

# AGENDA

## REGULAR MEETING of THE HOLTVILLE CITY COUNCIL 121 WEST FIFTH STREET - HOLTVILLE, CALIFORNIA

Monday, February 23, 2026

<input type="checkbox"/> Michael Pacheco, Mayor	<input type="checkbox"/> George Morris, City Treasurer	<input type="checkbox"/> Alex Silva, Fire Chief
<input type="checkbox"/> John Munger, Mayor Pro Tem	<input type="checkbox"/> Nick Wells, City Manager	<input type="checkbox"/> Damian Martinez, Police Chief
<input type="checkbox"/> Murray Anderson, Council Member	<input type="checkbox"/> Chandler Sinclair, Finance Supervisor	<input type="checkbox"/> Jack Holt, City Engineer
<input type="checkbox"/> Mike Goodsell, Council Member	<input type="checkbox"/> Steve Walker, City Attorney	<input type="checkbox"/> Cynthia Mancha, City Planner
<input type="checkbox"/> Vanessa Ramirez, Council Member	<input type="checkbox"/> Yvette Rios, City Clerk	<input type="checkbox"/>

### THIS IS A PUBLIC MEETING

*The Holtville City Council values your input if there is an issue on which you wish to be heard, for both items listed on the agenda and for items of general concern. The Mayor reserves the right to place a limit on each person's comments. Any public comments must include the individual's name and address for the record. Personal attacks on individuals and/or comments which are slanderous or which may invade an individual's personal privacy are not permitted.*

## CITY COUNCIL

### MEETING CONVENED - 5:00 PM

**CLOSED SESSION PUBLIC COMMENTS:** This is the time for the public to address the City Council on any item appearing on the Closed Session agenda for this meeting.

### ADJOURN TO CLOSED SESSION

#### CONFERENCE WITH LABOR NEGOTIATORS:

*(Government Code Section 54957.6)*

Agency Negotiator: City Manager/City Attorney

#### PUBLIC EMPLOYMENT:

*(Government Code Section 54957)*

City Manager Evaluation

Evaluation Criteria

### RECONVENE OPEN SESSION - 6:00 PM

**PLEDGE of ALLEGIANCE:**

**INVOCATION:**

**CITY CLERK RE: Verification of Posting of the Agenda**

**EXECUTIVE SESSION ANNOUNCEMENTS:**

**GENERAL PUBLIC COMMENTS:** The public may address the City Council on any item that DOES NOT appear on the agenda for this meeting within the purview of the City Council.

#### **1. CONSENT AGENDA:**

*The items on the Consent Agenda are to be approved without comment. Should any Council Member or member of the public wish to discuss any item, they may request that the item be removed from the Consent Agenda and placed on the NEW Business agenda.*

- a. Approval of the Minutes from the Regular Meeting of Monday, February 9, 2026.
- b. Current Demands #49009 through #48024.

**REPORTS of OFFICERS, COMMISSIONS, COMMITTEES and COMMUNIQUES:**

**2. UNFINISHED BUSINESS:** *None*

**3. NEW BUSINESS:**

- a. **Discussion/Related Action to Adopt RESOLUTION #26-06** Approving the City of Holtville Draft 2025 General Plan Annual Progress Report

*Cynthia Mancha, City Planner*

- b. **Discussion/Related Action to Adopt RESOLUTION #26-07** Authorizing Specified City Officials to sign Checks, Drafts or Other Orders for the Payment of Money on Behalf of the City on All Mechanics Bank Accounts

*Nick Wells, City Manager*

**4. INFORMATION ONLY:** *None*

**5. STAFF REPORTS**

- a. **City Manager Report - Nick Wells**
- b. Finance Supervisor - *Chandler Sinclair*
- c. Fire Chief - Alex Silva
- d. Water Plant Foreman - *Josh Osuna*
- e. Wastewater Plant Supervisor - *Gustavo Rodriguez*
- f. Public Works Supervisor - *Alex Chavez*

**6. Items for Future Meetings:**

**7. ADJOURNMENT:**

I, Yvette Rios, City Clerk of the City of Holtville, California, **DO HEREBY CERTIFY** that the foregoing agenda was duly posted at Holtville City Hall and on the City of Holtville's website ([www.Holtville.ca.gov](http://www.Holtville.ca.gov)) on Friday, February 20, 2026.

**THE MINUTES OF THE REGULAR MEETING OF  
THE HOLTVILLE CITY COUNCIL**

**Monday, February 9, 2026**

MEETING DATE:	<u>2/23/26</u>
ITEM NUMBER	<u>1 a</u>
Approvals	CITY MANAGER _____
	FINANCE MANAGER _____
	CITY ATTORNEY _____

The Regular Meeting of the Holtville City Council was held on Monday, February 9, 2026, at 5:00 pm in the Civic Center. Mayor Mike Pacheco was present, as were Council Members Murray Anderson, Mike Goodsell, John Munger, and Vanessa Ramirez. Also present were City Planner Cynthia Mancha, Finance Supervisor Chandler Sinclair, Police Chief Damian Martinez, City Treasurer George Morris, City Attorney Steve Walker, City Manager Nick Wells, and City Clerk Yvette Rios.

**CITY COUNCIL CLOSED SESSION MEETING CALLED TO ORDER:**

*The Closed Session meeting was called to order at 5:06 PM. by Mayor Mike Pacheco.*

**CONFERENCE WITH LABOR NEGOTIATORS:**

*(Government Code Section 54957.6)*

Agency Negotiator: City Manager/City Attorney

*No Reportable Action Taken*

**PUBLIC EMPLOYMENT:**

*(Government Code Section 54957)*

City Manager Evaluation

*Evaluation Criteria*

**CITY COUNCIL OPEN SESSION MEETING CALLED TO ORDER:**

*Mayor Pacheco called the Open Session meeting to order at 6:01 PM.*

**PLEDGE OF ALLEGIANCE:** *Murray Anderson led the Pledge of Allegiance.*

**INVOCATION:** *The Invocation was given by Davin Alberson.*

**CITY CLERK RE: VERIFICATION OF POSTING OF AGENDA:**

*City Clerk Yvette Rios verified that the agenda was duly posted on Friday, February 6, 2026.*

**EXECUTIVE SESSION ANNOUNCEMENTS:**

*Mr. Walker reported that there was no reportable action from the Closed Session.*

**GENERAL PUBLIC COMMENTS:** *No public comments were registered.*

**1. CITY COUNCIL CONSENT AGENDA:**

- a. Approval of the Minutes from the Regular Meeting of Monday, January 26, 2026.
- b. Current Demands #48562 through #49008

*A motion was made by Mr. Goodsell and seconded by Mrs. Ramirez to approve the Consent Agenda as presented. The motion passed in the form of a roll call vote.*

AYES: *Anderson, Goodsell, Munger, Ramirez, Pacheco*

NOES: *None*

ABSENT: *None*

ABSTAIN: *None*

**REPORTS OF OFFICERS, COMMISSIONS, COMMITTEES, AND COMMUNIQUES:**

*Ms. Rios reported that she was active in helping with Carrot Festival preparations.*

*Mr. Wells attended the Carrot Festival Parade and a subsequent dinner meeting with representatives from CrisComm. He was involved in meetings regarding zoning ordinance violations along Fifth street.*

*Mr. Walker enjoyed announcing for the Carrot Festival Parade.*

*Mrs. Ramirez reported that she attended a Women in Law Enforcement Seminar at IVC and enjoyed participating in the Carrot Races and the Carrot Festival Parade with the Council.*

*Mr. Anderson reported that he attended the MLK Stone of Hope awards where a Holtville native was honored. He participated in the Carrot Festival Parade with the Council and Innercare.*

*Mr. Munger shared that his wife was the Sweepstakes winner for the Carrot Cookery; together they participated in the Carrot Races and Carrot Parade.*

*Mr. Goodsell reported that he attended the CrisComm dinner after announcing for the parade. He also attended a SCAG Executive Administration Committee and Regional Council meeting.*

*Mr. Morris reported that he helped organize the iconic appearance of the Maggio truck in the parade.*

*Chief Martinez reported that he and his wife participated in the Carrot Races as well as the parade for the first time. He reported that vehicle theft is on the rise, advising residents to lock their cars. He reported a significant confiscation of 2lbs of methamphetamine resulted from a traffic stop.*

*Ms. Sinclair reported that she also participated in the Carrot Races and watched the parade.*

*Ms. Mancha worked closely with Mr. Wells regarding the zoning ordinance violations.*

*Mayor Pacheco reported that he also participated in the Carrot Races and the parade, and attended the CrisComm dinner and an Air Pollution Advisory Meeting.*

**2. UNFINISHED BUSINESS:**      *None*

**3. NEW BUSINESS:**

**a. PUBLIC HEARING: Discussion/Related Action to Adopt RESOLUTION #26-04**

Approving Both the Five-Year Funding Allocation Plan and the City of Holtville

2026 PLHA Application

***Cynthia Mancha, City Planner***

*A Public Hearing was opened by Mayor Pacheco at 6:23 PM*

*Ms. Mancha explained that funding available through the California Department of Housing and Community Development (HCD) Permanent Local Housing Allocation (PLHA) program is eligible for the calendar years 2022 and 2023 to be allocated to subsidize the Pine Crossing Apartments.*

*No public comments were registered during the Public Hearing.*

*The Public Hearing was closed at 6:25 PM.*

*A motion was made by Mr. Anderson and seconded by Mr. Goodsell to approve the action as presented.*

*The motion passed in the form of a roll call vote.*

**AYES:** *Anderson, Goodsell, Munger, Ramirez, Pacheco*

**NOES:** *None*

**ABSENT:** *None*

**ABSTAIN:** *None*

**b. PUBLIC HEARING: Discussion/Related Action to Adopt RESOLUTION #26-05**

Approving an Application for Funding and the Execution of a Grant Agreement and any Amendments Thereto from the 2025 Funding Year of the State CDBG Program

**Cynthia Mancha, City Planner**

*A Public Hearing was opened by Mayor Pacheco at 6:27 PM*

*Ms. Mancha explained that funding available through the California Department of Housing and Community Development (HCD) Community Development Block Grant (CDBG) program may be used for the development of the Public Safety Building. The designs for the Public Safety Building are near completion and the Service Area Plan (SAP) justifies the need for an additional station.*

*No public comments were registered during the Public Hearing.*

*The Public Hearing was closed at 6:32 PM.*

*A motion was made by Mr. Anderson and seconded by Mrs. Ramirez to approve the action as presented. The motion passed in the form of a roll call vote.*

AYES: *Anderson, Goodsell, Munger, Ramirez, Pacheco*

NOES: *None*

ABSENT: *None*

ABSTAIN: *None*

**4. INFORMATION ONLY:** *None*

**5. STAFF REPORTS:**

**a. City Manager Report - Nick Wells**

*Ninth Street improvements are essentially completed.*

*Mr. Wells will be out the rest of the week for a conference.*

**b. Finance Supervisor - Chandler Sinclair**

**c. Police Chief - Damian Martinez**

**d. Water Plant Foreman - Josh Osuna**

**e. Water/Wastewater Consultant - Frank Cornejo**

**f. Public Works Supervisor - Alex Chavez**

**6. Items for Future Meetings:** *Bid Opening for Trestle Bridge*

**7. ADJOURNMENT:** *There being no further business to come before the Council, Mayor Pacheco adjourned the meeting at 6:42 PM.*

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**Mike Pacheco, Mayor**

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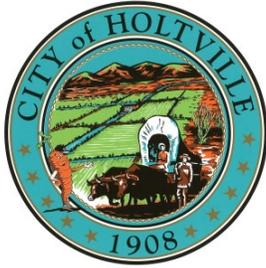
**Yvette Rios, City Clerk**

