality impact from non-point source pollutants.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for thorough environmental analysis of projects impacting the environment. The provisions of the law and environmental review procedures are described in the CEQA statutes and CEQA Guidelines. CEQA will continue to be instrumental in ensuring that the environmental impacts associated with local development projects are appropriately assessed and mitigated.

California Endangered Species Act

The California Endangered Species Act (CESA) generally parallels the main provisions of the Federal Endangered Species Act and is administered by the California Department of Fish and Game (CDFG). CESA prohibits the "taking" of listed species except as otherwise provided in State law. Any future development or redevelopment in Holtville that has the potential to affect wildlife will be subject to the restrictions contained in the CESA.

Williamson Act

The Williamson Act, passed by the State Legislature in 1965 seeks to preserve agricultural uses by offering tax relief to large landowners if the owners agree not to change the use of their open space or agricultural lands for a contract period of ten years. The contracts automatically renew each year, thus extending the term, unless the owner files a notice of non-renewal to cancel the contract. Thus, contract expiration is always nine years from the date of filing the notice of non-renewal. The City of Holtville and the County of Imperial actively promote the use of Williamson Act contracts to preserve agricultural land.

Mills Act

The Mills Act is a California State law allowing cities to enter into agreements with the owners of historic structures to encourage preservation of historic resources. Such agreements involve the City entering into a contract with a property owner to change how the County Assessor calculates taxes on their property in exchange for the continued preservation of the property by the property owner. The adjusted property taxes are recalculated using a formula in the Mills Act and Revenue and Taxation Code.

Regional Transportation Plan and Improvement Program

The Southern California Association of Governments has adopted a Regional Transportation Plan (RTP) and a Regional Transportation Improvement Program to implement the projects and programs listed in the RTP. These plans work together to help improve vehicular traffic within the region and thereby reduce air pollution.

SCAG Regional Comprehensive Plan and Guide

The Southern California Association of Governments (SCAG) is the regional association of governments for a seven county area, including Imperial County. As a regional government, SCAG has prepared a Regional Comprehensive Plan and Guide that responds directly to federal and state planning requirements. The Plan constitutes the base on which local governments ensure consistency of their plans with applicable regional plans under CEQA. The SCAG Regional Comprehensive Plan and Guide includes a number of core, ancillary, and bridge chapters that address regional issues such as: growth management, regional transportation, air quality, hazardous waste management, water quality, housing, open space and conservation, water resources, energy, and integrated solid waste management. The Conservation/Open Space Element is consistent with land use policies found in the SCAG Regional Comprehensive Plan and Guide.

SCAG Growth Management Plan

The SCAG Growth Management Plan recommends methods to direct regional growth to minimize traffic congestion and better protect environmental quality. While SCAG has no authority to mandate implementation of its Growth Management Plan, principal goals have implications for the land use composition of Holtville. The SCAG goals are generally reflected

throughout all of the General Plan elements, including the Conservation/Open Space Element.

County of Imperial General Plan

The Agricultural Element of the Imperial County General Plan emphasizes the importance of the agricultural industry to the County's economic health and stability. The Element identifies existing agricultural resources and opportunities for conservation of farmland.

Alamo River Wetlands Project

The goal of the Alamo River Wetlands Project is to reduce the amount of pollutants that reach the Salton Sea via the Alamo River. The Alamo River acquires nutrients and heavy metals from sewage, and nutrients, silt, selenium and pesticides from agricultural drainage. One of the potential sites for the Project has been identified within the Holtville planning area.

City of Holtville Zoning Ordinance

The Zoning Ordinance is the primary implementation tool for maintaining open space identified in the Land Use and Conservation/Open Space Elements. Together, the Zoning Ordinance and Zoning Map identify specific types of land use, intensity of use, and development and performance standards applicable to specific areas and parcels of land within the City.

City of Holtville Service Area Plan

The Service Area Plan identifies demand for public services and facilities, including parks and recreation facilities, based on population and housing growth projections for the year 2020 and anticipated phasing of development within the Planning Area. The Plan provides an analysis of existing public services and facilities of the City, and indicates how the demand created by future development within the Planning Area will be met for each service and facility.

Relationship to Other General Plan Elements

The Land Use Element provides a planned land use pattern with the following general land use designation categories: Residential, Commercial, Industrial, and Community Facilities. The more specific Public - Parks and Other Governmental designations are applied to public and private land that is intended for conservation, open space, and recreational uses. These designations apply to areas that have recreational value and/or public safety concerns, such as flood control basins. The Safety Element relates to the Conservation/Open Space Element in that it identifies hazard-prone areas such as flood prone areas that would require mitigation prior to allowing development within these areas.



Issues, Goals, and Policies



Holtville contains valuable resources that include agricultural land, historic resources, and water supply. Conservation and enhancement of these assets can be accomplished by addressing certain issues affecting the City. Seven major issues are addressed by the goals, policies, plan, and implementation program in the Conservation/Open Space Element. These major issues include: 1) natural resources and open space; 2) agricultural resources; 3) parks and recreation; 4) water supply and quality; 5) air quality; 6) energy; and 7) waste disposal and recycling. Each issue and the related goals and policies are included in this section of the Conservation/Open Space Element.

Natural Resources and Open Space

Natural and cultural resources located in or adjacent to Holtville include the Alamo River Corridor, historic and archaeological sites, and geothermal resources, which provide aesthetic, social, economic, or other benefits to the community. To preserve these resources for future generations and preserve the quality of life in the community, these important resources need to be properly managed and protected.

Conservation/

Open Space Goal 1: Promote the conservation of natural, historic, cultural, and open space resources so that existing and future residents can continue to enjoy the many benefits of these resources.

Policy 1.1: Cooperate with regional, State, and federal agencies to enhance, preserve, and protect the Alamo River corridor as a primary open space, recreational, and conservation area.

Policy 1.2: Protect important natural resources in accordance with local, state, and federal resource protection regulations and programs.

Policy 1.3: Support the development and production of regional geothermal resources.

Policy 1.4: Identify, maintain, and protect places of unique historic and archaeological value.

Policy 1.5: Discourage development of areas that are subject to natural hazards.

Agricultural Resources

Imperial Valley is one of the world's most agriculturally productive regions. The economic base of the County and Holtville is tied primarily to that productivity. Much of the farmland surrounding the City is considered Prime Farmland, among the highest quality in the County. Because of the economic, social, historic, and visual benefits of the surrounding farmland, this important resource must be protected.

Conservation/

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

Policy 2.1: Preserve the most valuable agricultural land for crop production by discouraging development on farmland not current used for farming.

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

Policy 2.3: Maintain buffers between agricultural production and urban development.

Policy 2.4: Promote infill and higher density development within the City limits to minimize expansion into surrounding farmland that would conflict with existing and future residential development.

Policy 2.5: Direct urbanization toward vacant lands that are not located adjacent to prime agricultural lands or into agricultural areas that are of lower quality.

Parks and Recreation

The primary recreational open space for the City is currently provided by City-owned, operated, and managed parks, as well as parks located on schools maintained by the Holtville Unified School District. These parks provide valuable recreational opportunities and are gathering spaces for the community. Maintenance of these parks and tying them into the regional parks and trails system are important responsibilities for the City.

Conservation/

Open Space Goal 3: Provide and maintain a variety of parks and recreational opportunities for all segments of the community.

Policy 3.1: Ensure that new development provides additional parkland and recreation opportunities.

Policy 3.2: Protect and preserve Holt Park, Samaha Park, and Mack Park as public open space dedicated primarily for recreational uses.

Policy 3.3: Coordinate with other local and regional agencies to provide, maintain and improve parkland, trails, and recreational opportunities in Holtville.

Policy 3.4: Encourage the provision, improvement, and maintenance of recreational activities, such as biking, hiking, and picnicking, along the Alamo River corridor.

Water Supply and Quality

A safe and adequate water supply is essential to Holtville's urban and agricultural activities. To protect the public safety, and the economic viability of the community, the supply and quality of the City's water resources need to be properly managed and protected.

Conservation/

Open Space Goal 4: Conserve and protect water resources to ensure the economic viability of the community.

Policy 4.1: Support and protect priority water supply rights for agricultural and municipal uses within Imperial Valley.

Policy 4.2: Support the Imperial Irrigation District (IID) and other agencies in the conservation and improvement of the water quality and quantity from the Colorado River.

Policy 4.3: Promote water conservation by encouraging the use of reclaimed water, promoting the use of water efficient landscaping and requiring development to utilize water conservation measures.

Policy 4.4: Ensure the quality of waste water going from Holtville's Treatment Facility meets all treatment standards.

Policy 4.5: Implement a program to identify and cap all artesian wells within the planning area to prevent them from limiting wastewater treatment capacity and degrading water quality.

Air Quality

Holtville is located in the Salton Sea Air Basin. Air quality in this basin does not presently meet state and federal standards. Cooperation among all agencies in the basin is necessary to achieve desired improvements to air quality. Holtville can participate and contribute its share in those efforts by proper planning for land use, transportation, and energy use.

Conservation/

Open Space Goal 5: Protect and improve air quality in the Salton Sea Air Basin.

- Policy 5.1:** Cooperate with the Southern California Association of Governments, the Air Resources Board, and Imperial County in their efforts to implement the regional Air Quality Management Plan.
- Policy 5.2:** Cooperate and participate in regional air quality management planning, programs, and enforcement measures.
- Policy 5.3:** Promote the growth of clean industry as a method of managing air quality.
- Policy 5.4:** Cooperate with agricultural users to identify ways to reduce air quality impacts associated with dust and pesticides.

Energy

Holtville is located within a hot, arid climatic region. Summer months experience heat and high humidity, while winter months are cool and dry. Both heating and cooling are essential for a comfortable living environment. Many homes are relatively old and do not have proper insulation, leading to inefficient use of energy and increased energy costs. Future development within the City will result in an increase in demand for energy used for the operation of businesses, homes, and automobiles. To reduce pollution and ensure that there are energy sources for future generations, conservation methods need to be implemented.

Conservation/

Open Space Goal 6: Promote energy conservation.

- Policy 6.1:** Encourage the implementation and use of renewal energy resources, such as geothermal, solar, and wind.
- Policy 6.2:** Promote the incorporation of energy conserving designs in new development and redevelopment.
- Policy 6.3:** Promote weatherization and rehabilitation activities that will help existing projects meet minimum energy conservation requirements.
- Policy 6.4:** Educate residents and business owners about opportunities to conserve energy in their homes and businesses.

Waste Disposal and Recycling

Valley Environmental Services provides for the disposal of solid wastes generated within the community and disposes of these wastes at the Imperial Valley Landfill and Recycling Facilities. Recycling is an important in order to conserve natural resources and limit the impacts to landfill capacity.

Conservation/

Open Space Goal 7: Work effectively with Valley Environmental Services and operators of the Allied Imperial Landfill to ensure an adequate level of service for solid waste disposal and reduction of solid waste through recycling in Holtville.

Policy 7.1: Cooperate with Valley Environmental Services and operators of the Allied Imperial Landfill to ensure that the solid waste disposal needs of the community are met.

Policy 7.2: Promote recycling of waste generated by residents in an effort to reduce the amount of solid waste disposed of at the Allied Imperial Landfill.

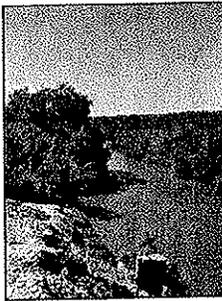


Conservation/Open Space Plan

Holtville's history is linked to the agricultural industry. The City has several buildings and structures that serve as important symbols of the community's culture and heritage. In addition, the open space areas along the Alamo River Corridor are important recreational and biological resource areas. The Conservation/Open Space Plan establishes an approach for the balanced use, management, and conservation of these unique resources. The six conservation and open space issue areas identified in the Issues, Goals and Policies section are the focus of this Plan. The related goals and policies are the basis of the Plan and are supported by approaches to protect and enhance natural resources. The Conservation/Open Space Implementation Program is an extension of this Plan and contains specific programs to achieve the City's goals related to conservation and open space.

Natural Resources

Due to the high level of urbanization and agricultural activities in Holtville, there are few areas of native vegetation and sensitive biological resources remaining. The remaining "natural areas" exist mostly along the Alamo River Corridor, irrigation canal rights-of-way, and other lowland areas that potentially support riparian vegetation. This habitat may be used by a variety of wildlife species for food, water, escape cover, nesting, migration and dispersal corridors, and thermal cover.



The greatest potential for sensitive habitat and other biological resources exists along the Alamo River. However, the Alamo River acquires nutrients and heavy metals from sewage and nutrients, silt, selenium, and pesticides from agricultural drainage. As shown in **Figure COS-2**, these areas have been preserved as Open Space by the City. Pursuant to the California

Environmental Quality Act (CEQA) and associated State and federal regulations, the City continues to assess development proposals for potential impacts to significant natural resources and habitat.

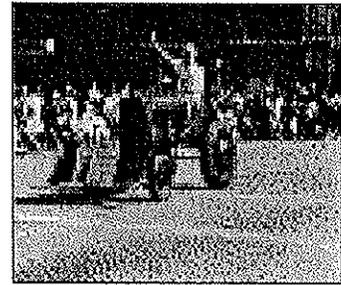
Historic and Cultural Resources

The City of Holtville has a rich local history that contributes to the overall community character and fosters local culture and heritage. This history and cultural heritage is embodied in several local buildings and structures that the City would like to preserve for the enjoyment of future generations. Among others, these structures include City Hall, the old fire station in Holt Park, and the weather tower. The City has adopted a program to identify buildings and structures of local historical importance with the goal to improve and preserve these structures. The Mills Act allows cities to enter into agreements with owners of structures identified to have historic or cultural importance. In the event that privately owned buildings or structures are identified as

having local historic or cultural significance and importance, the City will pursue preservation of these resources to the extent allowable under the Mills Act.

Agricultural Resources

Imperial Valley is and has been the center of one of the world's most agriculturally productive regions. The economic base of the Valley has historically developed through agriculture industry and continues to be tied to this productivity. In Holtville, most of the commercial and industrial activity has been related to agriculture and agricultural services (e.g. processing, packing, equipment sales and service, etc).



The City recognizes the many inherent benefits of maintaining agricultural land uses. Agriculture provides a variety of job opportunities, helps preserve the community's rural character, and maintains visual open space. Therefore, the City feels that the viability of the agricultural industry should be preserved. Even as industrial and other developments become increasingly important to the local economy, the conservation and protection of farm lands is of vital interest to the general welfare of the public and future generations.

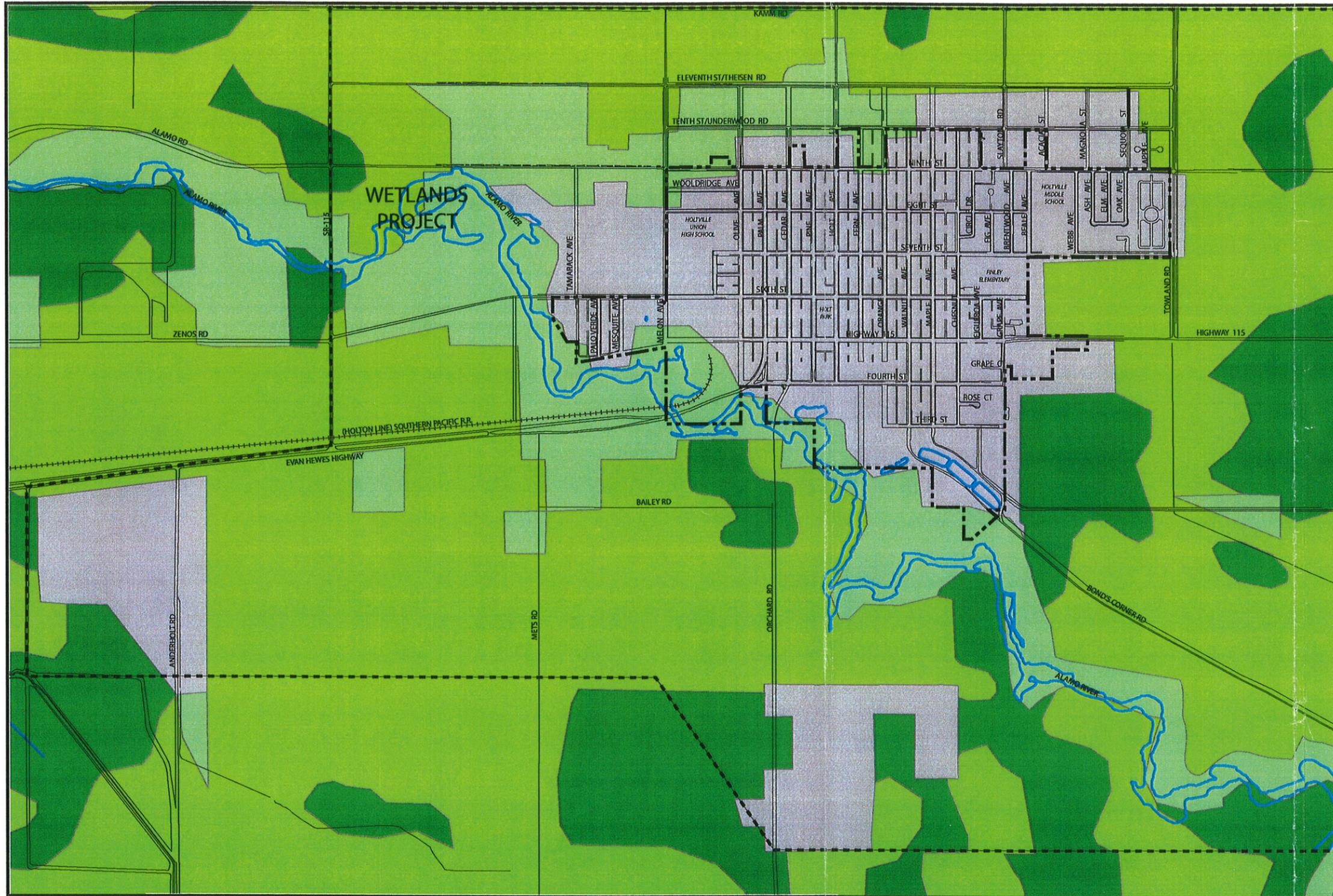
Figure COS-1 displays important farmlands situated within the planning area. While land within the Holtville's existing city limits is primarily comprised of urban and built-up areas, the planning area and is comprised of mostly Prime Farmland or Farmland of Statewide importance.

Agricultural land surrounding the City is undoubtedly subject to development pressures and conflicts in land uses. As urban development approaches these areas, land value increases, resulting in higher tax assessments. Adjacent urbanization affects the quality of farm lands requiring greater costs to maintain prime production.

One way to preserve prime agricultural lands is through promotion of Williamson Act contracts. Williamson Act contracts preserve agricultural or open space lands for a minimum period of ten years in exchange for tax benefits provided to owners of these lands. As shown in **Figure LU-1**, the City has designated a large portion of its planning area for agricultural uses and promotes the preservation of valuable agricultural lands through Williams Act contracts.

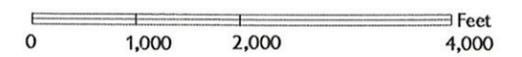
The City also encourages the preservation of these important farmlands by implementing policies in the Land Use Element to direct and control growth. While agricultural lands within the planning area will eventually be converted to urban use. Furthermore, the eventual conversion of these lands can be delayed by locating new urban development adjacent to existing City boundaries; avoiding leapfrog development; and using existing urbanized land more efficiently through infill, higher density development, and revitalization of existing urban areas. Currently, the City's redevelopment area occupies the entire City limits, facilitating City-centered development.

CITY OF HOLTVILLE
GENERAL PLAN
1908



Legend

-  City Boundary
-  Sphere of Influence Boundary
-  Prime Farmland
-  Statewide Importance
-  Other Land
-  Urban and Built-up Land



Source: City of Holtville, 2003

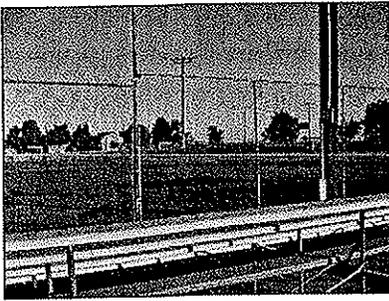
COS-1
IMPORTANT FARMLAND

Parks, Recreation, and Open Space

City owned, operated, and managed parks provide 13.96 acres of recreational open space for Holtville residents. These parks include: Holt Park, Ralph Samaha Park, and Mack Park. In addition to these parks, the Holtville Unified School District owns and operates several local parks that are frequently used by Holtville residents during non-school hours.

Holt Park: This park is located at the center of the City and consists of 4.13 acres encompassing one full city block. The park site is also the location of City Hall and the Fire Department. It is a well maintained, spacious, and centrally located park used for a variety of functions.

Ralph Samaha Park: This park is located between 6th and 7th Streets, east of Holtville Avenue. Adjacent to this open space park is a City pool and City library. The park consists of 4.13 acres and comprises approximately 70 percent of a city block. The primary function of this park is to allow for active sporting activities such as soccer, baseball, and football.



Mack Park: This park is located north of 7th Street, east of the middle school and consists of approximately 5.7 acres. The park serves both as a recreational family park and a sports arena park, primarily for baseball games.

In addition to existing parks and recreation opportunities, the City has adopted a program to create a hiking trail along the Alamo River. The City has preserved much of this area as open space in the Land Use Element (see **Figure COS-2**) and when the City annexes these areas, the City will prepare an Alamo River Corridor Master Plan that will include plans for this pedestrian recreational trail.

Water Supply and Water Quality

The Imperial Irrigation District (IID) supplies water to Holtville from the Colorado River via the canals and facilities of the Imperial Irrigation District (IID). According to the IID, Imperial Valley's agricultural industry is estimated to use 98 percent of the region's water supply. The City owns and operates a water treatment plant that provides clarification, filtration, and disinfection of water from the Colorado River.

Although Colorado River water is generally of good quality, the amount of dissolved solids (primarily salt) is very high. The City has little control over the quality of the water supplied to it, since the quality is primarily determined by land uses located along the Colorado River outside the State of California.

California has consistently exceeded its yearly allocation of 4.4 million acre feet from the Colorado River by 20 percent over the past several years. Although the long-term supply of water to Holtville is fairly well protected by various laws and agreements over rights to the

Colorado River, the State's overdraft potentially jeopardizes this long-term supply. As a result of California consistently exceeding this allotment, the IID has initiated many water conservation programs in Imperial County and participated in various programs in cooperation with governmental agencies.

In 1988, a Water Conservation Agreement was forged between the IID and the Metropolitan Water District of Southern California (MWD). The agreement provides for the implementation of water conservation projects, which are funded by the MWD. In return, MWD is eligible to divert additional water that is equivalent to the amount of water conserved. The water conservation projects implemented through the agreement primarily focus on increasing the efficiency of the IID's water conveyance system and conserving water in agricultural operations.

More recently, the Imperial Irrigation District (IID) has entered into negotiations with the San Diego County Water Authority (SDCWA) for the transfer of conserved water from the Imperial Valley to the San Diego region. Under the proposed water transfer, IID and its agricultural customers will conserve water and sell it to the SDCWA for at least 45 years. In addition, the SDCWA will pay the costs of conserving water incurred to Imperial Valley farmers plus an incentive to encourage participation. The numerous negative impacts on the Salton Sea related to the transfer and concerns about the potential impact to the local economy must be mitigated as part of any potential agreement.

There is concern that pollutants carried by the Alamo River are increasing the degradation of the Salton Sea. A portion of wetlands located to the east of SR-115 and north of Zenos Road has been selected as a potential site for a Wetlands Project in an attempt to reduce pollutants and improve quality of water discharged from the Alamo River into the Salton Sea. As shown in **Figure COS-2**, these areas have been preserved as Open Space by the City.

Sustaining a reliable supply of water to Holtville in the long run is an important concern. Although California has a guaranteed priority use of the Colorado River water, there will not be enough water to serve the needs of the projected population growth and development within California and the adjoining states in the future. While it appears that law protects the long-term supply, and that water resources are presently abundant, the future climatic and population growth factors affecting water use are unpredictable.

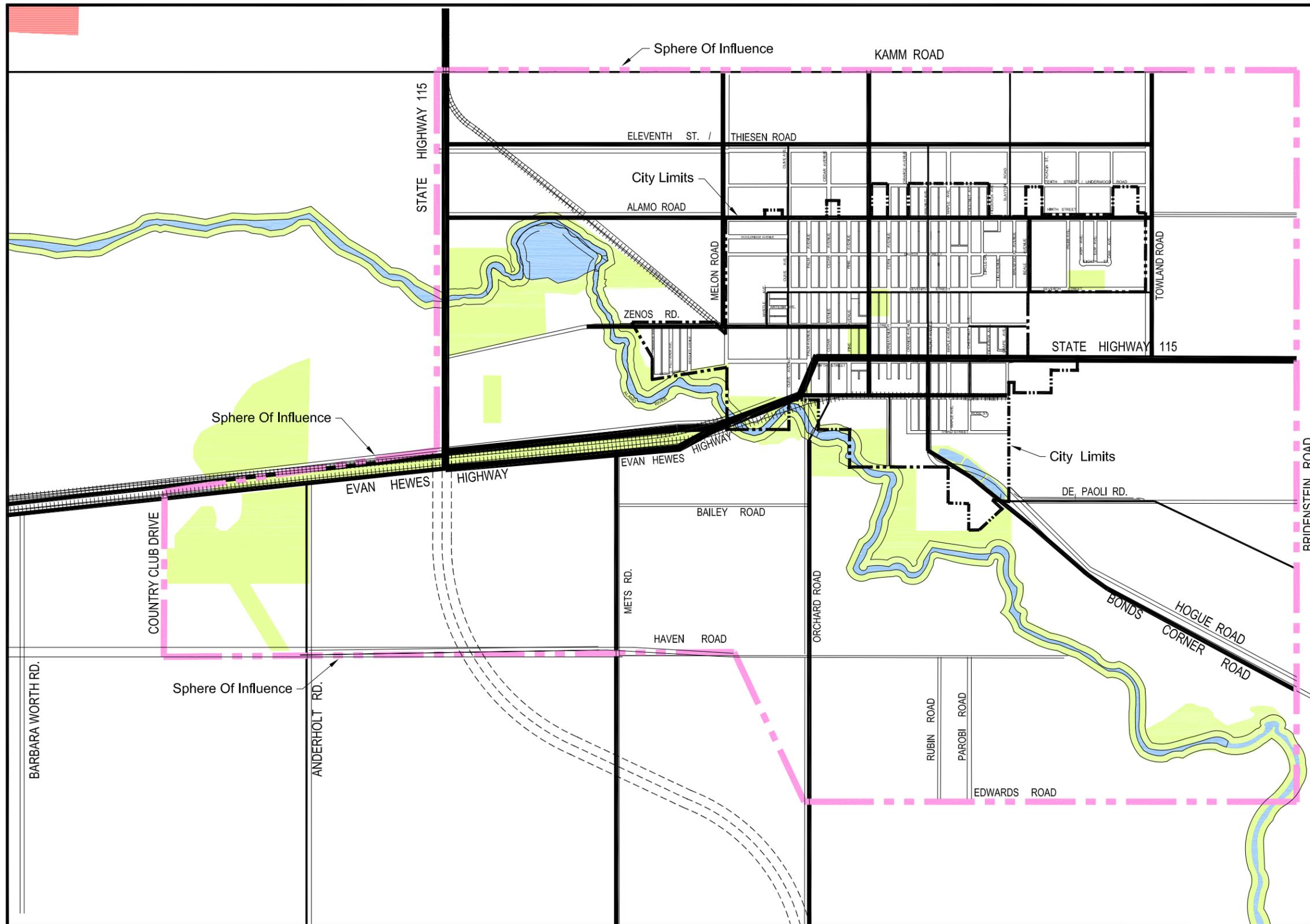


The City of Holtville promotes water conservation by residents, businesses, agriculture, and government to reduce overall demand for water in accordance with California's "4.4 Plan"; an ongoing effort to reduce the State's use of Colorado River water to 4.4 million acre-feet per year, California's entitled amount. Additionally, the City coordinates water quality and supply programs with responsible water agencies.

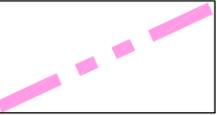
In addition to maintaining an adequate supply of water, the City of Holtville reduces pollutants in urban runoff to improve water quality through participation in the National Pollutant Discharge Elimination System (NPDES) program. According to the City's NPDES permit, all new development projects and substantial rehabilitation projects are required to incorporate Best

CITY OF HOLTVILLE GENERAL PLAN

1908



Legend

-  OS Open Space Recreation
-  Existing Sphere of Influence
-  City Limits
-  Alamo River / Wetlands



COS-2 PARKS AND OPEN SPACE AREAS

Amendment 2007

Management Practices (BMPs). Implementation of BMPs will enhance surface and ground water quality in the planning area. Additionally, the City has implemented a program to identify funding for, and make improvements to the City's wastewater treatment plant that are necessary for the plant to become compliant with its NPDES permit.

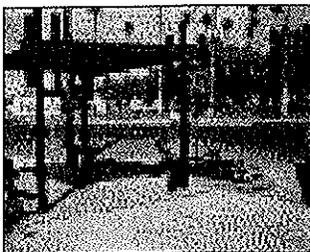
Another factor impacting local water quality and the capacity of the wastewater treatment facility is the presence of numerous free flowing artesian wells within the planning area, which now flow into the wastewater treatment plant. The City has implemented a program to identify and cap or divert the flow of these artesian wells. Once located, the City will map these wells and periodically evaluate progress toward capping or diverting them so that they do not reduce water quality or wastewater treatment capacity.

Air Quality

Holtville is located within the Salton Sea Air Basin (see **Figure COS-3**), which covers all of Imperial County and parts of western Riverside County. The air basin is a non-attainment area for the State Ambient Air Quality Standards for ozone and inhalable particulate matter (PM₁₀).

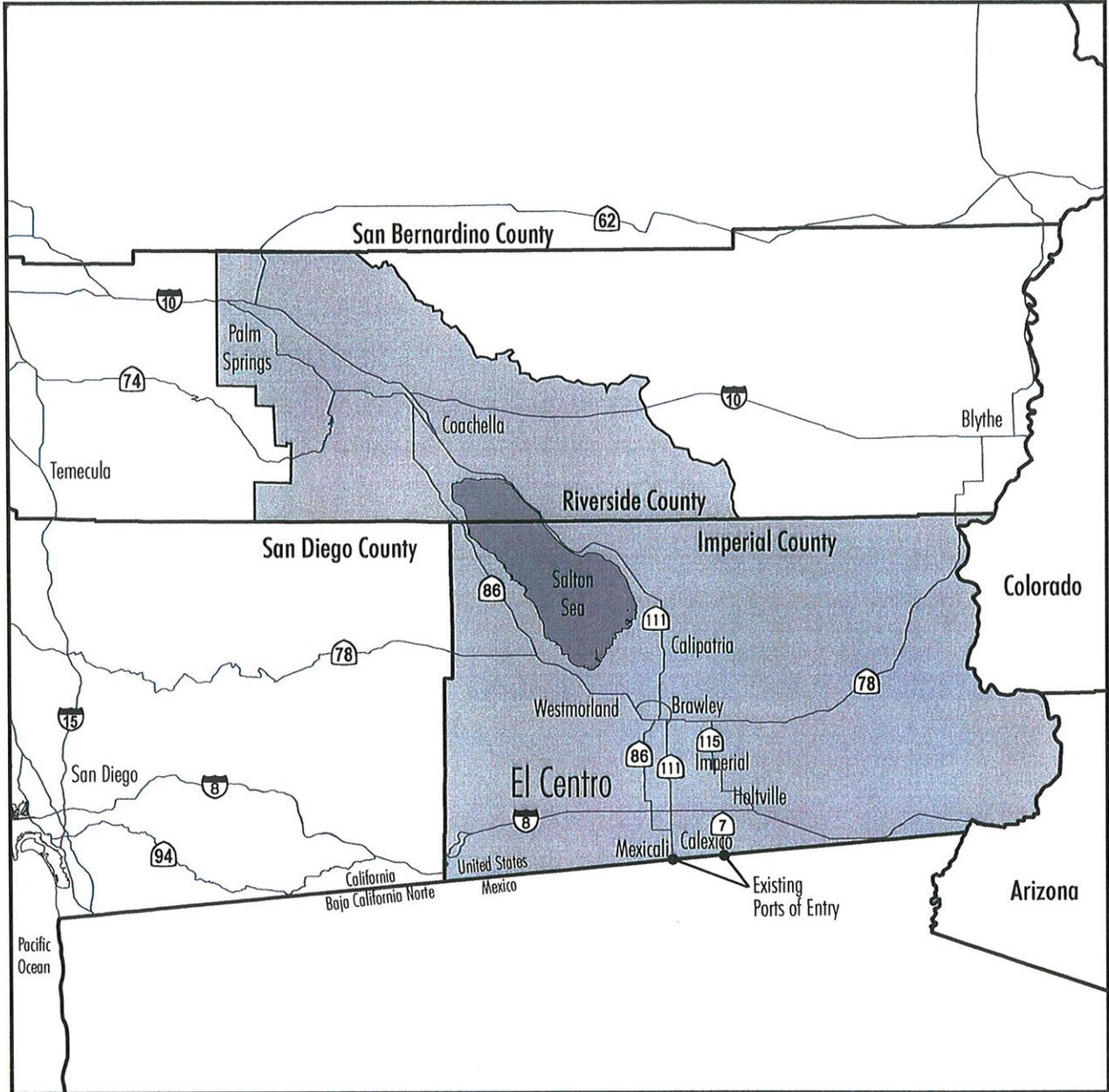
Particulate matter (PM₁₀) is a major air pollutant consisting of tiny solid or liquid particles of soot, dust, smoke, fumes, or mists. The size of the particles (10 microns or smaller) allows them to enter the air sacs deep in the lungs where they may be deposited, resulting in adverse health effects. PM₁₀ also causes visibility reduction. Particulate matter is generated by wind blowing dry soils, particularly during the late fall, and during dust storms of winter and early spring. Agricultural burning and cultivation practices contribute most of the airborne dust in the Holtville area. Some agricultural practices that generate dust are regulated, including: leaving cultivated fields vacant and open to blowing winds, burning of crop residues to clear fields for new cultivation, and crop dusting for fertilization and pest control.

Since agriculture contributes to the air quality issues in the region, the majority of the Imperial Valley Air Pollution Control District regulations relate to control of agricultural operations to reduce air pollution. In an effort to reduce dust and particulate matter levels, the City supports the Imperial County Air Pollution District (APCD) in the implementation of its regulations to control agricultural operations and works closely with the APCD to mitigate environmental concerns.



Because the population and average density of development are very low, there is comparatively little air pollution from vehicular activity in the Holtville Area. In order to keep the low levels of air pollutants generated from vehicles in the future, the City integrates air quality planning with land use and transportation planning.

Future geothermal energy production in Imperial County may generate a significant amount of air pollutants. The noncondensable gases that could be emitted from cooling towers would be primarily carbon dioxide, but could include hydrogen sulfide, sulfur dioxide, nitrogen, ammonia,

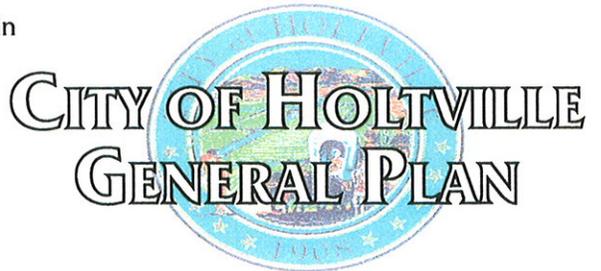


Source: California Air Resources Board, 2000-01



Legend

 Salton Sea Air Basin



COS-3
SALTON SEA AIR BASIN

methane, and hydrogen. Dissolved in precipitation, these products are highly corrosive to living tissue and to exposed metals and common surface coatings such as paints and plastics.

In order to protect the air quality in the Imperial Valley, the City continues to cooperate with the Imperial Valley Air Pollution Control District and Southern California Association of Governments in their efforts to implement the regional Air Quality Management Plan.

Energy

Energy requirements and pollutants associated with the generation of energy can be reduced through innovative architectural design, building construction, structural orientation, and landscaping. The City recommends the following methods be used to help create sustainable buildings that consume less fossil fuel:

- Optimize building siting and orientation to take advantage of shading provided by natural vegetation, reduce summer heat gain, provide shelter from winter winds, and capture summer breezes;
- Design buildings to optimize natural lighting, provide for task lighting, and specify high-efficiency electric lighting; and
- Encourage private and public projects to exceed Title 24 standards.

The relationship between project design and future energy requirements are considered when reviewing proposals for new development. The City promotes energy conservation by implementing State Title 24 energy performance requirements through building codes.

The Imperial Valley contains natural geothermal resources that can be used to generate moderate amounts of electricity and is one alternative to fossil fuel electricity generation. Thermal water of sufficient temperature for direct heat application underlies the Salton Trough at shallow depths. Distributed throughout the Trough are areas of hotter fluids suitable for electrical generation. The City supports the development and production of regional geothermal resources.

Waste Disposal and Recycling

The recovery of aluminum, steel, glass and newspaper is an important conservation goal as the savings of energy by recycling these resources instead of fabricating new materials from raw materials is dramatic. Ninety-five percent less energy is required to produce cans from recycled aluminum than from aluminum ore. Likewise, recycled glass can save thirty percent of the energy used to manufacture bottles. Similar savings are also possible in steel and paper recycling.

Solid waste generated within Holtville is collected by Valley Environmental Services, a private firm under contract with the City. Collected waste is then disposed of at the Allied Imperial Landfill and Recycling Facilities located in the City of Imperial. Currently Holtville is not compliant with the State's Integrated Waste Management Act, which requires jurisdictions to divert 50 percent of its waste from area landfills. According to the State Integrated Waste Management Board, Holtville diverted 22 percent of its waste in 2001.

In 2000, the City of Holtville formed a Joint Powers Authority (JPA) with the eight agencies (Imperial County and the seven cities) to collectively address compliance with the State's Integrated Waste Management Act. The Imperial Valley Solid Waste Task Force concluded that all participating agencies benefit from the JPA by reporting to the Integrated Waste Management Board as one, rather than eight separate agencies. The Holtville Department of Public Works estimates that participation in the new regional agency will be able to raise the City's diversion rate to 74 percent.



Implementation Programs

The following implementation programs provide actions to implement the adopted policies and plans identified in this Element. These programs as a series of actions, procedures, and techniques that includes a description of the responsible agency/department, funding source, time frame, and related policies.

Conservation/Open Space Program 1: California Environmental Quality Act

Continue to review development proposals according to CEQA to identify and mitigate potential impacts to sensitive biological resources, historical and cultural resources, safety hazards, water supply and quality, and air quality.

Responsible Agency/Department: City Manager

Funding Source: General Fund, developer fees

Time Frame: Ongoing

Related Policies: 1.1, 1.2, 1.4, 1.5,

Conservation/Open Space Program 2: Alamo River Master Plan

Create a Master Plan to address the protection and recreational development of the Alamo River area once the City has annexed the area. The Plan will cover topics such as the Alamo River Wetlands Project, open space preservation, and a hiking trail along the River.