MEETING DATE:	2/23/26
ITEM NUMBER	1 b
Approvals	CITY MANAGER _____
	FINANCE MANAGER _____
	CITY ATTORNEY _____

Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	Desc	
<b>49009</b>								
02/05/2026	49009	ACE HARDWARE	F59495	10-22080-4420	35.30	35.30	CLEANING SUPPLIES	FIRE DEPT
02/05/2026	49009	ACE HARDWARE	F59846	10-22080-4420	7.67	7.67	TRAY ITEMS	
Total 49009:						42.97		
<b>49010</b>								
02/05/2026	49010	ALL-STAR FIRE EQ	269705	10-22080-4420	478.82	478.82	KIT ASSEMBLY, BRACKET	FIRE DEPT
02/05/2026	49010	ALL-STAR FIRE EQ	269715	10-22080-4314	428.44	428.44	BOOTS	
Total 49010:						907.26		
<b>49011</b>								
02/05/2026	49011	AUTO ZONE COM	5648202752	10-22080-4420	132.80	132.80	WIPER BLADES, POWERSTRIP	FIRE DEPT
02/05/2026	49011	AUTO ZONE COM	5648206580	10-22080-4420	16.01	16.01	OIL	
Total 49011:						148.81		
<b>49012</b>								
02/05/2026	49012	BABCOCK LABORA	CA61129-227	11-31520-44301	39.62	39.62	ALUMINUM	PW
02/05/2026	49012	BABCOCK LABORA	CA61130-227	11-31520-44301	178.35	178.35	TOTAL ORGANIC CARBON	
02/05/2026	49012	BABCOCK LABORA	CA61131-227	12-31610-4430	39.64	39.64	TOTAL HARDNESS PACKAGE	
02/05/2026	49012	BABCOCK LABORA	CA61132-227	12-31610-4430	183.32	183.32	BIOCHEMICAL OXYGEN DEMAND	
02/05/2026	49012	BABCOCK LABORA	CA61133-227	12-31610-4430	65.65	65.65	OIL AND GREASE	
02/05/2026	49012	BABCOCK LABORA	CA61134-227	12-31610-4430	19.81	19.81	COPPER	
02/05/2026	49012	BABCOCK LABORA	CA61135-227	12-31610-4430	19.81	19.81	AMMONIA	
02/05/2026	49012	BABCOCK LABORA	CA61231-22	12-31610-4430	183.32	183.32	BIOCHEMICAL OXYGEN DEMAND	
02/05/2026	49012	BABCOCK LABORA	CA61587-22	11-31520-44301	19.81	19.81	ALUMINUM	
02/05/2026	49012	BABCOCK LABORA	CB60009-22	12-31610-4430	196.94	196.94	TOTAL DISSOLVED SOLIDS	
02/05/2026	49012	BABCOCK LABORA	LA60048-227	12-31610-4430	33.44	33.44	E.COLI LAB ANALYSIS	
Total 49012:						979.71		
<b>49013</b>								
02/05/2026	49013	BOUNDTREE	86046975	10-22080-4420	46.83	46.83	MEDICAL SUPPLIES	FIRE DEPT
02/05/2026	49013	BOUNDTREE	86048745	10-22080-4420	78.31	78.31	MEDICAL SUPPLIES	
02/05/2026	49013	BOUNDTREE	86059919	10-22080-4420	157.28	157.28	MEDICAL SUPPLIES	
Total 49013:						282.42		
<b>49014</b>								
02/05/2026	49014	CLAIREMONT EQU	RA38348-02	10-31150-44300	4,024.55	4,024.55	TELESCOPIC BOOM	PW
Total 49014:						4,024.55		
<b>49015</b>								
02/05/2026	49015	HOLTVILLE TRIBU	102085	10-70001-4422	1,260.00	1,260.00	LEGAL AD-PUBLIC SAFETY CENT	ADMIN
02/05/2026	49015	HOLTVILLE TRIBU	102085	10-11011-44220	315.00	315.00	LEGAL AD-ORDINANCE	
02/05/2026	49015	HOLTVILLE TRIBU	102085	10-80047-4422	378.00	378.00	LEGAL AD-PUBLIC HOUSING	
02/05/2026	49015	HOLTVILLE TRIBU	102088	10-11011-44220	630.00	630.00	LEGAL AD-ORDINANCE	
Total 49015:						2,583.00		
<b>49016</b>								
02/05/2026	49016	LEAF	19609347	10-22080-4525	166.14	166.14	PRINTER LEASE	FIRE DEPT
Total 49016:						166.14		
<b>49017</b>								
02/05/2026	49017	MARIA HURTADO	CARROT FE	10-00000-3160	25.00	25.00	CARROT FESTIVAL BL REFUND	ADMIN

Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	Description	
Total 49017:						25.00		
<b>49018</b>								
02/05/2026	49018	MELISSA INZUNZA	FINAL BILL	11-00000-39620	232.00	232.00	FINAL BILL CREDIT	UTILITIES
Total 49018:						232.00		
<b>49019</b>								
02/05/2026	49019	MISSIONSQUARE	6527253	10-00000-2026	2,530.40	2,530.40	RETIREMENT	ADMIN
02/05/2026	49019	MISSIONSQUARE	6527253	10-00000-2027	634.40	634.40	RETIREMENT	
02/05/2026	49019	MISSIONSQUARE	6527253	10-12001-4240	693.52	693.52	RETIREMENT	
02/05/2026	49019	MISSIONSQUARE	6527253	10-13010-4240	152.32	152.32	RETIREMENT	
02/05/2026	49019	MISSIONSQUARE	6527253	10-14020-4240	277.28	277.28	RETIREMENT	
02/05/2026	49019	MISSIONSQUARE	6527253	10-22080-4240	358.28	358.28	RETIREMENT	
02/05/2026	49019	MISSIONSQUARE	6527253	10-12003-4240	216.80	216.80	RETIREMENT	
02/05/2026	49019	MISSIONSQUARE	6527253	10-21070-4240	43.73	43.73	RETIREMENT	
02/05/2026	49019	MISSIONSQUARE	6527253	10-31140-42400	148.29	148.29	RETIREMENT	
02/05/2026	49019	MISSIONSQUARE	6527253	10-31150-42400	161.43	161.43	RETIREMENT	
02/05/2026	49019	MISSIONSQUARE	6527253	11-31530-42400	31.74	31.74	RETIREMENT	
02/05/2026	49019	MISSIONSQUARE	6527253	11-31510-42400	508.23	508.23	RETIREMENT	
02/05/2026	49019	MISSIONSQUARE	6527253	11-31520-42400	462.16	462.16	RETIREMENT	
02/05/2026	49019	MISSIONSQUARE	6527253	12-31610-4240	482.64	482.64	RETIREMENT	
02/05/2026	49019	MISSIONSQUARE	6527253	12-31620-4240	595.62	595.62	RETIREMENT	
Total 49019:						7,296.84		
<b>49020</b>								
02/05/2026	49020	ONE WORLD FLEE	INV-9337	10-22080-4428	741.50	741.50	TRUCK REPAIRS	FIRE DEPT
Total 49020:						741.50		
<b>49021</b>								
02/05/2026	49021	PEAC SOLUTIONS	41511964	10-12001-4525	94.45	94.45	PRINTER LEASE	ADMIN
02/05/2026	49021	PEAC SOLUTIONS	41511964	10-13010-4525	94.45	94.45	PRINTER LEASE	
02/05/2026	49021	PEAC SOLUTIONS	41511964	10-14020-4525	94.45	94.45	PRINTER LEASE	
02/05/2026	49021	PEAC SOLUTIONS	41511964	11-31510-45250	94.45	94.45	PRINTER LEASE	
02/05/2026	49021	PEAC SOLUTIONS	41511964	12-31620-4525	94.45	94.45	PRINTER LEASE	
Total 49021:						472.25		
<b>49022</b>								
02/05/2026	49022	PRIMO BRANDS	06A8730277	10-22080-4420	280.81	280.81	FIRE DEPT WATER	FIRE DEPT
Total 49022:						280.81		
<b>49023</b>								
02/05/2026	49023	PURCHASE POWE	#9843 JAN 2	10-13010-4417	55.06	55.06	POSTAGE	ADMIN
02/05/2026	49023	PURCHASE POWE	#9843 JAN 2	10-14020-4417	131.60	131.60	POSTAGE	
02/05/2026	49023	PURCHASE POWE	#9843 JAN 2	10-22080-4417	29.87	29.87	POSTAGE	
02/05/2026	49023	PURCHASE POWE	#9843 JAN 2	10-12001-4417	71.86	71.86	POSTAGE	
02/05/2026	49023	PURCHASE POWE	#9843 JAN 2	11-31510-44170	1,329.95	1,329.95	POSTAGE	
Total 49023:						1,618.34		
<b>49024</b>								
02/05/2026	49024	U.S. BANK	7973643	91-00000-4430	1,828.50	1,828.50	ADMIN FEES	ADMIN
Total 49024:						1,828.50		

Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	Description
Grand Totals:						<u>21,630.10</u>	



# City of Holtville Report to City Council

Meeting Date:	February 23, 2026
Item Number:	_____ 3 a _____
<b>Approvals</b>	City Manager _____
	Finance Manager _____
	City Attorney _____

**To:** Nicholas D. Wells, City Manager  
Holtville City Council

**From:** Cynthia Mancha, City Planner

**Prepared By:** Francisco Barba, Associate Planner

**Date:** February 23, 2026

**Project:** City of Holtville Draft 2025 General Plan Annual Progress Report

## SUMMARY:

<b>Subject of Report:</b>	City of Holtville Draft 2025 General Plan Annual Progress Report
<b>Project Location:</b>	Citywide
<b>Recommended Action:</b>	Review and motion to adopt Resolution No. 26-06 adopting the draft 2025 General Plan Annual Progress Report
<b>Zoning:</b>	N/A
<b>General Plan:</b>	N/A
<b>Environmental:</b>	Exempt – 15061(b)(3) Common Sense Exemption

## BACKGROUND AND HISTORY

California Government Code Section 65300 requires that all cities and counties adopt a comprehensive, long term general plan for the physical development of a city or county. California Government Code Section 65400 further requires that all cities and counties submit an annual progress report on the General Plan and progress on its implementation to the City Council, the Governor’s Office of Land Use and Climate Innovation (LCI), and the Housing and Community Development Department (HCD) each year. The City of Holtville adopted its last comprehensive General Plan update in September of 2017 in compliance with Government Code Section 65300. The draft 2025 General Plan Annual Progress Report (APR) was prepared to ensure the City of Holtville remains in compliance with California Government Code Section 65400. To assist in the review of the General Plan APR, the report presents the following information:

- Amendments to the General Plan adopted by the City in 2025.
- Actions carried out by the City that further General Plan goals and policies.

- Demographic and development changes in the City’s community profile.
- Housing Element implementation programs that have been completed, are in-progress, or are an on-going activity of the City.
- Housing Element implementation programs that have not yet been initiated but are recommended for initiation within the 6<sup>th</sup> Housing Element Cycle, or as resources are available.

The item was presented to the City of Holtville Planning Commission on February 17, 2026. Upon reviewing all pertinent documentation and considering all public comments the Planning Commission adopted Resolution PC 26-01 recommending adoption of the draft 2025 General Plan APR to the City Council.

The purpose of this item is to provide an overview of the draft 2025 General Plan APR to the City Council where upon reviewing all comments and documentation for the report, a motion to adopt or not adopt the draft 2025 General Plan APR will be made to the City Council.

## ISSUES FOR DISCUSSION

**General Plan Annual Progress Reports.** California Government Code Section 65400 mandates that cities and counties submit an annual progress report on the General Plan and progress on its implementation to the City Council, the Governor’s Office of Land Use and Climate Innovation (LCI) and the Housing and Community Development Department (HCD) each year. The main purpose of the APR is to provide the City with an update of the progress in implementing its General Plan vision. This annual assessment grants the City an opportunity to adjust or modify its policies or approach to implementation to ensure that it meets its stated vision. A secondary purpose of the APR is to fulfill housing element statutory requirements regarding the City’s progress in meeting its share of regional housing needs and its efforts to remove governmental constraints to the development of housing in accordance with Government Code Section 65584.3(c) and 65584.5(b)(5).

The draft 2025 General Plan APR was prepared to ensure the City of Holtville remains in compliance with California Government Code Section 65400. To effectively conduct an in-depth review of the City of Holtville General Plan, the APR consists of the following information:

1. Status of Adopted General Plan Elements. The City of Holtville General Plan is composed of seven mandatory elements consisting of Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space Elements. While the City is actively pursuing ways to further its General Plan goals and objectives, none of the seven General Plan Elements were amended in 2025.

While no amendments were completed in 2025, it is important to note that the City updated the Zoning Ordinance which has certain aspects incorporated into the Land Use Element. The updates consist of textual amendments to the Zoning Ordinance to establish an Accessory Dwelling Unit (ADU) ordinance, update the density bonus ordinance, and alleviate constraints for the development of multi-family developments, emergency shelters, permanent supportive housing, residential care homes, and low barrier navigation centers in all residential and downtown zones. The textual amendments were reviewed and approved by the Planning Commission in December of 2024 and a final

adoption of Ordinance No. 500 by the City Council took place in January of 2025. The purpose of the textual amendment was to meet the following Housing Element programs:

- Program No. 29 Accessory Dwelling Units/Second Units - The City will update its Zoning Ordinance to reduce development constraints to encourage the production of ADUs in conformance with the state ADU law.
  - Program No. 30 Density Bonus - The City will update Chapter 17.49 of the Zoning Ordinance to comply with the changes made to the State Density Bonus Law via Senate Bill 728.
  - Program No. 31 Zoning Ordinance Update - The City will update its Zoning Ordinance to alleviate constraints for the production of a variety of housing types which include emergency shelters, permanent supportive housing, residential care homes of seven or more people, and low barrier navigation centers.
  - Program No. 33 Maximum Lot Coverage - The City of Holtville will review the maximum allowed lot density for R-3 (Multi-family) zones and make updates to remove constraints to housing production.
2. General Plan Policies and Objectives Progress. The City of Holtville carried out numerous projects furthering the goals of the Land Use, Circulation, Conservation/Open Space, Safety, and Housing Element. No notable updates, projects, nor actions were taken in 2025 in relation to the Noise Element. Please refer to Table 1 for additional information.

<b>Table 1</b>	
<b>City of Holtville General Plan Policies and Objectives Progress</b>	
<b>Goal(s) and Objective(s)*</b>	<b>Progress</b>
<ul style="list-style-type: none"> <li>• LU-1: Develop a balanced land use providing a complete range of housing and employment opportunities.</li> <li>• LU-3: Support and enable downtown mixed-use developments.</li> <li>• LU-7: Maintain and accommodate for the development of mixed land uses to meet the diverse needs of the community.</li> <li>• HE-29: Incorporate an ADU Ordinance to the City Zoning Ordinance.</li> <li>• HE-30: Update the City’s Density Bonus Ordinance.</li> <li>• HE-31: Adopt various textual amendments to the Zoning Ordinance to facilitate the development of various housing types.</li> <li>• HE-33: Adopt a textual amendment to the zoning ordinance</li> </ul>	<p>Adopted Ordinance No. 500 which facilitates the development of various types of housing across all residential and commercial zones in the city.</p>

<p>to increase the maximum lot coverage in R-3 zones.</p>	
<ul style="list-style-type: none"> <li>• C-1: Provide and maintain a safe circulation system that facilitates the efficient movement of people and goods by land use context.</li> <li>• C-2: Promote active modes of transportation network.</li> <li>• C-4: Provide additional infrastructure and right-of-way improvements that support an accessible and efficient local circulation system.</li> </ul>	<p>The IID canal along 9<sup>th</sup> Street between Melon Road and Olive Avenue was underground and the closeout packet for the project was submitted in December 2025.</p>
<ul style="list-style-type: none"> <li>• C-1: Provide and maintain a safe circulation system that facilitates the efficient movement of people and goods by land use context.</li> <li>• C-2: Promote active modes of transportation network.</li> <li>• C-4: Provide additional infrastructure and right-of-way improvements that support an accessible and efficient local circulation system.</li> </ul>	<p>The 9<sup>th</sup> Street Pedestrian &amp; Bicycle Improvement between Melon Road and Olive Avenue entered the construction phase with a expected close-out packet completion date of February 2027.</p>
<ul style="list-style-type: none"> <li>• C-1: Provide and maintain a safe circulation system that facilitates the efficient movement of people and goods by land use context.</li> <li>• C-2: Promote active modes of transportation network.</li> <li>• C-4: Provide additional infrastructure and right-of-way improvements that support an accessible and efficient local circulation system.</li> </ul>	<p>Closeout package for the 9<sup>th</sup> Street Pedestrian Improvements between Ash Avenue and Oak Avenue were completed and submitted in October of 2025.</p>
<ul style="list-style-type: none"> <li>• C-1: Provide and maintain a safe circulation system that facilitates the efficient movement of people and goods by land use context.</li> <li>• C-2: Promote active modes of transportation network.</li> <li>• C-4: Provide additional infrastructure and right-of-way improvements that support an accessible and efficient local circulation system.</li> </ul>	<p>Environmental documents for the Pine Avenue Rehabilitation and Pedestrian Improvement project between 4<sup>th</sup> and 5<sup>th</sup> Street were prepared and submitted in December 2025.</p>
<ul style="list-style-type: none"> <li>• C-2: Promote active modes of transportation network.</li> <li>• COS-1: Promote the conservation of natural, historic, cultural, and open space resources.</li> <li>• COS-3: Provide and maintain a variety of parks and recreational opportunities for all segments of the community.</li> </ul>	<p>The final designs for the Alamo River Trail Trestle Bridge project were completed in December 2025. Bidding is expected to begin in early 2026. The project will repair the damaged trestle bridge and convert it into a pedestrian and bicycle trail. The</p>

	project will further connect the trestle bridge trail to the existing portions of the Alamo River Trail.
<ul style="list-style-type: none"> <li>• S-1: Protect the community from hazards related to hazardous materials, structural fires, ground transportation, and criminal activity.</li> <li>• S-2: Improve the ability of the City to respond effectively to natural and human caused emergencies.</li> </ul>	The City has initiated the process of preparing plans and applying for funding from the Community Development Block Grant (CDBG) Program for the Public Safety Center project at 600 Pine Avenue. The project consists of the construction of a new two story building to serve as the City's new fire station.

\*LU = Land Use Element, HE = Housing Element, C = Circulation Element, COS = Conservation/Open Space Element, S = Safety Element

3. Community Profile Update. Holtville's future is linked to its growth. Long-range planning can ensure continuity between development and the community's vision, goals, and policies. New patterns of development can sustain and enhance Holtville's economic viability and livability. To assist with the General Plan review and analysis, a record of Holtville's growth since the adoption of the General Plan in 2017 was prepared. The data in Tables 2 through 5 are taken from the United States Census Bureau American Community Survey (ACS) 5-Year Estimate Data Profiles, Estimates E-5 and E-8 from the California Department of Finance, and the California Department of Education's Data Quest for school enrollment data. The tables provide statistics for Holtville on population and household, education and employment, and job sector characteristics, respectively.

<b>Table 2</b>				
<b>City of Holtville Population and Household Characteristics 2017-2024</b>				
<b>Characteristic*</b>	<b>2017</b>	<b>2020</b>	<b>2023</b>	<b>2024</b>
Population	6,355	6,129	5,606	5,617
Hispanic (%)	83	85	84	86
Non-Hispanic White (%)	16	14	14	11
Non-Hispanic Asian (%)	0	1	1	1
Non-Hispanic African American (%)	1	0	1	1
Non-Hispanic Other Race (%)	0	0	0	1
Median Age	26.5	34.9	37	34
Household Size	3.91	3.81	3.51	3.58
Median Household Income (\$)	43,341	43,765	63,438	65,039
Median Household Income Imperial County (\$)	44,779	46,222	56,393	57,681

\*ACS 5 Year Estimates 2017, 2020, 2023, & 2024

<b>Table 3</b>				
<b>City of Holtville Housing Characteristics 2017-2024</b>				
<b>Characteristic</b>	<b>2017</b>	<b>2020</b>	<b>2023</b>	<b>2024</b>
Number of Housing Units*	1,627	1,793	1,841	1,840
Owner Occupied (%)*	56.5	54	87	85.5
Renter Occupied (%)*	43.5	46	13	15.5
Single-Family Units (%)**	71	71	69	69
Multi-Family Units (%)**	19	19	21	21
Mobile Homes (%)**	10	10	10	10
Median Owner-Occupied Home Value (\$)*	160,800	226,100	328,600	347,700
Renters Paying 30% or more of gross monthly income (%)*	58	47	32	40
Homeowners Paying 30% or more of gross monthly income (%)*	22	9	15	18

\*ACS 5 Year Estimates 2017, 2020, 2023, & 2024, \*\*CA Dept. Finance E-5 and E-8 Estimates

<b>Table 4</b>				
<b>City of Holtville Educational Characteristics 2017-2024</b>				
<b>Characteristic</b>	<b>2017</b>	<b>2020</b>	<b>2023</b>	<b>2024</b>
Public School Student Enrollment (K-12)*	1,554	1,612	1,582	1,574
High School Graduate or Higher (%)**	58	53	58	57
Bachelor’s Degree or Higher (%)**	10	14	15	19
Graduate or Professional Degree (%)**	6	3	2	2

\*Data Quest, \*\*ACS 5 Year Estimates 2017, 2020, 2023, & 2024

<b>Table 5</b>				
<b>City of Holtville Employment Characteristics 2017-2024</b>				
<b>Sector*</b>	<b>2017</b>	<b>2020</b>	<b>2023</b>	<b>2024</b>
Employed Population 16 years and over	2,057	2,085	1,949	1,889
Education	17	16	17	25
Retail	9	5	6	9
Recreation	7	11	10	8
Public Administration	9	9	12	11
Construction	5	4	5	2
Transportation	4	6	7	3
Manufacturing	6	3	1	0
Finance	5	1	1	3
Professional	11	7	5	5
Wholesale	3	13	10	10
Information	0	0	0	0

Agriculture	21	25	24	23
Other	3	0	2	1
Drove Alone to Work (%)	77	82	82	85
Mean Travel Time to Work (minutes)	26.2	22.2	23.8	18.4
Median Earnings (\$)	31,022	24,651	31,048	32,539
Unemployment (%)	16.9	15.8	9.6	9.4

\*ACS 5 Year Estimates 2017, 2020, 2023, & 2024

4. Housing Element Progress. State law requires that each jurisdiction in California includes a Housing Element in its General Plan that establishes specific actions, objectives, and timelines for meeting its state mandated Regional Housing Needs Assessment (RHNA) for each income level. The RHNA is provided to jurisdictions in eight-year cycles. The current cycle is Cycle 6, which covers the time period of 2021 through 2029. Every year the City prepares an annual Housing Element Progress Report that it submits to California Housing & Community Development (HCD) and Governor’s Office of Land Use and Climate Innovation (LCI).

Table 6 shows the City’s progress in meeting the current RHNA 6th Cycle (October 15, 2021 to October 15, 2029). The 2025 Housing Element Annual Report also includes newly required data on the number of applications submitted to the City, the production of housing units, the number of applications that were approved by the Planning Commission or City Council, and the number of building permits that were issued. The intention is to monitor whether cities are limiting housing production through their approval processes by comparing the number of housing units applied for to the number of housing units that were constructed. Table 7 shows that 2 residential units have been approved for development and are in the near future construction pipeline.

Table 6 City of Holtville Cycle 6 RHNA Progress (Planning Period 10/15/21 to 10/15/2029)									
Income Level		RHNA Allocation	2021	2022	2023	2024	2025	Total Units to Date	Total Remaining RHNA
Very Low	Deed Restricted	41	-	-	-	-	-	76	-
	Non-Deed Restricted		-	-	32	44	-		
Low	Deed Restricted	33	-	-	-	-	-	9	24
	Non-Deed Restricted		2	-	1	5	1		
Moderate	Deed Restricted	26	-	-	-	-	-	1	25
	Non-Deed Restricted		-	1	-	-	-		

<b>Above Moderate</b>		71	-	-	2	2	1	5	66
Total RHNA		171							
Total Units			2	1	35	51	2	91	115

<b>Table 7 Submitted Housing Entitlement Applications 2025 Summary</b>	
Total Housing Entitlement Applications	2
Number of Proposed Units in All Applications Received	2
Total Housing Units Approved	2
Total Pending Approval	0

**ENVIRONMENTAL**

The General Plan Annual Progress Report is exempt from the California Environmental Quality Act (CEQA) via Section 15061(b)(3) of the California Code of Regulations. Under this section, projects that can be seen with certainty to have no potential for causing a significant effect on the environment are not subject to CEQA. The report is a summary of the progress the City has made towards achieving its General Plan goals and objectives in the past year. Therefore, the item does not constitute a “project” as defined by the California Code of Regulations and can be seen with certainty to have no potential for causing a significant effect on the environment.

**PENDING ACTION**

Upon reviewing and considering all pertinent information, the City Council may motion for either of the following actions:

- Adopt Resolution No. 26-06 adopting the draft 2025 General Plan Annual Progress Report;

or

- Adopt Resolution No. 26-06 adopting the draft 2025 General Plan Annual Progress Report with modifications as deemed necessary by the City Council;

or

- Not Adopt Resolution No. 26-06 rejecting adoption of the draft 2025 General Plan Annual Progress Report.

Attachments:            Attachment A – Draft 2025 General Plan Annual Progress Report  
                                  Attachment B – Resolution 26-06  
                                  Attachment C – PowerPoint Presentation Slides

**Attachment A – Draft 2025 General Plan  
Annual Progress Report**



## CITY OF HOLTVILLE GENERAL PLAN

# GENERAL PLAN 2025 ANNUAL PROGRESS REPORT FEBRUARY 2026

**City of Holtville  
121 West 5<sup>th</sup> Street  
Holtville, CA 92250**

**Prepared by:**



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## City of Holtville Annual General Plan Progress Report

### **SECTION 1 – INTRODUCTION**

#### **A. Purpose of a 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 bear a relationship to its planning activities. In essence, a city's General Plan serves as the blueprint for future growth and development. The General Plan presents a vision for a city's future, and embodies goals, policies, and strategies to turn that vision into a reality. The City of Holtville intends for these policies to facilitate better, faster, and cost-effective implementation tools to build a healthier, equitable, resilient, and economically vibrant future for its citizens.

The General Plan includes seven mandatory elements consisting of Land Use, Circulation, Housing, Noise, Conservation, Open Space, and Safety elements. Each of the elements describes its purpose, its issues and opportunities, the background information and context for the various topics in the element, its goals and policies, and the implementation programs needed to achieve those goals. Incorporated within each element was Holtville's vision for the future to create an economically sound and sustainable community with a diverse economy, expanded economic opportunities, and a balanced approach to business and development while meeting the housing, recreation, and quality of life needs of its residents.