Responsible Agency/Department: City Manager

Funding Source: General Fund

Time Frame: When area is annexed

Related Policies: 1.1, 1.2, 1.5, 3.3, 3.4

Conservation/Open Space Program 3: Local Historic Sites

Identify buildings and structures of local historical and cultural importance to be protected and preserved.

Responsible Agency/Department: City Manager

Funding Source: General Fund

Time Frame: 2004

Related Policies: 1.4

Conservation/Open Space Program 4: Williamson Act

Promote the use of Williamson Act contracts within areas designated as agriculture to ensure the preservation of important farmlands.

Responsible Agency/Department: City Manager

Funding Source: General Fund

Time Frame: Ongoing

Related Policies: 2.1

Conservation/Open Space Program 5: Agricultural Preservation

Implement the Land Use Plan and promote development and redevelopment within the redevelopment area to minimize incompatibility of agricultural activities with urban development by:

- maintaining buffers between agricultural and urban uses;
- promoting infill and higher density development in existing urbanized areas; and
- directing urbanization toward vacant lands not located adjacent to prime agricultural lands or into agricultural areas that are of lower quality.

Responsible Agency/Department: City Manager

Funding Source: General Fund

Time Frame: Ongoing

Related Policies: 2.2, 2.3, 2.4, 2.5

Conservation/Open Space Program 6: Parks and Recreation Facilities

Protect and preserve existing parks and recreation facilities as active open space. Require new development to provide parkland or pay in-lieu fees for development of additional recreational opportunities as allowed by the Quimby Act. Pursue funding to develop and maintain these facilities.

Responsible Agency/Department: City Manager

Funding Source: General Fund, Quimby Act fees

Time Frame: Ongoing

Related Policies: 3.1, 3.2

Conservation/Open Space Program 7: Water Supply

Cooperate with the Imperial Irrigation District (IID), other agencies and neighboring cities to ensure a continuing adequate supply of water to the Imperial Valley for agricultural and municipal uses.

Responsible Agency/Department: City Manager, IID, other agencies and neighboring cities
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 4.1, 4.2

Conservation/Open Space Program 8: Water Conservation

Encourage water conservation throughout Holtville in the following ways:

- Applying xeriscape principles including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices;
- When and where appropriate, supporting the use of reclaimed water; and
- Incorporating water conservations devices, such as low-flow toilets, flow restriction devices and water conserving appliances in new public and private development and rehabilitation projects.

Responsible Agency/Department: City Manager, Public Works
Funding Source: General Fund, development requirements
Time Frame: Ongoing
Related Policies: 4.3

Conservation/Open Space Program 9: Water Quality

To reduce pollutants in urban runoff, require new development projects and substantial rehabilitation projects to incorporate Best Management Practices (BMPs) pursuant to the National Pollutant Discharge Elimination System (NPDES) permit to ensure that the City complies with applicable state and federal regulations. Identify funding sources to improve the wastewater treatment facility to comply with the City's NPDES permit.

Responsible Agency/Department: City Manager, Public Works
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 4.4

Conservation/Open Space Program 10: Artesian Wells

Identify and map all artesian wells within the planning area and develop a program for capping or diverting flow from these wells so that they do not continue to impact capacity at the wastewater treatment facility.

Responsible Agency/Department: City Manager
Funding Source: General Fund
Time Frame: 2004
Related Policies: 4.5

Conservation/Open Space Program 11: Air Quality

Continue to cooperate with the Imperial County Air Pollution Control District (APCD), the Southern California Association of Governments (SCAG), and Imperial County to implement the regional Air Quality Management Plan. In addition, to reduce dust and particulate matter levels, implement fugitive dust control measures such as:

- Restrict outdoor storage of fine particulate matter;
- Provide tree buffers between residential and agricultural uses;
- Monitor construction and agricultural activities and emissions; and
- Pave alleys and other areas frequently used by vehicles

Responsible Agency/Department: City Manager, APCD, SCAG, Imperial County, Public Works Department

Funding Source: General Fund

Time Frame: Ongoing

Related Policies: 5.1, 5.2, 5.3, 5.4

Conservation/Open Space Program 12: Energy Conservation

Continue to implement building code requirements for energy performance according to Title 24 Energy Regulations to meet State energy conservation requirements. Encourage project proponents to incorporate energy conservation techniques in proposed projects. Promote retrofit programs to reduce energy usage and consequently reduce emissions from energy consumption. Provide brochures with information on energy efficient building and site design at the public counter. Encourage the Imperial Irrigation District and the Southern California Gas Company to provide informational literature about energy conservation at City offices, the Permit Center, and libraries.

Responsible Agency/Department: City Manager, County of Imperial, IID, Southern California Gas Company, geothermal resource providers

Funding Source: General Fund

Time Frame: Ongoing

Related Policies: 6.1, 6.2, 6.3, 6.4

Conservation/Open Space Program 13: Geothermal Resources

Support regional efforts to expand the use of geothermal resources as an alternative to fossil fuels.

Responsible Agency/Department: City Manager, geothermal resource providers

Funding Source: General Fund

Time Frame: Ongoing

Related Policies: 1.3

Conservation/Open Space Program 14: Solid Waste and Recycling

Encourage the recycling of waste resources including aluminum, glass, and newspaper. Continue to cooperate with participating agencies in the Joint Powers Authority (JPA) formed in 2000 to divert solid waste generated within the Imperial Valley in accordance with the State's Integrated Waste Management Act.

Responsible Agency/Department: JPA, City Manager, solid waste collector

Funding Source: General Fund, collector fees

Time Frame: Ongoing

Related Policies: 7.1, 7.2



Table of Contents

Section	Page
Introduction	S-1
Purpose of the Safety Element.....	S-1
Scope and Content of the Safety Element.....	S-1
Related Plans and Programs.....	S-2
Relationship to Other General Plan Elements	S-3
Issues, Goals, and Policies	S-4
Natural Hazards	S-4
Human Activity Hazards and Toxic Materials	S-5
Emergency Management and Response	S-5
Safety Plan	S-7
Natural Hazards	S-7
Human Activity Hazards and Toxic Materials	S-12
Emergency Management and Response	S-14
Implementation Programs	S-15

Figures

Figure	Page
S-1 Regional Faults Map	S-9
S-2 Flood Prone Areas.....	S-11



Introduction



A safe community is an essential component of Holtville's vision for the future. Quality of life for Holtville residents is affected by community members' sense of security. In order to provide a safe and enjoyable environment for residents, the issues of crime, violence, and other human caused hazards must be addressed and a response plan prepared in the event of uncontrollable hazards. The Safety Element establishes goals, policies, and a plan to ensure that there is an adequate, coordinated, and expedient response to public safety concerns.

Purpose of the Safety Element

The purpose of the Safety Element is to identify and address those features or characteristics existing in or near Holtville that represent a potential hazard to the community's citizens, sites, structures, public facilities, and infrastructure. The Safety Element establishes policies to minimize the danger to residents, workers, and visitors, while identifying actions needed to manage crisis situations such as earthquakes, fires, and floods. The Element also focuses on preventing criminal activity and violence before they occur. Additionally, the Safety Element contains specific policies and programs to regulate existing and proposed development in hazard-prone areas. Continuing education of City officials and citizens about emergency preparedness is also addressed.

Scope and Content of the Safety Element

The Safety Element satisfies the requirements of state planning law and is a mandated component of the General Plan. Government Code section 65302(g) sets forth a list of hazards that the Element must cover, if they pertain to conditions in the City. These hazards are:

- Seismically induced conditions including ground shaking, surface rupture, ground failure, tsunami, and seiche;
- Slope instability leading to mudslides and landslides;
- Subsidence and other geologic hazards;
- Flooding;
- Wildland and urban fires; and
- Evacuation routes.

State law also permits communities to add safety issues to this list. Additional safety issues that are included in this element are:

- Criminal activities and violence;

- Hazardous materials; and
- Ground and air transportation.

Related Plans and Programs

There are a number of existing plans and programs that directly relate to the goals of the Safety Element. These plans and programs have been enacted through state and local legislation and are administered by agencies with powers to enforce state and local law.

California Environmental Quality Act (CEQA) and Guidelines

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for thorough environmental analysis of projects that might affect the environment. The provisions of the law and environmental review procedure are described in the CEQA Statutes and the CEQA Guidelines which were amended in 1998. Implementation of CEQA ensures that during the decision making stage of development, City officials and the general public will be able to assess the environmental impacts, including potential hazards, associated with private and public development projects.

SCAG Regional Comprehensive Plan and Guide

The Southern California Association of Governments (SCAG) is the regional association of governments for a seven county area, including Imperial County. As a regional government, SCAG has prepared a Regional Comprehensive Plan and Guide that responds directly to federal and state planning requirements. The Plan constitutes the base on which local governments ensure consistency of their plans with applicable regional planning under CEQA. The SCAG Regional Comprehensive Plan and Guide includes a number of core, ancillary, and bridge chapters that address regional issues such as: growth management, regional transportation, air quality, hazardous waste management, water quality, housing, open space and conservation, water resources, energy, and integrated solid waste management. The Safety Element is consistent with land use policies found in the SCAG Regional Comprehensive Plan and Guide.

Seismic Hazards Mapping Act

Pursuant to the Seismic Hazards Mapping Act, the State Geologist compiles maps identifying seismic hazard zones. Development in seismic hazard areas is subject to policies and criteria established by the State Mining and Geology Board. Additionally, approval of development on a site within a seismic hazard area requires the preparation of a geotechnical report and local agency consideration of the policies and criteria set forth by the State Mining and Geology Board (Public Resources Code Section 2690 et. seq.).

Landslide Hazard Identification Program

The Landslide Hazard Identification Program requires the State Geologist to prepare maps of landslide hazards within urbanizing areas. According to Public Resources Code Section 2687

(a), public agencies are encouraged to use these maps for land use planning and for decisions regarding building, grading and development permits. Portions along the Alamo River may be subject to landslides.

City of Holtville Zoning Ordinance

The Holtville Zoning Ordinance is the primary implementation tool for the Land Use Element. Together, the Zoning Ordinance and Zoning Map identify specific types of land use, intensity of use, and development and performance standards applicable to specific areas and parcels of land within the City. The Zoning Ordinance restricts development that would increase risks to public safety.

City of Holtville Service Area Plan

In 1999, Holtville adopted a Service Area Plan for the entire planning area. The Service Area Plan identifies demand for public services and facilities based on population and housing growth projections for the year 2020 and anticipated phasing of development within the planning area. The Plan provides an analysis of existing public services and facilities of the City, and indicates how the demand created by future development within the planning area will be met for each service and facility.

Holtville Emergency Operations Plan

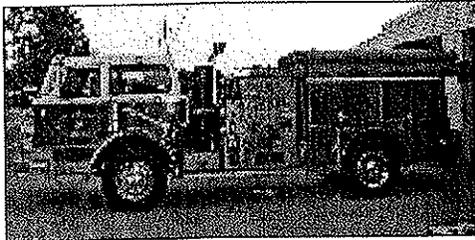
The City of Holtville prepared an Emergency Operations Plan in an effort to ensure the most effective and economical use of all resources for the maximum benefit of residents in time of an extraordinary emergency. The plan does not address ordinary day-to-day emergencies. The objectives of the plan are to incorporate and coordinate all the facilities and personnel of the City into an efficient organization capable of reacting adequately in the face of any disaster; and to conduct such operations as the nature of the disaster deems necessary, whether it be to combat a local emergency or to assist other jurisdictions should they suffer an emergency. The Holtville Emergency Plan is an integral part of the Safety Element.

Relationship to Other General Plan Elements

Policies and plans in the Safety Element are designed to protect existing and planned land uses identified in the Land Use Element from public safety hazards. Potential hazards are identified in the Safety Element, and action programs are established to avoid or mitigate public safety impacts from planned development. Concurrently, the distribution of residential and other sensitive land uses on the Land Use Policy Map contained in the Land Use Element is designed to avoid areas where hazardous conditions have been identified, such as aircraft hazard areas. In the event of an emergency, Holtville residents would use local streets, roadways, and the pedestrian network to evacuate the City. The provision of viable evacuation routes within the City is inextricably linked to the existing and planned circulation system addressed in the Circulation Element.



Issues, Goals, and Policies



Certain human activities and natural conditions in Holtville create risks to individuals and properties within the community. Excessive risk from such hazards can be reduced or avoided through implementation of the Safety Element.

Three major issues are addressed by the goals, policies, and plan of the Safety Element. These major issues include: 1) reducing the risk related to natural hazards; 2) reducing the risk related to human activity hazards and toxic materials; and 3) reducing risks from all hazards through emergency management response coordination. Each issue and related goals and policies are included in this section of the Element.

Natural Hazards

Due to its geographic location in a seismically active region and the location of flood-prone areas within the City limits, Holtville is subject to several types of natural hazards such as seismic activity, flooding, and fires. This risk of exposure can be reduced through appropriate planning, land use designations, development engineering, and building construction practices. Existing structures, especially older, un-reinforced buildings or older mobile homes that are not securely attached to their footings may require retrofitting to be able to withstand seismic hazards.

Safety Goal 1: Minimize the risk of injury and the loss of life and property related to geologic conditions, seismic activity, fires, storms, and flooding.

Policy 1.1: Reduce the risk of impacts from geologic and seismic hazards by applying proper land use planning, development engineering, building construction, and retrofitting requirements.

Policy 1.2: Implement specific land use and development standards for areas that have high risks associated with seismicity, geology, or flooding.

Policy 1.3: Encourage open space uses and discourage development in areas with significant hazards that can not be overcome through proper engineering and construction.

Policy 1.4: Protect the community from flooding hazards by providing and maintaining drainage facilities and limiting development within the flood-prone areas.

Human Activity Hazards and Toxic Materials

Holtville is subject to many of the same human-related hazardous conditions that are encountered in any community. Certain human activities such as use of cars and other gasoline driven vehicles, use of hazardous or toxic materials, use of combustibles, and criminal activities expose the population of Holtville to risk. The risk of exposure to these hazards can be reduced to acceptable levels through proper planning and regulation of human activity.

Safety Goal 2: Protect the community from hazards related to hazardous materials, structural fires, ground transportation, and criminal activity.

Policy 2.1: Cooperate with responsible federal, state and county agencies to minimize the risk to the community from the use and transportation of hazardous materials.

Policy 2.2: Reduce the per capita production of household hazardous waste in Holtville in concert with the County of Imperial plans for reducing hazardous waste.

Policy 2.3: Reduce the risk from ground transportation hazards, such as rail and roadway systems.

Policy 2.4: Provide sufficient levels of police service to reduce the risk of criminal activity.

Policy 2.5: Provide sufficient fire service to reduce property damage and loss of life associated with structural fires.

Policy 2.6: Coordinate with the County Agricultural Commissioner to monitor and promote the responsible use of pesticides within and around the planning area.

Emergency Management and Response

Major emergencies occur periodically in all communities. Proper preparation for emergencies is an essential action to minimize the disruption, personal injury, and property damage associated with such events. Preventative measures, public education, and preparatory training before an emergency occurs will hasten recovery from these emergencies.

Safety Goal 3: Improve the ability of the City to respond effectively to natural and human-caused emergencies.

Policy 3.1: Implement an emergency response plan for the City that is coordinated with the County's Emergency Response Plan.

Policy 3.2: Promote public safety through increasing community awareness of the type and variety of hazards, and the methods and services available to deal with such hazards through education programs conducted in coordination with the Fire

Department, Police Department, and the Holtville Unified School District.

Policy 3.3: Train police and fire response personnel in medical assistance and procedures to be followed in severe emergencies.

Policy 3.4: Ensure adequate back-up systems and facilities are provided for essential services such as police, fire, and medical.



Safety Plan



As in all communities, human activities and natural conditions occur in Holtville that have an effect on the quality of life of its residents. Providing an environment where businesses and residents can operate and feel safe, as well as being prepared for emergency situations, is essential for creating an attractive and healthy environment within the City. The City can minimize hazards and protect public health and private property through

proper prevention and emergency preparedness planning.

This section of the Safety Element identifies the City's approach for reducing potential hazards from human activities and natural conditions. Human activity hazards include criminal activity, air pollution, the use and transport of hazardous materials, ground and air transportation, and structural fires. Geologic conditions, seismic activity, flooding, and fires are considered natural hazards. The Plan is based on goals and policies identified in the previous section of this element. The Safety Element Implementation Program contained in the last section of this Element is an extension of the Safety Plan and contains specific actions that the City will take to protect the welfare of the community.

Natural Hazards

Geologic Hazards

The relatively flat topography and geologic setting of Holtville offer few geologic hazards, other than those related to seismic activity. While bluffs adjacent to the Alamo River may be subject to periodic landslides, much of this land has been designated as open space, as shown in **Figure LU-1** of the Land Use Element. In the event that there are geologic hazards in an area proposed for development, the City will require soil and geologic surveys completed to analyze potential geologic hazards. The developers are required to incorporate design features into their developments to minimize hazardous conditions.

Seismic Hazards

Holtville lies within a region with active seismic faults, and is therefore subject to risk of hazards associated with earthquakes. Seismic activity poses two types of hazards: primary and secondary. Primary hazards include ground rupture, ground shaking, ground displacement, and subsidence and uplift from earth movement. Primary hazards can induce secondary hazards including ground failure (lurch cracking, lateral spreading, and slope failure), liquefaction, water waves (seiches), movement on nearby faults (sympathetic fault movement), dam failure, and fires.

No known active faults are located in the City and no Alquist-Priolo Earthquake Fault Zoning has been established by the State for the planning area. Consequently, the potential for ground rupture is low. However, as shown in **Figure S-1**, numerous faults and a seismic zone are located in the vicinity of Holtville and residents may be affected by ground shaking from these faults. Nearby faults include the Rico Fault, Weinert Fault, Superstition Mountain Fault, Superstition Hills Fault, and Imperial Fault to the west of the planning area. In addition, the Boundary Fault, Calipatria Fault, and San Andreas Fault are several miles to the east of Holtville.

In 1940, the epicenter of an earthquake registering 7.1 on the Richter Scale was located on the Imperial Fault, a few miles west of Holtville. In Holtville, the quake collapsed the City's water tower and extensive damage was recorded in neighboring cities of Imperial and Brawley. Existing information about earthquakes that have occurred in Imperial Valley in the past suggest that earthquake related hazards will continue to pose a threat to residents of Holtville in the future.

Damage from earthquakes is often the result of liquefaction. Liquefaction occurs primarily in areas of recently deposited sands and silts and in areas of high groundwater levels. Especially susceptible areas include sloughs and marshes that have been filled in and covered with development.

However, swimming pools are enclosed bodies of water that are subject to potentially damaging oscillation, or seiches, during earthquakes. The hazard is dependent upon specific earthquake parameters, and the degree of damage due to seiches is likely to be minor.

The City continues to enact programs to reduce geologic, seismic, and structural hazards in order to protect public safety. To minimize hazards from earthquakes and other geologic hazards, the City implements the most recent geologic, seismic, and structural guidelines including the most recent Uniform Building Code and other codes and regulations that ensure public safety through building design and standards. The stability of residential structures, critical structures, and vital emergency facilities will be given special attention. During the review of discretionary development proposals involving grading, unstable soils, and other hazardous conditions, surveys of soils and geologic conditions are required to be performed by a state licensed engineering geologist. Based on the results of the survey, design measures are incorporated into projects to minimize geologic hazards. Open space easements to create buffers are also considered to avoid geologic hazards.

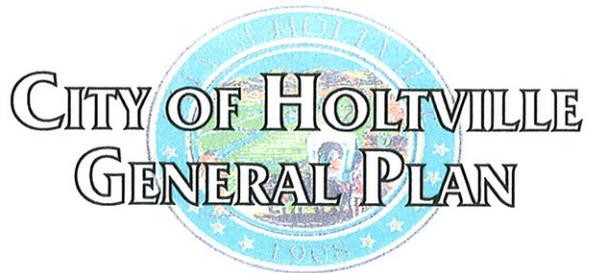
Earthquake preparedness is one of the best methods to minimize personal injury and property damage, and accelerate recovery. The City of Holtville implements programs to educate the residents about earthquake hazards, and thereby reduce the loss of life, injuries, damage to property, and economic and social dislocations resulting from future earthquakes. The programs are coordinated with emergency service providers and the Holtville Unified School District to maximize public participation and effectiveness.



Source: Southern California Earthquake Data Center, 2002

Legend

----- Regional Fault



Safety Element

S-1 REGIONAL FAULTS MAP

August 2003

Flood Hazards

Holtville's water supply comes from the Colorado River via the canals and facilities of the Imperial Irrigation District (IID). A majority of the water received is used for irrigating the vast acreage of farmland in Imperial Valley and local drainage patterns within the valley have been altered through these agricultural activities. The IID maintains about 1,600 miles of irrigation drainage structures, which collect surface water runoff and subsurface drainage from some 32,200 miles of agricultural drains (tile) and channel the flow into the New and Alamo Rivers, which ultimately drain to the Salton Sea. The canals and laterals are often open and unprotected. The City requires developers to underground the canals and laterals as new development occurs adjacent to existing open drainage facilities, as allowed by the Imperial Irrigation District.

Figure S-2 depicts flood-prone areas in a wide band on either side of the Alamo River and in an eastern portion of the planning area. Floods in residential areas are considered hazardous due to the potential for injury and property damage. Business and commercial activities can be impeded by floods due to facility damage and access related problems. Most of the potential flood areas around the Alamo River are designated for open space park uses as shown in **Figure LU-1** of the Land Use Element, however new development could potentially be located within a flood plain susceptible to a 100 Year Flood event.

Inadequate drainage facilities could cause flooding within the developed portions of the City. Holtville's 1999 Service Area Plan identifies the drainage system needed to meet anticipated demand by the Year 2020. While no existing problem with storm drainpipes was identified and the City currently does not have plans for expansion or improvement of drainage facilities, future development within the City's Sphere of Influence will require drainage facilities to be installed prior to occupancy of commercial, industrial, or residential development in order to protect against flood damage. The City requires new developments to provide adequate stormwater drainage systems to address runoff. In addition, the City monitors its drainage facilities to ensure that adequate flood control is provided within the community.

Holtville has adopted a program to look into the feasibility of participating in the National Flood Insurance Program (NFIP), which is administered by the Federal Emergency Management Agency (FEMA). The NFIP program provides federal flood insurance and federally financed loans for property owners in flood prone areas. To qualify for federal flood insurance, the City must identify flood hazards areas and implement a system of protective controls. The City continues to identify and evaluate hazardous flood locations and inform the public and developers proposing projects within these areas. In addition, in coordination with emergency service providers and the Holtville Unified School District, the City promotes programs that educate the public about flood hazards and reduce the risk of flood losses.

Fire

Although wildfires do not pose much of a risk to Holtville, residents are exposed to various structural fire hazards within the City. The City of Holtville Fire Department is responsible for providing all fire protection and emergency medical aid to the City and has a mutual aid agreement with surrounding cities. The Department operates out of one fire station located at

549 Fern Street; however, the City is looking a potential site for a new Public Safety Center that would consolidate police and fire services to operate out of a single centrally located building.

The City of Holtville reviews funding levels for the Fire Department to ensure that an adequate level of service and facilities are provided to residents. In addition, the City coordinates with the Fire Department to educate the public about fire hazards and ways to reduce risks associated with fire hazards.

Human Activity Hazards and Toxic Materials

Police Services

The Holtville Police Department operates from a single police station located at 222 West Fourth Street in the southwest part of the City. According to the 1999 Holtville Service Area Plan, the existing police station is inadequate to handle the personnel and equipment that are employed and utilized by the department.

The response times for the Holtville Police Department range from 2.0 to 2.5 minutes for a priority 1 call (life threatening or in progress) and 2.5 to 3.5 minutes for other calls for service in the City. The City has identified one (1) officer per 500 population as the performance standard for law enforcement.



Future demand placed on police services by development within the planning area would affect response time performance by increasing the service area. An increase in calls for service and an increase in demand for additional personnel are expected. To serve areas within the Sphere of Influence annexed by the City, sufficient police resources would have to be added to respond to increased demand and continue to maintain the existing performance standard. The addition of more personnel would require the addition of equipment required for the employees to effectively do their jobs (more vehicles, safety equipment, communications equipment, weapons, etc.). The 1999 Holtville Service Area Plan estimates that ten (10) additional police officers will be needed to serve the planning area by the Year 2020, based on a ratio of one (1) officer for every 500 persons.

According to the 1999 Holtville Service Area Plan, no formal plans have been approved for the expansion of police facilities or services. However, the City is looking a potential site for a new Safety Center that would consolidate police and fire services to operate out of a single centrally located building.

The City ensures that the Police Department continues to protect the health, safety, and general welfare of the citizens of Holtville by educating the public about criminal activities and reducing the incidence of crime. The City also reviews funding levels for the Police Department to ensure that an adequate level of service and facilities are provided to protect the safety of residents.

Hazardous and Toxic Materials

Hazardous materials are used in and around Holtville for a variety of purposes including manufacturing, agriculture, medical clinics, service industries, small businesses, schools, and households. Many chemicals used in household cleaning, construction, dry cleaning, film processing, landscaping, agriculture, and automotive maintenance and repair are considered hazardous. Accidents can occur in the production, use, transport, and disposal of these hazardous materials. When potentially hazardous materials generated within the City need to be disposed of, the City contacts the County Health Department. The Health Department makes a determination whether or not the materials can be disposed of through the City's normal solid waste provider, or if it needs to be dealt with by a hazardous waste specialist.

The use of pesticides in agricultural operations is a large source of hazardous materials within the planning area since the City is surrounded by agricultural operations. The City does not have direct authority over the use of pesticides. The County Agricultural Commission and the California Environmental Protection Agency, Department of Pesticide Regulation are the major enforcement agencies responsible for controlling and monitoring pesticide use. The City will continue to monitor regulations governing the use of pesticides and work with the County Agricultural Commission to promote the responsible use of pesticides in the planning area.

Hazardous materials also pass through the City in route to other destinations. Currently, the major transportation route through the City is SR-115. The City has no direct authority to regulate the transport of hazardous materials on State highways. Transportation of hazardous materials by truck is regulated by the U.S. Department of Transportation (DOT). DOT regulations establish criteria for safe handling procedures. Federal Safety standards are also included in the California Administrative Code. The California Health Services Department also regulates the haulers of hazardous waste, but does not regulate all hazardous materials. The City will continue to coordinate with Caltrans and the Local Transportation Authority (LTA) to realign SR-115. The realignment would divert a substantial amount of truck traffic from passing through the City and would reduce the safety risks posed by transportation of hazardous materials along this roadway.

Transportation Hazards

Vehicular traffic within Holtville presents a potential hazard to motorists, pedestrians, and cyclists. The risk of accidents can be reduced by properly maintaining the transportation system infrastructure and correcting deficiencies. In addition, school aged children are often subject to vehicular hazards before and after school as traffic around schools at these times is very heavy. The City can work with the Holtville Unified School District and parents to identify ways to reduce these risks to children.

Railways also pose a potential safety hazard to residents of Holtville. Although the Inter-Urban Railroad line connecting Holtville to El Centro has been out of operation since the early 1990s, the railway operator retains the right-of-way and could, at some point in the future, renew rail operations along this route. In the event that rail operations are renewed along the Holton Inter-Urban Railroad, or new railways are constructed within the planning area, the City will work

with railway operators to ensure public safety along these routes.

The City will continue to use its police department and work with residents and the Holtville Unified School District to monitor vehicular traffic along roadways and identify ways to avoid hazardous conditions. When safety problems are identified, the City will request the appropriate agency (i.e. Caltrans, Police Department, Public Works Department, railway operators, or the School District) to take corrective measures.

Emergency Management and Response

Recognizing that the City has the responsibility to save lives, limit injuries, and minimize damage to property in the event of an emergency, the City has adopted an Emergency Operations Plan. Local emergency preparedness plans serve as extensions of the California Emergency Plan and the Emergency Resource Management Plan. The purpose of the Emergency Operations Plan is to respond to emergency situations with a coordinated system of emergency service providers and facilities.

Holtville will maintain its Emergency Operations Plan. The Plan addresses the City's planned response, including evacuation of residents, to extraordinary emergency situations associated with natural disasters, technological incidents, terrorist activities, and war-related operations. The Plan is designed to include the City as part of a Statewide emergency management system.

To support the Holtville Emergency Operations Plan, the City will promote a high level of multi-jurisdictional cooperation and communication for emergency planning and response management. The Plan will continue to be coordinated with the Imperial County Emergency Response Plan. Effective emergency response also requires vital facilities such as hospitals, fire stations, and communications centers to be functional during disasters.

Educating residents and businesses about potential disasters and the Emergency Operations Plan can increase the effectiveness of response efforts in case of an emergency. An educated public will know how to prevent injury and property damage during and after emergency episodes and also know how to find and offer help to their neighbors. The City works to educate residents and businesses about appropriate actions to safeguard life and property during and after emergencies. Education about emergency preparedness occurs through the distribution of brochures, presentations and coordination with civic groups, and instruction in local schools. The City works with civic organizations and the Holtville Unified School District to educate the public about emergency response plans.



Implementation Programs

The following implementation programs provide actions to implement the adopted policies and plans identified in this Element. These programs as a series of actions, procedures, and techniques that includes a description of the responsible agency/department, funding source, time frame, and related policies.

Safety Program 1: Natural Hazards Risk Reduction

Reduce the risk to the community from hazards related to geologic conditions, seismic activity, flooding, and structural fires by requiring feasible mitigation of such impacts on development projects. Assess development proposals for potential hazards pursuant to the California Environmental Quality Act (CEQA). Require measures to mitigate all identified significant public safety hazards.

Responsible Agency/Department: City Manager
Funding Source: General Fund, development fees
Time Frame: Ongoing
Related Policies: 1.1, 1.2, 1.4

Safety Program 2: Code Enforcement

Continue to adopt and enforce the following construction and building codes:

- Uniform Building Code
- Uniform Plumbing Code
- Uniform Mechanical Code
- Uniform Fire Code
- National Electrical Code
- California Code of Regulations

Responsible Agency/Department: City Manager, County of Imperial
Funding Source: Development Fees
Time Frame: On-going
Related Policies: 1.1

Safety Program 3: Drainage Facilities Monitoring

Monitor drainage facilities to ensure demand placed on existing facilities does not exceed capacity in order to avoid flooding within the developed areas.

Responsible Agency/Department: City Manager

Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 1.2

Safety Program 4: Open Space Easements for Natural Hazards

Where the threat from natural hazards (such as flooding along the Alamo River) cannot be easily mitigated, maintain these areas as open space in order to avoid public safety hazards.

Responsible Agency/Department: City Manager
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 1.3, 1.4

Safety Program 5: Flood Control Insurance

Study the feasibility of participating in the National Flood Insurance Program (NFIP).

Responsible Agency/Department: City Manager
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 1.4

Safety Program 6: Review and Update Safety Service Budgets

Review and update police and fire department budgets on an annual basis to ensure adequate levels of service and training of safety service personnel in order to protect the public.

Responsible Agency/Department: City Manager, Police Department, Fire Department
Funding Source: General Fund
Time Frame: Annually
Related Policies: 2.4, 2.5, 3.3

Safety Program 7: Ground Transportation Safety

Minimize the potential for accidents involving automobiles, pedestrians, and cyclists by working closely with the Police Department and residents to identify safety problems and implement corrective measures. Work with the Holtville Unified School District to identify ways to provide a safe drop-off zone to ensure the safety of school aged children before and after school hours. In addition, in the event that the Holton Inter-Urban Railroad reopens or new railways are constructed within the planning area, cooperate with the railway operators to address safety concerns associated with railway operations.

Responsible Agency/Department: City Manager, Police Department, Holtville Unified School

District, railway operators
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 2.3

Safety Program 8: Pesticide Monitoring

Work with the County Agricultural Commissioner to monitor regulations governing the use of pesticides in the planning area.

Responsible Agency/Department: City Manager
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 2.6

Safety Program 9: SR-115 Realignment

Continue to support efforts by Caltrans and the Local Transportation Authority (LTA) to realign State Route 115. Among other benefits, the realignment would reduce the risk associated with transportation of hazardous materials along Fifth Street. In addition, the realignment would reduce the overall volume of truck traffic passing through Holtville, reducing vehicular traffic hazards.

Responsible Agency/Department: City Manager, Local Transportation Authority, Caltrans
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 2.1, 2.3

Safety Program 10: Emergency Plan and Public Safety Education

Continue to implement and periodically update the Holtville Emergency Plan. Coordinate with the Police and Fire Departments, civic organizations, and the Holtville Unified School District to educate all residents and businesses to take appropriate action to safeguard life and property during and immediately after emergencies. In addition, promote awareness of various hazards within the community, especially those associated with earthquakes, fires, flooding, hazardous materials, and criminal activity.

Responsible Agency/Department: City Emergency Services Coordinator, City Manager, Police Department, Fire Department, Holtville Unified School District
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 2.1, 2.2, 3.1, 3.2, 3.4



Table of Contents

Section	Page
Introduction.....	N-1
Purpose of the Noise Element.....	N-1
Scope and Content of the Noise Element	N-1
Related Plans and Programs.....	N-1
Relationship to Other General Plan Elements	N-2
Issues, Goals, and Policies	N-4
Noise/Land Use Compatibility	N-4
Noise Plan	N-5
Noise/Land Use Compatibility	N-5
Implementation Programs	N-11

Tables

Table		Page
N-1	Noise/Land Use Compatibility Matrix.....	N-7
N-2	Noise Impact Areas.....	N-8



Introduction



Noise levels within the community of Holtville affect the quality of life of people living and working in the City. The most significant noise levels within the community are associated with roadways. High noise levels associated with transportation and other activities can create stress and irritation. The Noise Element addresses the physiological, psychological and economic effects of noise by providing effective strategies to reduce excessive noise and limit community exposure to loud noise sources.

Purpose of the Noise Element

The purpose of the Noise Element is to identify and appraise existing noise problems in the community, and to provide guidance to avoid noise and land use incompatibility problems in the future. This Element addresses noise sources in the community and identifies ways to reduce existing and potential noise impacts. In particular, the Noise Element contains policies and programs to achieve and maintain noise levels compatible with various types of land uses. These policies and programs emphasize the need to control noise through land use regulation, as well as enforcement of City ordinances related to noise.

Scope and Content of the Noise Element

The State of California recognizes the relationship between noise and noise sensitive uses and has adopted State Guidelines for Noise Elements. This Noise Element satisfies the requirements of State planning law and is a mandated component of the General Plan. Government Code Section 65302(f) establishes the required components of the Noise Element. The Element also complies with California Health and Safety Code Section 56050.1 guidelines for Noise Elements.

Future noise conditions from short- and long-term growth are quantified and identified as noise exposure contours. This noise information serves as the basis for: developing guidelines for identifying compatible land uses; identifying the proper distribution of land uses on the General Plan Land Use Policy Map; and establishing proper development standards.

Related Plans and Programs

There are a number of existing plans and programs that directly relate to the goals of the Noise Element. These plans and programs have been enacted through state and local legislation and are administered by agencies with powers to enforce state and local laws.

California Environmental Quality Act Guidelines

The California Environmental Quality Act (CEQA) was adopted by the State legislature in response to a public mandate for thorough environmental analysis of projects that might affect the environment. Excessive noise is considered an environmental impact under CEQA. The provisions of the law and environmental review procedures are described in the CEQA Statutes and the CEQA Guidelines. Implementation of CEQA ensures that during the decision making stage of development, City officials and the general public will be able to assess the noise impacts associated with public and private development projects. This General Plan establishes noise standards to help facilitate the assessment of these noise impacts.

California Noise Insulation Standards (Title 24)

The California Commission of Housing and Community Development officially adopted noise standards in 1974. In 1988, the Building Standards Commission approved revisions to the standards (Title 24, Part 2, California Code of Regulations). As revised, Title 24 establishes an interior noise standard of 45 dBA for residential space (CNEL or Ldn). Acoustical studies must be prepared for residential structures that are to be located within noise contours of 60 dBA or greater from freeways, major streets, thoroughfares, rail lines, rapid transit lines or industrial noise sources. The studies must demonstrate that the building is designed to reduce interior noise to 45 dBA or lower. These standards are incorporated by reference into this General Plan.

City of Holtville Zoning Ordinance

The Zoning Ordinance is the primary implementation tool for the Land Use Element, but also contains noise regulations. Together, the Zoning Ordinance and Zoning Map identify specific types of land use, intensity of use, and development and performance standards applicable to specific areas and parcels of land within the City. Standards contained in the Noise Element are consistent with and reflect standards outlined in the Zoning Ordinance.

Relationship to Other General Plan Elements

Policies and plans in the Noise Element are designed to protect existing and planned land uses from significant noise impacts. To do this, the Element identifies potential noise sources and establishes programs to avoid or mitigate noise impacts from community development. Concurrently, the Land Use Element contains policies to ensure that environmental conditions, including noise, are considered in all land use decisions. Planning for future residential and other sensitive land uses on the Land Use Policy Map is designed to avoid new noise sensitive development in areas (e.g., industrial areas) where noise impacts cannot be reduced or mitigated to acceptable levels.

The Noise Element is linked to the transportation policies in the Circulation Element. Transportation noise is largely responsible for excessive noise levels in certain locations within Holtville. The projected noise contours identified in this element directly correspond to the Circulation Plan and the projected traffic generated from the proposed land uses. Both the Noise

and Circulation Elements contain policies and programs to minimize the effects of transportation noise on existing and planned land uses. Noise exposure is a key consideration when locating and designing new roadways.

The Noise Element also relates to the Conservation/Open Space Element. Excessive noise can diminish enjoyment of parks and other designated open space. Because of this, noise levels are considered in the planning of new recreational and open space areas. Additionally, open space areas can be used to separate and buffer noise sensitive land uses from noise producers.



Issues, Goals, and Policies



Human activities in the community create noise levels that can affect overall quality of life. The goals and policies of the Noise Element are designed to protect the community from excessive noise. The major issue related to noise addressed in the Noise Element is ensuring compatibility of land uses with the potential for noise generated from various uses.

Noise/Land Use Compatibility

Certain areas within Holtville may be subject to high noise levels associated with transportation and/or stationary sources such as trucks, packing sheds, and agricultural coolers. Consideration of the sources and recipients of noise early in the land use planning and development process can be an effective method of minimizing the impact of noise on people in the community. Areas already impacted by noise need to have noise reduced through rehabilitative improvements. Enforcement of noise standards and implementation of a “good neighbor” program that educates residents and businesses of City noise standards will also help reduce nuisance noises associated with non-transportation related sources.

Noise Goal 1: Minimize the effects of transportation-related and stationary source noise through proper land use and circulation system planning, development techniques, and enforcement of noise standards.

Policy 1.1: Use noise/land use compatibility standards as a guide for future planning and development decisions.

Policy 1.2: Require noise control measures, such as berms, walls, and sound attenuating construction in areas where new development or redevelopment is impacted by noise.