#### **B. Purpose of a General Plan Annual Report**

California Government Code Section 65400 mandates that cities and counties submit an annual progress report (APR) on the General Plan and progress on its implementation to the City Council, the Governor's Office of Land Use and Climate Innovation (LCI) and the Housing and Community Development Department (HCD) each year. This document fulfills that mandate and was reviewed by the Planning Commission at its meeting of February 17, 2026, and approved by the City Council at its meeting of February 23, 2026. The previous General Plan Compliance Report submitted to the Governor's Office of Land Use and Climate Innovation (LCI) incorporated data from the period of January 2024 to December 2024. The current report will include a period from January 2025 to December 2025.

The main purpose of the APR is to provide the City Council with an update of the City's progress in implementing its General Plan vision. This annual assessment grants the City an opportunity to adjust or modify its policies or approach to implementation to ensure that the City meets its stated vision. A secondary purpose of the APR is to fulfill housing element statutory requirements regarding the City's progress in meeting its share of regional housing needs and its efforts to remove governmental constraints to the development of housing in accordance with Government Code Section 65584.3(c) and 65584.5(b)(5). These have



City of Holtville Annual General Plan Progress Report

separate reporting requirements and forms, which have been submitted electronically by the city prior to April 1st of each year.

To assist in the review of the General Plan APR, this report presents the following information:

- Amendments to the General Plan adopted by the City in 2025.
- Actions carried out by the City that further General Plan goals and policies.
- Demographic and development changes that update the City’s community profile.
- Housing Element implementation programs that have been completed, are in-progress, or are an on-going activity of the City.
- Housing Element implementation programs that have not yet been initiated but are recommended for initiation within the 6<sup>th</sup> Housing Element Cycle, or as resources are available.

**SECTION 2 – STATUS OF THE ADOPTED ELEMENTS OF THE CITY’S GENERAL PLAN**

As previously mentioned, state law requires that the General Plan includes seven elements. These mandatory elements must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. State law allows the cities to adopt any additional general plan elements that it deems necessary. Additionally, the elements of the General Plan may be combined as necessary. The City of Holtville General Plan combines its Conservation and Open Space into a single element. None of the individual Elements were amended in 2025. The following is a breakdown of the City’s General Plan:

<b>Table 1 City of Holtville General Plan Elements</b>	
<b>General Plan Element</b>	<b>Topics Covered</b>
Land Use Element	The Land Use Element is a guide to how land will be used within the City of Holtville and identifies the type and location of future land uses within the city. The element also incorporates aspects of other relevant local and regional plans such as the California Environmental Quality Act (CEQA) and Guidelines, Imperial County Airport Land Use Compatibility Plan, City of Holtville Zoning Ordinance, and the City of Holtville Service Area Plan to name a few.
Circulation Element	The purpose of the Circulation Element is to provide a safe, efficient, and adequate circulation system for the city. To meet this purpose, the Circulation Element addresses the circulation improvements



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	needed to provide adequate capacity with a variety of multimodal options supporting land use policies identifying Holtville’s urban (downtown), suburban (neighborhoods), and rural (agriculture) context.
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 natural resources and open space, agricultural and soils conservation, parks and recreation, community and historic resources, water supply and quality, air quality, energy conservation, and waste disposal and recycling.
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, infrastructure, and wildlife for areas along the Alamo River. 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.
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.

**SECTION 3 – GENERAL PLAN AMENDMENTS**

State law allows the General Plan to be amended four times annually. This allows the General Plan to remain responsive to the community’s needs. Requests for amendments may be submitted by individuals or initiated by the City. Each General Plan Amendment is evaluated to ensure that they are in the public interest, are not detrimental to the public health, safety and welfare, and are deemed consistent with the overall vision, goals, and objectives contained in the General Plan.

None of the City’s individual Elements were updated in 2025; however, the City updated the Zoning Ordinance which has certain aspects incorporated into the Land Use Element. The updates consist of textual amendments to the Zoning Ordinance to establish an Accessory Dwelling Unit (ADU) ordinance, update the density bonus ordinance, and alleviate constraints for the development of multi-family developments, emergency shelters, permanent supportive housing, residential care homes, and low barrier navigation centers



## City of Holtville Annual General Plan Progress Report

in all residential and downtown zones. The textual amendments were reviewed and approved by the Planning Commission in December of 2024 and a final adoption of Ordinance No. 500 by the City Council took place in January of 2025. The purpose of the textual amendment is to meet the following Housing Element programs:

- Program No. 29 Accessory Dwelling Units/Second Units - The City will update its Zoning Ordinance to reduce development constraints to encourage the production of ADUs in conformance with the state ADU law.
- Program No. 30 Density Bonus - The City will update Chapter 17.49 of the Zoning Ordinance to comply with the changes made to the State Density Bonus Law via Senate Bill 728.
- Program No. 31 Zoning Ordinance Update - The City will update its Zoning Ordinance to alleviate constraints for the production of a variety of housing types which include emergency shelters, permanent supportive housing, residential care homes of seven or more people, and low barrier navigation centers.
- Program No. 33 Maximum Lot Coverage - The City of Holtville will review the maximum allowed lot density for R-3 (Multi-family) zones and make updates to remove constraints to housing production.

## **SECTION 4 – GENERAL PLAN POLICIES AND OBJECTIVES PROGRESS**

### **A. Land Use Element**

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. It 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 by focusing on how vacant land will be allowed to develop, as well as how certain developed land may be redeveloped for other uses. These planning policies and goals are intended to promote more sustainable development patterns that lead to a more socially equitable, environmentally just and economically balanced city. The following table provides a list of the Land Use Element's goals and policies the City has made progress towards achieving in the past year.



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<b>Table 2</b> <b>City of Holtville 2025 Land Use Element Progress</b>		
<b>Goal No.</b>	<b>Objective</b>	<b>Progress</b>
LU-1	Develop a balanced land use pattern that provides a complete range of housing and employment opportunities, from its agricultural industry edge to its mixed-use center, to ensure that revenue generation matches the City's responsibility for provision and maintenance of public services and facilities.	The City of Holtville adopted Ordinance No. 500 which facilitates the development of various types of housing across all residential and commercial zones in the city.
LU-3	Support and enable downtown mixed-use developments that complement economic, housing, and General Plan goals.	The City of Holtville adopted Ordinance No. 500 which facilitates the development of various types of housing across all residential and commercial zones in the city. These development types open the door for more residential options in the downtown zones further expanding the possibility of mixed-use developments. The amendment was finalized in early 2025.
LU-7	Maintain and accommodate for the development of a mix of land uses that meet the diverse needs of residents, businesses, with places to live, work, shop, be culturally enriched, and engage in healthy lifestyles.	The City of Holtville adopted Ordinance No. 500 which facilitates the development of various types of housing across all residential and commercial zones in the city.

**B. Circulation Element**

The Circulation Element contains goals, policies, and implementation programs to improve the overall circulation in Holtville. For vehicular transportation, a hierarchical roadway network is established with designated roadway types and design standards. The roadway types are linked to anticipated traffic levels, and acceptable levels of service are established to determine when capacity improvements are necessary. These are also linked to the hierarchy of planned development intensity and characteristics, such as downtown streets having more urban characteristics than edge of town roads. Alternative transportation modes are also emphasized in this element. These transit; bicycle and pedestrian facilities,



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are intended to reduce citizen’s dependency on the automobile and thereby improve environmental, economic, and social quality.

Holtville has a well-connected circulation system with sufficient network capacity to support vehicle, public transit, bicycle, and pedestrian components. A safe and convenient circulation system supports the variety of land uses in the community. Holtville’s stable population, well-connected circulation system, and goals to build towards a more sustainable future are in alignment with Caltrans state and regional goals to preserve transportation corridors for future system improvements. The following table provides a list of the Circulation Element’s goals and policies the city has made progress towards achieving in the past year.

<b>Table 3</b> <b>City of Holtville 2025 Circulation Element Progress</b>		
<b>Goal No.</b>	<b>Objective</b>	<b>Progress</b>
C-1	Provide and maintain a safe circulation system that facilitates the efficient movement of people and goods by land use context.	<p>The IID canal along 9<sup>th</sup> Street between Melon Road and Olive Avenue was underground and the closeout packet for the project was submitted in December 2025.</p> <p>The 9<sup>th</sup> Street Pedestrian &amp; Bicycle Improvement between Melon Road and Olive Avenue entered the construction phase with an expected close-out packet completion date of February 2027.</p> <p>Closeout package for the 9<sup>th</sup> Street Pedestrian Improvements between Ash Avenue and Oak Avenue were completed and submitted in October of 2025.</p> <p>Environmental documents for the Pine Avenue Rehabilitation and Pedestrian Improvement project between 4<sup>th</sup> and 5<sup>th</sup> Street were prepared and submitted in December 2025.</p>
C-2	Promote active modes of transportation network.	The final designs for the Alamo River Trail Trestle Bridge project were completed in December 2025.



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		<p>Bidding is expected to begin in early 2026. The project will repair the damaged trestle bridge and convert it into a pedestrian and bicycle trail. The project will further connect the trestle bridge trail to the existing portions of the Alamo River Trail.</p> <p>The IID canal along 9<sup>th</sup> Street between Melon Road and Olive Avenue was underground and the closeout packet for the project was submitted in December 2025.</p> <p>The 9<sup>th</sup> Street Pedestrian &amp; Bicycle Improvement between Melon Road and Olive Avenue entered the construction phase with an expected close-out packet completion date of February 2027.</p> <p>Closeout package for the 9<sup>th</sup> Street Pedestrian Improvements between Ash Avenue and Oak Avenue were completed and submitted in October of 2025.</p> <p>Environmental documents for the Pine Avenue Rehabilitation and Pedestrian Improvement project between 4<sup>th</sup> and 5<sup>th</sup> Street were prepared and submitted in December 2025.</p>
C-4	Provide additional infrastructure and right-of-way improvements that support an accessible and efficient local circulation system.	<p>The IID canal along 9<sup>th</sup> Street between Melon Road and Olive Avenue was underground and the closeout packet for the project was submitted in December 2025.</p> <p>The 9<sup>th</sup> Street Pedestrian &amp; Bicycle Improvement between Melon Road and Olive Avenue entered the construction phase with an expected</p>



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		<p>close-out packet completion date of February 2027.</p> <p>Closeout package for the 9<sup>th</sup> Street Pedestrian Improvements between Ash Avenue and Oak Avenue were completed and submitted in October of 2025.</p> <p>Environmental documents for the Pine Avenue Rehabilitation and Pedestrian Improvement project between 4<sup>th</sup> and 5<sup>th</sup> Street were prepared and submitted in December 2025.</p>
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**C. Conservation/Open Space Element**

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.

Holtville contains valuable resources that include agricultural land, wetlands, historic resources, and water supply. Conservation and enhancement of these assets can be accomplished by addressing certain issues affecting the city. Holtville’s inherently walkable, bikeable, and transit supported mobility choices built within its development pattern reduce air pollution and energy consumption rates by conserving resources and open space. The following table provides a list of the Conservation/Open Space Element’s goals and policies the city has made progress towards achieving in the past year.

<p align="center"><b>Table 4</b> <b>City of Holtville 2025 Conservation/Open Space Element Progress</b></p>		
<p><b>Goal No.</b></p>	<p><b>Objective</b></p>	<p><b>Progress</b></p>
<p>COS-1</p>	<p>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.</p>	<p>The final designs for the Alamo River Trail Trestle Bridge project were completed in December 2025. Bidding is expected to begin in early 2026. The project will repair the damaged trestle bridge and convert it into a pedestrian and bicycle trail. The</p>



City of Holtville Annual General Plan Progress Report

		project will further connect the trestle bridge trail to the existing portions of the Alamo River Trail.
COS-3	Provide and maintain a variety of parks and recreational opportunities for all segments of the community.	The final designs for the Alamo River Trail Trestle Bridge project were completed in December 2025. Bidding is expected to begin in early 2026. The project will repair the damaged trestle bridge and convert it into a pedestrian and bicycle trail. The project will further connect the trestle bridge trail to the existing portions of the Alamo River Trail.

**D. 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, infrastructure, and wildlife for areas along the Alamo River. 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 are also addressed. The following table provides a list of the Safety Element's goals and policies the city has made progress towards achieving in the past year.

<b>Table 5</b> <b>City of Holtville 2025 Safety Element Progress</b>		
<b>Goal No.</b>	<b>Objective</b>	<b>Progress</b>
SG-3	Improve the ability of the City to respond effectively to natural and human caused emergencies.	The City is in the process of completing plans and applying for funding from the Community Development Block Grant (CDBG) Program for the Public Safety Center project at 600 Pine Avenue. The project consists of the construction of a new two story building to serve as the City's new fire station.



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**E. 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. Human activities in the community create noise levels that can affect overall quality of life. No notable updates, projects, or actions were taken in 2025 in relation to the Noise Element.