Policy 1.3: When necessary, provide buffer areas between noise sources and sensitive receptors.

Policy 1.4: Enforce the construction and stationary noise limits established by the City.

Policy 1.5: Educate residents and businesses about noise restrictions and acceptable noise levels within the City.

Policy 1.6: Support efforts by Caltrans and the Local Transportation Authority (LTA) to realign State Route 115 to reduce noise along Fifth Street.



Noise Plan

Like most urbanized areas, Holtville experiences associated with transportation and other activities. The City must seek ways to safeguard its population from excessive noise levels. The goals and policies identified in the previous section establish an agenda to reduce overall noise levels within the City. This Noise Plan defines the City's approach to achieve the agenda and generally outlines the action programs. The Noise Element Implementation Program is an extension of the Noise Plan and contains specific programs that the City undertakes to protect community well-being.

Noise/Land Use Compatibility

Noise in the community is the cumulative effect of noise from transportation activities and stationary sources. Transportation noise refers to noise from automobile use, trucking, airport operations, and rail operations. Non-transportation noise typically refers to noise from stationary sources such as commercial establishments, machinery, air conditioning systems, compressors, residential and recreational uses, and landscape maintenance equipment. Regardless of the type of noise, noise levels are highest near the source and decrease with distance.

Noise is problematic when noise sensitive land uses are affected. Noise sensitive land uses (i.e., activities that are interrupted by noise) include residences, schools, hospitals, religious meetings, and recreation areas. Most noise impacts can be avoided when noise sources, sensitive land uses, and information about the future noise environment are considered in land use planning and development decisions.

Noise Standards and Land Use Compatibility

To ensure that noise producers do not adversely affect sensitive receptors, the Land Use Element establishes distinct land use designations, providing for a separation of incompatible uses. In addition, the City's Zoning Ordinance contains noise restrictions to address excessive noise generated from stationary sources.

Table N-1 presents general guidelines for noise and land use compatibility within urbanized areas. All development project proponents are required to demonstrate that the noise standards will be met prior to human occupation of a building. If noise generated by a proposed project is anticipated to fall within Zone A or Zone B, the project is considered compatible with the noise environment deemed acceptable for that land use. Zone A implies that no mitigation will be needed. Zone B implies that minor mitigation may be required to meet the City's and Title 24 noise standards.

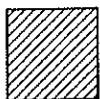
If the noise level falls within Zone C, substantial mitigation is likely needed to meet City noise standards. Substantial mitigation may involve construction of noise barriers and substantial

building sound insulation. Projects in Zone C can be successfully mitigated; however, project proponents with a project in Zone C must demonstrate that the noise standards can be met prior to issuance of a building permit. If noise levels fall in Zone D, projects are considered clearly incompatible with the noise environment and are not approved.

**Table N-1
Noise/Land Use Compatibility Matrix**

Land Use	Community Noise Exposure (Ldn or CNEL)							
	50	55	60	65	70	75	80	85
Residential	Zone A	Zone A	Zone B	Zone B	Zone C	Zone C	Zone D	Zone D
Transient Lodging – Motel, Hotel	Zone A	Zone A	Zone B	Zone B	Zone C	Zone C	Zone D	Zone D
Schools, Libraries, Churches, Hospitals, Nursing Homes	Zone A	Zone A	Zone B	Zone B	Zone C	Zone C	Zone D	Zone D
Auditoriums, Concert Halls, Amphitheaters	Zone B	Zone B	Zone B	Zone B	Zone C	Zone C	Zone D	Zone D
Sports Arena, Outdoor Spectator Sports	Zone B	Zone B	Zone B	Zone B	Zone C	Zone C	Zone D	Zone D
Playgrounds, Parks	Zone A	Zone A	Zone A	Zone A	Zone C	Zone C	Zone D	Zone D
Golf Course, Riding Stables, Water Recreation, Cemeteries	Zone A	Zone A	Zone A	Zone A	Zone C	Zone C	Zone D	Zone D
Office Buildings, Business Commercial, and Professional	Zone A	Zone A	Zone B	Zone B	Zone C	Zone C	Zone D	Zone D
Industrial, Manufacturing, Utilities, Agriculture	Zone A	Zone A	Zone A	Zone A	Zone B	Zone B	Zone C	Zone D

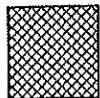
Source: Modified by CBA from 1998 State of California General Plan Guidelines.



ZONE A - Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved meet conventional Title 24 construction standards. No special noise insulation requirements.



ZONE B - Conditionally Acceptable: New construction or development shall be undertaken only after a detailed noise analysis is made and noise reduction measures are identified and included in the project design.



Zone C - Normally Unacceptable: New construction or development is discouraged. If new construction is proposed, a detailed analysis is required, noise reduction measures must be identified, and noise insulation features included in the design.



ZONE D - Clearly Unacceptable: New construction or development clearly should not be undertaken.

Noise Contours and Noise Impact Areas

The noise environment for the community can be described with noise contours based on the major noise sources. Noise contours define areas of equal noise exposure. Future noise contours have been estimated with information about existing and projected land use development and transportation activity. These contours have been prepared to assist in the distribution of land uses and the establishment of development standards.

Table N-2 lists the projected noise contours and associated Noise Impact Areas based on existing and future traffic patterns within Holtville. The noise contours are expressed by the number of feet from the roadway segment centerline and are used as a guide for land use and development decisions. Contours of 60 dBA or greater define noise impacted areas. When noise sensitive land uses are proposed within these contours, an acoustical analysis must be prepared. For the project to be approved, the analysis must demonstrate that the project is designed to attenuate the noise to meet the City noise standards. If the project is not designed to meet the noise standards, mitigation measures must be recommended in the analysis. If the analysis demonstrates that the noise standards can be met with implementation of mitigation measures, the project can be approved with the mitigation measures, which shall be required as conditions of project approval.

**Table N-2
Noise Impact Areas**

Road	Segment	Existing Noise Contours (Feet)		Future (2020) Noise Contours (Feet)	
		CNEL 60	CNEL 65	CNEL 60	CNEL 65
SR 115	West of Fourth	125	64	176	86
	Cedar to Holt	196	95	277	132
	Holt to Walnut	200	97	283	134
	Grape to Towland	97	52	134	68
Eleventh Street	West of Melon	34	26	40	29
Bonds Corner Road	South of Fourth	54	34	73	42
Orchard Road	South of Fourth	91	49	125	64
Towland Road	SR 115 to Ninth	34	26	40	29
Holt Avenue	North of Eleventh	66	39	91	49
Ninth Street	Walnut to Towland	37	27	46	31

Source: Holtville Service Area Plan and CBA.

Development along roadway segments most significantly impacted by noise is along State Route 115. The estimated future (2020) CNEL 60 noise contours extend more than 250 feet from the centerline of SR 115 along the Cedar to Holt and Holt to Walnut segments. The CNEL 65 contours are reduced considerably along these segments. As shown in **Figure LU-1**, in the Land Use Element, the land uses surrounding these segments are commercial and industrial uses. Small portions of Holt Park are also located within the noise impact area. According to **Table N-1**, the uses impacted by the CNEL 60 and CNEL 65 noise contours are compatible with the level of noise generated along these segments of roadway.

The City is coordinating with Caltrans and the Local Transportation Authority (LTA) to realign

SR-115 to bypass Holtville. The realignment of SR-115 will reduce transportation related noise on Fifth Street, effectively reducing the CNEL 60 and CNEL 65 noise contours and associated noise impact areas.

Construction Standards

The provisions of the State Noise Insulation Standards (Title 24, Part 2, California Code of Regulations) are enforced in Holtville. Title 24 specifies that combined indoor noise for multi-family living spaces shall not exceed 45 dBA CNEL. This standard must be implemented when the outdoor noise level exceeds 60 dBA CNEL. Title 24 requires that the same standard be applied to all new hotels, motels, apartments and multi-family projects. The City also applies the same standard to new single-family development.

Noise Control at Reception Sites

The most efficient and effective means of controlling noise from transportation systems is to reduce noise at the source. However, the City has little direct control over noise produced by transportation sources because State noise regulations preempt local regulations. Because the City cannot control noise at the source, City noise programs focus on reducing the impact of transportation noise reception sites.

During the planning stages of the development process, potential impacts from transportation noise will be identified and mitigation measures will be required as needed to meet City noise standards. Site planning, landscaping, topography and the design and construction of noise barriers are the most common method of alleviating vehicular traffic noise impacts. Setbacks and buffers can also be used to achieve noise reduction.

Noise attenuating barriers are commonly incorporated into projects and can be extremely effective in reducing noise levels. The effectiveness of the barrier depends on: 1) the relative height and materials of the barrier; 2) the noise source; 3) the affected area; and 4) the horizontal distance between the barrier and the affected area.

Although noise barriers can be extremely effective, the aesthetic effect of barriers on neighborhoods must be considered during the preliminary stages of the development process. Potentially significant aesthetics impacts associated with noise barriers must be addressed and mitigated through landscaping or other project design measures in all new public and private projects.

Noise Control at the Source

The California Vehicle Code contains noise regulations pertaining to the operation of all vehicles on public roads. These noise standards for cars, trucks and motorcycles are enforced through the Holtville Police Department. The City also regulates traffic flow and enforces speed limits to reduce traffic noise.

Sensitive receptors must also be protected from excessive noise generated by non-transportation sources, such as commercial and industrial centers, agricultural activities, restaurants and bars, religious institutions and civic centers. Other noise sources commonly referred to as nuisance noises also contribute to the overall noise environment. Noise generated by new development is effectively controlled through the site design review process, compliance with CEQA, and compliance with City noise standards contained in the Noise Element of the General Plan and the Zoning Ordinance. During the preliminary stages of the development process, potential noise impact must be identified and mitigation measures identified.

Business Activity Noise

When reviewing a proposed industrial, commercial or public project, noise generation and potential impacts to surrounding development are considered in accordance with CEQA. An acoustical analysis is required for projects that will potentially generate noise affecting sensitive receptors. Where significant impacts are identified, mitigation measures are required. Common mitigation measures that could be applied when reviewing projects include acoustically treated: 1) agricultural coolers; 2) packing sheds 3) furnaces; 4) fans; 5) motors; 6) compressors; and 7) valves and pumps. The City may also require limited delivery hours and hours of operation in order to minimize impacts to adjacent residential users or other sensitive receptors.

In addition, all City departments must comply with state and federal OSHA standards. Any new equipment or vehicle purchased by the City will comply with local, state and federal noise standards.

Nuisance Noise

Several noise sources can contribute to the overall noise environment in the community, including: barking dogs, loud audio equipment, defective or modified auto and motorcycle mufflers and activities at parks and civic, community or religious institutions. The City has adopted a program to review and update its noise ordinance to address nuisance noises. In addition, existing nuisance noises is addressed through implementation of a "good neighbor" program that educates residents and businesses about noise regulations. Under this program fliers are distributed to local businesses and residents through the mail to make residents aware of existing noise restrictions as well as changes in noise regulations.

Noise Ordinance

The City has adopted a program to develop a Noise Ordinance that will be designed to address business activity and nuisance noise. The ordinance will establish specific interior and exterior standards for noise levels within various types of land uses as well as AM/PM standards. Enforcement of the ordinance ensures that adjacent properties are not exposed to excessive noise from stationary sources or nuisances. Enforcing the ordinance includes requiring proposed development projects to demonstrate compliance with the ordinance. The ordinance will be reviewed periodically for adequacy and amended as needed to address community needs and development patterns.



Implementation Programs

The following implementation programs provide actions to implement the adopted policies and plans identified in this Element. These programs as a series of actions, procedures, and techniques that includes a description of the responsible agency/department, funding source, time frame, and related policies.

Noise Program 1: Noise/Land Use Compatibility

Utilize the noise/land use compatibility standards described in **Table N-1** when reviewing new development proposals. For sensitive land uses proposed within Noise Impact areas identified within the Noise Plan, or in close proximity to commercial or industrial uses, acoustical analysis reports should be prepared by a qualified acoustical engineer pursuant to CEQA. To meet the standards, where necessary, the City will require mitigation measures such as building orientation, acoustical barriers, and conformance with California Noise Insulation Standards (Title 24 of the California Administrative Code).

Responsible Agency/Department: City Manager
Funding Source: General Fund, development fees
Time Frame: Ongoing
Related Policies: 1.1, 1.2, 1.3

Noise Program 2: Noise Insulation Standards

Enforce the State Noise Insulation Standards (Title 24, Part 2, California Code of Regulations) in all new development.

Responsible Agency/Department: City Manager, County of Imperial
Funding Source: General Fund, development fees
Time Frame: Ongoing
Related Policies: 1.2

Noise Program 3: Noise Ordinance

Develop and periodically review and update the noise ordinance to address specific noise issues including transportation, business, and nuisance related noise.

Responsible Agency/Department: City Manager
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 1.2, 1.3, 1.4

Noise Program 4: Good Neighbor Program

Develop a program to educate residents and businesses about existing noise restrictions and inform them of changes in noise regulations. This can be accomplished by distributing a flier containing pertinent information to residents and businesses via mail. In addition, the City will post information concerning noise restrictions and regulations on the City's web-site.

Responsible Agency/Department: City Manager

Funding Source: General Fund

Time Frame: Ongoing

Related Policies: 1.5

Noise Program 5: SR-115 Realignment

Continue to support efforts by Caltrans and the Local Transportation Authority (LTA) to realign State Route 115. Among other benefits, the realignment would reduce the noise impact along Fifth Street; currently the roadway most impacted by transportation related noise. After the realignment, the City will revise the noise contours contained in **Table N-1** of this element and related discussion.

Responsible Agency/Department: City Manager, LTA, Caltrans

Funding Source: General Fund

Time Frame: Until project is completed

Related Policies: 1.6

City of Holtville



City Council

Richard Layton	Mayor
Bianca Padilla	Mayor Pro tem
Pete Mellinger	Council Member
Doug Byram	Council Member
Colleen Ludwig	Council Member

Planning Commission

Carrie Anderson	Chairperson
Vikki Dee Bradshaw	Commissioner
Jim Marquand	Commissioner
Javier Ramos	Commissioner
Martin Castañon	Commissioner

City Administration

Laura Fischer, City Manager
Steve Walker, City Attorney
Glyn Snyder, City Clerk
Jerry Brittsan, City Treasurer
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Table of Contents

I. INTRODUCTION..... 2

 A. Background..... 2

 B. State Policy and Authorization..... 2

 C. The “Fair Share” Process..... 3

 D. Organization of the Housing Element..... 4

 E. Relationship to Other General Plan Elements..... 4

 F. Public Participation..... 5

II. HOUSING NEEDS ASSESSMENT..... 7

 A. Population & Demographics..... 7

 Population Trends..... 7

 Population Projections..... 8

 Age of Population..... 9

 Race and Ethnicity..... 9

 B. Household Characteristics..... 10

 Existing Households & Composition..... 10

 Household Tenure Characteristics..... 11

 Household Size and Incidence of Overcrowding..... 12

 Employment & Household Income..... 13

 Housing Affordability and Housing Overpayment..... 15

 Regional Housing Needs Assessment..... 16

 C. Special Needs Groups..... 17

 Elderly Households..... 18

 Large Households..... 18

 Persons with Disabilities..... 18

 Female-Headed Households..... 19

 Farmworkers..... 19

 Homeless Persons..... 21

 D. Housing Stock Characteristics..... 22

 Age and Condition of Existing Housing Stock..... 23

 Housing Tenure and Availability..... 24

 Housing Market..... 24

 Assisted Housing at Risk of Conversion to Market Rate..... 24

III. CONSTRAINTS ON HOUSING PRODUCTION..... 28

 A. Non-Governmental Constraints..... 28

 Land Costs..... 28

 Construction Costs..... 29

 Construction Financing..... 29

 Mortgage Financing..... 29

 B. Governmental Constraints..... 30

 Land Use Controls and Development Standards..... 31

 Infrastructure Improvements and Public Service Constraints..... 34

 Development Fees and Exactions..... 34

 Planning Fees and Environmental Constraints..... 36

 Development Permit Procedures..... 37

 Building Permit Procedures and Code Enforcement..... 38

 Public Policy Constraints..... 39

 State Prevailing Wage Requirements..... 39

 Environmental Protection..... 39

IV. HOUSING OPPORTUNITIES..... 40

 A. Availability of Sites for Housing..... 40

 Progress Towards Housing Allocation..... 40

Residential Sites Inventory.....	41
B. Availability of Financial Resources.....	43
Federal Resources.....	43
State Resources.....	44
Local Resources.....	45
Administrative Resources.....	46
C. Opportunities for Energy Conservation.....	47
V. ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT.....	49
A. Prior Housing Program Overview.....	49
B. Quantifiable Accomplishments of 1998-2005.....	51
C. Summary of Housing Plan Accomplishments.....	52
VI. HOUSING PLAN.....	53
A. Housing Issues.....	53
B. Housing Goals & Policies.....	54
Goal 1: Attract and Support Quality Single-Family Housing.....	54
Goal 2: Encourage and Promote Housing Diversity.....	54
Goal 3: Conserve and Improve the Existing Affordable Housing Stock.....	55
Goal 4: Encourage the Proactive and Planned Growth of the City.....	55
Goal 5: Ensure the Provision of Decent Housing.....	56
Goal 6: Promote and Support Equal Housing Opportunities for All Residents.....	56
C. Housing Programs.....	57
Goal 1: Attract and Support Quality Single-Family Housing.....	57
Goal 2: Encourage and Promote Housing Diversity.....	60
Goal 3: Conserve and Improve the Existing Affordable Housing Stock.....	61
Goal 4: Encourage the Proactive and Planned Growth of the City.....	64
Goal 5: Ensure the Provision of Decent Housing.....	65
Goal 6: Promote and Support Equal Housing Opportunities for All Residents.....	67
D. Quantified Housing Goals.....	72

LIST OF TABLES

Table 1 Housing Element Policy.....	5
Table 2 City of Holtville Population Growth Trends 1980-2007.....	8
Table 3 City of Holtville and Surrounding Jurisdictions Population Trends 1990-2000.....	8
Table 4 City of Holtville and State of California Age of Residents 2000.....	9
Table 5 City of Holtville Race and Ethnicity 2000.....	10
Table 6 City of Holtville Household Growth Trends 1990-2007.....	11
Table 7 City of Holtville Household Composition 2000.....	11
Table 8 City of Holtville Households by Tenure 1990 and 2000.....	12
Table 9 City of Holtville and State of California Overcrowded Households 2000.....	13
Table 10 City of Holtville Overcrowded Households by Tenure 2000.....	13
Table 11 City of Holtville Labor Force 2000.....	14
Table 12 City of Holtville and California Household Income Distribution 2000.....	15
Table 13 City of Holtville Household Overpayment by Income and Tenure.....	16
Table 14 City of Holtville RHNA by Income Category.....	17
Table 15 City of Holtville Special Needs Groups 2000.....	18
Table 16 County of Imperial Hired Farm Labor 2002.....	20
Table 17 City of Holtville Housing Stock by Type 2000-2007.....	23
Table 18 City of Holtville Age of Housing Stock 2007.....	23
Table 19 City of Holtville Inventory of Assisted Rental Housing.....	25
Table 20 Estimated Market Value for Town and Country Apartments.....	26
Table 21 City of Holtville Residential Development Standards.....	32

Table 22	Development Impact Fees for the City of Holtville and Surrounding Jurisdictions.....	35
Table 23	Development Impact Fees for Areas Annexed Into Holtville.....	37
Table 24	Approval or Permit Required for Residential Uses by Zoning District.....	38
Table 25	Housing Allocated Towards RHNA Goals.....	40
Table 26	Vacant Residential Site Inventory.....	41
Table 27	Inventory of Sites Available for RHNA Goals.....	43
Table 28	Financial Resources for Housing Activities.....	46
Table 29	Housing Program Summary of Accomplishments.....	50
Table 30	RHNA 1998-2005 Quantifiable Goals and Accomplishments.....	52
Table 31	2006-2014 Housing Program Summary.....	70
Table 32	Quantified Housing Objectives 2006-2014.....	72

LIST OF FIGURES

Figure 1	Vacant Land Map.....	42
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Preface

“The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of highest order.”

-California Government Code Section 65580



I. INTRODUCTION

A. Background

Located in eastern Imperial County and incorporated in 1908, the City of Holtville encompasses approximately one square mile. In 2007, the City of Holtville had an estimated population of 6,299 and it is projected that by 2020 the City's population will triple to 18,000 (Source: California Department of Finance). State Route 115, which serves the eastern Imperial County, runs through the City of Holtville, at an east/west orientation and functions as the Town's main arterial. The City is situated approximately 12 miles to the east of the City of El Centro and 15 miles north of the US/Mexico border. Although Holtville is one of the least populated cities within Imperial County, according to the California Department of Finance, it had the second highest growth rate in the County in 2006 at 7.5 percent, second only to the City of Imperial (16.6 percent).

Recent growth can be attributed to the fact that the City is a pro-growth community with a desire to make affordable home ownership opportunities available to households of all economic segments. During the 2000-2005 Housing Element Plan period, the City successfully supported a number of housing projects targeted for lower to moderate income households. Until recently, the City had been unable to attract market-rate housing development due to a shortage of developable vacant land within the incorporated City limits for single-family residential development. A yet more long-term contributing factor in the deficit of housing for above moderate income households has been an economic maladjustment that the City has experienced during the last two decades, following the replacement of State Route 80 with an interstate highway no longer traversing the City of Holtville. A housing imbalance is evident. The lack of housing opportunities to address the needs of households with incomes above the moderate income level continues to be a challenge. In order to amend this imbalance, it will be necessary to strengthen the City's economic base, balance the community's housing options, and improve the overall quality of life for the community's residents.

B. State Policy and Authorization

Enacted in 1969, the Housing Element Law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The purpose of the Housing Element of the General Plan is to ensure that every jurisdiction establishes policies, procedures and incentives in its land use planning and redevelopment activities that will result in the maintenance and expansion of the housing supply to adequately house households currently living and expected to live in that jurisdiction.

The Law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory mechanisms that provide opportunities for housing development. As a result, housing policy in California rests upon the effective implementation of local general plans and, in particular, local housing elements. The Housing Element Law also requires that the Department of Housing and Community Development (HCD) review local Housing Elements for compliance with the State law and to report the Department's written findings to the local government.

California State Law (Government Code Section 65580 through 65589) further mandates the contents of the Housing Element. This Housing Element is a comprehensive statement by the City of Holtville of its current and future housing needs and proposed actions in order to facilitate the provision of housing for individuals at all income levels in accordance with State law. This housing element addresses the following mandated contents:



1. An assessment of the city's housing needs based on housing, land use, population, demographic and employment trends;
2. An analysis on governmental and non-governmental constraints to providing housing;
3. An analysis of housing opportunities within the city, including an inventory of suitable sites and the city's capacity to meet regional share goals;
4. An evaluation of the results from housing programs implemented during the previous review period, including a discussion of the effectiveness of housing programs and policies and a summary of how these results will encourage revisions to the update; and
5. A set of quantifiable objectives and programs to address the housing needs for residents of the community.

The purpose of the Holtville Housing Element Update is to provide a document that is both useful for the community and in compliance with State law. While State Law requires that Housing Elements establish a five-year planning program for implementation, this Housing Element will implement a plan through the year 2014, to correspond with the Southern California Association of Governments' (SCAG) planning period under which the Regional Housing Needs Assessment (RHNA) has been allocated. The RHNA is the basis for the Housing Needs Assessment in this document (and further discussed in the following Section, "The Fair Share Process").

The Housing Element Update also aims to accomplish the following tasks:

- Be consistent with other elements of the Holtville General Plan;
- Provide clear policy and direction on decisions pertaining to land use, zoning, subdivision approval, housing allocations, and capital improvements;
- Assist in developing adequate housing to meet the needs of households at all income levels;
- Identify adequate residential sites available for a variety of housing types for housing stock diversity;
- Address governmental constraints to housing maintenance, improvement and development;
- Conserve and improve the condition of the existing affordable housing stock; and
- Promote equal housing opportunities for all individuals.

C. The "Fair Share" Process

The provision of decent and adequate housing is a State-wide goal. Therefore, an effective local housing element must adequately address the existing and future housing needs by including a "fair-share" allocation of the projected State-wide need, as determined by the regional Council of Governments (COG). The Southern California Association of Government's (SCAG) is the responsible entity for preparing the Regional Housing Needs Assessment (RHNA) for the Imperial County. The RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of each jurisdiction's General Plan. In essence, the RHNA quantifies the need for housing within each jurisdiction during specified planning periods. The current planning period covered under this Housing Element is January 1, 2006 through June 30, 2014.

SCAG determines the future housing needs primarily from the forecasted growth of households in a community—in this case, the households in Holtville. Each new household created by a child moving out of their parent's home or by a family moving to a community for employment creates the need for a housing unit. The anticipated housing needed for new households is then adjusted to account for an ideal



level of vacancies necessary to promote housing choice, moderate cost increase, to avoid the concentration of lower income households and to provide for the replacement of housing (SCAG).

The Housing Needs Assessment examines key variables from the most recent US Census to measure ways in which the housing market is not meeting the needs of its current residents. This is to ensure that the supply of housing meets the demand from citizens. Communities, such as Holtville utilize the RHNA as a tool for land use planning, local resource allocation, and to address identified existing and future housing needs resulting from population, employment, and household growth. The RHNA housing needs projections for the Holtville community are considered the City's "fair share" of regional housing needs. Section II of this housing element includes a detailed discussion of the quantitative allocation.

D. Organization of the Housing Element

The Holtville Housing Element is organized into the following key Sections:

- Section I** Introduction – An introduction to the Housing Element Law and the intent and purpose of the housing element document;
- Section II** Housing Needs Assessment – An analysis of the City's population, household data, employment base, and characteristics of the City's housing stock;
- Section III** Constraints on the Provision of Housing – A review of potential constraints to meeting the City's identified housing needs;
- Section IV** Housing Opportunities – An evaluation of opportunities that will further the development and provision of adequate housing;
- Section V** Evaluation of Accomplishments Under the Adopted Housing Element – An evaluation of what has been accomplished to date under the adopted Housing Element; and
- Section VI** The Housing Plan – A statement of the Housing Plan to address Holtville's identified housing needs, including housing goals, policies and programs.

E. Relationship to Other General Plan Elements

The Housing Element is only one of seven mandatory General Plan Elements required by State Law. The Housing Element builds upon the other General Plan Elements and must be entirely consistent with the policies and proposals set forth by these comprehensive Elements. The City of Holtville General Plan is comprised of the following elements: Land Use, Circulation, Conservation/Open Space, Safety, Noise, and Housing. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure internal consistency is maintained. The Proceeding **Table 1 - Housing Element Policy**, identifies the relationship between the Housing Element Goals, Policies and Objectives to other elements of the Holtville General Plan. The Issue Area identifies the mandated contents and broader goals of the Housing Element. An "X" indicates that related goals and policies are contained in the corresponding General Plan Element.



**Table 1
Housing Element Policy**

Housing Issue Area	Land Use	Circulation	Conservation/ Open Space	Safety	Noise
Conserve & Improve Existing Housing Stock			X	X	
Identify Adequate Sites for Development	X	X	X	X	X
Provision of Affordable Housing	X				
Removing Constraints	X	X	X		

F. Public Participation

Because housing issues affect the entire community, it is critical that the entire community be encouraged to participate in the Housing Element process. The public participation requirement of the Housing Element Law provides for opportunities to engage citizens in a dialogue with one another and with local leaders. It enables constituents to identify problems and create solutions. The inclusion of community stakeholders in the Housing Element public participation process ensures that housing strategies are effectively developed, evaluated, and implemented.

Public participation in the development and review process of this Housing Element includes the following:

- A Public Workshop before the Planning Commission to inform citizens of the intent and purpose of the housing element update and to receive recommendations regarding local housing needs and to solicit public opinion regarding the content of the Housing Element;
- A Public Forum under which the adopted housing element review findings and recommended changes will be presented to citizens;
- A Public Notice of Availability of the Draft Housing Element Update is published and the draft document is presented at a Public Meeting with drafts made available at the City Library and at City Hall;
- A Public Hearing is noticed and held before the Planning Commission to receive public comment on the draft document and proposed changes and to solicit recommendations on the pending adoption of the Housing Element; and
- A final Public Hearing is held before the City Council for the adoption of the Housing Element Update for the 2006-2014 Plan period.

Notification of each meeting is published in both English and Spanish, in *The Holtville Tribune*, a local newspaper of general circulation. Copies of the Draft Housing Element were further distributed to:



- The Department of Housing and Community Development for review and comment;
- Affordable housing advocates including Imperial Valley Housing Authority, Campesinos Unidos, Inc., Center for Socio Economic Justice, California Rural Legal Assistance and others as pertinent in efforts to solicit the participation of low and moderate income residents;
- The local development community, particularly those developers with residential projects proposed within the City or within the City's Sphere of Influence; and
- Holtville City Hall and the Holtville Public Library to facilitate accessibility and review by the general public.

The following were the four Public Hearings held during the review process:

- A Public Hearing was held on April 21, 2008, to discuss the housing opportunities and challenges in the City of Holtville. The Notice was posted in English and Spanish on April 8, 2008. The notice was also published in English and Spanish in the *Holtville Tribune* a local newspaper on April 11, 2008.
- A Public Hearing was held on May 5, 2008, to discuss the proposed revisions. The Notice was posted in English and Spanish on April 22, 2008. The notice was also published in English and Spanish in the *Holtville Tribune* a local newspaper on April 25, 2008. In addition, 1,480 reminder flyers were mailed out in English and Spanish on April 30, 2008, to Holtville residents.
- The Public Notice of Availability for the Draft Housing Element was posted on May 6, 2008. The notice was also mailed to 12 public agencies involved in housing advocacy including: California Rural Legal Assistance, Campesinos Unidos, Center for Socio-Economic Justice and Imperial Valley Housing Authority.
- A Public Hearing was held on June 23, 2008, to discuss the anticipated adoption at a July 14, 2008 Public Hearing to be confirmed. The Notice was posted June 12, 2008 and was also published in the *Holtville Tribune* a local newspaper on June 20, 2008.

No agency representation was made at any of the hearings or workshops during the development stage, nor were agency comments given at any of the scheduled workshops. Public participation was in a question and answer forum after presentations of findings and/or proposals were discussed. California Rural Legal Assistance did attend the June 23, 2008 public hearing where the final draft was reviewed and CRLA did provide written comments pertaining to the Draft Housing Element update. The City reviewed CRLA comments during open session. A formal response was further provided to CRLA. Comments and recommendations received by CRLA were given the consideration they deserve prior to any final adoption consideration of the Holtville Housing Element.



II. HOUSING NEEDS ASSESSMENT

A successful strategy for improving housing conditions must be preceded by an adequate analysis and assessment of the existing housing needs. Existing housing needs include current basic information such as population, households, and the type of housing available. In addition, the Needs Assessment examines key variables from the most current statistical data available to measure ways in which the housing market is not meeting the needs of current residents. A thorough community profile typically includes the following quantification and qualitative data and descriptive household information: population and demographics, such as age, sex, race and ethnicity; total number of households and their characteristics; tenure characteristics which compares the number of owner and renter households in the community; and an assessment of housing affordability, housing stock characteristics, and housing needs from special populations. The following information is presented as part of this Housing Needs Assessment:

- **Population and Demographics** (including a discussion on population growth, population projections, age of population, and race and ethnicity of population);
- **Household Characteristics** (including a discussion on household type and composition, household tenure characteristics, household size and incidence of overcrowding, household income and employment trends, housing affordability by tenure, and special needs groups); and
- **Housing Stock Characteristics** (including a discussion on existing housing stock, the age and condition of housing stock, housing tenure and availability, the housing market, and an assessment of subsidized housing at risk of conversion to market rate).

A. Population and Demographics

The existing and future housing needs of a community are largely determined by examining forecasted growth of the number of households within a community. This growth potential is primarily established through population projections for the community. The projected population growth is then considered alongside other community demographics, such as age and ethnicity in order to determine the adequacy of available housing and the ideal level of vacancy needed to promote housing choice and affordability amongst the different types of households in the community.

Population Trends

Factors used to project the population growth in a community include historical growth trends. Based on population data available from the US Census Bureau and the State Department of Finance, the City of Holtville has experienced a modest population growth over the last couple of decades when taking into account growth trends since 1980. From 1980 to 1990, the City had the slowest decade, growing only by 421 persons, from a population of 4,399 to 4,820 residents, at a 0.96 percent annual growth rate or by approximately 9.6 percent as a whole. From the year 1990 to 2007, population growth rates have increased slightly. As reflected in **Table 2 – Population Growth Trends 1980-2007**, Holtville has experienced a fluctuating average annual growth rate.



Table 2
City of Holtville Population Growth Trends 1980-2007

Year	Base Year Population	Numerical Change	Percent Change	Average Annual Growth Rate
1980-1990	4,399	421	9.6%	.96%
1990-2000	4,820	792	16.4%	1.6%
2000-2007	5,612	687	12.2%	1.2%
2007 ¹ Estimate	6,299			

Source: 1980, 1990 and 2000 U.S. Census and
¹State of California, Department of Finance

During the last decade, the Imperial County population grew by more than twice the level of growth experienced by the City of Holtville (35 percent). Illustrated below, under **Table 3 – City of Holtville and Surrounding Jurisdictions Population Trends 1990-2000**, are the population growth trends among cities within Imperial County between 1990 and 2000. The table depicts that the City of Holtville experienced the slowest growth rate among jurisdictions in the County with an average annual growth rate of 1.6 percent. This is just behind the average annual growth rates for the City of Brawley (1.7 percent) and the City of Calipatria (1.9 percent), after excluding Calipatria's estimated growth of 4,000 persons due to an increase in "institutionalized population".

Table 3
City of Holtville and Surrounding Jurisdictions Population Trends 1990-2000

<u>Jurisdiction</u>	1990	2000	Numeric Change	% Change	Average Annual Growth Rate
Brawley	18,923	22,052	3,129	16.5%	1.7%
Calexico	18,633	27,109	8,476	45.5%	4.6%
Calipatria	2,690	7,289	504 = (4,599 - 4,095) ¹	18.7%	1.9%
El Centro	31,384	37,835	6,451	20.6%	2.1%
Holtville	4,820	5,612	792	16.4%	1.6%
Imperial	4,113	7,560	3,447	83.8%	8.4%
Westmorland	1,380	2,131	751	54.4%	5.4%

Source: 1990 and 2000 U.S. Census

¹With an institutionalized (prison) population of approximately 4,000 persons excluded

Population Projections

According to population projections prepared by the City of Holtville for submission to SCAG, the City is expected to experience a moderate to high level of growth over the next two decades. These population projections were based on historical population growth as well as anticipated building trends. City Planning officials anticipate a growth slightly higher than what has been forecasted for Holtville by the California Department of Finance. City Officials project that the current population of 6,299 will reach 20,255 persons by the year 2025, under the assumption that housing development currently under the preliminary planning stages will be carried out. Population projections prepared by SCAG assume a much more modest growth, based primarily on historical growth data. SCAG projects the population for the City of Holtville will increase to 7,102 by 2025 which is based on less than half of the City's historic average annual growth rate.



The City's larger growth projection takes into account not only new anticipated development, but also the annexation of existing residential development within its Sphere of Influence. However, the City currently provides water and/or sewer services outside of its current City Limits. It should be noted however, that the City's projected population growth through the 2014 planning period of this housing element is comparable to SCAG's growth projection if existing populations to be annexed are discounted.

Age of Population

The age structure of the population is an important factor in evaluating housing needs and projecting the direction of future housing development. Different age groups have distinct housing preferences, family types, household sizes, incomes, and lifestyle choices. For example, younger individuals living alone (between 20 and 34) and senior citizens over 65 typically need and/or desire apartments, condominiums, and smaller, more affordable housing units. The population between 35 and 65 makes up the majority of the market for more exclusive single-family homes and condominiums. Understanding and evaluating the age characteristics of a community enables the City to address these distinct needs for the current population and for its citizens as they move through each stage of life.

The City of Holtville is representative of the State's age population. The population of Holtville is young when compared to the State, with the 5 to 19 age group forming the largest percentage at 29.3 percent exceeding the State by 6.4 percent. There is a shift between the age group and the 25 to 44 age group when it is compared to the State's predominant age range. The current population is also significantly middle-aged, according to US Census Data, encompassing approximately 26.5 percent of the population. This data suggests that the increasingly young population will need smaller, more affordable housing, while the middle-aged population will demand more moderate and above moderate priced housing. Please refer to **Table 4 – City of Holtville and State of California Age of Residents 2000** which illustrates the age breakdown of residents in Holtville and the State.

Table 4
City of Holtville and State of California Age of Residents 2000

Age Range	City of Holtville		State of California	
	Number	Percent	Number	Percent
Under 5	490	8.7%	2,486,981	7.3%
5-19	1,642	29.3%	7,747,590	22.9%
20-24	343	6.1%	2,381,288	7%
25-44	1,486	26.5%	10,714,403	31.6%
45-54	663	11.8%	4,331,635	12.8%
55-64	365	6.5%	2,614,093	7.7%
65+	623	11.1%	3,595,658	10.6%
Total	5,612	100%	33,871,648	100%

Source: 2000 U.S. Census

Race and Ethnicity

Race and ethnicity can potentially reflect cultural preferences regarding housing needs. For example, certain cultures may be accustomed to living with extended family members and need larger units. Therefore, planning for communities with high concentrations of certain racial/ethnic groups should consider the unique housing needs of these groups.



California in general, and Southern California in particular, has recently seen a significant rise in the diversity of its population. According to US Census figures, the largest ethnic group in the City of Holtville is of Hispanic descent at 74 percent of the population. The White, Non-Hispanic is the second largest ethnic group in the City of Holtville at 23.7 percent. There are also a small number of minorities including the following: Asian, American Indian, Alaskan, African American, and Native Hawaiian descent in Holtville.

Table 5
City of Holtville Race and Ethnicity 2000

Race/Ethnicity	Number of Persons	% of Population
Non Hispanic or Latino	1,525	26%
White	1,390	23.7%
Black or African American	26	0.4%
American Indian/Alaska Native	32	0.6%
Asian	42	0.7%
Native Hawaiian/Pacific Islander	7	0.1%
Other Races or 2+ Races	28	0.5%
Hispanic or Latino (any race)	4,339	74%
Total	5,864¹	100%

Source: 2000 U.S. Census

¹ This total is higher than the total population of Holtville reported by the 2000 U.S. Census of 5,612 persons because individuals may report more than one race.

The high concentration of Hispanic or Latino groups is an increase from the 1990 Census which identified only 62 percent of the population as Hispanic or Latino. Recent studies have suggested that Hispanics and/or Latinos differ in attitudes towards housing densities, household size, as well as cultural practices of living with extended families and thus housing needs tend to vary and should be an important factor in determining local housing needs.

B. Household Characteristics

The Census defines a household as all persons who occupy a housing unit, which may include families related through marriage or blood, unrelated individuals living together, or individuals living alone. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Planning for the housing needs of the City can be accomplished by analyzing statistics that indicate household type, household size, household income, and incidence of overcrowding. Typically, a community with more families, larger households, and households with children need and/or desire larger units and ownership opportunities. Communities that have a higher percentage of senior citizens typically need and/or desire smaller, accessible and affordable units.

Existing Households & Composition

In 2000, there were 1,564 households in the City of Holtville according to the US Census Bureau. County of Imperial building permit records indicate that this number had reached 1,772 by December of 2007. From 1990 to the end of 2007, it is estimated that the number of households increased by 350 (number of residential units obtaining building permits), suggesting an annual household percentage increase of 1.4 percent. Please refer to **Table 6 – City of Holtville Household Growth Trends 1990-2007**.



Table 6
City of Holtville Household Growth Trends 1990-2007

Year	Base Year Households	Numerical Change	Annual Percentage Change
1980	1,338		
1990	1,422	84	.63%
2000	1,564	142	1%
2007	1,772 ¹	208	1.9%

Source: 1980, 1990 and 2000 U.S. Census

¹Imperial County Building Permit Records were used to estimate the current number of households in Holtville.

Although household growth suggests that the number of housing units that might be needed by a community to accommodate growth, the type of housing that will be needed can be determined by household composition. Housing needs generally vary by household type. The composition of households determines what type of housing unit will be needed by the population. Families, for example, typically prefer and occupy single-family homes. **Table 7 – City of Holtville Household Composition 2000** illustrates the composition of households in the City of Holtville. Eighty-seven percent of households in Holtville have two or more people. Of these households, 97.7 percent are considered “family” households. Family households, tend to have a higher number of household members than non-family households. The frequency of family households in Holtville indicates that a larger number of units with several bedrooms will be required to accommodate the housing needs of Holtville residents.

Table 7
City of Holtville Household Composition 2000

Family Status	Number of Households	% Total Households
1 person	193	12.3%
2 or more persons	1,371	87.7%
Family Households	1,340	97.7%
Married-Couple Family	1,015	75.7%
Male-Headed Household	67	5%
Female-Headed Household	258	19.3%
Non-family Households	31	2.3%
Total	1,564	100%

Source: 2000 U.S. Census Bureau

Household Tenure Characteristics

Tenure, for the purpose of this analysis refers to whether a housing unit is owned or rented. Housing tenure is an important indicator of the supply and cost of housing. Low ownership rates suggest an inadequate supply, or high cost, of housing while high ownership rates suggest affordability. **Table 8 – City of Holtville Households by Tenure 1990 and 2000** indicates that the number and the percentage of homes in Holtville whose occupants either own or rent their homes. In 2000, approximately 63.7 percent of households in Holtville owned their home. This is an increase from 58.2 percent in 1990, suggesting a positive increase in home ownership opportunities in the City of Holtville. According to the U.S. Census, in 2000 Imperial County registered a 58.3 percent household ownership, while the State of California registered 56.9 percent.



Table 8
City of Holtville Households by Tenure 1990 and 2000

	1990		2000	
	Number	Percent	Number	Percent
Owner	828	58.2%	996	63.7%
Renter	594	41.8%	568	36.3%
TOTAL	1,422	100%	1,564	100%

Source: 2000 U.S. Census

Homeownership is a significant step in ensuring future financial stability. According to the Federal Reserve Bank of Dallas, the homeownership rate in the United States reached 66.8 percent in 1999, its highest level since the statistic was first collected in 1965. Holtville's homeownership rate also increased just below the national average by 2000 at 63.7 percent. Household tenure further allows us to assess homeownership opportunities for different household types and sizes. For example, the majority of owner-occupied units (58 percent) house families of three or less persons. This information suggests that larger families have more difficulty in obtaining homes of their own. Age could also be considered an indicator of home ownership opportunities. In Holtville, 66.3 percent of owner-occupied units had household owners over the age of 45. This data suggests that homes are also affordable for younger populations, under the age of 45.

Household Size and Incidence of Overcrowding

It is important to understand that the size of a household will change over time due to unpredictable circumstances such as marriage, divorce, growth of family, job movement, etc. Household size, nevertheless, is an important indicator of housing need. According to the US Census, the average household size in 1990 was 3.35 persons per household. By 2000, the US Census estimated that the persons per household statistics had increased to 3.51 persons per household. By 2003, according to a study conducted by Laurin and Associates, the average number of persons per household had grown by an average of 0.2 persons for incorporated areas within the County of Imperial. This empirical data, suggests an approximate average household size of 3.7 persons for the City of Holtville.

Larger households have special housing needs, as they tend to have higher incidences of overcrowding and may identify a need for larger units. "Overcrowded" is defined as 1 to 1.5 persons occupying a room, excluding bathrooms, kitchens, hallways, and porches. "Severely overcrowded" is defined as more than 1.5 persons occupying a room. Overcrowding usually results from a lack of availability or affordability of appropriate housing units.

According to the 2000 Census, as illustrated in **Table 9 – City of Holtville and State of California Overcrowded Households 2000**, over one-quarter of occupied housing units within the City of Holtville are overcrowded. Of these households, approximately 17.5 percent are considered severely overcrowded. The State of California has an overcrowding rate of 15.2 percent, whereas the City of Holtville is 28.8 percent. These numbers are significantly higher than the States average at almost double. Since California's demographics are similarly comparable to the City of Holtville's, this data suggests that housing affordability or the lack of available larger units, might be the contributing factor in the existing overcrowding conditions.



Table 9
City of Holtville and State of California Overcrowded Households 2000

Persons per Room	City of Holtville		State of California	
	Household	Percent	Household	Percent
1.00 or less	1,112	71.2%	9,754,518	84.8%
1.01 to 1.50	176	11.3%	700,310	6.1%
1.51 or more	273	17.5%	1,048,042	9.1%
TOTAL	1,561	100%	11,502,870	100%

Source: 2000 U.S. Census

Overcrowding conditions tend to impact renters more than owners. **Table 10 – City of Holtville Overcrowded Households by Tenure 2000** depicts the number and the percentage of overcrowded homes in Holtville by tenure (occupants either owning or renting their homes). According to the 2000 Census, approximately 24 percent of owner occupied households in Holtville were considered overcrowded. Of these households, 17 percent were considered severely overcrowded. In comparison, 37 percent of renter occupied households were considered overcrowded. In 2000, 19 percent of renter occupied households were severely overcrowded. In the City of Holtville household renters have an estimated overcrowded rate of 13 percent higher than household owners. The recently constructed Orchard View Apartments (2006) are designed with 80 three and four bedroom units to alleviate renter overcrowding conditions.

Table 10
City of Holtville Overcrowded Households by Tenure 2000

Persons per Room	Owner		Renter		Total Overcrowded	
	Households	Percent	Households	Percent	Households	Percent
1.00 or less	752	76%	360	63%	1,112	71%
1.01 to 1.50	73	7%	103	18%	176	11%
1.51 or more	163	17%	110	19%	273	18%
TOTAL	988	100%	573	100%	1561	100%
% Overcrowded by Tenure	236	24%	213	37%	449	29%

Source: 2000 U.S. Census

Employment & Household Income

Employment is an important factor affecting housing needs within a community. The economy in Imperial County is primarily driven by government jobs (33 percent), agriculture (21 percent), followed by retail sales (California Employment Development Department, 2003 Data). According to the US Department of Agriculture, Imperial County ranked eighth in the nation for total value of agricultural products sold in 2002 (2002 Census of Agriculture). Agricultural products peak by season and thus agricultural employment follows a strong seasonal pattern. Consequently, the average unemployment rate in Imperial County was 15.3 percent in 2006 (significantly higher than California's rate of 4.9 percent), and can reach as high as 30 percent during the low season, summer months.



Current employment and projected job growth will have a significant influence on housing needs and affordability for the planning period. A City's "labor-force" provides a base for the economic potential or employment need. The labor-force is defined as the working-age, population 16 years of age or older. Approximately 69 percent of the City's population fell within the City's eligible labor-force in 2000. The 2000 statistics demonstrate, however, that almost half (43.4 percent) of that labor-force was not part of the work-force (and 23 percent of those individuals are not part of the active work-force, and were on a fixed Social Security income). According to the EDD, the estimated 2008 unemployment rate for Holtville is 14.7 percent, slightly lower than Imperial County's average of 16.4 percent. This figure is a drop from the historical unemployment rates of 20 percent. This may be attributed to the significant increase in job growth in the government sector for the region. **Table 11 – City of Holtville Labor Force 2000** shows the City's labor-force statistics.

Table 11
City of Holtville Labor Force 2000

Employment Status	Number of Persons	% of Population
In labor force	2,192	56.6%
Not in labor force	1,697	43.4%
With Social Security Income	391	--
Total population age 16+	3,871	100%

Source: 2000 U.S. Census

According to the 2000 Census Data, the four largest employment sectors within Holtville were educational, health and social services (373 employees or 19.3 percent of workforce), agricultural (307 employees or 15.9 percent of the workforce), wholesale trade (187 employees or 9.7 percent of the workforce), and transportation and warehousing (165 employees or 8.5 percent of the workforce). SCAG further estimates a total creation of 38,492 jobs in Imperial County between the years 1997 and 2025 (from 55,572 jobs to 94,064). This amounts to an average annual increase of 2.5 percent. Considering this countywide estimate, the City of Holtville could add an additional 677 jobs by the year 2014.

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to the 2000 Census, the median household income in Holtville was \$36,318, which was significantly lower than the State median household income of \$47,439 for 2000. Holtville's median income was lower than the County of Imperial's median income, which ranks 9th in the lowest for the State. Proportional distribution of income in Holtville among income categories was comparable to the State for annual earnings between \$35,000 and \$75,000. However, Holtville had a higher percent of households earning less than \$25,000 (over 35 percent) compared to the State at just over 25 percent. Please refer to **Table 12 – City of Holtville and California Household Income Distribution 2000**. Additionally, Holtville had slightly over 15 percent of its households earning over \$75,000 while almost 28.8 percent of the State's households earned over that mark in 2000.



Table 12
City of Holtville and California Household Income Distribution 2000

Household Income	Holtville Number of Households	Holtville % of Households	California Number of Households	California % of Households
Less than \$10,000	171	10.9%	967,089	8.4%
\$10,000 to \$14,999	127	8.1%	648,780	5.6%
\$15,000 to \$24,999	256	16.4%	1,318,246	11.5%
\$25,000 to \$34,999	208	13.3%	1,315,085	11.4%
\$35,000 to \$49,999	264	16.9%	1,745,961	15.2%
\$50,000 to \$74,999	299	19.1%	2,202,873	19.1%
\$75,000 to \$99,999	125	8.0%	1,326,569	11.5%
\$100,000 to \$149,999	91	5.8%	1,192,618	10.4%
\$150,000 to \$199,000	13	0.8%	385,248	3.3%
\$200,000 or more	9	0.6%	409,551	3.6%
TOTAL	1,563	100.0%	11,512,020	100%

Source: 2000 U.S. Census

Housing Affordability & Overpayment

According to State housing policy, housing overpayment occurs when households pay greater than 30 percent of their income towards housing costs, leaving limited income for other necessities such as food, clothing and health care. The prevalence of overpayment varies significantly by income and by tenure. Upper income households are generally capable of paying a larger proportion of their income for housing; therefore, estimates of housing overpayment generally focus on lower income groups.

Distinguishing between renter and owner housing overpayment is important because, while homeowners may over extend themselves financially to afford the option of home purchase, the owners always maintain the option of selling their home. Renters, on the other hand, are limited to the rental market and are generally required to pay the rent established by the market.

While overpayment affects roughly an equal number of owners and renters, it disproportionately affects renter-households with lower-incomes in Holtville. **Table 13 – City of Holtville Household Overpayment by Income and Tenure** displays SCAG's estimates for overpayment in 2000 by HUD (Department of Housing & Urban Development) income category. "Extremely Low" income households have a median household income that is less than 30 percent of Imperial County's median. "Low" income households make between 30 and 50 percent of the County's median household income. "Moderate" income households make between 50 and 80 percent of the County's median household income, while "Above-moderate" income households make more than 80 percent of the County's median household income. Since housing costs have escalated since 2000, and income has not increased over the same time period at comparable rates, it is anticipated that the incidences of overpayment in 2008 are far greater than those depicted in the following table.



Table 13
City of Holtville Household Overpayment by Income and Tenure

HUD Income Category	Renters Overpaying		Owners Overpaying	
	No. of Households	% of Households	No. of Households	% of Households
Extremely Low Household Income <30%	60	45%	40	25%
Low Household Income 30% to 50%	50	37%	50	31%
Moderate Household Income 50% to 80%	15	11%	40	25%
Above Moderate Household Income >80%	10	7%	30	19%
TOTAL	135	100%	160	100%

Source: SCAG 2006 Data Based on 2000 Census and Transferred Into HUD Income Limits

Housing affordability leads to other housing issues. For lower-income renters and owners, severe cost burden can require families to double up resulting in overcrowding and related problems. Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to housing deterioration.

Regional Housing Needs Assessment

An overview of the Regional Housing Needs Assessment (RHNA) or “fair share” of housing needs for all income groups, as determined by the regional Council of Governments (COG), was provided in the introduction of this Housing Element. RHNA or Regional Housing Needs Assessment refers to the share of the region’s housing growth that has been projected and allocated to a community by income group. In brief, the Southern California Association of Governments (SCAG), is the COG that calculates future housing need based upon projected household growth, plus a certain amount of units needed to account for normal and appropriate level of vacancies and the replacement of units lost to conversion or demolition. In allocating the region’s future housing needs to jurisdictions, SCAG considers the following factors:

- Market demand for housing
- Employment Opportunities
- Availability of suitable sites and public facilities
- Commuting patterns
- Type and tenure of housing
- Loss of units in assisted housing developments
- Over-concentration of lower-income households
- Geological and topographical constraints

In July 2007, SCAG adopted a Regional Housing Needs Assessment (RHNA) for its member jurisdictions. **Table 14 – City of Holtville RHNA by Income Category**, provides a breakdown of Holtville’s share of future regional housing needs, as determined by SCAG, by the following four income categories: Very Low, Low, Moderate and Above Moderate. As indicated by the table, the regional share of housing needs allocated to the City of Holtville is 139 new units over SCAG’s 7 ½ year planning period (January 1, 2006 through June 1, 2014).



Table 14
City of Holtville RHNA by Income Category

Income Category	Holtville	
	No. of Households	% of Households
Very Low	35	25.4%
Low	23	16.7%
Moderate	22	15.9%
Above Moderate	59	42%
TOTAL	139	100%

Source: Final Regional Housing Need Allocation adopted by SCAG Regional Council 7/12/07

It is important to note that SCAG does not utilize the same income limits as HUD. HUD assigns an "Extremely Low" income category. According to HUD income limits "Extremely Low" is described as 30 percent below the median household income; however, SCAG's "Very Low," income category includes all households earning less than 50 percent of the median income. Based on the City of Holtville's needs it is anticipated that 50 percent of the SCAG "Very Low" income category will be utilized for Extremely Low income Households which will be approximately 17 households.

Holtville exceeded, during the last Plan period, the overall housing goals for units targeting the affordability of very low and low income households with the construction of an 81 unit apartment complex for low and very low income seniors. Although, the excess units cannot be counted towards future needs, SCAG has determined that 57.9% of the new housing allocation for Holtville should be targeting the affordability of moderate and above moderate income households. It should further be noted that the Orchard View Apartments, an 80-unit Low Income Housing Tax Credit subsidized housing project, received its Certificate of Occupancy on March 2006. Technically this multi-family housing complex targeting very low and low income families will count towards the City's January 1 2006 through June 1, 2014 housing needs allocation.

C. Special Needs Groups

Certain segments of the population may have more difficulty in finding decent, affordable housing because of special circumstances. Consequently, certain segments of residents in Holtville may experience a higher prevalence of housing overpayment (cost burden), overcrowding, or other housing problems. The State Housing Element law requires that the needs of these groups be addressed in the Housing Element. The law defines "special needs" groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless persons, and farmworkers. This section provides a detailed discussion of the housing needs facing each particular group as well as programs and services that may be available to address their special housing needs.

Table 15 – City of Holtville Special Needs Groups 2000 depicts large households (five persons or more) as being the prevalent and largest special needs group in 2000 with elderly households following (age 65 or older). Since 2000, the City of Holtville assisted in the development of two multi-family housing projects specifically targeting housing affordability of these special needs groups. Holtville Gardens is an 81 unit multi-family apartment complex constructed during the previous plan period targeting the elderly and Orchard View is an 80 unit apartment complex, constructed during this new plan period, targeting large families with three-bedroom and four-bedroom units. Both of these developments are subsidized for the affordability of these special needs groups.



Table 15
City of Holtville Special Needs Groups 2000

Special Needs Groups	Owners	Renters	Total Households	Total Persons
Elderly (Age 65+)	293	56	349	--
Large HH (5+)	305	132	437	--
Disabled	396	347	743	--
Female-Headed HH	--	--	258	--
Farm Workers	--	--	--	294
Homeless	--	--	--	0

Source: 2000 Census

Elderly Households

In 2000, there were 349 households in Holtville where the householder was 65 years of age or older. Of the elderly (65 years of age and older) population in Holtville, 11.8 percent live below the poverty line. In addition, many seniors in Holtville are faced with various disabilities. The 2000 Census listed 292 persons over the age of 65 in Holtville with a disability that was characterized as either a physical disability, a disability that restricts their ability to move freely outside of the home, and/or limits their ability to care for themselves. This accounted for approximately 56.7 percent of the population over 65 years of age.

The housing needs of this group can be partially addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs. The housing needs were targeted in 2004 with an 81-unit senior living facility, constructed with participation under the California Tax Credit Allocation and with local Redevelopment Agency Funds. To assist Holtville's aging population, the City provides other senior services, such as subsidized senior lunches and further coordinates health screening and awareness classes for seniors.

Large Households

Large households are defined as those consisting of five or more members. An estimated 437 large households resided in Holtville in 2000, comprising approximately 30 percent of all households in the City. Of these large households, 305 were in owner-occupied units, while 132 were in renter-occupied units. These households comprise a special need group because of the often limited supply of adequately sized and affordable housing units in a community. In order to save for other basic necessities such as food, clothing and medical care, it is common for lower-income large households to reside in smaller units, which frequently results in overcrowding.

To address overcrowding, communities can provide incentives to facilitate the development of affordable housing with three or more bedrooms to meet the needs of large households. Oftentimes, the shortage of large rental units can be alleviated through the provision of rental housing subsidies or subsidized home ownership opportunities. During the 2001-2005 Plan period, the City of Holtville supported the construction of 18 single-family units subsidized for homeownership by large farmworker families. The construction project was sponsored and carried out by Campesinos Unidos, Inc. In addition, in March of 2006, an 80-unit multi-family complex was constructed targeting large family rental housing needs. The project was funded with a California Low Income Housing Tax Credit Allocation.

Persons with Disabilities

Physical, mental, and/or development disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to potentially limited earning capacity, the lack of accessible and



affordable housing, and higher health costs associated with a disability. In 2000, approximately 597 persons between the ages of 21 and 64 years of age, or 10.6 percent of the working age population, reported a disability. Of those aged 65 and over, 292 persons, or 56.7 percent of the population had some form of disability.

The 2000 Census defines six types of disabilities: sensory, physical, mental, self-care, go-outside-home, and employment. Sensory and physical disabilities are determined to be "long-lasting conditions." The 2000 Census identified 743 households reporting at least one of the six types of disabilities used under the Census. Mental, self-care, go-outside-home and employment disabilities are defined as conditions lasting six months or more that make it difficult to perform certain activities. Some residents suffer from disabilities that require living in a supportive or institutional setting. The living arrangement of disabled persons, however, depends on the severity of the disability. Many live at home independently or with other family members. To maintain independent living, disabled persons may need assistance. This can include special housing design features for the disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions among others. Services are typically provided by both public and private agencies.

State and federal legislation mandate that a specified number of units in new or rehabilitated multi-family apartment complexes be accessible to individuals with limited physical mobility. Imperial County Building Code inspectors enforce these mandates. The recently constructed Holtville Garden Apartments has four units that are handicap accessible as well as the Orchard View has four units that are handicap accessible. In addition, the City has historically made CDBG funds available for the removal of architectural barriers in residences occupied by physically handicapped individuals.

Female-Headed Households

Because of the relatively lower-incomes and higher living expenses of a female-headed household, these households are more likely to have difficulty finding affordable, decent, and safe-housing. These households often require special consideration and assistance, as a result of their greater need for affordability, accessibility to day care/childcare, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, and often while earning limited incomes. An estimated 258 female-headed households with children lived in Holtville in 2000, representing 16.5 percent of all households. According to the 2000 Census, the average family household income in Holtville was \$36,318, while the average household income for female-headed households was only \$22,188.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or season agricultural labor. Permanent farm laborers work in the fields, processing plants, or agricultural related support activities. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those who travel long distances to work which prevents them from returning to their primary residence every evening and might necessitate temporary housing at their place of employment.

Determining the true size of the agricultural labor force is problematic. For example, the government agencies that track farm labor do not consistently define farmworkers (e.g. field laborers versus workers in processing plants), length of employment (e.g. permanent or seasonal), or place of work (e.g. the location of the business or a field). Farmworkers are, however, typically categorized into three groups: 1) permanent, 2) seasonal, and 3) migrant. Permanent farmworkers are typically employed year round by the same employer while a seasonal farmworker works on average less than 150 days per year and earns at least half of



his/her earned income from farmwork. Migrant farmworkers are seasonal farmworkers who have to travel to do the farmwork and they are unable to return to their permanent residence within the same day necessitating temporary housing services.

According to the United States Department of Agriculture, there were 8,438 permanent, seasonal and migrant farmworkers working on 356 farms located within Imperial County in 2002. Half of the farms (50 percent) employ less than 10 employees – accounting for 8.4 percent of the farmworker population. Large farm operators account for 50 percent of the farms in Imperial County, but employ 91.6 percent of all farmworkers. Please refer to **Table 16 - County of Imperial Hired Farm Labor 2002**. It is important to note, however, that the majority of farm workers, and particularly those employed during the peak harvest seasons between Fall and Spring live in Mexicali, Mexico, and commute daily to Imperial Valley Farm jobs, according to a 2003 Study¹ prepared by Dr. Phillip Martin. These seasonal farmworkers are typically paid minimum, or just above minimum wage. Farm labor contractors recruit legal border-commuter workers at the Calexico port of entry each day, and take workers to the fields in buses between 5 and 6 AM and are able to return to their place of residency at end of day. There are some related but more permanent agricultural jobs that are “busier” during high season. Most of the equipment operators, irrigators, and other regular or year-round workers employed on Imperial Valley farms that live in the Imperial County are likely to earn more than the minimum wage, allowing many of them to own homes throughout the Imperial County area.

It is also important to note that the number of seasonal farmworkers reported by the USDA may be inflated. There is no noted discounting for duplicating seasonal workers that work year round with different farms. Double counting is thus likely for seasonal jobs held by the same worker during different times and at different farms.

Table 16
County of Imperial Hired Farm Labor 2002

	Farmworkers	Farms
Farm Operations with less than 10 Employees		
Permanent	642	180
Seasonal (e.g., less than 150 days)	488	160
Total	1,130	340
Farm Operations with more than 10 Employees		
Permanent	2,752	99
Seasonal (e.g., less than 150 days)	4,556	100
Total	7,308	199

Source: USDA 2002 Census of Farmworkers

The ability to ascertain an accurate number of agricultural workers within Holtville is problematic as the data available to the City is limited because of its relatively small size. According to 2000 Census statistics, 294 residents of Holtville identified themselves as employed in the farming,

¹ Martin, Philip, Ph.D. *Impact on Farmworkers of Proposed Water Transfer from Imperial County: A Memorandum to the Latino Legislative Caucus of the California State Senate*, 2003.



forestry, or fishing occupations in 2000. According to the State Employment Development Department, farmworkers earned a mean annual wage of \$13,398 in Imperial County during 2000. The Holtville housing needs assessment for this special needs group relies on these two primary statistical factors.

Because of their identified low-income, most farmworkers would need housing subsidies or other forms of assistance to obtain adequately sized and affordable housing. In addition, because of their low incomes, farmworkers have limited housing choices and are often forced to double up to afford rents which leads to overcrowding. In addition to overcrowded conditions, it is estimated that some farmworkers also live in substandard housing (structures generally unsuitable for occupancy).

Farmworker housing needs can be met in a variety of ways, including housing for migrant and seasonal/short-term farmworkers in farm-related group housing facilities or permanent long-term housing. Farmworkers are attracted to Holtville due to the quiet rural character of the community and the abundance of agricultural labor opportunities in the surrounding fields and agricultural land. Given the importance of agriculture and its labor force, the provision of adequate farmworker housing is important for Holtville. Farmworker housing over the last two decades, however, has transitioned from temporary to permanent. Historically, migrant workers in California lived in farm labor camps throughout unincorporated rural areas on the farm lands for which they worked. However, in Imperial County, as more and more farms utilize farm labor contractors to supply agricultural labor from across the international border, migrant workers, along with the housing facilities they once utilized, have diminished.

Housing needs for full-time residents are best met through the provision of permanent affordable housing. The City of Holtville is actively involved in the provision of permanent housing suitable for farmworkers. As discussed under the *Large Families* section, Campesinos Unidos constructed 18 single family residences in 2002 to be purchased by low-income farmworkers in Holtville. The City further supported the recent development of an 80 unit three and four bedroom subsidized rental housing. The City of Holtville has established the provision of larger units (3+ bedrooms) and units affordable to lower-income persons as a high priority to address the needs of farmworker families and continues to provide funding support for these projects. Although temporary housing has not been identified as a high need in the Holtville community, the City's Zoning Ordinance does not preclude the development of temporary housing. Housing Program #22 outlines a clarification of the Zoning Ordinance as an amendment to note that employee farmworker housing which consists of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household are precluded from the requirement of a conditional use permit, zoning variance, and/or other zoning clearance in agricultural zones, as required by California Health and Safety Code Section 17021.6.

Homeless Persons

Homelessness is a continuing national problem that persists within local cities and communities in Imperial County. The City of El Centro is the largest community in the County of Imperial and serves as the service center for the homeless and others requiring support services. Three of the five emergency shelter providers in the County of Imperial operate out of El Centro: the Salvation Army El Centro Crops Community Center, a men's emergency shelter with 14 beds, Womanhaven (d.b.a. Center for Family Solutions), a women's and children's emergency shelter with 9 beds, and Catholic Charities' House of Hope, a 23-bed women's and children's emergency shelter. Additionally, Volunteers of America operates the Los Amigos Center for Supportive Living emergency shelter in the City of Brawley, a 31-bed facility, and the Imperial Manor shelter in the City of Imperial. The Calexico Neighborhood House operates the Casa Villanueva Homeless Shelter for Women and Children out of Calexico, which has 20 beds. It is estimated that the emergency shelters within the County of Imperial have a total number of 107 beds available at any given time for the homeless.



These shelters provide medical, dental, legal, educational, social, transportation, and mental health services for its clients. Additional services include educational classes in Spanish and English, English as a Second Language, computer skills, driver's education, and a children's program. Womanhaven also offers transitional housing assistance (they operate 14 transitional shelter apartments for women and children), as does Volunteers of America located at 1331 B - Clark Road in the City of El Centro and Calexico's Neighborhood House Women's Transitional Housing (with 4 separate studios each consisting of four beds each). Additional homeless support services in the Imperial Valley are provided by the Imperial County Health Department, Imperial County Social Services, Imperial Valley Food Bank, Imperial Valley Behavioral Health Services, I.V. Independent Living Center, and Sure Helpline. It is estimated that there are approximately 24 transitional housing units in the Imperial County able to support approximately 70 persons.

The number of homeless persons in rural areas is difficult to track as those persons do not always sleep outside or in visible spaces. The U.S. Department of Housing and Urban Development (HUD) identified approximately 89 sheltered and 229 unsheltered "chronically homeless" persons in the Imperial County Continuum of Care in March of 2006. HUD offered no breakdown of homeless persons for individual cities. However, the Imperial Valley Regional Task Force on Homelessness provides information on the number of homeless in each city in Imperial County. At the time this Housing Element was prepared, the Task Force reported zero homeless persons residing in the City of Holtville.

Holtville participates in the Imperial Valley Regional Task Force on Homelessness, which addresses homelessness issues through the network of assistance programs and facilities throughout the Imperial Valley. The Task Force publishes a resource book listing the programs available and the names and addresses of all agencies and shelters participating. Although there are currently no emergency shelters located in the City of Holtville, nor does the local needs assessment determine that development of a shelter is warranted at this time, the City wants to ensure that any future demand for emergency housing be facilitated in compliance with State law. The City's current zoning ordinance currently identifies the zones where "transitional shelter care facilities" are allowed without a conditional use permit. Housing Program #22 intends to clarify and amend the Zoning Ordinance to specifically identify "emergency shelters" as an allowed use, should such a need arise. However, with the extremely low incidence of homeless persons reported in Holtville, it is unlikely that the City will find the need to open an emergency shelter during the current Planning Period. In addition, the Imperial Valley Regional Task Force on Homelessness estimates that the homeless persons currently living in the Imperial Valley could be serviced by one of the six emergency shelters or the various transitional housing units available in the County. As such, continued participation in the Valley Wide Task Force "Continuum of Care" and the services offered by various homeless resources throughout the County of Imperial should continue to be sufficient to address the needs of the homeless in the City of Holtville.

D. Housing Stock Characteristics

Housing is subject to the gradual physical deterioration over time that may result from poor maintenance or deterioration from natural causes. A deteriorated housing stock can discourage reinvestment, depress neighborhood property values and impact the overall quality of life in a community. Thus maintaining and improving the existing housing stock has always been an important goal for the City of Holtville. For the purpose of this analysis, a housing unit is defined as a house, apartment or single room, occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and that have direct access from the outside of a building or through a common hall. The current stock of



housing units, the type of units, age, and overall condition of those units may be an important indicator of housing needs in a community.

Age and Condition of Existing Housing Stock

Holtville's housing growth between 1990 and 2000 was at a modest rate of 8.3 percent. Since 2000 the City has experienced a moderate housing growth of 13 percent. Multi-family units comprised over 80 percent of the overall housing stock growth since 2000 with the construction of 162 multi-family units.

As of the end of 2007, the housing stock in Holtville was comprised mostly of single-family homes, which comprised 65 percent of all units, while multi-family homes comprised 24 percent of the total, and mobile homes provided for the final 11 percent. **Table 17 – City of Holtville Housing Stock by Type 2000-2007** provides a breakdown of the housing stock by type. Detailed housing stock characteristics of the community are important as they aid in determining how well the current housing stock meets the needs of current and future residents of the City.

Table 17
City of Holtville Housing Stock by Type 2000-2007

Type	Housing Units as of 2000	New Construction 2000-2007	2007 Total Units Estimated	Percent of Total
Single-Family	1,134	34	1,168	65%
Multi-Family	276	162	438	24%
Mobile Homes	190	12	202	11%
TOTAL UNITS	1,600	208	1,808	100%

Source: 2000 U.S. Census & Imperial County Building Permit Records

As mentioned in the introduction of this section, housing is subject to gradual physical deterioration over time. A general rule in the housing industry is that structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. There are other factors besides age that may result in deterioration, such as the unavailability of financial resources by unit owners for adequate upkeep and maintenance, but based on age alone, approximately 64 percent of the housing stock in the City of Holtville would require maintenance and rehabilitation as of 2007, as noted in Table 18.

Table 18
City of Holtville Age of Housing Stock 2007

Year Structure Built	Number of Units	Percent of Total
1939 or earlier	152	8.4%
1940-1959	443	24.5%
1960-1969	191	10.6%
1970-1979	374	20.7%
1980-1989	254	14.0%
1990-1994	149	8.2%
1995-1998	37	2.0%
1999-2000	0	0.0%
January 2000-December 2007	208	11.5%
TOTAL	1,808	100.0%

Source: 2000 US Census & Imperial County Building Permit Records



A housing unit can be categorized as needing Minor, Moderate or Substantial repair. Dilapidated units cannot be rehabilitated and should be removed or reconstructed. A 2008 windshield survey, performed by The Holt Group, Inc., identified 83 units in need of substantial rehabilitation or replacement (excluding mobile units within mobile home parks). The 83 units in need of substantial rehabilitation constitute almost 5 percent of the total existing housing stock. An active Housing Rehabilitation would prevent further deterioration. However, it is almost always more cost effective to remove and reconstruct than to rehabilitate units in need of substantial repair.

Housing Tenure and Availability

Housing tenure and vacancy rates are important indicators of the housing supply, availability and the overall housing market. Of the 1,564 housing units in Holtville, according to the 2000 US Census, 63.7 percent are owner occupied and 36.3 percent are renter occupied. Out of these 1,564 housing units, a certain number of vacant units are needed in order to allow sufficient choice for residents or for those seeking to move into the area. According to the 2000 US Census, approximately 53 of the 1,617 housing units within Holtville are vacant, or 3.3 percent of the total housing stock. The vacancy rate is below the rate considered optimal and suggests unmet opportunities in the homeownership market. Vacancy rates are also an important housing market indicator in that the vacancy rate often influences the cost of housing and reflects the correlation between housing demand and availability. For rental housing, a five percent vacancy rate is considered necessary to permit ordinary rental mobility, while with for-sale housing a two-percent vacancy rate is considered the threshold to permit ordinary mobility. If vacancy rates are below these levels, residents will have a difficult time finding appropriate units and competition for units will drive up housing prices.

Housing Market

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of housing cost burden and overcrowding. However, there is also a supply and demand factor in the region that has severely limited housing affordability in Imperial County.

The extent of housing development, population growth, and new households are conversely, major determinants of home sale prices. An increase in population usually requires a corresponding increase in housing development. This, however, has not been the case in the Imperial County. While population in Imperial County has maintained a steady growth since 1990, housing permits dropped in 1995 and remained stagnant for the next five years. This lack of development resulted in insufficient housing for Imperial County residents and compounded for five years (Source: CCBRES). As the region began to play catch-up, the supply and demand for housing caused a significant impact on housing affordability. Home prices in the County rose from \$112,000 in 2000 to \$170,000 in 2004, a 52 percent increase in just four years.

Assisted Housing at Risk of Conversion to Market Rate

Existing housing that receives governmental assistance or obtained a governmental subsidy for the construction of, is often a significant source of affordable housing in many communities. State housing element law requires cities to prepare an inventory of all assisted housing units that are available or at risk to convert to non-low income housing due to termination of subsidy contract, mortgage prepayment, and/or expiring use restrictions. State law requires the following:

- An inventory of restricted low income housing project and their potential for conversion;



- An analysis of the costs of preserving and/or replacing "at risk" units and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units "at risk"; and
- Programs for preserving "at risk" units.

At this time, Holtville has five publicly assisted housing projects located in the City. The Town and Country Apartments continue to have the potential of conversion during the planning period, as discussed below. **Table 19-City of Holtville Inventory of Assisted Rental Housing** identifies the total assisted units and the earliest date of conversion:

Table 19
City of Holtville Inventory of Assisted Rental Housing

Project Name Funding Date	Assisted Units	Funding Sources	Earliest Date of Conversion	At Risk Status
Mesa Vista	30	I.V.H.A. (Public Housing)	NA	No
Town & Country Apartments 1975	42	USDA R.H.S. (Section 515)	2006-2014	Yes
Chestnut Village Apartments 1986	40	USDA R.H.S. (Section 515)	2036	No
Holtville Garden Apartments 2004	81	LIHTC (9% Allocation)	2059	No
Orchard View Apartments 2006	80	LIHTC (4.5% Allocation)	2061	No
TOTAL UNITS	273			

Source: USDA Rural Housing Services (R.H.S.) formerly FmHA

Conversion Potential-The mortgage loan for the Town and Country Apartments was issued in 1975. The loan has a term of 50 years with the final loan payment scheduled for the year 2025. According to FmHA regulations, projects with FmHA loans issued prior to 1979 are eligible to prepay their mortgage loans and opt out of the low-income use restrictions. FmHA loans issued between 1979 and 1989 are not prepayment eligible, but may submit a Request for Prepayment to determine the owner's eligibility for additional incentives in the form of an equity loan and/or rental assistance. Loans issued after 1989 are not eligible to prepay or receive additional incentives through the Request for Prepayment. Since the loan for the Town and Country Apartments was initiated in 1975, it is subject to a twenty-year prepayment of restrictive use provision. Pursuant to FmHA regulations, the Town and Country Apartments is the only FmHA project in Holtville that is eligible to prepay, and prepayment can occur within the period (2006-2014) covered by this analysis.

To apply for prepayment, the owner of the Town and Country Apartments must submit a Request for Prepayment to FmHA to determine their ability to prepay the loan. If FmHA determines that the owner possesses the financial ability to prepay, the owner will be offered additional incentives, such as an equity loan and/or rental assistance. In return, the owner must agree to maintain the project for low-income uses for the term of the loan (in this case, 50 years). If the offer of incentives is rejected by the project owner, FmHA regulations require that the owner first offer the project for sale to a qualified non-profit or a public entity. If no qualified non-profit or public agency is interested, then the project owner may prepay the loan and opt out of the low-income use restriction.



Cost Analysis-The costs of acquiring the “at risk” project versus the cost of building replacement units should the project convert and be lost as low income housing are analyzed in this section. The cost estimates used in this analysis were derived from information provided by the property managers of local apartments and the County of Imperial Assessor’s Office. These figures represent only rough, order of magnitude estimates.

Preservation Cost-This analysis estimates the costs involved in transferring the ownership of the Town and Country Apartments to a non-profit or public agency. According to the Imperial County Assessor’s Office, the 2000 assessed value of the Town and Country Apartments was \$618,040. Re-assessment of property value occurs only when there is a transfer of ownership or improvements are made to the property. As no change of ownership has occurred and no improvements have been made to the Apartments in the time since the 2000 assessment, no increase in value has been provided for on the County Assessor’s roll. Any increase in the value of the Apartments would be driven by the local housing market, which may have increased the value of the Apartments beyond the value provided by the Assessor’s Office. In other words, the property’s assessed value may be lower than its current market value.

Current market value for a project can also be estimated on the basis of the project’s potential yearly income, operating and maintenance expenses, and building condition. Potential annual income for the project is estimated based on the project’s size and unit mix, as well as current market rents. As depicted in **Table 20 – Estimated Market Value for Town and Country Apartments**, with a total of 16 one-bedroom and 26 two-bedroom apartments, the current market value of the project is approximately \$2,716,893.

Table 20
Estimated Market Value for Town and Country Apartments

Town and Country Apartments	
Potential Monthly Gross Income	\$23,320 ¹
Less Operating Expenses	\$9,328 ²
Potential Net Monthly Income	\$13,992
Potential Net Annual Income	\$167,904
Estimated Current Market Value	\$2,716,893

¹Monthly rents based on the 2008 market rents in Holtville for one and two bedroom apartments. Median contract rents are estimated at \$515 for a one-bedroom apartment and \$580 for a two-bedroom unit.

²Average operating expenses assumed at 40% of potential gross income, based on the “Apartment Building Operating Expense Guideline,” published by the Apartment Building Appraisers & Analysts, Inc., 1995.