**F. Housing Element**

The Housing Element represents Holtville’s commitment to providing housing opportunities to meet the needs of all economic segments of the community. The Housing Element was developed to establish a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all current and future residents of Holtville. The 6th-Cycle Housing Element establishes policies that will guide the City’s decision-making process and establishes an implementation program to achieve housing goals through the year 2029. Please refer to Section 6 – Housing Element Progress for additional information on the City of Holtville 6<sup>th</sup> Cycle Housing Element.

**SECTION 5 – COMMUNITY PROFILE UPDATE**

Holtville’s future is linked to its growth. Long-range planning can ensure continuity between development and the community’s vision, goals, and policies. New patterns of development can sustain and enhance Holtville’s economic viability and livability. To assist decisionmakers in its General Plan review and analysis, this section presents a record of Holtville’s growth since 2021. The data in Tables 5 through 8 are taken from the United States Census Bureau American Community Survey (ACS) 5-Year Estimate Data Profiles, Estimates E-5 and E-8 from the California Department of Finance, and the California Department of Education’s Data Quest for school enrollment data. The tables provide statistics for Holtville on population and household, education and employment, and job sector characteristics respectively.

<b>Table 6</b>				
<b>City of Holtville Population and Household Characteristics 2017-2024</b>				
<b>Characteristic*</b>	<b>2017</b>	<b>2020</b>	<b>2023</b>	<b>2024</b>
Population	6,355	6,129	5,606	5,617
Hispanic (%)	83	85	84	86



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Non-Hispanic White (%)	16	14	14	11
Non-Hispanic Asian (%)	0	1	1	1
Non-Hispanic African American (%)	1	0	1	1
Non-Hispanic Other Race (%)	0	0	0	1
Median Age	26.5	34.9	37	34
Household Size	3.91	3.81	3.51	3.58
Median Household Income (\$)	43,341	43,765	63,438	65,039
Median Household Income Imperial County (\$)	44,779	46,222	56,393	57,681

\*ACS 5 Year Estimates 2017, 2020, 2023, & 2024

<b>Table 7</b>				
<b>City of Holtville Housing Characteristics 2017-2024</b>				
<b>Characteristic</b>	<b>2017</b>	<b>2020</b>	<b>2023</b>	<b>2024</b>
Number of Housing Units**	1,627	1,793	1,841	1,840
Owner Occupied (%)*	56.5	54	87	85.5
Renter Occupied (%)*	43.5	46	13	15.5
Single-Family Units (%)**	71	71	69	69
Multi-Family Units (%)**	19	19	21	21
Mobile Homes (%)**	10	10	10	10
Median Owner-Occupied Home Value (\$)*	160,800	226,100	328,600	347,700
Renters Paying 30% or more of gross monthly income (%)*	58	47	32	40



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Homeowners Paying 30% or more of gross monthly income (%)*	22	9	15	18
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\*ACS 5 Year Estimates 2017, 2020, 2023, & 2024, \*\*CA Dept. Finance E-5 and E-8 Estimates

<b>Table 8</b>				
<b>City of Holtville Educational Characteristics 2017-2024</b>				
<b>Characteristic</b>	<b>2017</b>	<b>2020</b>	<b>2023</b>	<b>2024</b>
Public School Student Enrollment (K-12)*	1,554	1,612	1,582	1,574
High School Graduate or Higher (%)**	58	53	58	57
Bachelor's Degree or Higher (%)**	10	14	15	19
Graduate or Professional Degree (%)**	6	3	2	2

\*Data Quest, \*\*ACS 5 Year Estimates 2017, 2020, 2023, & 2024

<b>Table 9</b>				
<b>City of Holtville Employment Characteristics 2017-2024</b>				
<b>Sector*</b>	<b>2017</b>	<b>2020</b>	<b>2023</b>	<b>2024</b>
Population 16 years and over in labor force	2,057	2,085	1,949	1,889
Education (%)	17	16	17	25
Retail (%)	9	5	6	9
Recreation (%)	7	11	10	8
Public Administration (%)	9	9	12	11
Construction (%)	5	4	5	2
Transportation (%)	4	6	7	3
Manufacturing (%)	6	3	1	0
Finance (%)	5	1	1	3
Professional (%)	11	7	5	5
Wholesale (%)	3	13	10	10
Information (%)	0	0	0	0
Agriculture (%)	21	25	24	23
Other (%)	3	0	2	1
Drove Alone to Work (%)	77	82	82	85
Mean Travel Time to Work (minutes)	26.2	22.2	23.8	18.4
Median Earnings (\$)	31,022	24,651	31,048	32,539
Unemployment (%)	16.9	15.8	9.6	9.4

\*ACS 5 Year Estimates 2017, 2020, 2023, & 2024



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### **SECTION 6 – HOUSING ELEMENT PROGRESS**

State law requires that each jurisdiction in California includes a Housing Element in its General Plan that establishes specific actions, objectives, and timelines for meeting its state mandated Regional Housing Needs Assessment (RHNA) for each income level. The RHNA is provided to jurisdictions in eight-year cycles. The current cycle is Cycle 6, which covers the time period of 2021 through 2029. Every year the city prepares an annual Housing Element Progress Report that it submits to California Housing & Community Development (HCD) and Governor’s Office of Land Use and Climate Innovation (LCI).

Table 9 on the following page is the City’s progress in meeting the current RHNA 6th Cycle (October 15, 2021 to October 15, 2029). Table 12 reports on the city’s progress in implementing its housing related programs, taken from the summary of the 2025 Housing Element Annual Report. The 2025 Housing Element Annual Report also includes newly required data on the number of applications submitted to the city, the production of housing units, the number of applications that were approved by the Planning Commission or City Council, and the number of building permits that were issued. The intention is to monitor whether cities are limiting housing production through their approval processes by comparing the number of housing units applied for to the number of housing units that were constructed. Table 10 shows that 2 residential units have been approved for development and are in the near future construction pipeline.



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Table 10 City of Holtville Cycle 6 RHNA Progress (Planning Period 10/15/21 to 10/15/2029)													
Income Level		RHNA Allocation	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Remaining RHNA
Very Low	Deed Restricted	41	-	-	-	-	-					76	-
	Non-Deed Restricted		-	-	32	44	-						
Low	Deed Restricted	33	-	-	-	-	-					9	24
	Non-Deed Restricted		2	-	1	5	1						
Moderate	Deed Restricted	26	-	-	-	-	-					1	25
	Non-Deed Restricted		-	1	-	-	-						
Above Moderate		71	-	-	2	2	1					5	66
Total RHNA		171											
Total Units			2	1	35	51	2					91	115

Table 11 Submitted Housing Entitlement Applications 2025 Summary	
Total Housing Entitlement Applications	2
Number of Proposed Units in All Applications Received	2
Total Housing Units Approved	2
Total Pending Approval	0



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Table 12 2025 City of Holtville Housing Development Applications Submitted										
Project Identifier		Proposed Units Affordability by Household Income Level								
APN	Address	Very Low Deed Restricted	Very Low Non-Deed Restricted	Low Deed Restricted	Low Non-Deed Restricted	Moderate Deed Restricted	Moderate Non-Deed Restricted	Above Moderate	Total Proposed Units	Total Approved Units
045-221-038	683 Chestnut Avenue	-	-	-	-	-	-	1	1	1
045-263-001	336 East 6 <sup>th</sup> Street	-	-	-	1	-	-	-	1	1

Table 13 City of Holtville Housing Element Program Implementation			
Name of Program	Objective	Status of Program Implementation	Program Implementation Details
First-Time Homebuyer Program	The City will actively search for and apply for funds every two years in order to continue implementing the First-Time Homebuyer program. The City will also provide pamphlets for the program at City Hall and the local library at the start of 2022. If funds are awarded the City will hold workshops for first-time homebuyers. The City expects to assist a minimum of 68 residents by 2025.	Continuous	The City has been actively searching for funding opportunities but has so far been unsuccessful.
Self-Help Housing Program	The City will continue to contact Campesinos Unidos and any nonprofits outside the region that participate in self-help projects that may be interested in pursuing a local project at least	Continuous	The City has spoken with local developers, but no new self-help projects have been generated. The



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<b>Table 13</b> <b>City of Holtville Housing Element Program Implementation</b>			
<b>Name of Program</b>	<b>Objective</b>	<b>Status of Program Implementation</b>	<b>Program Implementation Details</b>
	<p>every two years during the planning period. Once interested nonprofit developers are identified, the city will support and assist in the applications for funding.</p>		<p>City has also been actively searching for funding opportunities but has so far been unsuccessful.</p>
<p>RHS Housing and Community Facilities Programs, (Section 502) Direct Loans</p>	<p>When funding is available, 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 toward a goal of providing home loans through HCFP to five households during the planning period. The City will promote the program by providing brochures at City Hall and the public library.</p>	<p>Continuous</p>	<p>The City has been unsuccessful in acquiring the funding necessary to provide direct loans.</p>
<p>RHS Housing and Community Facilities Programs, (Section 502) Guaranteed Loan</p>	<p>The City will work with HCFP administrators to promote the Guaranteed Loan program to residents and developers in order to increase the homeownership opportunities of lower-income households. Within six months of adoption of this element, the City will meet with HCFP administrators and obtain information program brochures for residents and interested developers that can be distributed through the mail. The City will work toward the goal of</p>	<p>Continuous</p>	<p>The City has been unsuccessful in acquiring the funding necessary to provide guaranteed loans.</p>



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<b>Table 13</b> <b>City of Holtville Housing Element Program Implementation</b>			
<b>Name of Program</b>	<b>Objective</b>	<b>Status of Program Implementation</b>	<b>Program Implementation Details</b>
	<p>providing home loan guarantees through the HCFP to five households during the planning period. In addition, brochures will be made available at City Hall and the public library. The City will increase its advertising efforts to inform residents of the program’s existence. Advertising methods will involve the disbursement of informational pamphlets in public facilities and the inclusion of flyers on the City’s website.</p>		
<p>Pursue Key Federal Funding Sources for Affordable Housing</p>	<p>The City will coordinate with developers starting in June 2022 to continue supporting or pursuing additional funding sources for affordable housing developments in the city. It is vital that the City acquire funding for future developments to meet the anticipated demand of all the previously mentioned populations. The City will look to secure funding by the end of 2023. Efforts and successes will be incorporated into the City’s annual reports.</p>	<p>Continuous</p>	<p>The City was successful in acquiring Permanent Local Housing Allocation (PLHA) funds to help cover the offsite improvements for the Pine Crossing multi-family project.</p>
<p>Housing for Extremely Low-Income Households</p>	<p>Upon developer interest, the City will apply for funding as Notices of Funding Availability are released and will provide assistance as projects are processed through the Planning</p>	<p>Continuous</p>	<p>The City was successful in acquiring Permanent Local Housing Allocation (PLHA) funds to help cover</p>



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<b>Table 13</b> <b>City of Holtville Housing Element Program Implementation</b>			
<b>Name of Program</b>	<b>Objective</b>	<b>Status of Program Implementation</b>	<b>Program Implementation Details</b>
	<p>Department. Given the importance of this program, the City will annually reach out to potential developers and search for funding sources starting on June 2022. This process will be repeated on a yearly basis.</p>		<p>the offsite improvements for the Pine Crossing multi-family project. The City also coordinated with the same developers for the Sunset Rose Senior Apartments which will provide 32 residential units for the elderly population.</p>
<p>Provide Assistance for Persons with Developmental Disabilities</p>	<p>The City will develop an outreach program before the end of 2022 to assist persons with development disabilities and annually monitor demand for services within the city. The City will contact potential developers on a yearly basis to discuss possible developments for persons with disabilities and ensure that all development projects are suitable for persons with disabilities. The City will actively seek and apply for funding sources to assist homeowners with retrofitting on a yearly basis. The goal will be to work with local nonprofits to meet the demand for disability services in</p>	<p>Continuous</p>	<p>The city currently provides informational pamphlets from Imperial County Behavioral Health. The city is also actively coordinating with the developers of the Sunset Rose Senior Apartments to construct 32 new residential units for the elderly population.</p>



City of Holtville Annual General Plan Progress Report

<b>Table 13</b> <b>City of Holtville Housing Element Program Implementation</b>			
<b>Name of Program</b>	<b>Objective</b>	<b>Status of Program Implementation</b>	<b>Program Implementation Details</b>
	Holtville and have all existing deteriorating homes retrofitted by 2029.		
Provide Assistance for Elderly Housing	While there have been no signs of the developer halting the development of the Sunset Rose Senior Apartments, the City will maintain contact with AMG and Associates and coordinate with them in order to ensure the development of phase two of Sunset Rose. The City will also actively search for grants to help promote the production of additional units throughout the city. The City expects to have the Sunset Rose Senior Apartments completed by the end of 2023. Additional goals will be to work with local nonprofit organizations to help provide assistance to at least 50 percent of elderly households by 2025 and 100 percent by 2029.	In Progress	The city is actively searching for grant opportunities to assist elderly households. The City has successfully issued a building permit for phase one of the Sunset Rose Senior Apartments and construction is underway. Preliminary work on phase 2 is set to begin after construction of phase one is complete.
Large Households	The City will contact developers to gather input on the feasibility of developing multiple large family units. Based on developer input, the City will look at the possibility of offering incentives for the production of these units. Given that over 10 percent of households are overcrowded, and 70 percent of the existing	In Progress	During the 6th Housing Element Cycle, the City of Holtville has approved building permits for two multi-family developments and has approved a Conditional