³Current market value is estimated by dividing the Potential net Annual Income with the capitalization rate. A capitalization rate of 6.18% is used, based on the average rate for apartments in 2007 (Real Capital Analytics, Inc., July, 2007).

Replacement Cost- Development of a project similar to Town and Country Apartments would cost approximately \$4,274,458. This is considering a land cost of \$194,250 (based on the average cost per acre of vacant land in Holtville at \$92,500/acre and the maximum density allowed by the Holtville Zoning Ordinance of 20 units/acre). In addition to the land cost, the replacement cost also considers a construction cost for 16 one-bedroom apartments and 26 two-bedroom apartments totaling \$4,080,208 (based on the average cost for multi-family construction at \$105.16/square foot as according to Building Valuation Data from the International Code Council, 16 one-bedroom units at 800 square feet, and 26 two-bedroom units average 1,000 square feet).



Cost Comparison - As presented above, the cost of constructing new units to replace the at-risk units is considerably higher than preserving the affordability of these units through a transfer of ownership to a non-profit organization. The Housing Plan Section of the Housing Element sets forth organizational and financial resources available for preserving the at-risk units, as well as programs for preservation.



III. CONSTRAINTS ON HOUSING PRODUCTION

The provision of an adequate and range of housing opportunities to address the identified needs in the community is an important goal for the City of Holtville. However, many factors can constrain the development, maintenance, and improvement of housing. These include governmental constraints such as codes and development standards and non-governmental constraints including market, physical and environmental constraints. The local jurisdiction, the City of Holtville in this case, may have control over some of the governmental constraints as these are typically applied by the City itself. Non-governmental constraints on the other hand are market driven and are therefore much more difficult for the City of Holtville to control, if at all. The City can, however, make available housing programs to its local residents that can assist overcoming these non-governmental types of constraints. This section addresses the potential constraints that may affect the supply and cost of housing in Holtville.

A. Non-Governmental Constraints

Land costs, construction costs, and market financing contribute to the cost of housing reinvestment, and can potentially hinder the production of new housing development. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address such constraints. The section below analyzes these market constraints as well as the activities that the City can undertake to mitigate their effects.

Land Costs

The cost of raw land typically accounts for a large share of total housing production costs. Increased land costs appear to be one of the major contributing factors to the rapid rise in housing prices and rents that the Imperial Valley has experienced in recent years. Land costs vary depending on whether the site is vacant or has an existing use that must be removed or whether the site has physical or environmental issues that must be mitigated (i.e. steep slopes, soil stability, seismic hazards or flooding). According to 2007 statistics from the National Association of Home Builders, land costs typically account for 10 percent of the total sales price for new single-family units.

Supply and demand is an important factor on land cost and the shortage of developable land can drive up the demand and cost of housing construction. Residential land within the City of Holtville is substantially built-out, with little or no vacant land available for development of any type. While precise land costs are difficult to be determined in Holtville due to the limited number of real estate transactions, according to Imperial Valley Board of Realtors, three vacant residential parcels were sold in Holtville in 2007 with sales prices ranging from \$80,000/acre to \$105,000/acre. Considering a typical single-family residential density of 6 units/acre, this amounts to a land cost of approximately \$15,000 per single-family lot, or approximately \$7,708 per multi-family unit considering an average density of 12 units/acre. This is much less expensive than the State average lot cost of \$45,507 per single-family lot (2007, National Association of Home Builders). In essence, land cost in Holtville is low and not considered to be a significant constraint in providing for affordable housing. The City of Holtville, however, has adopted a Density Bonus Ordinance to help mitigate against the cost of land should it become a constraint during this Housing Element's planning period. No additional Program is warranted at this time to mitigate land costs.

Construction Costs

Construction costs vary widely according to the type of development. Construction of Multi-family housing is generally less expensive than single-family homes on a per-unit basis. However, wide variation within each construction type exists depending on the size of the unit and the number of quality amenities provided. Amenities such as fireplaces, swimming pools, tiling and other interior features can significantly increase construction costs.

The International Code Council (ICC) biannually updates Building Valuation Data (BVD) which provides the "average" construction costs per square foot. The square foot construction cost provided by the ICC does not include the price of the land on which the building is built. It does however take into account everything from site and foundation work to the roof structure and coverings. In 2008, based on good quality construction (above the minimum required by State and local building codes), the average per square foot cost for good quality housing was approximately \$105.16 for multi-family housing and \$108.62 for single-family homes. A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. In addition, manufactured housing may provide for lower priced housing by reducing construction and labor costs.

Another factor related to construction costs is the number of units built at one time. As the number increases, overall costs generally decrease as builders are able to take advantage of economies of scale. This type of cost reduction is of particular benefit when density bonuses are used for the provision of affordable housing. The City of Holtville has already adopted a Density Bonus Ordinance to help mitigate against the cost of land should it become a constraint during this Housing Element's planning period. No additional Program is warranted at this time to mitigate construction costs.

Construction Financing

Until recently, debt capital was readily available for market-rate residential developments. Debt capital for affordable housing developments for low-income residents is generally less accessible due to the difficulty in securing financing and the layering of various funding sources. Typically, construction and permanent loans for these types of developments are almost never available for more than 75 percent of the future project value. Developers therefore must supply at least 25 percent or more of the project value. Upfront cash commitment may not be problematic for some developers as long as the project can generate an acceptable net cash flow to meet the acceptable returns. However, most subsidized housing developers are usually required to obtain supplemental funds from grants or secondary financing if they are going to retain the housing as affordable to very low and low income households.

Low Income Housing Tax Credits (LIHTC) have become a critical source of capital for affordable housing developments targeting low and very low income households. Competition for tax credits is highly competitive and developers are having to seek other forms of subsidies. The City utilizes a variety of funding sources to provide supplemental financing for subsidized housing developments, including the Home Investment Partnership Program (HOME), Community Development Block Grant (CDBG), and redevelopment housing set-asides. Although financing costs impact project feasibility, these problems are generally equal across jurisdictions and thus are not a unique constraint to housing production in Holtville. Implementation of these programs will help offset some of the referenced challenges.

Mortgage Financing

Between 2000 and 2006, mortgage interest rates in Imperial County were at record lows. While low interest rates should have extended homeownership to many households, the escalated real



estate prices essentially wiped out much of the financial benefit from the low rates. As previously discussed under market trends, the median home price for a single-family residence in Imperial County was \$112,000 in 2000. Considering a 20 percent down payment and the going interest rate at that time of 8.75 percent, a mortgage payment of \$704.88 would be required. By 2004, the average median home price in Imperial County was \$170,000. The prevailing interest rate was only 4.75 percent in 2004, but with a 20 percent down payment, the mortgage payment would have climbed slightly to \$709.44. More importantly, today few can afford to put down a sizeable down payment given the high price of real estate.

Lured by low interest rates, the over abundance of “cheap” financing, false assumptions of ever increasing home prices, and predatory lending practices, many households overextended their financial means to pursue homeownership. Beginning in 2006 and heightened in 2007 and 2008, the concern over subprime lending and mortgage foreclosures is affecting many communities in Southern California. Increased foreclosures have resulted in the tightening of the lending market, making mortgage financing more difficult for even credit-worthy homebuyers to obtain.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or through government assistance. The primary concern in a review of lending activity is to see whether home financing is generally available to all income groups in the community. Overall, home purchase activities were limited in Holtville and only 204 households applied for mortgage loans for homes in Holtville in 2006. Of the 201 applications for conventional mortgage loans to purchase homes in Holtville in 2006, approximately 40 percent were originated (approved by lenders and accepted by the applicants). The overall denial rate was 26 percent, while 34 percent of the applications were withdrawn, closed for incompleteness or received approval, but the loan was not accepted by the applicant.

Countywide, 8,420 households applied for conventional mortgage loans. Of those who applied, approximately 53 percent were originated. The overall denial rate for the County was 17 percent, while 30 percent of the applications were withdrawn, closed for incompleteness or received approval, but the applicant did not accept the loan. As the information above indicates, the City of Holtville on average has a lower mortgage loan origination rate and a higher mortgage loan denial rate than the County of Imperial.

B. Governmental Constraints

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Unlike, the previous non-governmental constraints, land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors may constrain the maintenance, development and improvement of housing. This section discusses potential constraints as well as policies that encourage housing development in Holtville. Topics discussed in this section include the following:

- Land Use Controls
- Residential Development Standards
- Infrastructure Improvements and Public Service Constraints
- Development Fees and Exactions
- Development Permit Procedures
- Building Permit Procedures and Code Enforcement
- Public Policy Constraints



Land Use Controls and Development Standards

The Land Use Element of the Holtville General Plan sets forth the policies that guide residential development in the City. The City last revised the General Plan Land Use Plan in 2001 with an update to the Land Use Policy Map in 2007. The residential designations and their corresponding densities include the following:

- Rural Residential (RR) – 0-2.0 DU/A
- Low-Density Residential (LDR) – 2.1-6.0 DU/A
- Medium-Density Residential (MDR) – 6.1-12.0 DU/A
- High-Density Residential (HDR) – 12.1-20.0 DU/A
- Residential Commercial Mixed-Use (RC) – 10.0-20.0 DU/A

The City's residential land use designations provide for the development of a wide range of housing types including single-family dwellings, mobile homes, manufactured housing, condominiums, and multi-family units at various densities, and includes mixed use development (commercial/residential) for areas in the downtown. Therefore, the land use regulations are not considered a constraint to residential development. The Residential Commercial Mixed-Use designation allows for residential units within areas of Downtown Holtville previously designated for commercial uses only. As this designation allows for a density of up to 20 units/acre, many more sites have become accessible for residential development and at a higher density than allowed elsewhere in the City.

The Holtville Zoning Ordinance provides for the following residential districts:

- ***RR-1 Low Density Rural Residential Zone:*** The Low Density Rural Residential Zone is intended to provide for areas where the rural atmosphere can be maintained and where limited farming operations such as general crop farming, suburban horse ranchettes and growing of orchards can be conducted. This zone is not intended to allow intense farming operations, feed lots or other uses that could create offensive odors or large amounts of dust or insects. Typical lot or parcel sizes for this zone are five acres to twenty acres, with lots/parcels in excess of twenty acres being more appropriate for agricultural uses. The numbers of large animals are restricted depending upon the size of the parcel.
- ***RR-2 Medium Density Rural Residential Zone:*** The Medium Density Rural Residential Zone is intended for rural areas adjacent to the developed land in the City where the land use patterns are in a state of transition from agricultural to urban uses. This zone provides for the development of "rural atmosphere" type land uses that allow for half-acre to five-acre lot sizes developed for principally residential uses. This zone would allow limited agricultural operations and would allow limited numbers of small and large animals, depending on the lot size.
- ***R-1 Single-Family Residential Zone:*** The Single-Family Residential Zone is intended to provide for the development of low density single-family homes on a small lot and the protection of these homes from incompatible uses.
- ***R-2 Two-Family Zone:*** The Two-Family Zone is to provide for the development of medium density duplexes and the protection of such residential units from incompatible uses.
- ***R-3 Multi-Family Zone:*** This Multi-Family Zone is intended for the development of apartments, condominiums, townhouses or other group dwellings with provisions for adequate light, air open space and landscaped areas.
- ***R-4 Mobile Home Park Zone:*** The Mobile Home Park Zone is intended to provide a zone that is applied to mobile home parks only to provide a satisfactory living environment for those living in mobile homes. This Zone also applies to travel trailer parks and



recreational vehicle parks under a Conditional Use Permit. The City's zoning is consistent with Government Code Section 65852.3 to permit manufactured housing on foundations only subject to the same development standards as conventional single-family units.

- **RC Residential Commercial Mixed-Use Zone:** The intent of the Residential Commercial Mixed Use Zone is to promote and protect a vital central business district and maximize the use of land within the area. The purpose of this zone is to provide for the development of higher density residential units in combination with commercial land use and protect the zone from incompatible uses.

**Table 21
City of Holtville Residential Development Standards**

	Lot Area Min. or Range (sq. ft.) per Dwelling Unit or Mobile Home Space	Setbacks			Building Bulk		
		Front Yard	Side Yard	Rear Yard	Max. Height	Max. Lot Coverage	Max. Density
RR-1 Single Family	5 acres	75'	15'	50'	35'	10%	1 du/5 acres
RR-2 Single Family	21,780 SF	25'	10'	20'	35'	50%	1 du/21,780 SF
R-1 Single Family	6,000 SF	20'	5'	20'	35'	50%	1 du/6,000 SF
R-2 Two-Family	8,400 SF	20'	5'	20'	35'	50%	8 du/Acre
R-3 Multi-Family	1 acre	20'	10'	20'	35'	40%	20 du/acre
R-4 Mobile Home Park	5 acres	3'	3'	3'	15'	--	5,000 SF/Space
RC Residential/Commercial Mixed Use	--	0'	0'	0'	35'	100%	20 du/acre*

* Or 10 du/acre when in combination with commercial development.

Housing for Persons with Disabilities - Holtville complies with the land use requirements of the State Lanterman Act on housing for persons with disabilities. The Lanterman Development Disabilities Service Act of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer persons with disabilities is a residential use for the purpose of zoning. A State-authorized or certified family care home, foster home, or group home serving six or fewer persons with disabilities or depended or neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. Under the State Lanterman Act, small residential facilities for six or fewer persons must be treated as regular residential uses and permitted by right in all residential districts. The City revised its Zoning Ordinance in 2001 to comply with this State law. The City's land use policies and zoning provisions do not constrain the development of such housing. Group homes serving up to six persons are permitted by right in all residential zones. In addition, Program #22 removes conditions or use restrictions for group homes with more than six persons in the R-2 and R-3 residential zones. The public hearing and public comment process for group homes does not differ from similar type developments.

The City's polices with regard to housing for persons with disabilities complies with fair housing laws. The City allows residential retrofitting to increase the suitability of homes for persons with



disabilities in compliance with accessibility requirements and ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility. The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. Requests for special structures or appurtenances (i.e., access ramps or lifts) needed by persons with physical disabilities are allowed without a variance or encroachment permit and are not considered structures subject to setback requirements. The City has no siting, separation or minimum distance requirements for special needs developments. Further, the City provides funds and advice for developers and residents who need special accommodations in their homes to ensure that the application of building code requirements does not create a constraint and to provide opportunities for universal design elements that address limited lifting or flexibility, mobility, and vision.

The City of Holtville has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals. For example, the City does not restrict occupancy of unrelated individuals in group homes. The City's Zoning Ordinance defines "family" as "an individual, or two or more persons related by blood, marriage or adoption, or a group of persons, who need not be related by blood, marriage, or adoption, living together as a single housekeeping unit in a single dwelling unit." This definition complies with Fair Housing Law and does not restrict those persons living together in housing units to blood, marriage or adoption relations. Also, the City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the City. In addition, the Land Use Element of the General Plan does not restrict the siting of special needs housing.

Emergency Shelters and Transitional and Supportive Housing - Government Code Section 65583(a)(4) requires the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The City of Holtville's adopted Zoning Ordinance allows by right "transitional shelter care facilities" in all residential zones. In addition, Government Code Section 65583(c)(1) requires, "As part of the analysis of available sites, a jurisdiction must include an analysis of zoning that encourages and facilitates a variety of housing types...including emergency shelters and transitional housing." Chapter 633 of Statutes 2007 (SB2) as per Health and Safety Code 50801(e) offers the following definitions for emergency shelters, transitional housing and supportive housing:

- ***Emergency Shelter:*** *Emergency Shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.*
- ***Supportive Housing:*** *Housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.*
- ***Transitional Housing:*** *Transitional housing and transitional housing development means rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.*

Although group care facilities, including social rehabilitation facilities and transitional care facilities serving six or fewer persons are allowed in all residential zones by right, Holtville's Zoning Ordinance does not specifically identify "emergency shelters" and "supportive housing" as a specified use. Housing Program #22 intends to clarify via an amendment to the City's Zoning Ordinance (specifically Chapter 17.20 through 17.32) that "emergency shelters," and "supportive



housing” serving six or fewer persons are allowed in all residential zones, and when serving over six persons are also allowed by right in **R-2 and R-3 Zones** and are subject to the same development and management standards as other permitted uses in these zones. Parking requirements, fire regulations, and design standards should not impede the efficient use of R-2 and R-3 sites as emergency shelters, transitional housing and supportive housing. According to the Vacant Residential Site Inventory prepared for this Housing Element, approximately 2.2 acres are vacant within the R-2 zone and can be utilized for developing a year-round emergency shelter or transitional and supportive housing with a maximum of 14 units. These R-2 and R-3 sites are typically best served by public services and facilities, including transportation.

Single-Room Occupancy (SRO) Units – The State recognizes the importance of SROs as a valuable form of affordable private housing for lower-income individuals, seniors, and persons with disabilities. SROs are typically a minimum of 250 square feet in size and include a kitchen and bathroom. Housing Program #22 clarifies via an amendment to the Zoning Ordinance, that Single Room Occupancy units are considered under the aforementioned supportive housing and residential facilities.

Infrastructure Improvements and Public Service Constraints

Another factor adding to the cost of new construction is the cost of providing adequate infrastructure – major and local streets; curb, gutters, and sidewalks; water and sewer lines; and street lighting – which are required to be built or installed in new development. The City has adopted development standards that are typical and are not considered excessive or a constraint on housing development. For example, a local residential street for access into individual properties would require a 60’ Right-of-Way for curb, sidewalk, parking lanes on both sides, and two travel lanes. A collector street that might be adjacent to a residential development would require a 70’ Right-of-Way to accommodate the same improvements in addition to a turn lane. Additional infrastructure information is provided in the City of Holtville Standard Details and Specifications Manual and some samples are provided as Appendix A. It should further be noted that developers are responsible for all on-site improvements and half width improvements on adjacent roadways under most situations. These public improvements are typically dedicated to the City, which is then responsible for their continued operation and maintenance. The cost of these facilities is borne by the developer, added to the cost of new housing units, and eventually passed onto the homebuyer or property owner.

Currently, there is a great concern in the community about whether the City’s infrastructure will accommodate the projected new growth. Water and wastewater capacity is a primary concern, but other infrastructure and service concerns include local school capacities and adequate law enforcement services. These issues are periodically analyzed as part of the City’s Service Area Plan, the City’s Capital Improvement Program, or as project specific demands arise with new development. Currently there is sufficient water and sewer capacity to accommodate the 2006-2014 RHNA goals. Due to the lack of developable sites within the incorporated City Limits, as new development is proposed outside the City Limits but within the City’s Sphere of Influence, off-site improvements are typically absent and developers are borne with the responsibility of providing the necessary public infrastructure. While these infrastructure improvements may add to the cost of housing development, they are typical improvements needed for most developments throughout the region and should not constrain housing development in Holtville.

Development Fees and Exactions

Impact fees, which are typically assessed on a per-unit basis, are often required to fund the cost of infrastructure and other public facilities that serve new housing developments. These fees may be on top of the off-site improvement requirements and for the City of Holtville are largely tied to major capital improvement projects such as the Potable Water Treatment Plant or the



Wastewater Treatment Plan. Like most other jurisdictions, the City of Holtville charges a variety of fees to cover the cost of processing permits and exactions to cover the costs of providing these necessary services and facilities. In general, these fees can be a constraint on housing development if they are excessive. Excessive fees can limit market rate affordability because the additional cost borne by developers is simply passed on to potential borrowers and contributes to the overall increased housing unit cost.

Impact Fee Nexus Studies are required prior to the adoption of Development Impact Fees. These studies are prepared to ensure that any adopted fees are reasonable and necessary to maintain adequate planning services and other public services and facilities in the community. Typically the reports are reviewed annually to ensure the adequacy and appropriateness of the capital improvements needed.

The current impact fee schedule for the construction of single-family and multi-family homes in the City of Holtville is comparable with the fee schedules for surrounding jurisdictions and significantly lower if water and sewer impact fees are discounted. The applicable fees are displayed in **Table 22-Development Impact Fees for the City of Holtville and Surrounding Jurisdictions**. The adopted fees are collected for fire protection and emergency services, police protection services, operation and maintenance of public parks, and public administration. The amount collected for these services is only \$527.00 per every single family dwelling constructed and even less per multi-family units. Potable water services, wastewater collection and treatment services are also collected on a per unit basis and these costs are substantially higher at just over \$11,000.

Table 22
Development Impact Fees for the City of Holtville and Surrounding Jurisdictions

	HOLTVILLE	IMPERIAL	EL CENTRO	BRAWLEY	CALEXICO
Single Family Per Unit					
Fees- (excluding sewer /water)	\$527	\$2,124	\$4,248	\$2,509	\$5,344
Water	\$5,522	\$2,150	\$5,082	\$900	\$3,707
Sewer	\$5,508	\$1,791	\$5,929	\$900	\$2,884
TOTAL IMPACT FEES	\$11,557	\$6,065	\$15,259	\$4,309	\$11,935
Multi-Family Per Unit					
Fees- (excluding sewer/water)	\$372	\$2,055	\$3,010	\$2,033	\$4,591
Water	\$2,973	\$2,150	\$5,082	\$450	\$3,185
Sewer	\$2,985	\$1,791	\$5,929	\$450	\$2,478
TOTAL IMPACT FEES	\$6,330	\$5,996	\$14,021	\$2,933	\$10,254

The Holt Group 2007 Survey of Development Impact Fees

The current impact fees for single-family and multi-family homes in Holtville are \$527 and \$372 respectively, excluding water and wastewater impact fees, are quite low in comparison to the impact fees that surrounding cities within Imperial County collect for similar type facilities or capital improvement projects. The fee comparison, however, is significantly increased for Holtville when water and wastewater impact fees are incorporated. Even with the additional water and sewer impact fees collected by the City of Holtville for single-family and multi-family units, the total development impact fees are substantially less than El Centro and Calexico, two other cities within Imperial County.



The City completed a Development Impact Fee Study in 2007 that proposed significant adjustments to the table referenced above. These adjustments are critical to ensure that new residents of Holtville have access to the necessary City services that existing residents enjoy and to ensure new facilities will be adequately sized to accommodate new development. If the new fees are adopted, it would place the City of Holtville Fees amongst the highest in the Imperial County.

Planning Fees and Environmental Constraints

In addition to development impact fees, residential projects within the City of Holtville are also usually subject to Planning Department administration/processing (“planning”) and environmental fees. These fees vary widely with each residential project as they are a result of numerous variables, such as the type of entitlements requested by the developer, the level of environmental evaluation (i.e. Exemption, Negative Declaration, Mitigated Negative Declaration [MND], or Environmental Impact Report [EIR]), and the number of acres and units proposed for development. For example, new residential projects on a single lot and not subject to a zone change or general plan amendment may incur no planning or environmental fees. Alternatively, a residential project on 50 acres with 300 lots and requiring the processing of a subdivision map, zone change/pre-zoning, general plan amendment, annexation and an EIR may be substantial as environmental studies such as an Air Quality Assessment, Traffic Study, Biological Study, Noise Study etc, could become a constraint on affordability considering environmental studies range from \$10,000 to \$25,000 and can result in Mitigated Negative Declarations or result in Environmental impact reports that can cost well over \$100,000 with findings that could require mitigation measures that could add to the overall project cost. All projects requiring environmental work require a minimum initial deposit payment that can be as low as \$1,000 for an MND or as high as \$15,000 for an EIR. Fees are at cost and may necessitate additional deposits. Costs per lot are based on “economies of scale”: the addition of more lots (an increase in overall density) would result in a lower fee per unit. However, even with an additional \$100,000 in project environmental fees, the City’s planning and environmental per unit fee for the same project would amount to less than \$1,000. Please see Appendix B, *Fee Comparison Table* for a list of planning and environmental fees for the City of Holtville and surrounding jurisdictions.

It should further be noted that local development is subject to additional Development Impact Fees by the County of Imperial as it too faces concerns with aging infrastructure particularly in the regional street system. Although Imperial County has its own impact fees established for development within unincorporated areas, development of recently annexed territory into the City of Holtville (or any other jurisdiction) or in vacant land proposed for annexation and development into the City of Holtville is further subject to Countywide fees imposed by the County of Imperial. Imperial County prepared a Development Impact Fee Study in 2006 in which it was determined that the County of Imperial provides essential services to residents countywide that are attributed to public facilities and infrastructure services. The County of Imperial Development Impact Fees are displayed in **Table 23 – Development Impact Fees for Areas Annexed Into Holtville**. The City of Holtville has an agreement with the County of Imperial to collect these fees from annexed territories prior to the issuance of a building permit.



Table 23
Development Impact Fees for Areas Annexed Into Holtville

Land Use	City of Holtville Development Impact Fees (incorporated areas)	County of Imperial Development Impact Fees (annexed territory)	Total Development Impact Fees (annexed Development)
Single Family Unit	\$11,557	\$619	\$12,176
Multi-family Unit	\$6,330	\$484	\$6,814
Mobile Home Unit	\$9,149	\$415	\$9,564

Source: City of Holtville Development Impact Fees 2005-2006 & Imperial County Development Impact Fees Ordinance No. 1418

In addition to the fees that the County collects for areas annexed into the City of Holtville, the County of Imperial Air Pollution Control District collects an Operational Development Fee of \$496 for each single-family residential dwelling unit and \$378 for each multi-family dwelling unit constructed in the County of Imperial unless acceptable pollution mitigation measures are incorporated into the project.

Development Permit Procedures

Development review and permit procedures are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer. The following discussion outlines the level of review required for various permits and timelines associated with those reviews.

The City of Holtville has a pre-application early consultation process for development projects to ensure that the developer understands all the City requirements. Applicants/developers are responsible for submitting preliminary design concepts and copies of any tentative subdivision map or site plan to the City prior to the pre-application meeting. The City Planner, City Engineer, Fire Chief, Public Works Director, and City Manager are typically available for these meetings. At the meeting, City Staff discusses any of their concerns with the applicant and provides the applicant with necessary materials to avoid any misunderstandings or unnecessary delays. From the date a pre-application meeting is requested, the City can schedule a meeting within two weeks time.

Following the pre-application meeting, the next submittal to the City is the filing of the City's Uniform Application, along with all the required supplementary materials. If special studies are needed, such as Traffic Impact Studies, Biological Studies, Hydrology Studies etc., they must be submitted at this time in order to deem an application complete. Once the City deems the Application complete, the City begins its environmental review process. When the environmental process is complete, it follows the strict California Environmental Quality Act (CEQA) Guidelines for completion and review. The City places the project on the Planning Commission and then on the City Council's agenda. If certain discretionary permits such as a Variance from the adopted development standards is being requested because the project applicant is unable, or unwilling to meet all of the development standards, or the use requires a Conditional Use Permit, a meeting before the City's Project Review Committee (PRC) may be scheduled. PRC Consultation enables the developer to address potential issues as early in the process as possible.

From the time the application is deemed complete, the entire process takes approximately four months for projects within the incorporated City Limits and approximately six months for projects with a concurrent annexation. Holtville's development review process is therefore essentially streamlined and would not normally impede new residential construction. Permit processing that



conforms to the adopted zoning and development standards are reviewed and processed at the staff level. The permit procedures are not onerous given the City's small size and limited development activities, and do not constrain the development or improvement or housing.

**Table 24
Approval or Permit Required for Residential Uses by Zoning District**

Residential Use	ZONE						
	RR-1	RR-2	R-1	R-2	R-3	R-4	RC
Single-Family	P, SP	X	CUP, IS, SP				
2-4 DU	X	X	X	P, IS	P, IS, SP	CUP, IS, SP	CUP, IS
5+ DU	X	X	X	X	P, IS, SP	CUP, IS, SP	CUP, IS, SP
Residential Care <6P	P, SP	P, SP	CUP, IS, SP				
Residential Care >6P	X	X	X	X	CUP, IS, SP	CUP, IS, SP	CUP, IS, SP
Transitional Housing ¹ <6P	P, SP	P, SP	CUP, IS, SP				
Emergency Shelter ¹ <6P	P, SP	P, SP	CUP, IS, SP				
Manufactured Homes	P, SP	P, SP	CUP, IS, SP				
Mobile-Homes	P, SP	P, SP	CUP, IS, SP				
Farm-worker Housing ¹	P, SP	P, SP	CUP, IS, SP				
Supportive Housing ¹	P, SP	P, SP	CUP, IS, SP				
2 nd Unit	P, SP	P, SP	CUP, IS, SP				
SROs	P, SP	P, SP	CUP, IS, SP				

X= Not Permitted (would require a Zone Change and possibly a General Plan Amendment)

P=Permitted

CUP = Conditional Use

IS=Initial Study

SP=Site Plan

¹Zoning Ordinance will be amended to specifically call out these housing types and clarify that they are allowed residential uses defined under "transitional housing" by local ordinance.

Building Permit Procedures and Code Enforcement

Building Permits are contracted out to the County of Imperial. The County implements Title 24 provisions of the most current California Building Code for the City, which includes the Uniform Plumbing Code, Uniform Mechanical Code, National Electric Code, California Fire Code, and the California Energy Code. While adding to the cost of residential development, enforcement of the California Building Code is necessary to ensure the safety of current and future residents of Holtville and therefore is not considered an unreasonable constraint on housing production.

Due to the increasing number of aging units many of the units no longer conform to the new building code standards. There may be instances when severe neglect and deficiencies pose a



serious safety concern. When a complaint is filed with the City, it is forwarded to the County's building inspector/code enforcement officer to follow up on the complaint and determine if the California Building Code has been violated, or in need of enforcement, and the necessary steps to remedy the condition. Income-qualified homeowners are referred to the appropriate housing rehabilitation programs for assistance.

Public Policy Constraints

Certain State and Federal requirements may act as a barrier to the development or rehabilitation of housing, and housing affordability in particular. These include State prevailing wage requirements and Article 34 of the State Constitution.

State Prevailing Wage Requirements- The State Department of Industrial Relations (DIR) has recently expanded the types of projects that require the payment of prevailing wages. Labor Code Section 1720, which applies prevailing wage rates to public works projects of over \$1,000, now defines public works to mean construction, alteration, installation, demolition, or repair work done under contract and paid for in whole or in part out of public funds. A public transfer of an asset for less than fair market value, such as a land write-down, would now be construed to be paid for in part out of public funds and trigger prevailing wage requirements on any construction, alteration, installation, demolition, or repair work.

While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development at an average is at minimum 20 percent, but for areas in Imperial County where the industry wage rates are very low to begin with, the cost difference can be as high as 40 percent to 50 percent. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies. The following types of projects are not, however, required to pay prevailing wages:

- Residential projects financed through issuance of bonds that receive an allocation through the State; or
- Residential projects that receive Redevelopment Agency Assistance; or
- Single-family projects financed through issuance of qualified mortgage revenue bonds or mortgage credit certificates.

Environmental Protection- State regulations require environmental review of proposed discretionary projects (e.g. subdivision maps, conditional use permits, etc.) through the California Environmental Quality Act Guidelines. Costs resulting from fees charged by local government and private consultants to complete the environmental analysis, and from delays caused by the mandated public review periods, are added to the costs of housing and eventually passed on to the consumer. The presence of these regulations, however, helps preserve the environment and ensure environmental safety in the community.

IV. HOUSING OPPORTUNITIES

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in the City of Holtville. This analysis includes an evaluation of the availability of land resources for future housing development, the City's ability to satisfy its share of the region's future housing need, the financial resources available to support housing activities and the administrative resources available to assist in implementing the City's housing programs. Additionally, this section examines opportunities for energy conservation and factors concerned with climate change as required by the new Assembly Bill 32.

A. Availability of Sites for Housing

As previously discussed, the Southern California Association of Governments (SCAG) is responsible for developing the Regional Housing Needs Assessment (RHNA) for Imperial Valley, which assigns a share of the region's future housing need to each jurisdiction in the County. SCAG adopted the RHNA in July of 2007 under which it was determined that the regional share of housing needs allocated to the City of Holtville is 139 new units over a 7 ½ year planning period. Units constructed since January 1, 2006 can be credited towards the allocation.

State law requires communities to demonstrate that sufficient land is available to accommodate their share of the region's remaining need for housing. This section identifies the development potential on suitable land throughout Holtville based on those housing need allocations. Through this Housing Element, the City demonstrates the availability of adequate sites to accommodate the remainder of the RHNA.

Progress Towards Housing Allocation

Housing developed or issued with Certificates of Occupancy since January 2006 can be applied to the City's RHNA for the 2006-2014 period. Since January 2006, 8 single family housing units have been constructed in Holtville. However, 5 units were demolished during the same time. Therefore, Holtville has gained a net of 3 single family housing units during the years 2006 and 2007. Additionally, an 80-unit apartment complex was completed on March 2006, targeting very low and low income households. Thus, the total 2006-2014 RHNA requirement of 139 housing units may be reduced by 61 units, resulting in a total remaining requirement of 78 units.

Table 25
Housing Allocated Towards RHNA Goals

Income Category	RHNA	Net Units Constructed Since 1/1/2006	Remaining RHNA
Very Low	35	35	0
Low	23	45	0
Moderate	22	3	19
Above Moderate	59	0	59
Total Units	139	3	78

Source: City of Holtville, 2008/Imperial County Building Permit Reports.



Residential Sites Inventory

An important component of the Housing Element is the identification of developable sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs as determined by SCAG. According to the City's build-out estimates, up to a total of 248 dwelling units remain to be built on undeveloped residential properties. There is also adequate acreage designated as R-2 or within the RC Zone to allow for support housing, should it become necessary. **Table 26 – Vacant Residential Site Inventory** depicts a summary of the residential mix of future development on currently vacant residential properties within the City. Unit capacity was not estimated based on the theoretical maximum build out allowed by zoning, but instead reflects a realistic unit capacity based on the City's development standards and on-site improvement requirements. For the purpose of this analysis, a 28.32 acre site, under annexation, with a potential of 100 units per the tentative subdivision map submitted, is being considered since all annexation approvals have been issued and is only pending recording. The build-out estimate includes this site in addition to all properties within the current incorporated boundaries of the City. **Figure 1** depicts the vacant residential parcels in the City. In addition, a detailed Vacant Sites Listing is provided as Appendix C.

**Table 26
Vacant Residential Site Inventory**

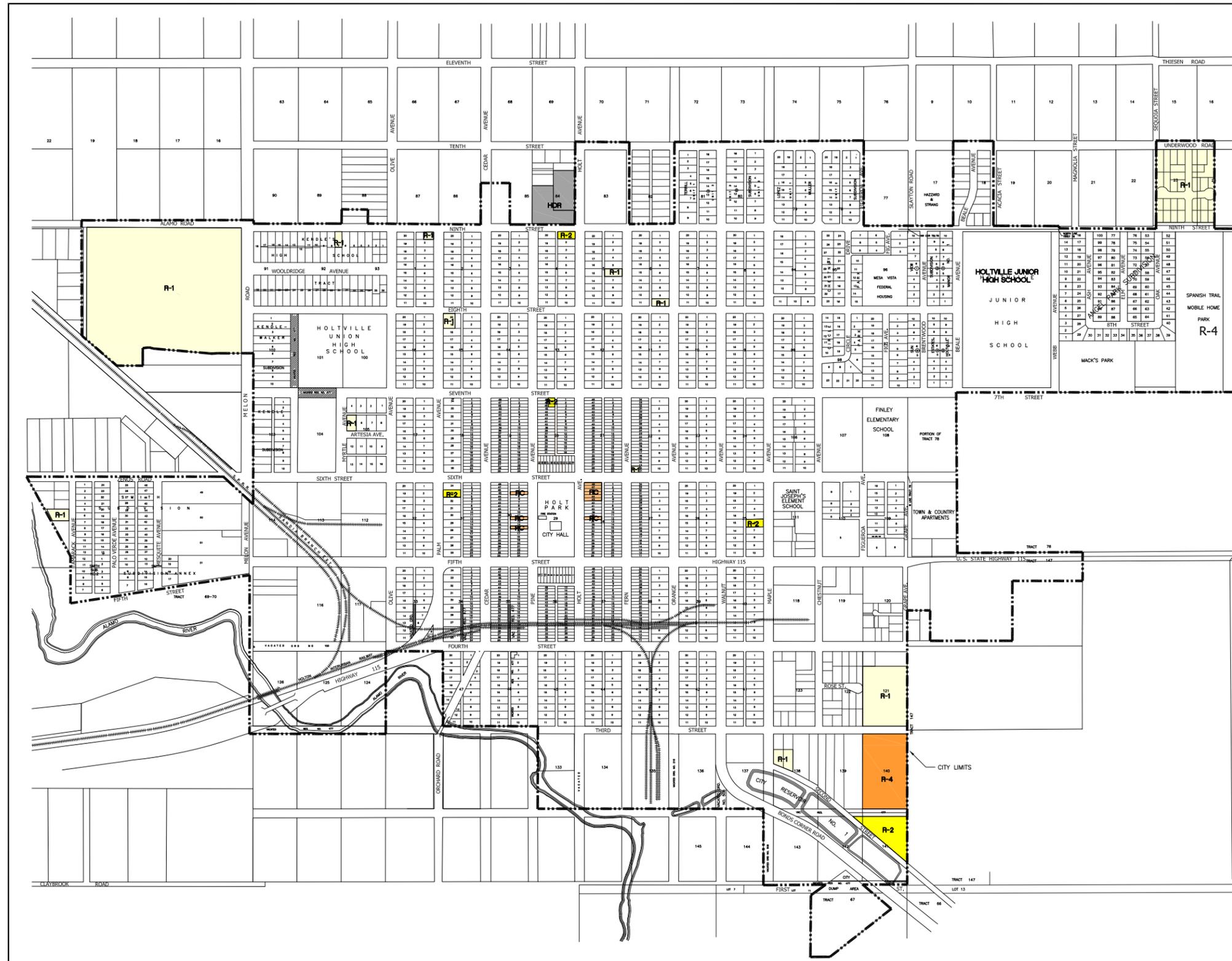
Residential Zone	Income Category	Density Permitted	Acreage	Realistic Unit Capacity
R-1 Single Family	½ Moderate ½ Above Moderate	1 DU/6,000 SF	43.246 Acres	282 ¹
R-2 Two-Family	Low	8 DU/43,560 SF	2.255 Acres	14
R-3 Multi-Family	Very Low	20 DU/43,560 SF	0 Acres	0
R-4 Mobile Homes	½ Very Low ½ Low	1 SPACE/5,000 SF	5.29 Acres	42
RR-1 Single Family	Above Moderate	1 DU/217,800 SF	0 Acres	0
RR-2 Single Family	Above Moderate	1 DU/21,780 SF	0 Acres	0
RC Residential/Commercial Mixed-Use	½ Low ½ Moderate	20 DU/ 43,560 SF	0.76 Acres	12
TOTAL			51.551 Acres	350

Source: City of Holtville Land Use Map and Vacant Sites Inventory, 2008.

¹29.20 Acres under annexation within the R-1 Zone have been pre-zoned and reserved for 100 lots (dwelling units).



City of Holtville



- VACANT PROPERTIES LEGEND:
- R-1 SINGLE FAMILY RESIDENTIAL (43.246 AC.)
 - R-2 TWO FAMILY (2.255 AC.)
 - R-3 MULTIFAMILY
 - R-4 MOBILE HOME (5.29 AC.)
 - RC RESIDENTIAL COMMERCIAL MIXED USE (0.76 AC.)
 - HDR HIGH DENSITY RESIDENTIAL (2.81 AC.) (OUTSIDE CITY LIMITS)
 - CITY LIMITS



VACANT PROPERTY MAP Figure 1



Furthermore, annexation of surrounding properties will continue to provide for future residential growth. The City updated its Land Use Plan in 2007 in furtherance of the General Plans adopted goals, policies, and objectives. It ensures that areas immediately adjacent to the incorporated City boundaries are designated for low, medium, or high density residential development, to encourage annexation and facilitate the availability of existing infrastructure to provide essential services, such as potable water and sewer services. The City currently provides water and sewer services to some residential properties lying immediately outside of the City's corporate limits and has a Service Area Plan that would allow for the provision of services and annexation of these adjacent properties. **Table 27- Inventory of Sites Available for RHNA Goals** depicts the housing development opportunities towards reaching the RHNA Goals given the current availability of developable sites.

Table 27
Inventory of Sites Available for RHNA Goals

Income Category	Pending RHNA	Remaining Acreage	Maximum Units
Very Low	0	NA	NA
Low	0	NA	NA
Moderate	19	20.30	92
Above Moderate	59	20.30	91
Total Units	78	40.60 Acres	183

Source: City of Holtville, 2008.

B. Availability of Financial Resources

Cities have access to a variety of existing and potential funding sources available for development activities for housing to meet the needs of low-and moderate income groups. The different available and potential financial resources for the preservation and development of housing affordable to these targeted income groups, as well as the provision of housing subsidies for lower and moderate income residents in Holtville are discussed in this section. This section includes some of the most common funding sources available to support implementation of the City's housing goals and include Federal, State, and Local resources.

Federal Resources

HOME Funds- The HOME Program was created as a result of the 1990 Cranston-Gonzales National Affordable Housing Act (NAHA). HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low income households. HOME funds are awarded annually as formula grants to participating jurisdictions. The program's flexibility allows grantees to use HOME funds for grants, direct loans, loan guarantee or other forms of credit enhancement, or rental assistance or security deposit.

Holtville is eligible to apply to HCD for HOME funds. The HOME program was created under the National Affordable Housing Act of 1990. HCD administers the program for non-entitlement jurisdiction. HOME funds can be used for tenant-based rental assistance, property acquisition, site improvements, and other costs related to the provision of affordable housing for low-income families (under 80 percent of median income).



US Department of Housing and Urban Development-Section 8 Housing Choice Voucher Assistance The Section 8 program is a federal program that provides rental assistance to very low-income persons in need of affordable housing. The Section 8 Program was authorized by Congress in 1974 and developed by HUD to provide rental subsidies for eligible tenant families (including single persons) residing in newly constructed, rehabilitated and existing rental and cooperative apartment projects. The rents of some of the residential units are subsidized by HUD under the Section 8 New Construction ("New Construction"), Substantial Rehabilitation ("Substantial Rehabilitation") and/or Loan Management Set-Aside ("LMSA") Programs. All such assistance is "project-based", i.e.; the subsidy is committed by HUD for the assisted units of a particular Mortgaged Property for a contractually determined period. The Section 8 program offers a voucher that pays the difference between the current fair market rent and what a tenant can afford to pay (e.g. 30 percent of their income). The voucher allows a tenant to choose housing that may cost above the payment standard, but the tenant must pay the extra cost. The Imperial Valley Housing Authority (IVHA) administers the Section 8 Housing Choice Voucher Program for Holtville.

USDA Rural Housing Service Programs (RHS)-RHS was formerly the Farmers Home Administration (FmHA). Under Rural Housing Services, communities can access a variety of housing programs to subsidize housing and retain affordability for low and very low income households. Programs include, but are not limited to the following:

- *Section 515 Rental Housing Program*- The Section 515 Rental Housing Program provides long-term financing and rental assistance payments on behalf of lower-income households to developer/operators of new rental housing. Holtville is an eligible locality for Section 515 financing and the program has been well utilized in the City.
- *Section 502 Direct Loan Program*-Under the Direct Loan Program, individuals or families receive direct financial assistance directly from the Housing and Community Facilities Programs in the form of a home loan at an affordable interest rate.
- *Section 502 Loan Guarantee Program* -Under the Guaranteed Loan program, the Housing and Community Facilities Programs guarantees loans made by the private sector. The individual works with the private lender and makes his or her payments to that lender.

State Resources

CDBG Funds- The City of Holtville participates in the Community Development Block Grant (CDBG) Program through the competitive application process administered by the State Department of Housing and Community Development (HCD). The CDBG program offers grants for the revitalization of communities. Communities with populations of 50,000 or more are entitled to receive CDBG funds directly from the US Department of Housing and Urban Development (HUD). Smaller jurisdictions either participate in an Urban County program (unincorporated areas and small cities in that county with a combined population of over 200,000) or apply to the State for funding through a competitive process. Since Imperial County has a population of only 142,000, all jurisdictions within the County must apply to the State for funding. The CDBG program has been in operation in Holtville since the 1980s. Additionally, the City's program provides low interest loans for housing rehabilitation for lower income homeowners, but can also be accessed for homeownership assistance or new construction of affordable housing.



California Low Income Housing Tax Credits (LIHTC)- Created by the 1986 Tax Reform Act, the LIHTC program has been used in combination with County and other resources to encourage the construction and rehabilitation of rental housing for lower-income households. The program allows investors an annual tax credit over a ten-year period, provided that the housing meets the following minimum low income occupancy requirements: 20 percent of the units must be affordable to households at 50 percent of area median income (AMI), or 40 percent of the units must be affordable to those at 60 percent of AMI. The total credit over the ten-year period has a present value equally to 70 percent of the qualified construction and rehabilitation expenditures. The tax credit is typically sold to large investors at a syndication value. There are two multi-family projects that have been constructed within the incorporated City limits under LIHTC subsidies: the 81-unit Holtville Garden Apartments and the 80-unit Orchard View Apartments.

Joe Serna, Jr. Farmworker Housing Grant (JSJFWHG) Program- The purpose of the program is to finance new construction, rehabilitation and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower income households. The program provides homeowner grants, rental construction grants or loans and rental rehabilitation grant or loans. For rehabilitation or new home construction, lien restrictions are required for twenty years. If the unit is sold to a nonfarmworker buyer before completing the tenth year, the full grant amount must be repaid under most circumstances. For rental construction grants or loans, lien restrictions for assisted units are required for 40 years. If assisted units are sold for uses other than farmworker housing before the 40th year, under most circumstance, the grant must be repaid in full. For rental rehabilitation grants or loans, lien restrictions for assisted units are required for 20 years. If assisted units are sold for uses other than farmworker housing before the 20th year, the grant must be repaid in full, under most circumstances. A local non-profit, Campesinos Unidos, constructed 18 single-family units for large farm-worker families in the City of Holtville.

Local Resources

Redevelopment Housing Set-Aside Funds- Pursuant to State law, the Holtville Redevelopment Agency has established a Redevelopment Housing Set-Aside Fund using 20 percent of the tax increment revenue. The Holtville Redevelopment Agency uses its housing set-aside funds to support new housing construction and housing rehabilitation. Approximately 2 million dollars set-aside funds will be available for housing in the 2006-2014 planning period. It is anticipated that 100 percent of these funds will be used towards the benefit of Very-low to Moderate income households. It is anticipated that the funds will be utilized towards infrastructure subsidies in support of existing lower income residential neighborhoods or new development that will support affordable housing opportunities. Most of these funds, however, will be used to support the new First-Time Homebuyer Program. However, some of these funds may also need be used to provide fee subsidies and other incentives to developers of affordable and self-help housing as opportunities arise.

Table 28- Financial Resources for Housing Activities, in the proceeding page, provides a detailed summary of Housing Programs and financial resources that may be available to the City of Holtville in meeting its housing needs. Some of these programs have been actively utilized by the City of Holtville, while others are considered a viable option to meet the identified housing needs of the Community.



**Table 28
Financial Resources for Housing Activities**

Agency	Program Name	Services Provided															
		Acquisition	Home-Buyer Assistance	Rental Assistance	Rehabilitation	Economic Development	New Construction	Construction of Housing	Multi-family Construction	Relocation of Unit	Homeless Assistance	Supportive Housing & Services	Construction Supervision	Public Service	Refinancing	Preservation	Loan Packaging
HCD	CDBG Program	X	X	X	X	X					X			X			
	Joe Serna Jr. Subsidy Program	X	X				X										
	HOME Program	X	X	X	X												
HUD	Section 8 Rent Program			X													
	Section 202 Loan Program	X			X		X										
	Section 811 Grant Program	X			X		X										
	Section 203 (k) Loans Guarantee	X			X				X					X			
	Mortgage Credit Certificate		X														
	LIHT Credits							X									
	Section 515 Mortgage Loans								X								
USDA RHS	Section 502 Direct Loans	X															
	Section 502 Loan Guarantee	X															
	CHFA Rental Program	X			X		X										
	Supportive Housing/Care										X						
	Self-Help Housing		X									X					X
	Federal National Mortgage Assoc.		X		X												
Fannie Mae	Federal National Mortgage Assoc.		X		X												
Federal Home Loan Bank	AHP						X										
	Grant/Loans						X										

Administrative Resources

Described below are public and non-profit agencies that have been involved in affordable housing advocacy or are interested in housing activities in Holtville. These agencies play an important role in meeting the housing needs of the community. In particular, they are/or can be involved in the improvement of the housing stock, provision of affordable housing opportunities, preservation of existing affordable housing, and/or provision of housing assistance to households in need.

Imperial Valley Housing Authority-The Imperial Valley Housing Authority is committed to preserving at-risk housing projects in Imperial County. Through state and federal housing



programs, the Housing Authority raises the funds necessary to acquire at-risk housing projects in the County. IVHA also administers the Section 8 Program for Holtville.

Campesinos Unidos- A regional non-profit serving the Coachella and Imperial Valley's, Campesinos Unidos provides a variety of services to low and very low-income households. The organization operates self-help housing programs for low-income families, energy education and workshops to help control energy costs, and administers a house appliance replacement program.

California Coalition for Rural Housing- The California Coalition for Rural Housing works with tenants of "at-risk" buildings to inform tenants of available options, and if the tenants are interested, the Coalition helps them organize a tenants' association to pursue further actions. The Coalition also provides technical assistance to non-profit or public entities interested in purchasing at-risk projects. Both the Imperial Valley Housing Authority and Campesinos Unidos are members of the Coalition.

Catholic Charities-Catholic Charities, Diocese of Camden is a faith-based agency rooted in the Gospel and in the social teachings of the Catholic Church. They provide social services to, advocate for, and empower the poor, oppressed or vulnerable. The Family Services and Community Center provides information and referral services to those living in the diocese who may be experiencing a variety of difficulties. The food pantry can be accessed by individuals or families. Equipment and supplies are provided on a "first come, first serve basis." Other Assistance at the Family & Community Centers include assistance to needy individuals/families by providing assistance with:

- Fuel
- Utility expenses
- Emergency housing
- Clothing referrals
- Essential prescriptions
- Other essential items

C. Opportunities for Energy Conservation

With the passage of the Global Warming Solutions Act of 2006 (AB 32), which requires all local jurisdictions in the State to reduce their carbon dioxide emissions to 1990 levels by 2020, the City of Holtville is increasing its efforts to promote environmentally friendly building practices. Proper insulation of homes could reduce the energy demand for cooling purposes. Much of the older housing stock in Holtville is poorly insulated. Typically, wall insulation should be installed in homes. Dwellings that currently have R-11 in walls and R-19 in ceilings should be upgraded to R-19 and R-30 wherever possible. Weather stripping and other weather protection measures should be implemented around doors, windows, etc. The following energy conservation measures are eligible improvements under the CDBG Housing Rehabilitation Program:

- (1) R-30 Insulation in Ceilings
- (2) R-19 Insulation in Exterior Walls
- (3) Insulation blanketing for water heaters
- (4) 12" HD Turbine Ventilators on roofs
- (5) Curved blade registers
- (6) Night set-back or automatic clock thermostats
- (7) Water saving fixtures



(8) Fluorescent lighting

Currently, the non-profit organization, Campesinos Unidos, Inc., provides weatherization services to eligible low income participants in the City. The organization's two programs provide services including: a) minor housing envelope repairs; b) ceiling insulation; c) low-flow showerheads; d) weatherstripping; e) water heater blankets and pipe wrap; f) duct wrap; g) caulking and h) switch and outlet gaskets. These weatherization programs, funded by Southern California Gas Company and with State funds, help reduce energy use in homes and reduce household utility costs.



V. ACCOMPLISHMENTS UNDER THE ADOPTED HOUSING ELEMENT

Section 65588(a) of the Housing Element law requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives, and policies, and the progress in implementing programs for the previous planning period. Therefore, this section compares the five-year objectives established for each housing program adopted under the current 2001 Housing Element with the actual accomplishments met during the 2000-2005 planning period.

In the 2001 Housing Element, the City of Holtville established the following goals in order to meet the RHNA housing objectives set by SCAG and the identified housing needs of the community.

- 1) Attract and obtain low, moderate, and high-cost quality housing developments in order to meet the needs of residents at all income levels.
- 2) Encourage and promote a variety of housing types, including new and innovative designs while maintaining standards, safety and quality environments.
- 3) Encourage the development of decent housing units. Provide a satisfying environment for all residents in Holtville regardless of age, sex, race, marital status, ethnic background, income and other arbitrary factors.
- 4) Encourage the solid growth of the City by designating suitable sites for residential development as related to job opportunities and/or access to public facilities.
- 5) Conduct an annual housing program review to assess: 1) the progress toward the realization of housing goals; 2) the success of existing programs; and 3) potential plans for the forthcoming year.
- 6) Improve and conserve existing residential neighborhoods.

A. Prior Housing Program Overview

In order to achieve its goals, the 2001 City of Holtville Housing Element established a list of Housing Programs designed to meet the following objectives under the following areas of concern:

- a. Conserve and improve existing affordable housing;
- b. Identify adequate sites for a range of housing types;
- c. Assist in the development of housing affordable to low and moderate income households;
- d. Address, and where appropriate and legally possible, remove governmental constraints on the maintenance, improvement, and development of housing; and
- e. Promote equal housing opportunity.

The City adopted 17 Housing Programs under the 2000-2005 planning period in an effort to address the housing needs of the local community through adopted goals and objectives. **Table 28-Housing Program Summary of Accomplishments** lists the seventeen programs, the adopted objective, and identifies the accomplishments under each program. These programs are presented under the above referenced areas of concern and are quantified wherever possible.



**Table 29
Housing Program Summary of Accomplishments**

Housing Program & Description	2000-2005 Objective	Accomplishments	Responsible Agency
a) Conserve and Improve			
1. Housing Rehabilitation Program To provide housing rehabilitation assistance to owner/occupants and owner/investors	Rehabilitate 25 Housing Units -15 low income -10 very low income	Unmet -assistance was provided to XX households	City of Holtville
2. Mobile Home Park Assistance Loan Program (Owner) To provide financial assistance to park owners for compliance with code regulations.	Study Feasibility of a Mobile Home Park Assistance Loan Program	Met -Determined not feasible due to non-conforming land use status at two parks	City of Holtville
3. Mobile Home Tenant Assistance Grant or Loan Program To offer financial assistance to rehabilitate or replace substandard mobile home units	Study Feasibility of a Mobile Home Tenant Assistance Grant or Loan Program	Met -Incorporated into Program 1. above, to eligible mobile home owners	City of Holtville
4. Section 8 Rental Assistance Certificate/ Voucher Program Provides rental subsidies to very low income households unable to afford housing costs	IVHA to Conserve 31 rental subsidies City to support more Section 8 assistance	Met - 31 Section 8 rental subsidies maintained and 38 additional allocated	IVHA City of Holtville
5. Preservation of Public-Assisted Low-Income Housing Work with owners/tenants to keep subsidized housing affordable to lower income households	Assist IVHA in conserving the 42 subsidized housing units as needed	Met - Monitored, and all 42 Town & Country units were preserved.	City of Holtville IVHA
6. Weatherization Program To provide weatherization services to low income households throughout the City	Promote services and provide housing weatherization to 50 households	Unmet -services were only provided to 15 households + 2 a/c unit replacement	Campeños Unidos, Inc. City of Holtville
b) Identify Adequate Sites for a Range of Housing Types			
7. Land Use Element To designate adequate residential sites to address housing needs of all income groups	To designate residential sites with adequate densities	Met -City identified site appropriateness & directed changes	City of Holtville
8. Sites for Homeless Shelters Allow for the development of emergency or transitional housing facilities.	Amend residential zones to allow for the development of group homes	Met -the City amended the zoning ordinance in 2001 to allow group homes	City of Holtville
c) Assist in the Development of Housing Affordable to Low and Moderate Income Households			
9. First-Time Homebuyer Program (FTHBP) To provide homeownership opportunities for low-income residents with down-payment assistance	Study Feasibility of establishing a FTHB Program.	Met -Determined not feasible due to administrative constraints	City of Holtville
10. Density Bonus and Other Incentives To provide developer incentives for the provision of rental housing for the benefit of low- and moderate-income households.	Adopt a Density Bonus Ordinance	Met - City adopted a Density Bonus Ordinance in 2001	City of Holtville
11. Self-Help Housing Provide technical construction assistance and subsidies to low income households for homeownership opportunities	Work with a non-profit to facilitate self-help housing development	Met -City worked with Campeños Unidos and 18 self-help units were built	Campeños Unidos, Inc. City of Holtville



12. Rural Housing Service (RHS) Section 515 Rental Housing Program (formerly FmHa) To provide long term financing and rental assistance payments to developer/operators of rental housing for lower-income households	To facilitate the development of ten (10) rental housing units for large families	Unmet- No RHS funded projects were developed during this report period.	Developers City of Holtville RHS
13. Rural Housing Services (RHS) Section 502 Homeownership Program (formerly FmHa) To provide direct loans to low income households for purchase of housing	To facilitate the development of 4 homes via technical assistance, flexible standards and fee subsidies	Met- City worked with Campesinos Unidos and 18 units were built/financed under 502 Program	City of Holtville Developer RHS
14. Pursue Key Federal Affordable Housing Funding Sources To pursue funding through housing programs such as HOME and CDBG.	Pursue affordable housing funding sources on an annual basis.	Met- Pursued and received CDBG and HOME funding	City of Holtville
15. Tax Credit Rental Projects To subsidize costs of constructing multi-family rental units for low income households	Support developers and pursue tax credits to construct multi-family units	Met- One (80-unit) multi-family complex constructed using LIHTC (tax credits)	Developers City of Holtville
d) Address, and Where Appropriate and Legally Possible, Remove Governmental Constraints on the Maintenance, Improvement and Development of Housing			
16. Use of Modular/Mobile Home and Innovative Building Techniques To encourage developers to utilize innovative building techniques to increase affordable housing supply	To provide technical assistance to home-builders for application of innovative housing.	Met- City met and offered PUD options but development was constrained by lack of infrastructure	City of Holtville Developers
e) Promote Equal Housing Opportunity			
17. Fair Housing To ensure that housing opportunities are fair through the assistance of the California Rural Legal Assistance (CRLA) organization	Referral of housing complaints to CRLA and HUD and assist in program outreach	City did not received any fair housing complaints, but coordinates with CRLA as needed	City of Holtville CRLA, HUD

Based on an overview of the adopted programs and the qualitative accomplishments during the 2000-2005 Housing Element planning period, the City of Holtville met and/or exceeded the adopted housing objectives. Wherever accomplishments could be measured quantitatively, the City of Holtville also exceeded the targeted Objectives.

B. Quantifiable Accomplishments of 1998-2005 RHNA Goals

Prior Plan period performance results should be quantified where possible. The results should then be compared with what was projected or planned in the earlier Element. SCAG allocated quantitative Regional Housing Need Assessment Goals for the 1998-2005 planning period which goes beyond the adopted five year plan. **Table 30-RHNA 1998-2005 Quantifiable Goals and Accomplishments** summarizes the housing needs met outside of this planning period and demonstrates results in consistency with the RHNA allocation by income category. The summary of constructed units based on the quantifiable housing goals determined by SCAG through the Regional Housing Needs Assessment (RHNA) for its 1998-2005 planning period identifies the continued unmet need of housing for the moderate and above moderate households.



Table 30
RHNA 1998-2005 Quantifiable Goals and Accomplishments

Income Category	1998-2005 RHNA Goal	Net Units Constructed 2000-2005	Unmet RHNA
Very Low	28	35	NA
Low	21	63	NA
Moderate	20	8	12
Above Moderate	37	10	27
Total Units	106	116	39

Source: City of Holtville, I.C. Building Permit Reports 1998-2005.

C. Summary of Housing Plan Accomplishments

The Housing Programs implemented during the 2000-2005 planning period were successful in meeting both qualitative and quantitative objectives with the exception of a few Programs affected by unforeseen constraints. Only one Program failed to meet the objectives, number 6 Weatherization, was not widely used in the community as originally projected. If implemented correctly this program could assist with overall housing affordability, by conserving energy and reducing housing expenses on utilities, which is particularly important in a desert climate with high summer temperatures. Weatherization is further considered as minor rehabilitation of structures and can aide against untimely deterioration.

Based on the success of the implemented Programs, the City of Holtville will continue the same, if not comparable, programs into the new Housing Plan for the 2006-2014 planning period. Exceptions apply where a Program has been terminated by the administrating agency or non-profit corporation. Under those cases, the City has attempted to find similarly structured programs to further the established housing goals and meet the identified housing needs of the community. All continued programs will have modified objectives to address the changing needs of the community. Section VI discusses in greater detail the continued Programs and current planning period objectives and also incorporates new programs to address the additional needs identified throughout this document.



VI. HOUSING PLAN

Sections II through IV of this Housing Element establish the housing needs, constraints, and opportunities in Holtville. Section V reviewed the prior planning period's performance and evaluated the effectiveness of the implemented housing programs during that period. These findings help identify new or continuing challenges in meeting the housing needs of the community. The Housing Plan presented in this section sets forth the City's goals, policies, and programs to mitigate some of the challenges the City faces and effectively address Holtville's identified housing needs for the 2006-2014 planning period.

A. Housing Issues

Housing construction has generally not kept pace with household growth in Holtville during the last two decades. The lack of housing opportunities and developable sites have contributed to the overall housing challenges faced in the community today: inadequate housing stock, overcrowding conditions, and affordability. These needs have remained unmet and continue to compound year after year. The 2006-2014 Housing Element Plan will establish and adopt goals, policies, and objectives to address the critical issues that pose a significant constraint against maintaining a well balanced community. These issues are summarized as follows:

- ***Housing Affordability*** - A substantial portion of the households in Holtville are overpaying for housing. According to the 2000 Census, 26.6 percent of the total owner households in Holtville were overpaying for housing, while 31 percent of the total renter households were overpaying for housing. For lower-income renters and owners, severe cost burden can require families to double up resulting in overcrowding and related problems. The 80-unit Orchard View Apartments were constructed in 2006 with Low Income Housing Tax Credits (LIHTC) which ensure affordability to renters that are very low and low-income. Affordability for households wishing to own their own home, however, continues to be a challenge that must be addressed during the 2006-2014 planning period.
- ***Overcrowded/Inadequate Sized Units*** - According to the 2000 Census, 26 percent of the City households resided in overcrowded units, with renters accounting for 34 percent of all overcrowded units. The City has demonstrated a continuing need for larger rental units with three or more bedrooms in order to accommodate larger families. The 80-unit Orchard View Apartments constructed in 2006 with LIHTC were constructed to address this need with 100% of the units being three-bedroom and four bedroom units. This development will ensure overcrowding conditions are addressed for very low and low income renters during the 2006-2014 planning period. Unfortunately, property owners have not been provided the opportunity to purchase larger single family homes. A single-family unit subdivision development in Holtville has not been constructed in over a decade. During the current planning period the City will need to address this need for all economic segments of the community.
- ***Poor Condition of Existing Housing Stock*** – A general rule in the housing industry is that structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Approximately over 64 percent of the housing stock in Holtville is over 30 years old. These older units tend to be smaller, averaging 2.5 bedrooms, contributing to the overcrowding conditions within the City. These overcrowding conditions further contribute to an increase in housing deterioration. When these contributing factors are compounded by the affordability challenges, the issue becomes significant as many homeowners are simply unable to adequately maintain their homes in good condition. A May 2008 windshield survey identified at least 5 percent of the existing housing stock as dilapidated or in need of substantial rehabilitation or replacement. There is a continuing need for rehabilitation of the existing housing stock. The



preservation of affordable units is a critical need that is address through the goals, policies and objectives of this housing plan.

- **Land Use and Site Adequacy-** Residential land within the City of Holtville is substantially built-out, with little or no vacant land available for development of any type. The City only has 48.40 acres of developable vacant land zoned for residential land uses within the incorporated City limits. The City updated the Land Use Plan of the General Plan in 2007 after a series of public workshops and assessments on site availability and adequacy as it relates to land use compatibility, infrastructure, and location. Most of the vacant land within the incorporated City limits is commercial zoned property along a major arterial. The existing uses and high traffic volume along this arterial make residential development incompatible. The lack of available and suitable sites for residential development has caused the City to rely on annexations to meet the community's housing needs through the year 2025. The City strategically reclassified land use in the contiguous unincorporated areas for residential development in an effort to facilitate annexation, orderly development and the availability or accessibility of public services and infrastructure. The City will need to continue to address this need during the 2006-2014 planning period.
- **Lack of Housing Stock Diversity-** Supply and demand are also an important factor on land cost because the shortage of developable land can drive up the cost of housing construction and ultimately, its availability. The City of Holtville adopted a Density Bonus Ordinance in 2001 to help mitigate against the cost of housing during the previous Housing Element's planning period. Despite this incentive, there have been no quantifiable results in new residential subdivision development. Single-family development has remained stagnant for the last two decades. This lack of single-family development has prevented diversification in housing types, size of units, and price ranges. Housing diversification is critical for citizen's upward mobility and for the overall quality of life in a community. This issue will be addressed through the goals, policies and objectives of this housing plan.

B. Housing Goals & Policies

The following are the goals and policies established by the City Holtville to address the identified issues. These goals and policies will establish the framework under which targeted programs will be implemented in order to meet the desired objectives.

Goal 1: Attract and support quality single-family housing development in order to meet the homeownership opportunity needs of Holtville residents at all economic levels.

Policy 1.1: Pursue funding mechanisms to assist people of all economic segments in obtaining homeownership goals.

Policy 1.2: Encourage density bonus and other regulatory incentives for single-family units that provide for lower income household integration.

Policy 1.3: Work with for-profit and non-profit housing developers, as well as public agencies to expand housing opportunities in the City.

Goal 2: Encourage and promote housing diversity through a variety of housing types, including new and innovative designs by removing governmental constraints where feasible while maintaining quality standards, safety and a satisfying living environment for all income levels and segments of the community.



- Policy 2.1:** Promote mixed-use housing integration with commercial activities in the downtown area of Holtville for target groups such as small business owners, elderly households, single person households, etc.
- Policy 2.2:** Encourage innovative residential designs and building techniques for residential development.
- Policy 2.3:** Provide flexibility in zoning regulations and design standards, such as parking reduction or reduced parking space dimensions, for new downtown residential development.
- Policy 2.4:** Encourage and provide incentives for the development of large family units (with three or more bedrooms) as part of residential development projects.
- Policy 2.5:** Facilitate the development of good quality housing with adequate amenities through Planned Unit Developments.
- Policy 2.6:** Periodically review City regulations, ordinances, and residential fees to ensure that they do not unduly constrain housing development.

Goal 3: Conserve and improve the existing affordable housing stock in conformance with adopted standards and support public and private efforts in maintaining, reinvesting in, and upgrading the existing housing supply.

- Policy 3.1:** Maintain and enhance a proactive housing rehabilitation program and continue to seek additional funding.
- Policy 3.2:** Support preservation of mobile home parks that are in conformance with the applicable land use and encourage reinvestment to prevent physical deterioration.
- Policy 3.3** Support the preservation of subsidized public housing.
- Policy 3.4:** Support and where feasible provide financing mechanism to lower income households for room additions to alleviate overcrowding.
- Policy 3.5:** Monitor housing conditions to identify units in need of rehabilitation before substantial rehabilitation or demolition is required.

Goal 4: Encourage the proactive and planned growth of the City by designating and preserving suitable sites for residential development in relation to job opportunities and/or access to public infrastructure and facilities.

- Policy 4.1:** Maximize the use of vacant land within the City and land contiguous to the current City limits for housing to reduce the cost of infrastructure facilities (water, sewer, streets, etc.) while controlling congestion and providing good access.
- Policy 4.2:** Ensure tentative subdivision maps are adequately reviewed for consistency with land use, circulation, emergency access and availability of necessary public services and facilities.



Policy 4.3: Protect the existing residential zones by prohibiting the rezoning of residential land use designations from residential to non residential land uses unless an equally comparable site will be exchanged.

Policy 4.4: Ensure that all residential development is consistent with this Housing Element, adopted City Ordinances and development standards.

Policy 4.5: Maintain an inventory of vacant and underutilized sites available for future housing development.

Goal 5: **Ensure the provision of decent housing and a suitable living environment for all residents by actively enforcing applicable standards on proposed and existing development in conformance to the adopted codes to ensure safe living conditions and the protection of health, safety, and general welfare of all Holtville residents.**

Policy 5.1: Support neighborhood preservation programs, such as graffiti abatement, nuisance abatement, and trash and debris removal.

Policy 5.2: Ensure that an adequate termination process of non-conforming residential land uses is enforced for the health, safety and general welfare of all Holtville residents.

Policy 5.3: Eliminate, through building code enforcement, unsafe living conditions that endanger the health, safety, and general welfare of Holtville residents.

Goal 6: **Promote and support equal housing opportunities for all residents in Holtville regardless of age, sex, race, marital status, ethnic background, income and other arbitrary factors and maintain an adequate monitoring system for housing goal attainment.**

Policy 6.1: Support equal housing opportunities for all residents regardless of age, sex, race, marital status, ethnic background, income, or other such arbitrary factors.

Policy 6.2 Promote equal housing laws, housing programs and resources through educational and marketing material made available at City Hall and the City Public Library.

Policy 6.3: Monitor housing conditions, housing complaints, policy compliance and housing goal attainment by preparing a yearly report on finding and progress.



C. Housing Programs

The goals and policies contained in the Housing Element address the identified housing needs and issues determined under the overall assessment. The objectives may be obtained through the implementation of a series of Programs targeting these issues. Housing programs define the specific actions the City will undertake to implement the specific goals. Each program is then assigned qualitative and quantitative objectives. In order to make adequate provision to the housing needs of all economic segments of the community, the programs shall do all of the following:

- Identify adequate sites that are available, through zoning and development standards, for a range of housing types to meet the community's housing goals;
- Assist in the development of housing affordable to low and moderate income households;
- Address and, where appropriate and legally possible, remove governmental constraints on the maintenance, improvement and development of housing;
- Conserve and improve the condition of existing affordable housing stock;
- Promote equal housing opportunity; and
- Preserve the assisted housing developments identified for lower income households.

Housing programs include both current City efforts that were successful during the prior planning period, and new programs that might replace unavailable resources or that can better address the City's unmet housing needs. This section provides a description of each housing program, program objectives, financing, implementation agency, and time frame for implementation. **Table 31 – Housing Program Summary**, found at the end of this section provides an overview of the 22 programs incorporated into this Housing Plan.

Goal 1: Attract and support quality single-family housing development in order to meet the homeownership opportunity needs of Holtville residents at all economic levels.

Homeownership opportunities have remained a challenge due to the lack of single-family housing development. The lack of available housing for purchase coupled with the high market value of the housing that is available, has significantly limited homeownership opportunities in the City. Homeownership opportunities affordable to the City's very low and low income households, are even a greater challenge. The City's policy is to encourage the development of single-family units, targeting large families (with three or more bedrooms), to address not only homeownership opportunities, but the needs of large families to alleviate overcrowding. The following programs attempt to address the overall need for the development of additional affordable housing in Holtville.

1. First-Time Homebuyer Program

A First-Time Homebuyer program provides financial assistance through loans and/or grants to help buyers with down payments, closing costs, mortgage insurance premiums, and/or with a silent second trust deed. The City is considering establishing a First-Time Homebuyer program for the City of Holtville. The program would use HOME or CDBG funds to assist low income households (80 percent or less than the County median) and Redevelopment Set-Aside funds could be used for moderate income households (80 to 120 percent of the County median).

2006-2014 Program Objective and Time Frame: The City will study the feasibility of establishing a First-Time Homebuyers Program. The City will begin a First-Time Homebuyer interest sign up log in 2009. By the end of fiscal year 2009, the City will make a decision regarding the implementation of a First-Time Homebuyer Program.

Program Financing: HOME, CDBG and/or Redevelopment Set-Aside funds

Responsible Agency: City of Holtville



2. Density Bonus and Incentives Program

Pursuant to State density bonus law, if a developer allocates at least 10 percent of single-family units in a housing project to lower income households, or at least 50 percent for “qualifying residents” (e.g. seniors), the City must either: a) grant a density bonus of 25 percent, along with one additional regulatory concession to ensure that the housing development will be produced at reduced cost, or b) provide other incentives of equivalent financial value based upon the land cost per dwelling unit. The developer shall agree to and the City shall ensure affordability and sale to qualified lower income households. The City will also use the density bonus ordinance process to encourage the development of large family units (3+ bedrooms) that are affordable to lower income households. At least 50 percent of the single-family units allocated to lower income households will be required to be at least 3 bedrooms.

2006-2014 Program Objective and Time Frame: The Redevelopment Agency will expand set-aside monies to provide incentives and assist in the development of residential projects, targeting affordability, such as through the provision of on and off-site infrastructure improvements and subsidized development fees. In addition, a copy of the Density Bonus Ordinance will be provided to all potential housing developers.

Program Financing: City of Holtville staff time, Redevelopment set-aside funds

Responsible Agency: City of Holtville

3. Self-Help Housing Program

The California Self-Help Housing Program is designed to assist low and moderate income helpers. These services include: training and supervision of self-help builders; loan packaging and counseling households build or rehabilitate their own homes by providing technical assistance grants to non-profit corporations and local governments to provide administrative and supportive services for self-help housing workshops; and office costs associated with self-help housing projects. The California Self-Help Housing Program also provides informational assistance to self-help housing organizations. Assistance includes: conferences on self-help housing; information on housing finance sources; and workshops on energy efficient housing.

A number of organizations offer loans and/or grants for the construction of self-help housing. These include the California Housing Finance Agency (CHFA), Bank of America Community Development Bank, The Housing Assistance Council, and Self-Help Enterprises. Funding application cycles differ for each program. Campesinos Unidos is the only local non-profit who has engaged in these types of projects, but they discontinued the program in 2007 and although considerations for re-establishment are progress, no commitment from the non-profit has been made.

2006-2014 Program Objective and Time Frame: The City will contact Campesinos Unidos and any non-profits outside the region who participate in self-help projects that may be interested in pursuing a local project at least every two years during the planning period. Once interested nonprofit developers are identified, the City will support and assist in the applications for funding.

Program Financing: State HCD, self-help “equity”

Responsible Agency: City of Holtville, non-profit corporations



4. RHS Housing & Community Facilities Programs, (Section 502) Direct Loans

Under the Direct Loan program, individuals or families receive direct financial assistance directly from the Housing and Community Facilities Programs (HCFP) in the form of a home loan at an affordable interest rate. Most of the loans made under the Direct Loan Program are to families with income below 80 percent of the median income level in the communities where they reside. Because HCFP is able to provide loans to those who typically do not qualify for a conventional loan, the HCFP Direct Loan program enables many more people to buy homes that might otherwise be possible. Direct loans may be made for the purchase of an existing home or for new home construction.

2006-2014 Program Objective and Time Frame: The City will work with HCFP administrators to promote the Direct Loan Program to local residents and developers in order to increase the homeownership opportunities of lower income households. The City will work towards a goal of providing home loans through the HCFP to five households during the planning period. The City will send out flyers via the residents' utility bills describing the type of funding programs available through various entities and administered by the City. These flyers will be sent out just prior to, and will provide information on, the County of Imperial's Annual Housing Fair. In addition, information will be made available at City Hall and at the Public Library.

Program Financing: Rural Development Housing & Community Facilities Programs, staff time

Responsible Agency: City of Holtville, USDA and private developers

5. RHS Housing & Community Facilities Programs, (Section 502) Loan Guarantees

Under the Guaranteed Loan program, the Housing and Community Facilities Programs guarantees loans made by private sector lenders. A loan guarantee through HCFP means that, should the individual borrower default on the loan, HCFP will pay the private financier for the loan. The individual works with the private lender and makes his or her payments to that lender. Under the terms of the program, an individual or family may borrow up to 100 percent of the appraised value of the home, which eliminates the need for a down payment. Since a common barrier to owning a home for many low-income people is the lack of funds to make a down payment, the availability of the loan guarantees from HCFP makes owning a home viable to a larger percentage of Americans.

2006-2014 Program Objective and Time Frame: The City will work with HCFP administrators to promote the Loan Guarantee Program to local residents and developers in order to increase the homeownership opportunities of lower income households. Within six months from adoption of this Element, the City will meet with HCFP administrators and obtain information Program brochure for residents and interested developers that can be distributed through the mail. The City will work towards a goal of providing home loan guarantees through the HCFP to five households during the Planning Period. In addition, information will be made available at City Hall and at the Public Library.

Program Financing: Rural Development Housing & Community Facilities Programs, staff time

Responsible Agency: City of Holtville, USDA and private developers



6. Pursue Key Federal Funding Sources For Affordable Housing

Successful implementation of housing programs to create affordable housing will depend on a community's ability to pursue additional funding sources. This program focuses on the two funding sources (CDBG and HOME) that are most pertinent to Holtville; however, the City may have to go beyond these programs to pursue housing subsidies. The State Department of Housing and Community Development (HCD) administers the federal CDBG program for non-entitlement cities and counties. Holtville is eligible to apply to HCD for general CDBG allocation. Under the HOME program, HUD will award funds to localities on the basis of a formula that takes into account the tightness of the local housing market, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to assist either rental housing or homeownership through acquisition, site improvements, and other expenses related to the provision of affordable housing and for projects that serve a group identified as having special needs related to housing. The local jurisdiction must make matching contributions to affordable housing under HOME. The HOME and CDBG Program are awarded on a competitive basis.

2006-2014 Program Objective and Time Frame: On an annual basis between 2006 and 2014, the City will support or pursue additional funding sources for affordable housing development in the City. In addition, the City Manager shall direct City staff to log efforts and success and incorporate into an Annual Report.

Program Financing: City of Holtville staff time, CDBG and HOME funds.

Responsible Agency: City of Holtville

Goal 2: Encourage and promote housing diversity through a variety of housing types, including new and innovative designs by removing governmental constraints where feasible and while maintaining quality standards, safety and a satisfying living environment for all income levels and segments of the community.