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<b>Table 13</b> <b>City of Holtville Housing Element Program Implementation</b>			
<b>Name of Program</b>	<b>Objective</b>	<b>Status of Program Implementation</b>	<b>Program Implementation Details</b>
	<p>households are family households, it is imperative that the City begin gathering developer input and conduct a full evaluation no later than June 2022 and continue contact through 2029. The City expects to have developers of future multi-family projects agree to make at least 10 percent of all units consist of large units. Through this objective, the number of overcrowded and severely overcrowded households is expected to be eliminated by 2029.</p>		<p>Use Permit for a labor housing project. Each project has more than 10% of their units consist of large units (3 bedrooms or more).</p>
<p>Farmworker Housing</p>	<p>The City will cooperate with local organizations such as Campesinos Unidos to develop a farmworker assistance program. If a suitable program is already in place, the City will work with Campesinos Unidos to modify the program to assist as many farmworkers as possible. The City will contact organizations starting in June 2022 and have a program implemented by the start of 2023.</p>	<p>In Progress</p>	<p>Work on the program is underway, however, the city has been in discussion with a developer and approved a project for a new labor housing project in the city.</p>
<p>Special Needs Households</p>	<p>The City will coordinate with potential developers starting on June 2022 to help address the unique needs of special needs households in future developments. The City</p>	<p>Continuous</p>	<p>The city has communicated with housing developers to discuss potential housing</p>



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<b>Table 13</b> <b>City of Holtville Housing Element Program Implementation</b>			
<b>Name of Program</b>	<b>Objective</b>	<b>Status of Program Implementation</b>	<b>Program Implementation Details</b>
	<p>will also pursue funding sources on a yearly basis to help provide nonprofits with the resources needed to assist these households.</p>		<p>projects in the city. The most notable of which are currently developing the Sunset Rose and have completed their Pine Crossing Apartment complexes.</p>
<p>Tax Credit Rental Projects</p>	<p>City of Holtville staff will coordinate with current and prospective developers to pursue tax credits to fund the construction of multi-family rental units in the city as applications are completed. The City plans to have at least one new multi-family project funded through federal funding sources by 2029. An analysis on the program’s effectiveness will be conducted on a 4-year basis.</p>	<p>Completed</p>	<p>The City of Holtville has coordinated with the developers of the Fern Crossing Apartments to apply for tax credits for the project. The goal is to have at least one project funded with tax credits during the 6th Housing Element Cycle.</p>
<p>Mixed-Uses Developments</p>	<p>The City will work with developers interested in commercial developments within the Downtown zone on the feasibility of mixed-use developments. Through this cooperation, the City expects to prevent the loss of downtown sites to commercial only developments and increase the affordable housing stock.</p>	<p>Continuous</p>	<p>The City is actively coordinating with developers interested in developing in mixed-use zones within the city. No new non-residential projects have been</p>



City of Holtville Annual General Plan Progress Report

<b>Table 13</b> <b>City of Holtville Housing Element Program Implementation</b>			
<b>Name of Program</b>	<b>Objective</b>	<b>Status of Program Implementation</b>	<b>Program Implementation Details</b>
	Discussions will begin in June 2022 and continue throughout the 6th Housing Element Cycle.		developed nor proposed within mixed-use zones.
Housing Rehabilitation Program	The City will review and amend its Housing Rehabilitation program guidelines by the end of 2021. When funding is available, the City will assist lower-income households over the 2021–2029 planning period. The goal will be accomplished by pursuing aggressively both funds and applicants for the program. The City will apply to the HCD for CDBG and HOME funds through the state’s annual funding cycle as Notices of Funding Availability are released. The City will also improve its advertisement of the program in order to encourage more residents to utilize the program. The goal will be to eliminate half of the households with one of the four housing problems by 2025 and eliminate all households with one of the four housing problems by 2029. An analysis of the time it takes to rehabilitate each home, and the estimated earned value will be made to determine program effectiveness and make modifications as needed. Additional attention	In Progress	The City has been unsuccessful in acquiring funding for the housing rehabilitation program.



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<b>Table 13</b> <b>City of Holtville Housing Element Program Implementation</b>			
<b>Name of Program</b>	<b>Objective</b>	<b>Status of Program Implementation</b>	<b>Program Implementation Details</b>
	will be placed on the central and northwestern region since that is where most of the older homes are located.		
Mobile Home Park Assistance (Park Owners)	The City will aid mobile home park owners by referring them to the available County mobilehome programs, such as the Owner-Occupied Rehabilitation Program. The City will provide information on the City's website regarding the County's available programs.	Continuous	The City has not received any inquiries from mobile home park owners. Work on a flyer is underway.
Weatherization Program	The City will assist with improving housing affordability through the reduction of energy costs and promote weatherization services. Specifically, the City will continue to advertise the weatherization program utility bills, as well as provide information on the City's web page and at City Hall. The City will require energy-efficient appliances in all city-sponsored housing projects.	Continuous	The City actively informs interested homeowners about the weatherization program and refers them to the Imperial Irrigation District for additional information.
Section 8 Rental Assistance Certificate/Voucher Program	The City of Holtville will work with IVHA to provide regular training for landlords on requirements under fair housing law. The city will also work with IVHA to help conserve and expand the 78 existing rent subsidies for very low-income households in the city, and support	In Progress	The City is in the process of coordinating with IVHA.



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<b>Table 13</b> <b>City of Holtville Housing Element Program Implementation</b>			
<b>Name of Program</b>	<b>Objective</b>	<b>Status of Program Implementation</b>	<b>Program Implementation Details</b>
	<p>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, and the city’s commitment to assist IVHA with noticing requirements within 3 years, 12 months, and 6 months of the affordability expiration date per Government Codes 65863.10, 65863.11, and 65863.13. The City expects to begin assisting IVHA by June 2022 to see an increase of at least 10 to 20 vouchers by 2024. The City will also decrease displacement and improve housing mobility by increasing the number of vouchers in Holtville and by helping low-income families, elderly, and disabled persons use housing vouchers to move from low opportunity neighborhoods to neighborhood that are much better resourced.</p>		
<p>Preservation of Publicly Assisted Low-Income Housing</p>	<p>The City will assist the IVHA as needed if conversion of the 42 existing units is initiated.</p>	<p>In Progress</p>	<p>The City is in the process of coordinating with IVHA.</p>
<p>Land Use Plan Update</p>	<p>The City will continue to monitor its sites inventory on an annual basis to ensure there is</p>	<p>Continuous</p>	<p>The city has continuously reviewed its sites inventory as part of its</p>



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<b>Table 13</b> <b>City of Holtville Housing Element Program Implementation</b>			
<b>Name of Program</b>	<b>Objective</b>	<b>Status of Program Implementation</b>	<b>Program Implementation Details</b>
	adequate land to meet its Regional Housing Needs Allocation.		Housing Element APR. RHNA goals for Extremely Low and Very Low Income dwelling units have been met with sufficient land available for the remaining Low, Moderate, and Above Moderate Allocations.
Building Code Enforcement	The City will adopt updates to the California Building Code for adoption prior to 2023 and revise as necessary thereafter. The City of Holtville will continue to ensure development standards are met and inspect older properties for damage on a yearly basis. The City will also notify property owners of its 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. The City expects to reduce the number of households with severe housing problems from 27 percent to zero by the end of the 6th Housing Element Cycle.	Completed	The City of Holtville Building Department utilized the 2022 building standards code from January 1, 2023, to December 31, 2025. The city now utilizes the 2025 building standards code since it came into effect on January 1, 2026. According to Comprehensive Housing Affordability Strategy ("CHAS") data provided by the U.S. Department of Housing and Urban



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<b>Table 13</b> <b>City of Holtville Housing Element Program Implementation</b>			
<b>Name of Program</b>	<b>Objective</b>	<b>Status of Program Implementation</b>	<b>Program Implementation Details</b>
			Development, the percentage of homes with severe housing problems from 2018 to 2022 dropped to approximately 20% compared to the 27% listed in the City of Holtville’s 6th Cycle Housing Element and 2013-2017 CHAS data.
Water and Sewer Priority	The City will establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households per Government Code 65589.7. The City will establish and utilize these procedures prior to January of 2022.	Completed	The city updated its internal procedures to grant priority water and sewer service to developments with units affordable to lower-income households.
School Bus Routes	Starting on June 2022, the City will contact the Holtville Unified School District to ensure that the central region in the city has an established bus route. If an adequate bus route is already in place, the City will maintain contact with HUSD to ensure that school bus services are provided for all future developments. The process will be	Continuous	Since adopting its 6th Cycle Housing Element, construction of one multi-family housing project has been completed in the city with two more underway. Holtville Unified School



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<b>Table 13</b> <b>City of Holtville Housing Element Program Implementation</b>			
<b>Name of Program</b>	<b>Objective</b>	<b>Status of Program Implementation</b>	<b>Program Implementation Details</b>
	repeated each time a multi-family development is proposed. The main goal will be to increase the education score of the central region to make it on par with the rest of the city. Educational scores will be analyzed each year to ensure the program's effectiveness and make modifications if necessary.		District provides transportation services via established routes and approved bus stops at designated locations. Students utilizing transportation are required to register.
Air Quality	The City of Holtville will work with ICAPCD to develop an awareness program informing residents of the air quality and of the AQI tool that provides residents with the daily air quality.	In Progress	The City is in the process of coordinating with ICAPCD.
Displacement	The City will contact IVHA to work on developing a program to assist and connect lower-income residents with affordable housing opportunities by the end of 2022. Promote the availability of this service and other fair housing information on the City's website by the end of 2023.	In Progress	The City is in the process of coordinating with IVHA.
Fair Housing	The City will continue to refer fair housing complaints to the CRLA or the Civil Rights Division of HUD as appropriate. The City will also look to implement an informational campaign by June 2022 specifically targeting	In Progress	The City did not receive any fair housing complaints in 2025.



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**Table 13**  
**City of Holtville Housing Element Program Implementation**

Name of Program	Objective	Status of Program Implementation	Program Implementation Details
	<p>fair housing complaints within the city. The City will also continue to promote equal housing laws, housing programs, and resources through educational and marketing material attached to building permits, code violations, utility bills, City Hall, city website and the public library. Input from low-income and households with disabilities will also be collected through cooperation with local nonprofits, interviews with stakeholders, and questionnaires. The data will be collected once every 4 years in order to gain an understanding of the needs of lower- income and special needs households. The data will also be utilized to update future iterations of the Housing Element.</p>		
Homelessness Referral Program	<p>The City will continue to participate in the Imperial Valley Regional Task Force on Homelessness and provide volunteer notices to residents for the Imperial Valley Continuum of Care Councils' annual Point in Time Count.</p>	Continuous	<p>The City of Holtville is an active member of the Imperial Valley Continuum of Care Council (IVCCC) Point in Time Committee. IVCCC's goal is to engage individuals and organizations of Imperial</p>



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<b>Table 13</b> <b>City of Holtville Housing Element Program Implementation</b>			
<b>Name of Program</b>	<b>Objective</b>	<b>Status of Program Implementation</b>	<b>Program Implementation Details</b>
			Valley in a community-based process that works to eradicate homelessness in the region, address the underlying causes of homelessness, and lessen the negative impact of homelessness on individuals, families, and the community.
Performance Monitoring Program	The City will monitor program success and shortfalls on an annual basis, starting April 2022. The report’s findings will be presented to the Holtville City Council for discussion and action, if necessary.	Continuous	Beginning in 2023, both the City Council and Planning Commission have reviewed the annual housing element and general plan progress reports during their regularly scheduled meetings.
Conditional Use Permit Process	Annually monitor starting June 2022.	Continuous	The city has continuously monitored the processing time for all CUP applications. Since 2022,



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<b>Table 13</b> <b>City of Holtville Housing Element Program Implementation</b>			
<b>Name of Program</b>	<b>Objective</b>	<b>Status of Program Implementation</b>	<b>Program Implementation Details</b>
			only two CUP applications were submitted to the city since 2022 which were processed/approved without issue. No CUP applications were received in 2025.
Accessory Dwelling Units/Second Units	Concurrently with the adoption of the Housing Element, the City will evaluate its second unit ordinance for compliance with Government Code Section 65852.2 and make changes as appropriate, including making provisions for converting existing space to second units and revising findings of approval to be ministerial (e.g., neighborhood character) and ongoing technical assistance as projects are processed through the Planning Department. The City plans to implement said changes by February 2023.	Completed	The program was completed via the adoption of Ordinance No. 500 by the City Council on January 27, 2025.
Density Bonus	The City will update its Zoning Ordinance to comply with Senate Bill 728 prior to February of 2023. These changes will be made concurrently with the Zoning Ordinance update listed on Program Number 29.	Completed	The program was completed via the adoption of Ordinance No. 500 by the City Council on January 27, 2025.