The lack of housing supply and high demand significantly impact housing affordability. The City has had isolated housing development and particularly in multi-family units. Single-family development has remained stagnant for the last two decades. This lack of single-family development has prevented diversification in housing types, size of units, and price ranges.

7. Planned Unit Development Program

Establishing a Planned Unit Development Ordinance may enable the City to provide flexible development options and increase affordable housing development opportunities in the community. The City is considering establishing a Planned Unit Development for a variety of housing types including pre-manufactured homes. The task would entail the drafting of a Planned Unit Development Ordinance with minimum and flexible development standards to support housing affordability. Some examples of a flexible development standard in support of affordable housing might be reduced lot sizes from current lot size minimums of 6,000 square feet to 5,000 square feet; lot width reductions; set back variances, etc. PUD standards are determined on a case by case basis.

2006-2014 Program Objective and Time Frame: The City will commission the development of a draft Planned Unit Development Ordinance targeting affordability and shall consider the adoption of the draft by the end of fiscal year 2009.

Program Financing: Redevelopment Set-Aside funds, City of Holtville staff time

Responsible Agency: City of Holtville



8. Mixed-Use Zoning Code Program

The City has had a Mixed-Use Zone (residential/commercial) since 1996. Development has been challenged due to constraints from adopted development standards. In order to encourage development and remove unnecessary governmental constraints, the zoning ordinance must be reviewed and amended. The task would entail the review and analysis of existing constraints, recommended changes, and the drafting of an ordinance to replace the existing development standards. The Southern California Association of Governments has made funds available through the Compass Blueprint Program.

2006-2014 Program Objective and Time Frame: The City will commission the review and analysis of the Mixed Use Zone development standards and will consider any recommended changes in removing governmental constraints and make a decision on code amendment by the end of 2009.

Program Financing: SCAG, City of Holtville staff time

Responsible Agency: City of Holtville

9. Tax Credit Rental Projects

Low Income Housing Tax credit funds are available to assist in the construction of multi-family rental units affordable to extremely-low, low and moderate income households. The program allows investors an annual tax credit over a ten-year period, provided that the housing meets the following minimum low income occupancy requirements: 20 percent of the units must be affordable to households at 50 percent of area median income (AMI), or 40 percent of the units must be affordable to those at 60 percent of AMI. The total credit over the ten-year period has a present value equally to 70 percent of the qualified construction and rehabilitation expenditures. The tax credit is typically sold to large investors at a syndication value. These credits are available on a very competitive basis and percentages of units committed to affordability are usually at 100%. The City supported developers to pursue tax credits for the construction of affordable units in the City, as evidenced by the Senior Garden Apartments and Orchard View Family Apartments.

2006-2014 Program Objective and Time Frame: City of Holtville staff will coordinate with prospective developers to pursue tax credits to fund the construction of multi-family rental units in the City affordable to extremely-low, low and moderate income households. The City met this objective this objective in 2006 through the development of the 81 unit Orchard View Apartments constructed with the assistance of Low Income Housing Tax Credits.

Program Funding: City of Holtville staff, Low Income Housing Tax Credits and other tax credit funding

Responsible Agency: City of Holtville, private developers

Goal 3: Conserve and improve the existing affordable housing stock in conformance to adopted standards and support public and private efforts in maintaining, reinvesting in, and upgrading the existing housing supply.

Maintaining Holtville's older housing is vital to conserve the overall quality of housing in the community considering approximately 64 percent of the existing housing stock is over 30 years old. A housing condition windshield survey conducted in April 2008 identified 83 housing units within the incorporated



City Limits as needing substantial rehabilitation or replacement due to their dilapidated conditions. Households with limited income or who overpay for housing are less likely to have the discretionary income needed to upkeep and maintain their homes.

10. Housing Rehabilitation Program

The City uses CDBG and HOME funds to address the local housing rehabilitation needs. The housing Rehabilitation program consists of the following two components: deferred loans and amortized time pay loans for owner/occupants, and; amortized time pay loans for owner/investors. Rehabilitation assistance is only provided to owner/occupants and renters within the targeted income group (households earning up to 80% of County median). To qualify for assistance under the rental components of the Housing program, the units must be within the incorporated City limits and may include mobile-home units. The current Guidelines are outdated and incorporate minimum limits for the Housing Rehabilitation Program that might be restrictive for substantial rehabilitation or reconstruction projects. The Guidelines should be amended to address current needs, including allowance of room additions to alleviate overcrowding. In order to apprise the public of the rehabilitation program, the City offers brochures in English and Spanish and conducts education outreach through public meetings and door-to-door contact.

2006-2014 Program Objective and Time Frame: The City will review and amend its Housing Rehabilitation Program Guidelines by the end of 2008. The City will assist approximately 12 lower income households over the Plan Period. The City will accomplish this goal by pursuing aggressively both funds and applicants for the Program. As needed, the City will apply to the State HCD for additional CDBG and HOME funds through the State's annual funding cycle and match the funds with Redevelopment Agency Set-Aside funds.

Program Financing: CDBG, HOME and Program Income

Responsible Agency: City of Holtville

11. Mobile Home Park Assistance Loan Program (Park Owners)

A Mobile Home Park Assistance Loan Program could provide financial assistance to mobile home park owners to assist them in complying with applicable code regulations and park reinvestment. There is only one mobile home park within the incorporated City limits that conforms to the adopted land use and would be eligible for this program which is Spanish Trails Park. As code enforcement becomes critical, the need for a financial assistance program is heightened.

2006-2014 Program Objective and Time Frame: The City will study the feasibility of establishing a Mobile Home Park Assistance Loan Program for mobile home park owners. By the end of fiscal year 2009, the City will make a decision regarding the implementation of the Mobile Home Park Assistance Loan Program for park owners.

Program Financing: CDBG, HOME, Redevelopment Agency set-aside

Responsible Agency: City of Holtville

12. Weatherization Program

Campeños Unidos, Inc., a local non-profit organization, is currently providing weatherization services to eligible participants in the City through two programs: 1) the Low Income Home Energy Assistance Program funded by the State; and 2) a weatherization program funded by Southern California Gas Company. The programs provide services including: (a) minor housing



envelope repairs; (b) ceiling insulation; (c) low-flow showerheads; (d) weatherstripping; (e) water heater blankets and pipe wrap; (f) duct wrap; (g) caulking; and (h) switch and outlet gaskets. Imperial Irrigation District (IID) makes funds available for air conditioner replacement and energy efficient projects.

2006-2014 Program Objective and Time Frame: The City will improve housing affordability through the reduction of energy costs and promote weatherization services to ensure that at least 50 households in Holtville receive the benefits during the Plan period. Specifically, the City will continue to advertise the weatherization program in its Housing Rehabilitation brochures, and will conduct outreach through public meetings and door-to-door contact as part of its overall Housing Rehabilitation Program. The City will require energy efficient appliances in all City sponsored housing projects and encourage the installation of energy saving devices. The City will support IID Programs to promote energy conservation. The City will also support State energy efficiency requirements in new housing and encourage the installation of energy saving devices in pre-1980 housing. Insofar as practical, the City shall encourage cost-effective energy technologies with both positive economic and environmental impacts, (i.e. passive solar space heating and cooling and water conservation).

Program Financing: State funding, IID, Southern California Gas Company

Responsible Agency: Campesinos Unidos, Inc., City of Holtville

13. Section 8 Rental Assistance Certificate/Voucher Program

The Section 8 Rental Assistance program extends rental subsidies to extremely-low and low income families and elderly households who spend more than 30 percent of their gross income on housing. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent as approved by HUD. The Voucher program is similar to the Section 8 Certificate program. Vouchers permit tenants to locate their own housing, while households receiving certificates must rent units that are listed at the local housing to receive certificates. Unlike the certificate program, voucher recipients are permitted to rent units beyond the federally determined fair market rent in an area, provided the tenant pays the extra rent increment. Rental assistance not only addresses housing affordability, but also overcrowding by allowing families which may be "coupling up" to afford their own housing. The Imperial Valley Housing Authority (IVHA) administers the Section 8 Certificate/Voucher Program for Holtville. Sixty nine lower income households in Holtville currently receive Section 8 assistance. The City encourages apartment owners to list their properties with the Imperial Valley Housing Authority as eligible to accept Section 8 tenants, and refers lower income households to the Housing Authority for assistance.

2006-2014 Program Objective and Time Frame: The Imperial Valley Housing Authority will conserve the 69 existing rent subsidies for extremely-low and low income households. The City will support the IVHA's efforts in pursuing additional allocation of Section 8 funds. Support may take the form of providing letters of support to be included in the IVHA's application package to HUD.

Program Financing: HUD Section 8

Responsible Agency: Imperial Valley Housing Authority

14. Preservation of Publicly Assisted Low Income Housing

In order to meet the housing needs of persons of all economic groups in Holtville, the City must guard against the loss of housing units available to extremely-low and low income households.



The Town and Country Apartments assisted under the Farmers Home Administration (FmHA) Section 515 Rental Housing Program is eligible to prepay its mortgage within this Housing Element cycle. However, incentives provided by FmHA to the project owner make it highly unlikely for the project to convert to non-low income use. As appropriate, the City will work with existing and potential owners, as well as tenants to keep these 42 units affordable to lower income households and to avoid tenant displacement. The City will:

Monitor Units at Risk – the City will keep in regular contact with the owner of the Town and Country Apartments to determine the status of the building with respect to prepayment options. The City will communicate to the owner the City's continued interest in working with the owner and non-profit organizations to preserve the "at-risk" units as affordable to lower income households. If the owner of Town and Country Apartments files a Request for Prepayment, the City will work with the Housing Authority to inform tenants of their rights and ownership possibilities under the FmHA regulations.

2000-2005 Program Objective and Time Frame: The City will assist the Imperial Valley Housing Authority as needed if conversion on the 42 existing units is initiated in order to guard against the loss of housing units available to extremely-low and low income households.

Program Financing: City of Holtville staff time.

Responsible Agency: City of Holtville, IVHA

Goal 4: Encourage the proactive and planned growth of the City by designating and preserving suitable sites for residential development in relation to job opportunities and/or access to public infrastructure and facilities.

An essential element in satisfying the housing needs of all segments of the community is with the provision of adequate sites for housing. This is an important function of both the Zoning Ordinance and the Land Use Plan under the General Plan. Residential land within the City of Holtville is substantially built-out, with little or no vacant land available for development of any type. The City only has 48.40 acres of developable vacant land zoned for residential land uses within the incorporated City limits. Most of the vacant land within the incorporated City limits is commercially zoned property along a major arterial. The existing uses and high traffic volume along this arterial make residential development incompatible. The lack of available and suitable sites for residential development have caused the City to rely on annexations to meet the community's housing needs through the year 2025. The City strategically reclassified land use in the contiguous unincorporated areas for residential development in efforts to facilitate annexation, orderly development and the availability or accessibility of public services and infrastructure and is adopting the following programs to further objectives in preserving suitable sites for residential development.

15. Land Use Plan Update

Planning and regulatory actions to achieve adequate housing sites are achieved through the Land Use Element of the General Plan and Zoning Ordinance. The Land Use Element provides for a variety of residential types, ranging from 4 units per acre single-family homes to 20 units per acre apartments and condominiums. As shown in Section IV, the Land Use Plan and Zoning Ordinance provide for adequate sites within the City limits to meet the City's share of regional housing needs for the Plan period, which has been identified as 139 units for the 2006-2014 period. Furthermore, the City can pre-plan and pre-zone the Sphere of Influence surrounding the City to provide logical direction and growth of the City and strictly prohibit re-zoning not in compliance with this Housing Element.



2006-2014 Program Objective and Time Frame: The City will continue to designate adequate residential sites to fulfill Holtville's regional housing need by income group. The Land Use Plan shall be updated within the 2006-2014 Plan period to adequately designate residential sites within the Sphere of Influence in order to accommodate the allocations by the Regional Housing Needs Assessment of 139 units.

Program Financing: City of Holtville staff time

Responsible Agency: City of Holtville

16. Development Consistency With Adopted Plans

Adopted plans, policies and regulations require consistent enforcement in order to achieve the long-term desired objectives. The City strategically reclassified land use in the contiguous unincorporated areas of the City for residential development in efforts to facilitate annexation, orderly development and the availability or accessibility of public services and infrastructure. It is imperative that the City review all tentative subdivision maps and annexations for consistency with the adopted Land Use Plan and other existing regulatory documents so that proposed uses are protected against inconsistent rezoning or reclassification unless an equally comparable site will be exchanged.

2006-2014 Program Objective and Time Frame: The City will review all proposed development for consistency with the adopted plans, policies and regulatory codes in order to preserve adequate residential sites for the orderly growth and development of the community and to ensure that the housing needs of the community are able to be addressed. The City shall not approve inconsistent rezoning or reclassification unless an equally comparable site will be exchanged.

Program Financing: City of Holtville staff time

Responsible Agency: City of Holtville

Goal 5: Ensure the provision of decent housing and a suitable living environment for all residents by actively enforcing applicable standards on proposed and existing development in conformance to the adopted codes to ensure safe living conditions and the protection of health, safety, and general welfare of all Holtville residents.

There are many factors that can contribute to unsafe living conditions or an unsuitable living environment. These factors can range from dilapidated housing in significant need of repair to incompatible and unsafe land uses next to one another. It is essential that the City of Holtville enforce its development standards on existing and proposed development to protect the health, safety, and general welfare of its residents.

17. Nuisance Abatement Program

The City of Holtville adopted a Nuisance Abatement Ordinance on March 10, 2003 to protect the public's health, safety, welfare, and property value. The Ordinance allows for the City of Holtville Fire Chief to issue notices to property owners to abate nuisances on their property. If the nuisance is not abated by the property owner within the time allowed in the notice, the Fire Chief is authorized to abate the nuisance with the assistance of City crews or a private contractor, the cost of which is to be covered by the property owner. While the Ordinance adequately covers the noticing process and the penalties that may be imposed by the City when property owners fail to abate, the City may benefit from expanding the activities that warrant a notice. For example, the



City limits the ordinance to the abatement of waste materials, such as “weeds, grasses, dead trees, dead shrubs and waste matter.” The City could include a section on inoperable vehicles, hazardous waste, and other solid wastes that pose unsafe conditions to residents or neighboring households.

2006-2014 Program Objective and Time Frame: The City will review Ordinance No. 444 by the end of 2008. The City will have made a decision regarding recommended changes or amendments, if any, in support of a Nuisance Abatement Program to protect residents from dangerous conditions.

Program Financing: City of Holtville

Responsible Agency: City of Holtville

18. Non-Conforming Land Uses Termination

The City of Holtville under the adopted City of Holtville Zoning Ordinance (2000) declared that uses found not in conformance with the provisions of the Holtville Zoning Ordinance be declared “nonconforming” uses and that such uses be brought toward conformity as swiftly as possible for the purpose of protecting the public health, safety and general welfare of the citizens of Holtville. The adopted code further stipulates that the operation and maintenance of nonconforming uses in the industrial and commercial zones shall terminate if the use is not made to comply with the performance standards of that zone within seven years of its (2000 Zoning Ordinance) passage. There are a number of residential uses within industrial and commercial zones affected by this code. The City of Holtville should revisit this adopted policy to ensure that adequate provisions are incorporated as it relates to the method of enforcement and the termination process. From these revisions, the City could develop a Non-Conforming Land Use Enforcement Program with a designated administrator responsible for implementing a fair and unbiased enforcement program. The Program could incorporate referral services and multi-agency resource identification where necessary.

2006-2014 Program Objective and Time Frame: The City will review Chapter 17.58 Nonconforming Uses of the Holtville Zoning Ordinance by the end of 2008, the City will have made a decision regarding recommended changes, if any, to the codified chapter and provide directive on the implementation of a Non-Conforming Land Use Enforcement Program.

Program Financing: City of Holtville

Responsible Agency: City of Holtville

19. Building Code Enforcement

The City of Holtville works in coordination with the County of Imperial to implement Building Code Enforcement throughout the City of Holtville. Code enforcement protects the public's health, safety, welfare, and property value through the enforcement of adopted minimum standards. Due to the City's aging housing stock and high incidence of residential units in dilapidating conditions, the City should consider a more proactive role. The City should consider developing a program to identify, on a routine basis, residential structures that are significantly deteriorated to the point that they might be a danger to their inhabitants or neighboring residents. Building code inspections would then be requested. Although inspection procedures will not be formally adopted until a Code Enforcement Ordinance is established, procedures that may be considered and undertaken include: Step 1: A cycled Windshield Inspection; Step 2: Building Code Enforcement Referrals/Zoning Code Enforcement Referrals; Step 3: Agency Report



Findings; Step 4: Assistance Referral (if applicable); Step 5: Compliance to Building/Zoning Standards. The program could prevent serious injury, and at minimum, improve substandard housing conditions. The administrator would further be able to provide referrals on potentially available resources to remediate deficiencies that pose a severe health and safety risk to inhabitants.

2006-2014 Program Objective and Time Frame: The City shall review, before the end of 2008, the feasibility of a Local Building Code Enforcement Program to be accomplished in coordination with the Imperial County Building Department, so that the structures can be properly inspected in a proactive manner. Property owners will be noticed of the City's Housing Rehabilitation Program and of any other potential resources that may be available to assist them in the elimination of any unsafe living conditions resulting from structural deterioration.

Program Financing: City of Holtville, CDBG Program Income, RDA

Responsible Agency: City of Holtville

Goal 6: Promote and support equal housing opportunities for all residents in Holtville regardless of age, sex, race, marital status, ethnic background, income and other arbitrary factors and maintain an adequate monitoring system for housing goal attainment.

The provision of safe and decent housing is a statewide goal for the benefit of all residents regardless of age, sex, race, marital status, ethnic background, or income. The City of Holtville has the authority to exercise its police power for the public health, public safety, and general welfare, to assure equal opportunity to all persons to live in decent housing facilities to that end prohibit discrimination in housing by any individual(s) or agency. Every resident of the community has a right to file a complaint with the City Clerk if he or she has been aggrieved.

20. Fair Housing

The California Rural Legal Assistance (CRLA) organization in El Centro provides arbitration for private housing disputes for extremely-low and low income households in Imperial County. CRLA is funded through the Federal Legal Services Corporation and State IOLTA Trust Fund operated by the California Bar Association. The CRLA has established a Community Advisory Council (CAC) with one member from each community. The CAC member must be low income and a former or present client of the CRLA. The Civil Rights Division of HUD also provides educational brochures and posters, answers questions, and investigates fair housing complaints.

2006-2014 Program Objective and Time Frame: The City will continue to refer fair housing complaints to CRLA or the Civil Rights Division of HUD as appropriate and will continue to promote equal housing laws, housing programs and resources through educational and marketing material made available at City Hall and the City Public Library.

Program Financing: City of Holtville staff time

Responsible Agency: City of Holtville, CRLA, HUD

21. Homelessness Referral Program

The City of Holtville will continue to participate as a member of the Imperial Valley Regional Taskforce on Homelessness which addresses homeless issues Countywide through a network of assistance programs and facilities throughout the Imperial Valley. Although the City has not identified any homeless persons within the incorporated City limits, it makes available the task



force resource book to all interested individuals which lists programs available and the names and addresses of all agencies and shelters participating. Catholic Charities is a local referral source to aide against homelessness or for the provision of services including meals, beds, and counseling and other support services.

2006-2014 Program Objective and Time Frame: The City will continue to participate in the Imperial Valley Regional Taskforce on Homelessness and refer individuals as necessary.

Program Financing: City of Holtville staff time

Responsible Agency: City of Holtville, Catholic Charities

22. Special Needs Residential Land Use Clarification & Zoning Amendment

State law requires that the City's Zoning Ordinance give certain considerations to a variety of housing types, including Farmworker Housing, Single Room Occupancies (SRO's), Emergency Housing, and Transitional and Supportive Housing. Although the Zoning Ordinance informally allows these housing types in all residential, not all are explicitly specified in the Ordinance by name. The current ordinance provides examples such as foster homes, social rehabilitation facilities, community treatment facilities and transitional care facilities. As such, the City will clarify the Zoning Ordinance via an amendment to clarify that the following housing types are allowed in certain residential and agricultural areas as outlined below:

Farmworker Housing

Pursuant to Health and Safety Code Section 17021.6 which precludes a local government from requiring a conditional use permit, zoning variance, and/or other zoning clearance for employee farmworker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household in all agricultural zones, farmworker housing shall be explicitly specified.

SROs

Single-Room Occupancy (SRO) units are recognized by the State as a valuable form of affordable private housing for lower-income individuals, seniors and persons with disabilities. In order to promote the new construction of SROs in Holtville, the City will explicitly identify the residential zones under which SRO's are allowed by right.

Emergency Shelters

The City will amend its Zoning Ordinance to clarify that "transitional care facilities" include Emergency Shelters. Emergency Shelters will be subject to the same development and management standards as other permitted uses in **R-2 and R-3 Zones**, as summarized in the Constraints Section of the Housing Element. In addition, the City will develop written, objective standards for emergency shelters to regulate the following, as permitted under SB 2:

- The maximum number of beds/persons permitted to be served nightly;
- Off-street parking based on demonstrated need, but do not exceed parking requirements for other residential or commercial uses in the same zone;
- The size/location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting; and
- Security during hours when the shelter is open.



Transitional and Supportive Housing

Transitional and Supportive Housing will be subject to the same development and management standards as other permitted uses in R-2 and R-3 Zones, as summarized in the Constraints Section of the Housing Element. Parking requirements, fire regulations, and design standards should not impede the efficient use of these sites.

Housing for Persons with Disabilities (Group Homes with more than 6 persons)

Pursuant to the Holtville Zoning Ordinance, housing for persons with disabilities for six persons or less is allowed by right in all residential zones; however, housing for persons with disabilities that contain more than six persons will be subject to the same development and management standards as other permitted uses in R-2 and R-3 Zones, as summarized in the Constraints Section of the Housing Element. Parking requirements and the need for accessory structures to accommodate the disabled should not impede the efficient use of these sites.

2006-2014 Program Objective and Time Frame: Clarify via an amendment to the City's Zoning Ordinance by one year from the Housing Element adoption to make explicit provisions for Farmworker Housing, SRO's, Transitional and Supportive Housing, Emergency Shelters, and Housing for Persons with Disabilities. Develop objective standards to regulate Emergency Shelters as provided under SB 2. The amendment shall be made within one year of Housing Element adoption.

Program Financing: City of Holtville staff time

Responsible Agency: City of Holtville

23. Performance Monitoring Program

The City has been able to successfully implement programs and reach desired objectives due to active participation from City staff, non-profit partners, and quality developers. In order to continue an effective overall Housing Program, it is essential for the City to conduct a periodic assessment on progress, and report the finding to the legislative body to ensure goals are progressing satisfactorily.

2006-2014 Program Objective and Time Frame: The City will monitor Program success and shortfalls on an annual basis starting January 2009. The report findings will be presented to the Holtville City Council for discussion and action, if necessary.

Program Financing: City of Holtville staff time

Responsible Agency: City of Holtville

**Table 31
2006-2014 Housing Program Summary**

Housing Program	8-Year Objective	Funding Source	Responsible Agency
GOAL #1 Attract and Support Quality Single-Family Housing			
1. First-Time Homebuyer Program Provide financial assistance to lower income first-time homebuyers	Study the feasibility of a First-Time Homebuyer Program by fiscal year 2009	CDBG, HOME, and/or Redevelopment Set-Aside Funds	City of Holtville
2. Density Bonus and Incentives Program Provide a density bonus to developers who allocate 10% of single-family units to lower-income households.	Expand set-aside monies to provide incentives and subsidies to assist in the development of residential projects	City of Holtville staff time, Redevelopment set-aside funds	City of Holtville
3. Self-Help Housing Program Housing construction cost subsidies through technical assistance of low and moderate income self help builders.	Contact non-profit organizations who participate in self-help projects and assist or support when there's interest in applying for funding	City of Holtville staff time, State HCD, self-help "equity"	City of Holtville, Non-profit organizations
4. RHS Housing & Community Facilities Programs (Section 502) Direct Loans Direct financial assistance from HCFP in the form of a home loan for lower income.	Work with HCFP administrators to promote and make use of the Direct Loan Program to five local residents and/or developers	City of Holtville, staff time HCFP Administration	City of Holtville, USDA, and Developers
5. RHS Housing & Community Facilities Programs (Section 502) Loan Guarantees Guarantees loans made by private lenders	Work with HCFP administrators to promote and use the Loan Guarantee Program for five local residents and/or developers	City of Holtville, staff time HCFP Administration	City of Holtville, USDA, and Developers
6. Pursue Key Federal Funding Sources for Affordable Housing Pursue funding sources to subsidize housing development and affordability.	On annual basis, support or pursue additional funding sources from State or Federal Agency Programs	City of Holtville, staff time, CDBG, and HOME	City of Holtville
GOAL #2 Encourage and Promote Housing Diversity			
7. Planned Unit Development Program Planned Unit Developments (PUD's) provide flexible development options	City will commission the development of a draft PUD Ordinance, targeting affordability and consider adoption by end of 2009	Redevelopment Set-Aside funds, City of Holtville, staff time	City of Holtville
8. Mixed-Use Zoning Code Program Review of existing development standards to remove governmental constraints where feasible	Commission the review and analysis of the Mixed Use Zone development standards and amend Zoning Code if appropriate by end of 2009	SCAG, Compass Blue-print City of Holtville, staff time	City of Holtville
9. Tax Credit Rental Projects Support developers to pursue California tax credits (LIHTC) subsidies for the construction of affordable multi-family housing units	Coordinate with and support prospective developers in pursuit of tax credits to fund the construction of multi-family rent units	City of Holtville staff time, LIHTC funding	City of Holtville, private developers
GOAL #3 Conserve and Improve the Existing Affordable Housing Stock			
10. Housing Rehabilitation Program Rehabilitate and improve substandard housing of lower income households through low interest loans or grants	Review and amend the Housing Rehabilitation Program Guidelines by the end of 2008 and target assistance to 12 lower income households	CDBG, HOME, and Program Income	City of Holtville
11. Mobile Home Park Assistance Loan Program Provide financial assistance to mobile home park owners to assist in code compliance and park reinvestment	Study the feasibility of establishing a Mobile Home Park Assistance Loan Program and make a decision by the end of 2009	CDBG, HOME, Redevelopment Agency set-aside funds	City of Holtville,



<p>12. Weatherization Program Provide weatherization services to eligible participants in the City for energy conservation and housing cost reduction</p>	<p>Advertise the weatherization program in Housing Rehabilitation Program brochures.</p>	<p>State funding, IID, Southern California Gas Company</p>	<p>City of Holtville, Campesinos Unidos</p>
<p>13. Section 8 Rental Assistance Certificate/Voucher Program Rental subsidies to the very low income who spend over 30% of their income on rent</p>	<p>Conserve the 69 existing rent subsidies and for very low income households and support IVHA's efforts in pursuing Section 8 funds</p>	<p>HUD Section 8</p>	<p>Imperial Valley Housing Authority</p>
<p>14. Preservation of Publicly Assisted Low Income Housing Monitor of publicly assisted and subsidized housing to ensure affordability is maintained for lower income households</p>	<p>Maintain regular contact with the owner of Town and Country 42 Unit Apartments to determine the status of the building with respect to prepayment options</p>	<p>City of Holtville staff time</p>	<p>City of Holtville, IVHA</p>
<p>GOAL #4 Encourage Proactive and Planned Growth of the City</p>			
<p>15. Land Use Plan Update Evaluate existing and proposed residential land use designations to provide for a variety of residential types and densities</p>	<p>Continue to designate adequate residential sites to fulfill Holtville's regional housing need by income group</p>	<p>City of Holtville staff time</p>	<p>City of Holtville</p>
<p>16. Development Consistency With Adopted Plans Consistent review of proposed development for compliance with adopted plans & policies</p>	<p>Review all proposed development for compliance with the adopted plans, policies and regulatory codes and prohibit residential rezoning to nonresidential land uses</p>	<p>City of Holtville, staff time</p>	<p>City of Holtville</p>
<p>GOAL #5 Ensure the Provision of Decent Housing and A Suitable Living Environment for All Residents</p>			
<p>17. Nuisance Abatement Program Ensure safe living conditions and protect property values by removing hazards to residential land uses</p>	<p>Review Ordinance No. 444 by the end of 2008 and amend if needed to protect residents from unsafe living conditions</p>	<p>City of Holtville, staff time</p>	<p>City of Holtville</p>
<p>18. Non-Conforming Land Use Termination Identification and proper termination of "nonconforming" land uses for the purpose of protecting the public health, safety and general welfare of local residents</p>	<p>Review Chapter 17.58 of the Zoning Ordinance by end of 2008 on Non-Conforming Land Uses, amend if necessary and consider development of an Enforcement Program</p>	<p>City of Holtville, staff time</p>	<p>City of Holtville</p>
<p>19. Building Code Enforcement Implements Building Code Enforcement throughout the City of Holtville for public health and safety.</p>	<p>To review the feasibility of a local Building Code Enforcement Program</p>	<p>City of Holtville, CDBG Program Income, RDA</p>	<p>City of Holtville</p>
<p>GOAL #6 Promote and Support Equal Housing Opportunities for All Residents in Holtville</p>			
<p>20. Fair Housing Provides for arbitration services for private housing disputes for low income households.</p>	<p>To adequately refer housing complaints and promote equal housing laws and housing programs and resource availability</p>	<p>City of Holtville, staff time</p>	<p>City of Holtville, CRLA, HUD</p>
<p>21. Homeless Referral Program Addresses homeless issues through a network of assistance programs, services and facilities</p>	<p>Participate in the Imperial Valley Regional Taskforce on Homelessness and make referrals as needed</p>	<p>City of Holtville, staff time</p>	<p>City of Holtville, Catholic Charities</p>
<p>22. Zoning Clarification/Amendment Makes explicit provisions for Farmworker Housing, SROs, and Emergency Shelters, and Housing for Persons with Disabilities</p>	<p>Clarify via an amendment to the Zoning Ordinance by one year from HE adoption to make provisions for Special Needs Groups Housing</p>	<p>City of Holtville, staff time</p>	<p>City of Holtville</p>
<p>23. Performance Monitoring Program Monitors adopted housing programs and provides for the periodic reporting towards reaching desired housing objectives.</p>	<p>Monitor program success and shortfalls on a routine basis and report findings to City Council for action as needed</p>	<p>City of Holtville, staff time</p>	<p>City of Holtville</p>



D. Quantified Housing Goals

The quantifiable goals from the 2006-2014 planning period differ from the quantifiable goals of the previous planning period. In the 2000-2005 planning period the Regional Housing Needs Assessment prepared by SCAG allocated the need for a total of 106 housing units to the City of Holtville. Approximately, 25 percent were allocated towards very low income household needs. It should be noted that SCAG does not utilize the same income limits as HUD. According to the HUD income limits Extremely Low is described as 30 percent below the median household income, however, SCAG does not utilize an Extremely Low income category. Based on the City jurisdiction needs, it is anticipated that 50 percent of the Very Low income category will be utilized for Extremely Low income Households which will be approximately: 17 households for new construction, 12 households for rehabilitation, and 8 households for conservation/preservation. In the 2006-2014 planning period, the same percentage was allocated for this category; however, a lower percentage was allocated towards the low income category. In the current planning period, only 16.5 percent compared to 19.5 was allocated towards the same category. The percentages were also reduced in the moderate income category in comparison to the previous planning period. The housing needs have instead been allocated to the above moderate income category. In the 2006-2014 planning period 42.4 percent of housing units are allocated for above moderate income households.

**Table 32
Quantified Housing Objectives 2006-2014**

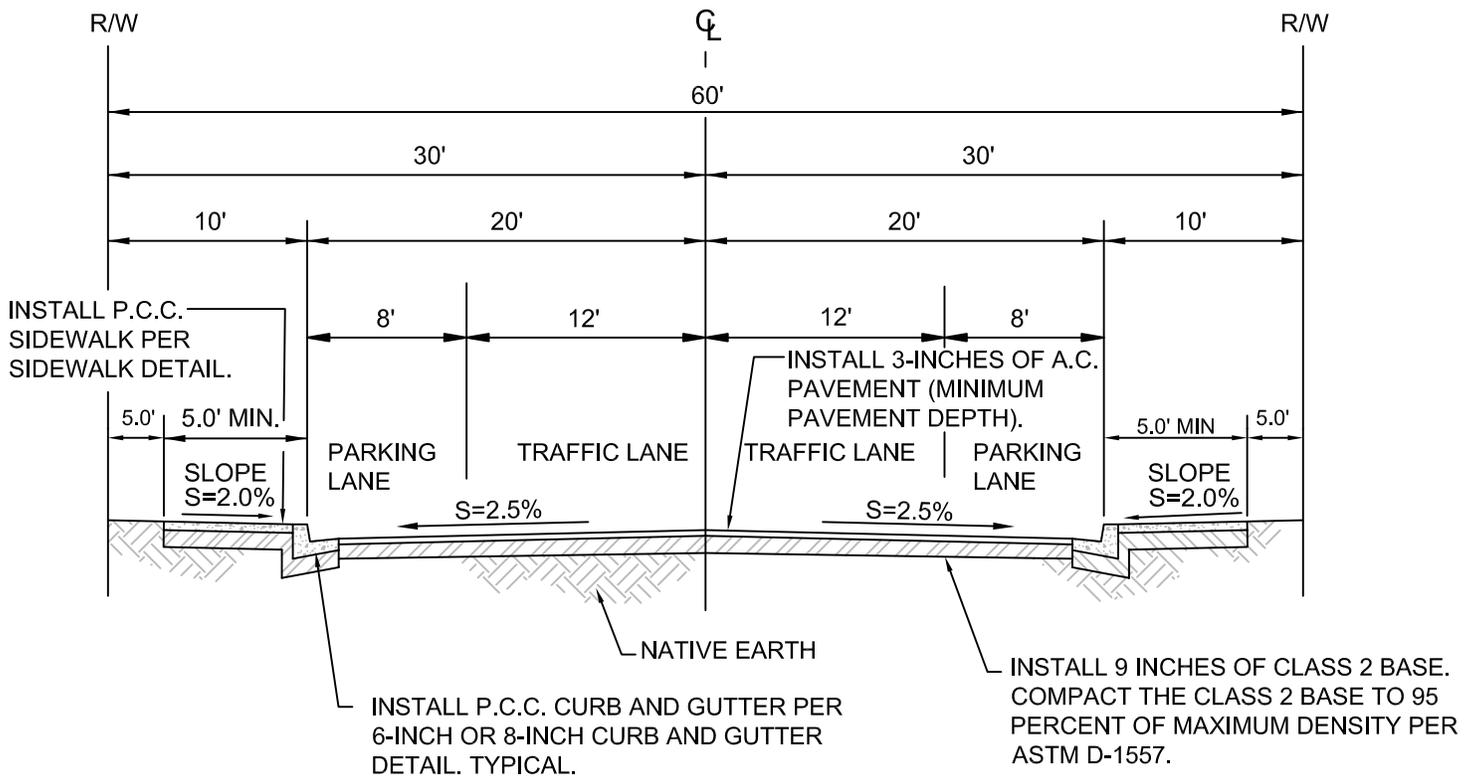
	New Construction	Rehabilitation	Conservation/Preservation
Very Low Income	35	25	16
Low Income	23	25	26
Moderate Income	22	0	0
Above Moderate Income	59	0	0
Total	139	50	42

Source: Final Regional Housing Need Allocation adopted by SCAG Regional Council 7/12/07

The City of Holtville is already making progress towards the Regional Housing Needs Assessment for the 2006-2014 planning period. Thus far, the City has met its allocation in the very low income and low income category due to aggressive partnerships and the use of government subsidies. To date, 35 units have been constructed targeting households in the very low income category and 45 targeting the low income category. The City only needs to construct 19 additional units, targeting moderate income households and 59 targeting above moderate income households for the remaining planning period of 2006-2014 to meet its Goals. The Goals, Policies, and Objectives outlined in this Housing Element for the 2006-2014 planning period are structured accordingly to meet the remaining housing needs of moderate and above moderate income households while facilitating upward mobility opportunities to the low and very low income households.



Appendix A



TYPICAL SECTION

NOTES:

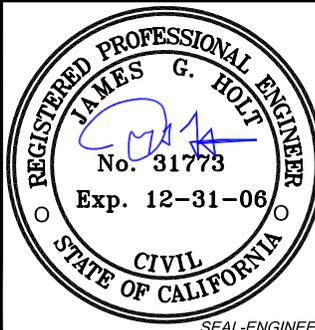
1. THIS TYPICAL SECTION SHALL BE USED ON LOCAL STREETS WHICH PROVIDE DIRECT ACCESS TO INDIVIDUAL PROPERTIES BY LOCAL TRAFFIC. IT IS RECOMMENDED LOCAL STREETS CARRY LESS THAN 500 ADT UPON ULTIMATE DEVELOPMENT OF THE AREA. THE RIGHT OF WAY AND STREET WIDTHS ILLUSTRATED ON THIS STANDARD DRAWING ARE IN CONFORMANCE WITH THE CIRCULATION ELEMENT OF THE GENERAL PLAN ADOPTED BY THE CITY OF HOLTVILLE IN 2003.
2. THE MINIMUM A.C. PAVEMENT AND CLASS 2 BASE DEPTHS ARE NOTED BY THIS DETAIL. THE GEOTECHNICAL REPORT FOR SPECIFIC DEVELOPMENTS MAY REQUIRE GREATER A.C. PAVEMENT AND CLASS 2 BASE DEPTHS. THE GEOTECHNICAL REPORT SHALL ADDRESS THE NATIVE SUBBASE PREPARATION REQUIREMENTS BENEATH THE STREET SECTION.

• 1561 S. 4th Street
El Centro, California 92243
(760) 337-3883

• 619 Paulin Avenue
Suite 105
Calexico, California 92231
(760) 357-8505

• 321 W. Hobsonway, Suite A
Blythe, California 92225
(760) 922-4658

• 425 E. Main Street P.O. Box 2532
Quartzsite, Arizona 85346
(928) 927-8699



**CITY OF HOLTVILLE
LOCAL STREET WITH
PARKING LANES**

PREPARED BY:

James G. Holt
JAMES G. "JACK" HOLT

R.C.E. NO. 31773
EXP. DATE: 12-31-06

SHEET NO.

S 101

SCALE:
NTS

DATE:

3-15-05

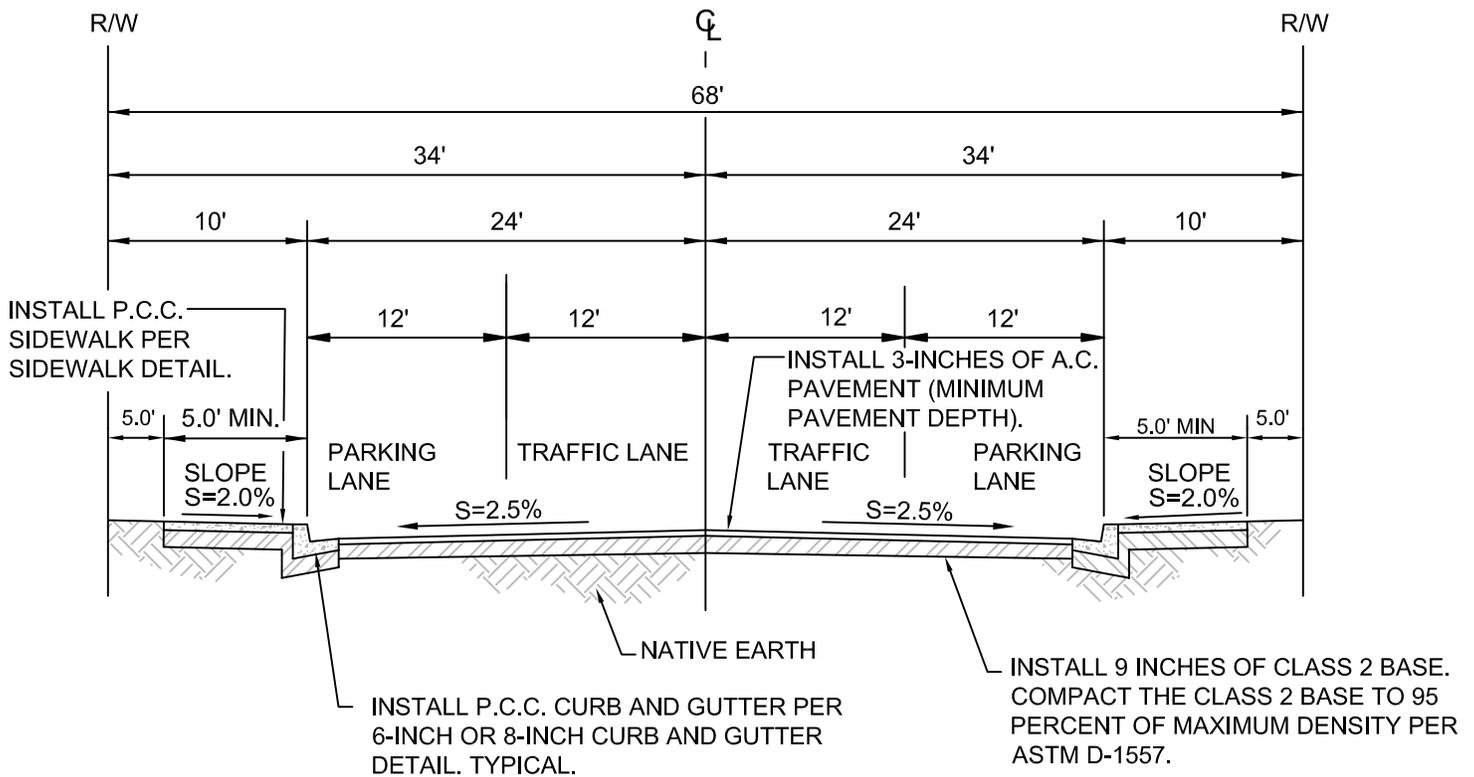
PROJECT NO.

THG 116.155E

The Holt Group Inc.
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SEAL-ENGINEER



TYPICAL SECTION

NOTES:

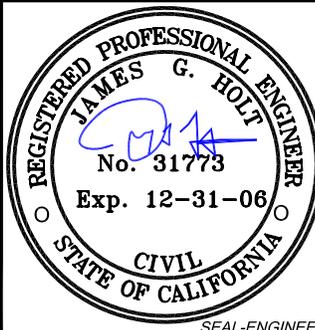
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CITY OF HOLTVILLE
LOCAL STREET WITH
PARKING LANES

PREPARED BY:

James G. Holt
JAMES G. "JACK" HOLT

R.C.E. NO. 31773
EXP. DATE: 12-31-06

SHEET NO.

S 102

SCALE:
NTS

DATE:

3-15-05

PROJECT NO.

THG 116.155E

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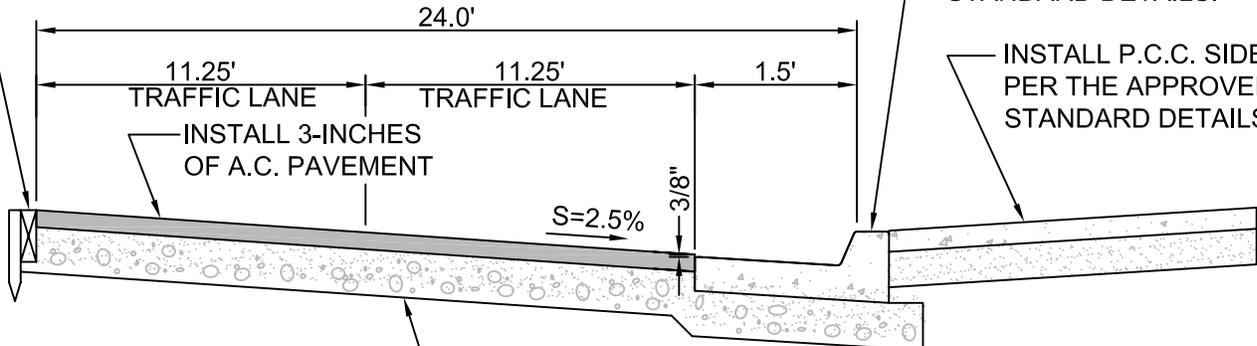


SEAL-ENGINEER

INSTALL 2" X 6" TREATED WOOD BOARD. SECURE THE 2" X 6" BOARD WITH 2-INCH X 4-INCH X 18" LONG WOOD STAKES PLACED 4-FOOT ON CENTER. SECURE THE BOARD TO THE WOOD STAKES WITH THREE (3) 16 CC SINKER NAILS. TYPICAL.

INSTALL P.C.C. CURB AND GUTTER PER THE APPROVED CITY STANDARD DETAILS.

INSTALL P.C.C. SIDEWALK PER THE APPROVED CITY STANDARD DETAILS.



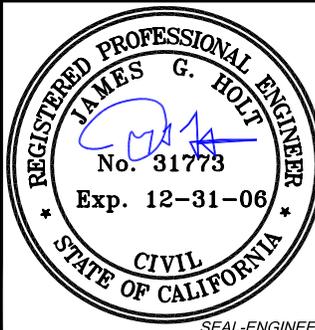
INSTALL 9-INCHES OF CLASS 2 BASE. COMPACT THE CLASS 2 BASE TO 95 PERCENT OF MAXIMUM DENSITY PER ASTM D-1557.

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CITY OF HOLTVILLE

HALF WIDTH STREET SECTION
FOR LOCAL STREETS

PREPARED BY:

James G. Holt
JAMES G. "JACK" HOLT

R.C.E. NO. 31773
EXP. DATE: 12-31-06

SHEET NO.

S 112

SCALE:
NTS

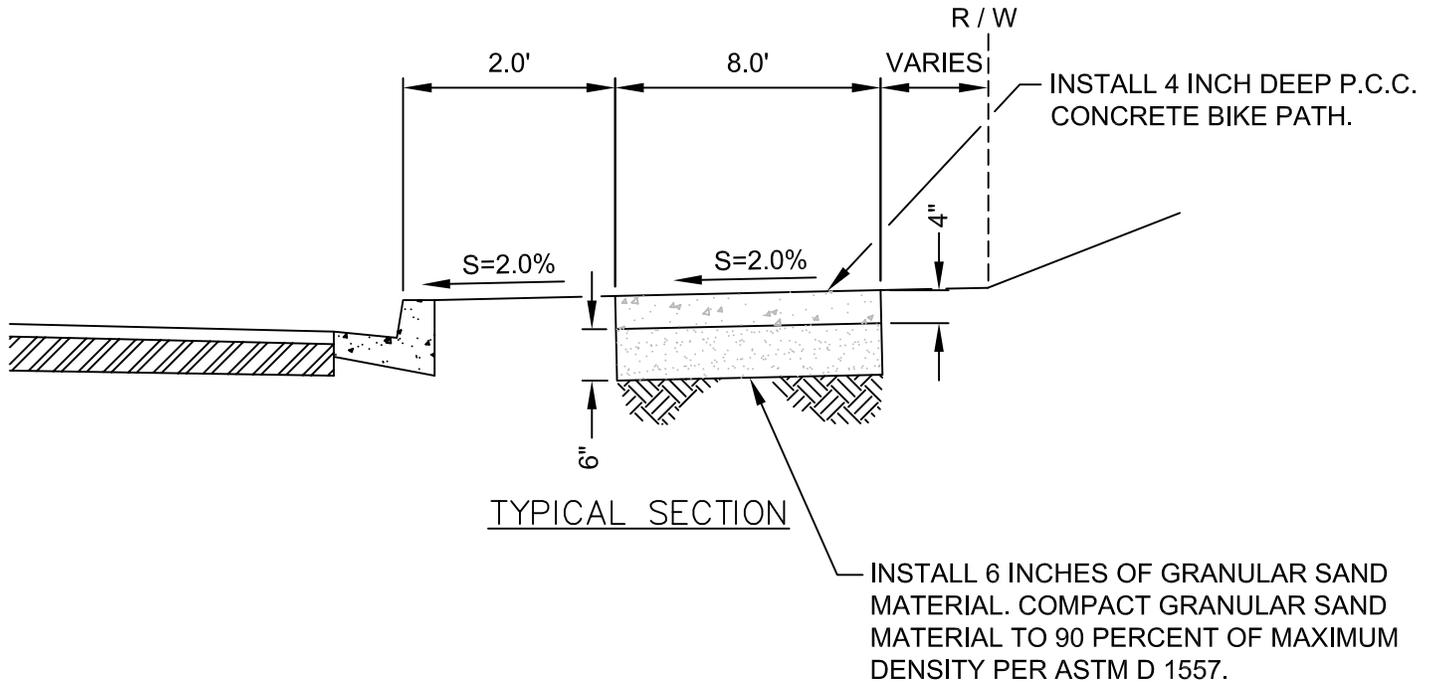
DATE:
3-15-05

PROJECT NO.
THG 116.155E

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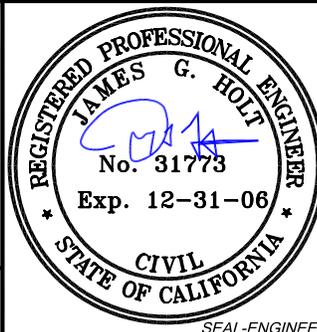
SEAL-ENGINEER



NOTES FOR P.C.C. BIKE PATH

- ① PLACE WEAKENED PLANE JOINT EVERY 8 LINEAL FEET ALONG THE BICYCLE PATH.
- ② PLACE EXPANSION JOINT MATERIAL ALONG THE BICYCLE PATH EVERY 64 FEET. EXPANSION JOINT MATERIAL TO BE COMPOSED OF 1/2" FIBER BOARD INSTALLED ACROSS THE FULL SECTION OF THE BICYCLE PATH.
- ③ THE BICYCLE PATH SURFACE SHALL RECEIVE A DOUBLE TROWEL FINISH.
- ④ THE P.C.C. SHALL CONTAIN 6 1/2 SACKS OF CEMENT PER CUBIC YARD AND ATTAIN A COMPRESSIVE STRENGTH OF 4,500 PSI AFTER 28 DAYS OF CURING. THE P.C.C. SHALL CONTAIN 1 1/2 LBS. OF POLYPROPYLENE FIBER PER CUBIC YARD. THE POLYPROPYLENE FIBER SHALL BE MANUFACTURED BY FIBER MESH.

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Quartzsite, Arizona 85346
(928) 927-8699



**CITY OF HOLTVILLE
BICYCLE PATH
OFF-ROADWAY**

PREPARED BY:
[Signature]
JAMES G. "JACK" HOLT
R.C.E. NO. 31773
EXP. DATE: 12-31-06

SHEET NO.
S 113

The Holt Group Inc.
ENGINEERING • PLANNING • SURVEYING



SCALE: NTS DATE: 3-15-05 PROJECT NO. THG 116.155E

Appendix B

FEE COMPARISON TABLE

	Holtville	Calexico	Imperial	Brawley	I.C.
Item					
Minor Zone Variance – all ROW encroachments & project valuations less than \$100,000	\$300+ \$1,000 Deposit	\$300/+ \$1,000 Deposit	\$235+ \$1,000 Deposit	\$400/+TM at \$50 hour	\$1,000 Fee
Major Zone Variance – includes project valuations greater than \$100,000	\$300+ \$5,000 Deposit	\$300+ \$5,000 Deposit	\$320+ \$5,000 Deposit	\$400/+TM at \$50 hour \$5,000 Deposit on major projects	\$1,000 Fee
Minor Conditional Use – all secondary dwelling units & project valuation less than \$100,000	\$250+ \$1,000 Deposit	\$250+ \$1,000 Deposit	\$205+ \$1,000 Deposit	\$300/+TM at \$50 hour	\$3,300 Fee
Major Conditional Use - project valuations greater than \$100,000	\$350 \$5,000 Deposit	\$350+ \$5,000 Deposit	\$320+ \$5,000 Deposit	\$400/+TM \$5,000 Deposit on major projects	\$11,000 Deposit
Zone Change & Pre-Zone	\$500+\$5.00/acre \$5,000 Deposit	\$500+\$5/acre \$5,000 Deposit	Minor: \$205 Major: \$320 \$5,000 Deposit	\$700/+TM at \$50 hour+ all consultant fees	\$11,500 Deposit
General Plan Amendment	\$750+\$5.00/acre \$5,000 Deposit	\$750+\$5/acre \$5,000 Deposit	\$525 + \$5/unit \$5,000 Deposit	\$900/+TM at \$50 hour+ all consultant fees	\$12,000 Deposit
Environmental Review - CEQA Initial Study with a Negative Declaration	\$300+ \$1,000 Deposit	\$300+ \$1,000 Deposit	\$175+ \$1,000 Deposit	\$600	\$2,500 Fee
Environmental Review - CEQA Initial Study with Mitigated Negative Dec	\$350+ \$15,000 Deposit	\$350+ \$15,000 Deposit	\$325+ \$15,000 Deposit	\$600/+TM at \$50 hour+ all consultant fees	\$5,200 Deposit
Environmental Review - CEQA Initial Study with EIR	\$500 \$15,000 Deposit	\$500+ \$15,000 Deposit	\$500+ \$15,000 Deposit	\$800/+ all consultant fees	Consultant Cost
Tentative Parcel Map (minor subdivision= less than 4 lots)	\$550+\$10/acre \$5,000 Deposit	\$550 +\$10/acre+ \$5,500 Deposit	\$351+ \$5,000 Deposit	\$400+\$5.00/lot+ TM at \$50 hour	\$5,700 Deposit
Tentative Subdivision Map (major subdivision - 5 or more lots)	\$800+\$10/lot \$15,000 Deposit	\$250+ \$5,000 Deposit	\$470+\$5/lot \$15,000 Deposit	\$600+\$5.00/lot+ TM at \$50 hour+ all consultant fees	\$12,000 Deposit
Revised Tentative Parcel Map (minor)	\$350	\$350	\$351	50% of original fee	TM
Revised Tentative Subdivision Map (major)	\$450.00	\$450	\$470	50% of original fee	TM
Final Parcel Map (Waiver) (4 or less lots)	\$175+ \$1,000 Deposit	\$175+ \$1,000 Deposit	\$175+ \$1,000 Deposit	\$300	TM
Final Subdivision Map (5 or more lots)	\$250+ \$5,000 Deposit	\$250+ \$5,000 Deposit	\$235+ \$5,000	\$200+\$5.00/lot+ TM at \$50 hour	\$12,000 Deposit
Lot Line Adjustment	\$175+ \$1,000 Deposit	\$175+ \$1,000 Deposit	\$175 \$1,000 Deposit	\$200+ TM at \$50 hour	\$3,350 Fee
Site Plan Review/Plan Check (Building)	\$300	\$300	\$60	\$200	\$600 Residential \$1,500 Commercial
Time Extension	\$115	\$115	\$115	\$100-\$200	\$400
Planning Commission Appeal to City Council	\$120.00	\$120	\$120	\$200	\$650
Street Alley Vacation	\$175+ \$1,000 Deposit	\$175+ \$1,000 Deposit	\$175+ \$1,000 Deposit	\$500	TM
Condominium Conversion	\$300+ \$5,000 Deposit	\$300+ \$5,000 Deposit	\$295+ \$5,000 Deposit	Major project \$5,000 Deposit	TM
Home Occupation Permit	\$75	\$75	\$75	\$300	\$3,300
Signs	\$60	\$60	\$60		
Permit to Perform Work (struct, signs, fences, etc.)	\$22		\$22		
Annexations	\$500/acre+ \$15,000 Deposit	\$500/acre \$15,000 Deposit	\$500/acre + \$15,000 Deposit	\$800+500/acre+ Deposit TBD	TM+SPA Review \$13,500 Deposit
Off-site Improvements: City Engineer Review & Public Works	3% of project cost \$10,000 Deposit	3% of project Cost \$10,000 Deposit	3% of the estimated cost \$10,000 Deposit	1.5% Plan Check + 2% Inspection Fees of project costs	TM
Encroachment Permit	\$75	\$75	\$75		TM \$81 Hour

Appendix C

CITY OF HOLTVILLE VACANT SITES

ASSESSORS PARCEL NUMBER APN	General Plan Land Use Classification	Zoning	Vacant Lots Acreage	Permitted Density	Net Potential Units
045-111-037	Low Density Residential	R-1	0.17	(1 DU/6,000 SF) 7 DU/Acre	1
045-121-001	Low Density Residential	R-1	0.124	(1 DU/6,000 SF) 7 DU/Acre	0
045-124-001	Medium Density Residential	R-2	0.193	(8 DU/43,560 SF) 8 DU/Acre	1
045-131-004	Low Density Residential	R-1	0.193	(1 DU/6,000 SF) 7 DU/Acre	1
045-132-022	Low Density Residential	R-1	0.193	(1 DU/6,000 SF) 7 DU/Acre	1
045-162-017	Low Density Residential	R-1	0.257	(1 DU/6,000 SF) 7 DU/Acre	1
045-193-006	Low Density Residential	R-1	0.24	(1 DU/6,000 SF) 7 DU/Acre	1
045-212-012	Low Density Residential	R-1	0.08	(1 DU/6,000 SF) 7 DU/Acre	0
045-204-013	Medium Density Residential	R-2	0.077	(8 DU/43,560 SF) 8 DU/Acre	0
045-252-018	Medium Density Residential	R-2	0.193	(8 DU/43,560 SF) 8 DU/Acre	1
045-253-006	Residential Commercial Mixed Use	R-C	0.08	(20 DU/43,560 SF) 20 DU/Acre	1
045-253-007	Residential Commercial Mixed Use	R-C	0.08	(20 DU/43,560 SF) 20 DU/Acre	1
045-253-027	Residential Commercial Mixed Use	R-C	0.08	(20 DU/43,560 SF) 20 DU/Acre	1
045-261-017	Residential Commercial Mixed Use	R-C	0.08	(20 DU/43,560 SF) 20 DU/Acre	1
045-261-021	Residential Commercial Mixed Use	R-C	0.12	(20 DU/43,560 SF) 20 DU/Acre	2
045-261-022	Residential Commercial Mixed Use	R-C	0.16	(20 DU/43,560 SF) 20 DU/Acre	3
045-261-023	Residential Commercial Mixed Use	R-C	0.16	(20 DU/43,560 SF) 20 DU/Acre	3
045-264-006	Medium Density Residential	R-2	0.096	(8 DU/43,560 SF) 8 DU/Acre	0
045-264-007	Medium Density Residential	R-2	0.096	(8 DU/43,560 SF) 8 DU/Acre	0
045-330-035	Medium Density Residential	R-2	1.6	(8 DU/43,560 SF) 8 DU/Acre	12
045-330-033	Medium Density Residential	R-4	5.29	(1 SPACE/5,000 SF) 8 SPACES/Acre	42
045-330-079	Low Density Residential	R-1	0.23	(1 DU/6,000 SF) 7 DU/Acre	1
045-330-080	Low Density Residential	R-1	0.2	(1 DU/6,000 SF) 7 DU/Acre	1
045-570-017	Low Density Residential	R-1	31.33	(1 DU/6,000 SF) 7 DU/Acre	219
045-570-060	Low Density Residential	R-1	0.9	(1 DU/6,000 SF) 7 DU/Acre	6
045-634-013	Low Density Residential	R-1	4.13	(1 DU/6,000 SF) 7 DU/Acre	28
050-214-010	Low Density Residential	R-1	0.22	(1 DU/6,000 SF) 7 DU/Acre	1
050-214-011	Low Density Residential	R-1	0.22	(1 DU/6,000 SF) 7 DU/Acre	1
050-214-012	Low Density Residential	R-1	0.137	(1 DU/6,000 SF) 7 DU/Acre	0
050-214-013	Low Density Residential	R-1	0.15	(1 DU/6,000 SF) 7 DU/Acre	1
050-214-014	Low Density Residential	R-1	0.17	(1 DU/6,000 SF) 7 DU/Acre	1
050-214-015	Low Density Residential	R-1	0.18	(1 DU/6,000 SF) 7 DU/Acre	1

050-214-016	Low Density Residential	R-1	0.148	(1 DU/6,000 SF) 7 DU/Acre	1
050-214-017	Low Density Residential	R-1	0.137	(1 DU/6,000 SF) 7 DU/Acre	0
050-214-018	Low Density Residential	R-1	0.2	(1 DU/6,000 SF) 7 DU/Acre	1
050-214-019	Low Density Residential	R-1	0.183	(1 DU/6,000 SF) 7 DU/Acre	1
050-214-020	Low Density Residential	R-1	0.137	(1 DU/6,000 SF) 7 DU/Acre	0
050-214-021	Low Density Residential	R-1	0.137	(1 DU/6,000 SF) 7 DU/Acre	0
050-214-022	Low Density Residential	R-1	0.137	(1 DU/6,000 SF) 7 DU/Acre	0
050-214-023	Low Density Residential	R-1	0.15	(1 DU/6,000 SF) 7 DU/Acre	1
050-214-024	Low Density Residential	R-1	0.148	(1 DU/6,000 SF) 7 DU/Acre	1
050-214-025	Low Density Residential	R-1	0.137	(1 DU/6,000 SF) 7 DU/Acre	0
050-214-026	Low Density Residential	R-1	0.137	(1 DU/6,000 SF) 7 DU/Acre	0
050-214-027	Low Density Residential	R-1	0.137	(1 DU/6,000 SF) 7 DU/Acre	0
050-216-002	Low Density Residential	R-1	0.52	(1 DU/6,000 SF) 7 DU/Acre	3
050-216-003	Low Density Residential	R-1	0.137	(1 DU/6,000 SF) 7 DU/Acre	0
050-216-004	Low Density Residential	R-1	0.148	(1 DU/6,000 SF) 7 DU/Acre	1
050-216-005	Low Density Residential	R-1	0.137	(1 DU/6,000 SF) 7 DU/Acre	0
050-216-006	Low Density Residential	R-1	0.184	(1 DU/6,000 SF) 7 DU/Acre	1
050-216-007	Low Density Residential	R-1	0.157	(1 DU/6,000 SF) 7 DU/Acre	1
050-216-008	Low Density Residential	R-1	0.14	(1 DU/6,000 SF) 7 DU/Acre	0
050-216-009	Low Density Residential	R-1	0.145	(1 DU/6,000 SF) 7 DU/Acre	1
050-216-010	Low Density Residential	R-1	0.15	(1 DU/6,000 SF) 7 DU/Acre	1
050-216-011	Low Density Residential	R-1	0.16	(1 DU/6,000 SF) 7 DU/Acre	1
050-216-012	Low Density Residential	R-1	0.16	(1 DU/6,000 SF) 7 DU/Acre	1
050-216-013	Low Density Residential	R-1	0.148	(1 DU/6,000 SF) 7 DU/Acre	1
050-216-014	Low Density Residential	R-1	0.148	(1 DU/6,000 SF) 7 DU/Acre	1
Total			51.551		350

Glossary



Glossary

A

Access: A way of approaching or entering a property, including ingress (the right to enter) and egress (the right to leave).

Acres, Gross: The total area of a site, including those areas that cannot be built upon.

Acres, Net: The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, public open space, and flood ways.

ADT: Average daily trips made by vehicles in a 24-hour period.

Affordability Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Affordable Housing: Under State and federal statutes, housing that costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Air Basin: A geographical area in California defined as a distinct air basin for the purpose of managing the air resources of the State on a regional basis. An air basin generally has similar meteorological and geographic conditions throughout. The State is currently divided into 15 air basins.

Air Pollution: The presence of contaminants in the air in concentrations that exceed naturally occurring quantities and are undesirable or harmful.

Air Quality Standards: The prescribed (by the Environmental Protection Agency and the California Air Resources Board) level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

Ambient Noise Level: The overall noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Annexation: The incorporation of a land area into an existing city with a resulting change in the boundaries of that city.

Arterial: A major street carrying the traffic of local and collector streets to and from freeways and other major streets, with controlled intersections and generally providing direct access to nonresidential properties.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

At-Risk Housing: Multi-family rental housing that is at risk of losing its status as housing affordable for low and moderate income tenants due to the expiration of federal, state or local agreements.

A-Weighted Decibel (dBA): A numerical method of rating human judgement of loudness. The A-weighted scale reduces the effects of low and high frequencies in order to simulate human hearing.

B

Bike Lane: A corridor expressly reserved by markings for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles (Class 2 Bikeway).

Bike Path: A paved route not on a street or roadway, and expressly reserved for bicycles. Bike paths may parallel roads but typically are separated from them by landscaping (Class I Bikeway).

Bike Route: A facility shared with motorists and identified only by signs. A bike route has no pavement markings or lane stripes (Class 3 Bikeway).

Blight: A condition of a site, structure, or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility. The Community Redevelopment Law (Health and Safety Code, Sections 33031 and 33032) contains a definition of blight used to determine eligibility of proposed redevelopment project areas.

Buffer: A strip of land designated to protect one type of land use from another with which it is incompatible. Where a commercial district or agricultural uses abuts a residential district, for example, additional use, yard, or height restrictions may be imposed to protect residential properties. The term may also be used to describe any zone that separates two unlike zones such as a multifamily housing zone between single-family housing and commercial uses.

Building: Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind or nature.

C

California Department of Housing and Community Development - HCD: The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) may be required to be prepared and certified as to its

adequacy before taking action on the proposed project.

Caltrans: California Department of Transportation.

Capital Improvement Program (CIP): A proposed timetable or schedule of all future capital improvements (government acquisition of real property, major construction project, or acquisition of long lasting, expensive equipment) to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means of financing each project. Capital improvement programs are usually projected five or six years in advance and should be updated annually.

Census: The official decennial enumeration of the population conducted by the federal government.

City: City, with a capital "C," generally refers to the government or administration of the City of Holtville. City, with a lower case "c" may mean any city.

Collector: A street for traffic moving between arterial and local streets, generally providing direct access to properties.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

Community Noise Equivalent Level (CNEL): The average equivalent sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7 p.m. to 10 p.m. and after addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m. See also "A-Weighted Decibel."

Community Redevelopment Agency (CRA): A local agency created under California Redevelopment Law, or a local legislative body which has elected to exercise the powers granted to such an agency, for the purpose of planning, developing, replanning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specified area with residential, commercial, industrial, and/or public (including recreational) structures and facilities. The redevelopment agency's plans must be compatible with adopted community General Plans.

Compatibility: The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. The designation of permitted and conditionally permitted uses in zoning districts is intended to achieve compatibility within the district. Some elements affecting compatibility include: intensity of occupancy as measured by dwelling units per acre; pedestrian or vehicular traffic generated; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, or the presence of hazardous materials. On the other hand, many aspects of compatibility are based on personal preference and are much harder to measure quantitatively, at least for regulatory purposes.

Condominium: A building, or group of buildings, in which units are owned individually,

and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis.

Conservation: The management of natural resources to prevent waste, destruction or neglect.

Coverage: The proportion of the area of the footprint of a building in relation to the area of the lot on which it stands.

D

Decibel (dB): A unit for describing the amplitude of sound, as it is heard by the human ear. See also "A-Weighted Decibel," "Community Noise Equivalent Level," and "Day-Night Average Level."

Density: The number of dwelling units per unit of land; for the purposes of this General Plan density is the number of dwelling units per net acre of land (du/acre), exclusive of existing or proposed streets and rights-of-way. Thus, the density of a development of 100 units occupying 20 net acres is 5.0 units per net acre.

Density Bonus: The allocation of development rights as required by State law that allow a parcel to be developed at a higher residential density than the maximum for which the parcel is designated, in exchange for the provision of a certain percentage of those units as affordable.

Developer: An individual or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development: The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance, and any use or extension of the use of land.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Domestic water; potable water: Water that has undergone adequate treatment and is considered suitable for human drinking and cooking uses.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a household.

E

Economic Base: The production, distribution and consumption of goods and services within a planning area.

Elderly Household: As defined by HUD, elderly households are one- or two- member (family or non-family) households in which the head or spouse is age 62 or older.

Element: A division of the General Plan referring to a topic area for which goals, policies, and programs are defined (e.g., land use, housing, circulation).

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Endangered Species: A species of animal or plant is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.

Entitlement City: A city, which based on its population, is entitled to receive funding directly from HUD. Examples of entitlement programs include CDBG and HOME.

Environment: The sum of all external conditions and influences affecting the life, development and, ultimately, the survival of an organism.

F

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental Program and many other HUD programs and are published annually by HUD.

Fault: A fracture in the earth's crust forming a boundary between rock masses that have shifted.

FEMA: Federal Emergency Management Agency.

Fire Flow: A rate of water flow that should be maintained to halt and reverse the spread of a fire.

First-Time Homebuyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

Flood Plain: A lowland or relatively flat area adjoining the banks of a river or stream which is subject to a one percent or greater chance of flooding in any given year (i.e., 100-year flood).

Floor Area Ratio (FAR): The ratio between the total gross floor area of all buildings on a lot and the total land area of that lot; usually expressed as a numerical value (e.g., a building having 5,000 square feet of gross floor area located on a lot of 10,000 square feet in area has a floor area ratio of 0.5, sometimes also designated as a FAR of 0.5:1).

G

General Plan: A legal document which takes the form of a map and accompanying text adopted by the local legislative body. The plan is a compendium of policies regarding the long-term development of a jurisdiction. The state requires the preparation of seven elements or divisions as part of the plan: land use, housing, circulation, conservation, open space, noise, and safety. Additional elements pertaining to the unique needs of an agency are permitted.

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable; a broad statement of intended direction and purpose (e.g., "A balance of land use types within the city").

Grade: The degree of rise or descent of a sloping surface.

Greenbelt: An open area which may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.

Ground Failure: Mudslide, landslide, liquefaction or the compaction of soils due to ground shaking from an earthquake.

Ground Shaking: Ground movement resulting from the transmission of seismic waves during an earthquake.

Group Quarters: A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals

are housed.

Growth Management: Techniques used by government to control the rate, amount and type of development.

H

Habitat: The physical location or type of environment in which an organism or biological population lives or occurs.

Hazardous Materials: An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals and nuclear fuels.

HCD: The State Department of Housing and Community Development.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

Household: According to the Census, a household is all persons living in a dwelling unit whether or not they are related. Both a single person living in an apartment and a family living in a house are considered households.

Household Income: The total income of all the people living in a household. Households are usually described as very low income, low income, moderate income, and upper income for that household size, based on their position relative to the county median income.

Housing Problems: Defined by HUD as a household that: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing

housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is "project" or "unit" based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be "tenant-based."

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

HUD: Please see U. S. Department of Housing and Urban Development.

I

Implementation Program: An action, procedure, program, or technique that carries out General Plan policy.

Income Category: Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Very Low (0-50% of County median); Low (50-80% of County median); Moderate (80-120% of County median); and Upper (over 120% of County median).

Infrastructure: The physical systems and services which support development and population, such as roadways, railroads, water, sewer, natural gas, electrical generation and transmission, telephone, cable television, storm drainage, and others.

Intensity: A measure of the amount or level of development often expressed as the ratio of building floor area to lot area (floor area ratio) for commercial, business, and industrial development, or dwelling units per acre of land for residential development (also called "density"). For the purposes of this General Plan, the intensity of non-residential development is described through the use of floor area ratio and building floor area square footage.

Intersection: Where two or more roads cross at grade.

Issue: A problem, constraint, or opportunity which becomes the basis for community action.

J

Joint Powers Authority (JPA): A legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.

K

No terms.

L

Landscaping: Planting, including, but not limited to, trees, shrubs, and ground covers, suitably designed, selected, installed, and maintained to enhance a site or right-of-way.

Land Use: A description of how land is occupied or used.

Land Use Plan: A plan showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational and other public and private purposes or combination of purposes.

Landslide: A general term for a falling or sliding mass of soil or rocks.

Large Household: A household with 5 or more members.

Liquefaction: A process by which water-saturated granular soils transform from a solid to a liquid state due to groundshaking. This phenomenon usually results from shaking from energy waves released in an earthquake.

Local Agency Formation Commission (LAFCO): A five or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve such proposals.

Local Street: A street providing direct access to properties and designed to discourage through-traffic.

Lot: The basic unit of land development. A designated parcel or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon as a unit.

LOS: Level of Service of roadway and intersection operations.

M

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market Rate Housing: Housing that is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mitigate: To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mobile Home: A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

N

National Environmental Policy Act (NEPA): An act passed in 1974 establishing federal legislation for national environmental policy, a council on environmental quality, and the requirements for environmental impact statements.

National Flood Insurance Program: A federal program which authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

Noise: Any undesired audible sound.

Noise Exposure Contours: Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and Ldn are the metrics utilized to describe community noise exposure.

Non-Attainment: The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality.

NPDES: National Pollutant Discharge Elimination System.

O

Open Space: Any parcel or area of land or water essentially unimproved and set aside, designated, dedicated or reserved for public or private use or enjoyment.

Ordinance: A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment, or cost burden, exists if gross housing costs exceed 50 percent of gross income.

Ozone: An oxidant, O₃, that makes up the largest single portion of smog.

P

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Particulate: A minute, separate airborne particle of such materials as dust, smoke and pollen.

Planning Area: The planning area is the land area addressed by the General Plan. The planning area boundary may coincide with the Sphere of Influence, which encompasses land both within the City limits and potentially annexable land, or may encompass land both within the City limits and in the surrounding area that relates to the City's long-range planning.

Physical Defects: A housing unit lacking complete kitchen or bathroom facilities (U.S. Census definition). Jurisdictions may expand the Census definition in defining units with physical defects.

Policy: Statements guiding action and implying clear commitment found within each element of the General Plan (e.g., "Provide incentives to assist in the development of affordable housing").

Pollution: The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Program: A coordinated set of specific measures and actions (e.g., zoning, subdivision procedures, and capital expenditures) the local government intends to use in carrying out the policies of the General Plan.

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

R

Redevelopment: Redevelopment, under the California Community Redevelopment Law, is a process with the authority, scope, and financing mechanisms necessary to provide stimulus to reverse current negative business trends, remedy blight, provide job development incentives, and create a new image for a community. It provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare. In a more general sense, redevelopment is a process in which existing development and use of land is replaced with newer development and/or use.

Redevelopment Agency: California Redevelopment Law provides authority to establish a Redevelopment Agency with the scope and financing mechanisms necessary to pursue redevelopment. Redevelopment law requires an Agency to set aside 20 percent of all tax increment dollars generated from each redevelopment project area for the purpose of increasing and improving the community's supply of housing for low and moderate income households.

Regional: Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad homogeneous area.

Regional Housing Needs Assessment (RHNA): The Regional Housing Needs Assessment (RHNA) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the SCAG (Southern California Association of Governments) region. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Regulation: A rule or order prescribed for managing government.

Rehabilitation: The upgrading of a building in previously dilapidated or substandard condition, for human habitation or use.

Right-of-Way: A strip of land acquired by reservation, dedication, prescription or condemnation and intended to be occupied or currently occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary or storm sewer, or other similar uses.

Risk: The danger or degree of hazard or potential loss.

S

SCAG: Southern California Association of Governments.

Section 8 Rental Voucher/Certificate Program: A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

Seiche: An earthquake-generated wave in an enclosed body of water such as a lake, reservoir, or bay.

Seismic: Caused by or subject to earthquakes or earth vibrations.

Sensitive Species: Includes those plant and animal species considered threatened or endangered by the U.S. Fish and Wildlife Service and/or the California Department of Fish and Game according to Section 3 of the Federal Endangered Species Act. Endangered - any species in danger of extinction throughout all, or a significant portion

of, its range. Threatened - a species likely to become an endangered species within the foreseeable future throughout all, or a portion of, its range. These species are periodically listed in the Federal Register and are, therefore, referred to as "federally listed" species.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Sewer: Any pipe or conduit used to collect and carry away wastewater from the generating source to a treatment plant or discharge outfall.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Slope: Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

Small Household: Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

Soil: The unconsolidated material on the immediate surface of the earth created by natural forces that serves as natural medium for growing land plants.

Solid Waste: Unwanted or discarded material, including garbage with insufficient liquid content to be free flowing, generally disposed of in land fills or incinerated.

Southern California Association of Governments (SCAG): The Southern California Association of Governments is a regional planning agency that encompasses six counties: Imperial; Riverside; San Bernardino; Orange; Los Angeles; and Ventura. SCAG is responsible for the preparation of the Regional Housing Needs Assessment (RHNA).

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under State planning law, these special needs groups consist of the elderly, handicapped, large families, single-parent households, farmworkers and the homeless.

Sphere of Influence: The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCO) of the County.

Standards: (1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The California Government Code (Section 65302) requires that General Plans describe "standards". Examples of standards might include the number of acres of parkland per 1,000 population that the community will attempt to acquire and improve. (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions; for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

Stationary Source: A non-mobile emitter of pollution.

Structure: Anything constructed or erected which requires location on the ground (excluding swimming pools, fences, and walls used as fences).

Subdivision: The division of a lot, tract or parcel of land that is the subject of an application for subdivision.

Subsidence: The sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. Subsidence may be caused by a variety of human and natural activity, including earthquakes.

Subsidize: To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing: Housing that does not meet the minimum standards contained in the State Housing Code (i.e. does not provide shelter, endangers the health, safety or well-being of occupants). Jurisdictions may adopt more stringent local definitions of substandard housing.

Substandard, Suitable for Rehabilitation: Substandard units that are structurally sound and for which the cost of rehabilitation is considered economically warranted.

Substandard, Needs Replacement: Substandard units that are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

T

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Topography: Configuration of a surface, including its relief and the position of natural and man-made features.

Transit: The conveyance of persons or goods from one place to another by means of a local, public transportation system.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

Trip: A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end," (or origin--often from home, but not always), and one "attraction end," (destination).

U

Uniform Building Code (UBC): A standard building code which sets forth minimum standards for construction.

Units At-Risk of Conversion: Housing units that are currently restricted to low-income housing use and will become unrestricted and possibly be lost as low-income housing.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

W

Wetland: An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

Z

Zoning: A police power measure, enacted primarily by units of local government, in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards. Requirements vary from district to district, but they must be uniform within the same district. The zoning ordinance consists of a map and text.

Zoning Map: The officially adopted zoning map of the city specifying the location of zoning districts within all geographic areas of the city.