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<b>Table 13</b>			
<b>City of Holtville Housing Element Program Implementation</b>			
<b>Name of Program</b>	<b>Objective</b>	<b>Status of Program Implementation</b>	<b>Program Implementation Details</b>
Zoning Ordinance Update	Concurrently with the adoption of the Housing Element, the City will evaluate its Zoning Ordinance for compliance with Government Code Section 65583 and make the changes stated above by February 2023.	Completed	The program was completed via the adoption of Ordinance No. 500 by the City Council on January 27, 2025.
Maximum Allowed Densities	The City of Holtville will review all developer inquiries about higher densities at the end of every year. Once all inquiries are compiled, an analysis on the maximum allowed densities will be conducted and an Ordinance to increase the densities will be adopted if found to be a deterrent to the production of affordable housing. This analysis will be conducted on a yearly basis. If very little inquiries are received, the number will be added to next year's analysis.	Continuous	The City is actively coordinating with and open to receiving inquiries from developers about the maximum allowed densities in the city. No inquiries were received during the 2025 reporting period.
Maximum Lot Coverage	The City of Holtville will review the maximum allowed lot density for R-3 zones and make updates to remove the constraint to housing production.	Completed	The program was completed via the adoption of Ordinance No. 500 by the City Council on January 27, 2025.

# **Attachment B – Resolution 26-06**

**RESOLUTION NO. 26-06**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLTVILLE  
ADOPTING THE DRAFT 2025 GENERAL PLAN ANNUAL PROGRESS REPORT**

**WHEREAS**, California Government Code Section 65400 mandates that cities and counties submit an annual progress report (APR) on the General Plan and progress on its implementation to the City Council, the Governor’s Office of Land Use and Climate Innovation (LCI) and the Housing and Community Development Department (HCD) each year; and

**WHEREAS**, the draft 2025 General Plan Annual Progress Report was prepared to ensure the City of Holtville remains in compliance with California Government Code Section 65400; and

**WHEREAS**, the draft 2025 General Plan Annual Progress Report was reviewed by the Planning Commission during a regularly scheduled meeting held on February 17, 2026; and

**WHEREAS**, the Planning Commission upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written and oral comments received, motioned to recommend approval of the draft 2025 General Plan Annual Progress Report to the City Council; and

**WHEREAS**, the draft 2025 General Plan Annual Progress Report was reviewed by the City Council during a regularly scheduled meeting held on February 23, 2026; and

**WHEREAS**, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written and oral comments received, the City Council of the City of Holtville considered all facts relating to the draft 2025 General Plan Annual Progress Report.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Holtville as follows:

- A) That the foregoing recitations are true and correct; and
- B) That the draft 2025 General Plan Annual Progress Report is exempt from CEQA via Section 15061 (b)(3) of the CEQA Guidelines for Implementation under the California Code of Regulations; and
- C) That the draft 2025 General Plan Annual Progress Report is consistent with the intent of the City of Holtville General Plan; and
- D) That based on the evidence presented at the February 23, 2026, City Council meeting, the City Council hereby adopts the draft 2025 General Plan Annual Progress Report.

**PASSED, APPROVED AND ADOPTED** by City Council of the City of Holtville at a regularly scheduled meeting held on this 23<sup>rd</sup> day of February 2026, by the following roll call vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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Mike Pacheco, Mayor

Attest: \_\_\_\_\_  
Yvette Rios, City Clerk

# **Attachment C – PowerPoint Presentation Slides**

# General Plan Annual Progress Report 2025



City of Holtville



# What to Expect

01

## GENERAL PLAN

What is a General Plan and why is it important?

02

## GENERAL PLAN PROGRESS

What progress has the City made towards the General Plan in 2025?

## COMMUNITY PROFILE

How has the Holtville community changed since 2017?

03

## HOUSING ELEMENT PROGRESS

Has the City made progress toward its housing goals?

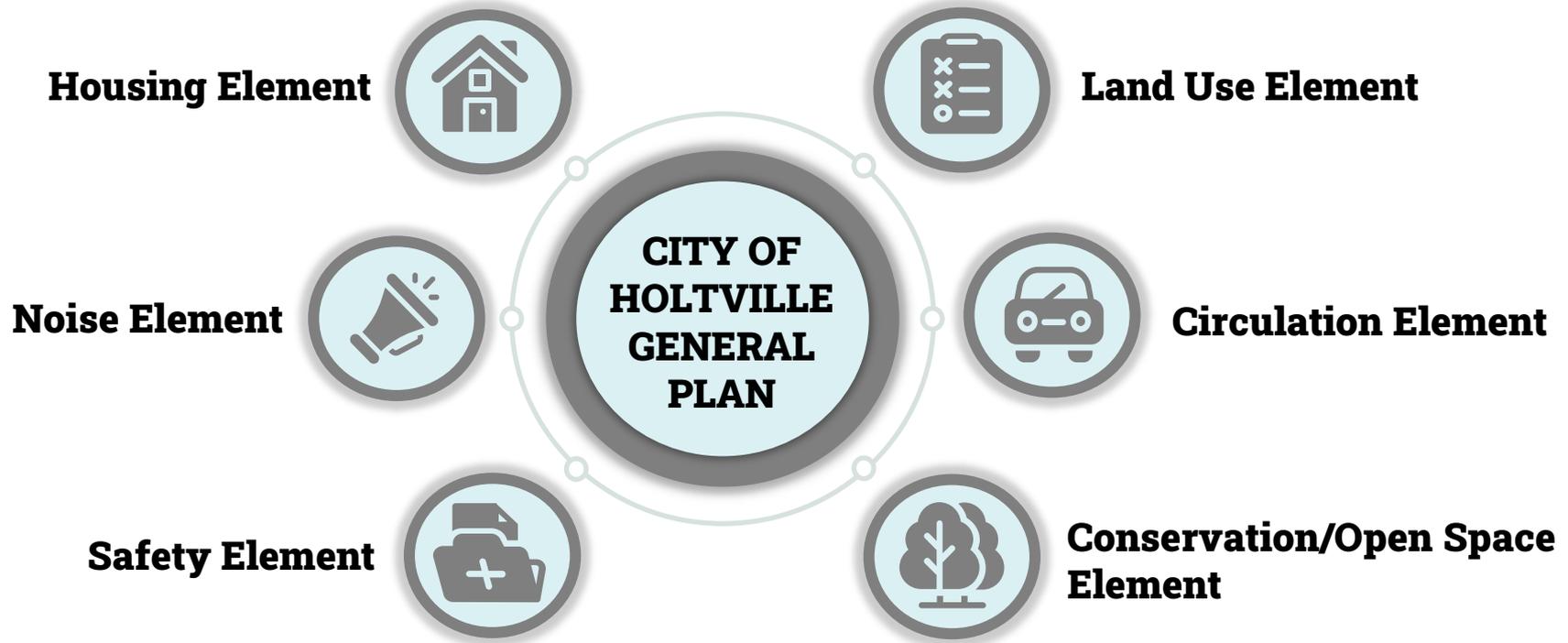
04

# 01.

## GENERAL PLAN



# GENERAL PLAN



# GENERAL PLAN

- Serves as a blueprint for the following goals:
  - Revitalizing older areas
  - Assuring public safety
  - Finding new uses for underutilized land
  - Enhancing amenities and cultural resources
- Provides guidance for addressing changing conditions and specific actions to optimize community potential.
- Is an expression of what the community wants to maintain and become over the next 20 years.

# 02.

## GENERAL PLAN PROGRESS



# General Plan Progress

LU,  
H

Adopted textual amendments to the Zoning Ordinance to facilitate affordable housing.

C

Underground the IID canal along 9th Street between Melon Road and Olive Avenue.

C

Began construction on the west 9th Street Pedestrian and bicycle improvements project.

S

Worked on the design plans and CDBG application for the Public Safety Center Project.

C,  
COS

Completed the final design for the Alamo River Trestle Bridge project.



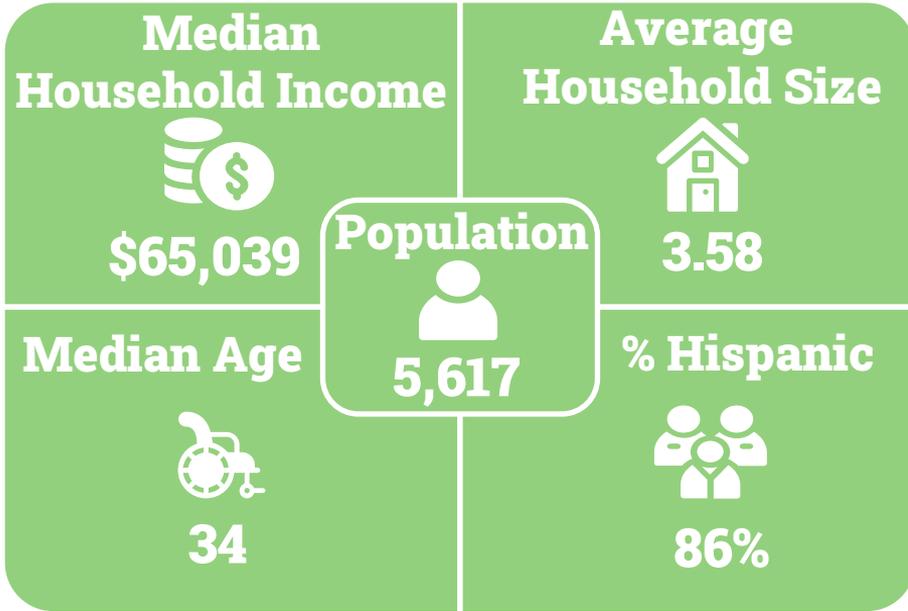
# 03.

## COMMUNITY PROFILE

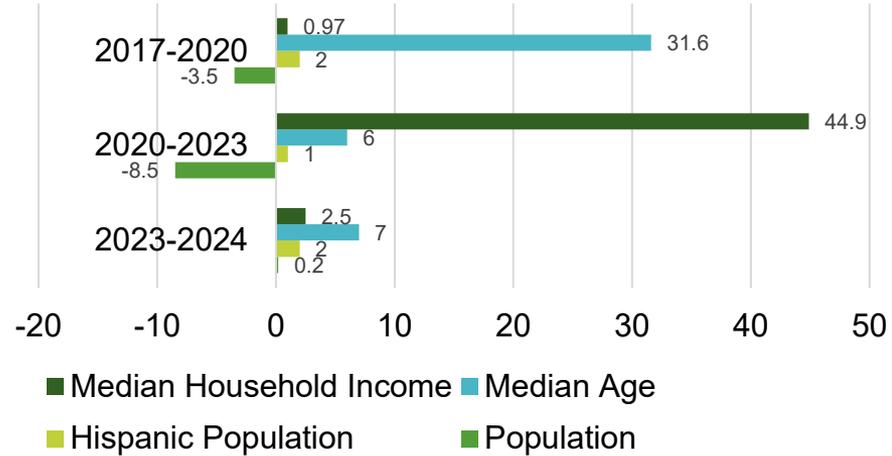


# Community Profile

## Population & Housing Characteristics 2024

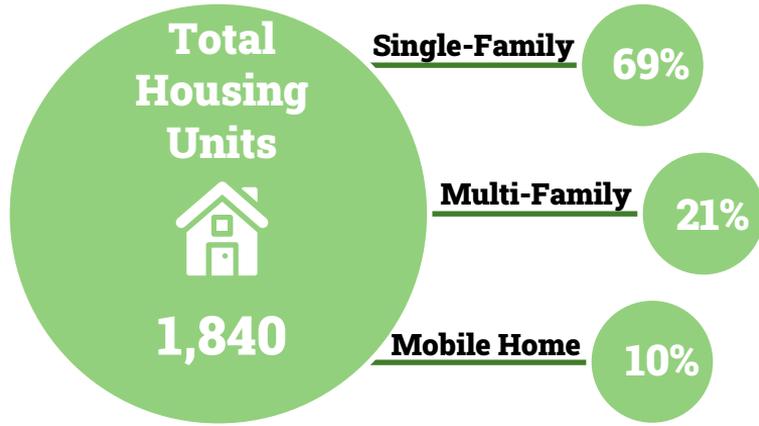


## Population & Housing Characteristics Percent Changes 2017-2024



# Community Profile

## Housing Stock 2024



## Housing Stock Changes 2017-2024

13% Increase

- Number of Housing Units

116% Increase

- Median Owner-Occupied Home Value

18% Decrease

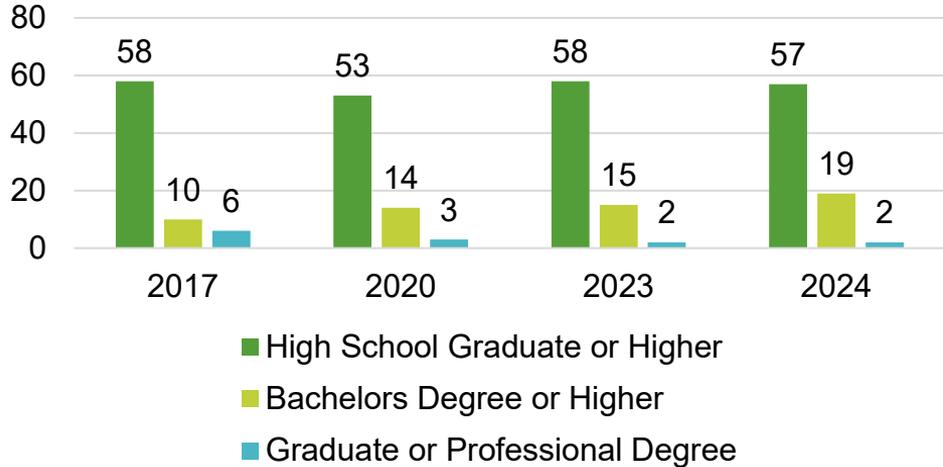
- Renters Paying 30% or more of gross monthly income

4% Decrease

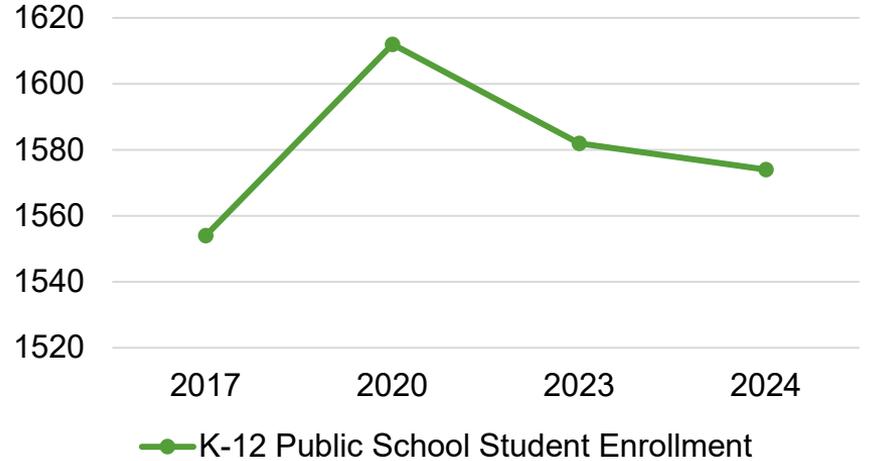
- Homeowners Paying 30% or more of gross monthly income

# Community Profile

## Educational Attainment by percent 2017-2024



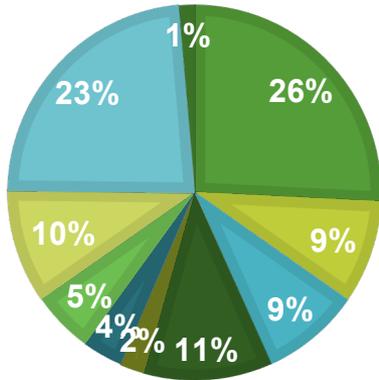
## K-12 Public School Student Enrollment 2017-2024



# Community Profile

## Employment By Sector 2024

- Education (26%)
- Public Admin (11%)
- Professional (5%)
- Other (1%)
- Retail (9%)
- Construction (2%)
- Wholesale (10%)
- Recreation (9%)
- Transportation (4%)
- Agriculture (23%)



## Employment Characteristic Changes 2017-2024

**8% Decrease**

- Employed population 16 and over

**5% Increase**

- Median yearly earnings

**8% Decrease**

- Unemployment Rate

**30% Decrease**

- Mean travel time to work

# 04.

.....

## HOUSING ELEMENT PROGRESS



# Housing Element Progress

City of Holtville Cycle 6 RHNA Progress (Planning Period 10/15/21 to 10/15/2029)													
Income Level		RHNA Allocation	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Remaining RHNA
Very Low	Deed Restricted	41	-	-	-	-	-					76	-
	Non-Deed Restricted		-	-	32	44	-						
Low	Deed Restricted	33	-	-	-	-	-					9	24
	Non-Deed Restricted		2	-	1	5	1						
Moderate	Deed Restricted	26	-	-	-	-	-					1	25
	Non-Deed Restricted		-	1	-	-	-						
Above Moderate		71	-	-	2	2	1					5	66
<b>Total RHNA</b>		<b>171</b>											
<b>Total Units</b>			<b>2</b>	<b>1</b>	<b>35</b>	<b>51</b>	<b>2</b>					<b>91</b>	<b>115</b>

# Housing Element Progress

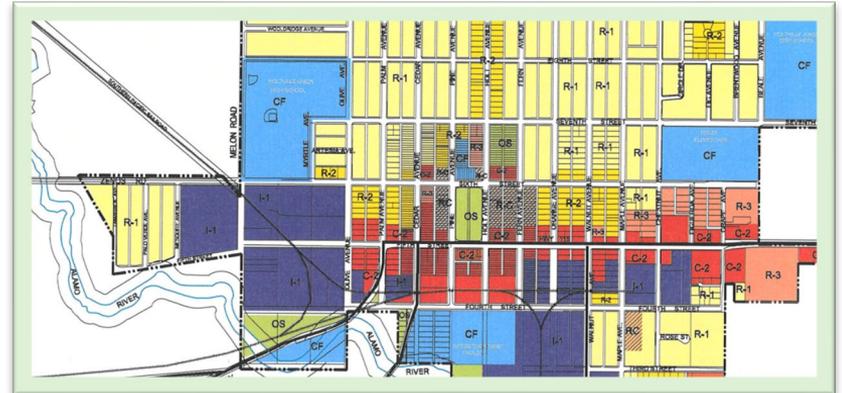
**HE-12** Assisted with the preparation of TCAC documents for the Sunset Rose project.

**HE-29** ADU ordinance was reviewed and approved by the City Council.

**HE-30** Updated density bonus ordinance was reviewed and approved by the City Council.

**HE-31** Textual amendments to facilitate housing development were approved by the City Council.

**HE-33** Textual amendment to increase lot coverage in R-3 zones were reviewed and approved by the City Council.



# Thank You!

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## Questions?

Francisco Barba  
Associate Planner  
The Holt Group, Inc.  
fbarba@theholtgroup.net  
442-236-1480

Cynthia Mancha  
City Planner  
The Holt Group, Inc.  
cmancha@theholtgroup.net  
760-337-3883 Ext. 4

**City of Holtville**  
**REPORT TO COUNCIL**

MEETING DATE:	<u>02/23/26</u>
ITEM NUMBER	<u>3 b</u>
Approvals	CITY MANAGER 
	FINANCE MANAGER _____
	CITY ATTORNEY _____

**DATE ISSUED:** February 20, 2026  
**FROM:** Nick Wells, City Manager  
**SUBJECT:** *Resolution No. 26-07 Changing Signers on Bank Accounts*

**ISSUE:**

Shall the City Council approve Resolution No. 26-07, authorizing two (2) City Council members, the City Treasurer, and the City Manager to approve deposits, sign checks and orders for payment of money, and/or withdraw investment monies to and from the City’s accounts with Mechanics Bank?

**DISCUSSION:**

Typically, the City authorizes the Mayor, at least one other Council member, the City Treasurer, and the City Manager as banking signors for City funds. In order to properly manage the City’s bank accounts, it is necessary to keep the bank records updated. In light of the recent change in Mayorship, it is necessary to now update these records. Mr. Goodsell was already designated as a signor, and as he works in Holtville close to City Hall, it is suggested that he continue to remain in that role as one of the most readily available during business hours.

**FISCAL IMPACT:**

None.

**CITY MANAGER RECOMMENDED ACTION:**

It is recommended that the City Council authorize the resolution as presented.

**ALTERNATIVE:**

- 1 - Adopt the action as presented
- 2 - Suggest alternate signors
- 3 - Give staff alternate direction

**HOLTVILLE CITY COUNCIL  
RESOLUTION NO. 26-07**

**A RESOLUTION OF THE HOLTVILLE CITY COUNCIL AUTHORIZING  
SPECIFIED CITY OFFICIALS TO SIGN CHECKS, DRAFTS OR OTHER ORDERS  
FOR THE PAYMENT OF MONEY ON BEHALF OF THE CITY ON ALL  
MECHANICS BANK ACCOUNTS**

WHEREAS, Mechanics Bank, as a designated depository of the City of Holtville is hereby requested, authorized and directed to honor all checks, drafts, or other orders for the payment of money drawn in the City of Holtville's name on the following accounts:

General Fund Checking Account  
Community Development Block Grant Housing Rehab Account  
First-Time Home Buyer Checking Account  
HOME Senior Gardens Checking Account  
Water Fund Reserve Account  
OFM - Operations & Maintenance Reserve Account  
OFM - Reserve & Replacement Reserve Account  
OFM - Debt Service Account

Including those drawn to the individual order of any two persons whose names appear thereon as signers thereof, when bearing the signature(s) of any of the following:

Michael A. Pacheco, Mayor      George Morris, City Treasurer  
Michael Goodsell, Councilman    Nicholas D. Wells, City Manager

**NOW, THEREFORE, THE HOLTVILLE CITY COUNCIL DOES HEREBY  
RESOLVE, DETERMINE AND AUTHORIZE AS FOLLOWS:**

1. That Mechanics Bank shall be entitled to honor and to charge the City of Holtville for all such checks, drafts or other orders for the payment of money, regardless of by whom or by what means the actual signatures thereon may have been affixed thereto.
2. That all current authorizations for the signing and honoring of checks, drafts or other orders for the payment of money drawn on said Mechanics Bank by the City of Holtville by currently authorized City officials are hereby continued in full force.
3. That the foregoing is true, correct and adopted.

**PASSED, APPROVED AND ADOPTED** by Holtville City Council at a regular meeting held on this 23rd day of February, 2026, by the following roll call vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

Attest: \_\_\_\_\_  
Yvette Rios, City Clerk

\_\_\_\_\_  
Michael A. Pacheco, Mayor

# City of Holtville

## REPORT TO COUNCIL

**DATE ISSUED:** February 20, 2026  
**FROM:** Nick Wells, City Manager  
**SUBJECT:** City Manager Update

Meeting Date	<u>02/23/26</u>
Item Number	<u>5 a</u>
City Manager	
Finance	_____
City Attorney	_____

### INFORMATION ONLY – NO ACTION REQUIRED AT THIS TIME

#### ADMINISTRATION

**Public Safety Lot/New Construction** – Rubio Medina of Irvine, California was engaged in April, 2023, to perform Architecture services to design Phase I (Fire Apparatus Bay) and Phase II (PS Administration & Fire Dormitories) of this project. Staff met with Mr. Medina multiple times in early May, wherein iterative documents were discussed and revised. Pursuant to discussions between Council, Chief Silva, the CM and Mr. Medina regarding configuration, direction solidified for constructing a 3-bay apparatus section and a 2-story administration/residence area. Further discussion also clarified the placement of the building on the site and the external motif design. Due to an increase in the size of the project over that which was called out in the RFP, the architect approached the City about augmented funding, which was approved by Council. More solid delineation of cost estimates for the phasing of the project were presented in August, 2024, and presented to Council for consideration.

A status update meeting with Mr. Medina, Chief Silva, and the CM was held via Zoom in late January, 2025, wherein Medina estimated submission of plans for first plan check to be middle to late February. Chief Silva continued to meet virtually with the architect and subconsultants on various issues over the spring months. The full set of drawings were finally submitted to the plan check firm in late April. This process was expected to be iterative with the architect, with multiple redlines and resubmissions, with staff expecting the entire process to be less than 60 days. However, the architect was once again very slow to turn the documents back around to the plan checkers, subsequently saying that he was “waiting on” some information from the City to move forward. That was then sent to him. Chief Silva spoke with Mr. Medina in early November and although he continues to want to hold the project up for minor issue like landscaping and color schemes, he has resubmitted the process for a second plan review. Chief Silva checked in with Mr. Medina in early January and he admitted not much work had been done of late, but would be getting back on it. He has since sent a list of issues that need to be discussed. Staff will review and respond. ***It recently came to light that, although the plans were resubmitted for plan check, the submission was incomplete, so review has not begun. Staff will work with Mr. Medina to rectify.***

Multiple conversations regarding augmented funding have taken place with staff, Council, and various entities. In late April, 2025, the CM and Mayor Goodsell flew to Sacramento in association with a League of Cities event and had an opportunity to meet with our state legislators regarding directed funding for the project. We were also able to dovetail into ongoing conversations between ICSO and these representatives for funding their own Imperial County project. Budget funding will be tight, due to state shortfalls, but this work, along with assistance from CrisCom, put the City in a very favorable position to capture any potential windfalls. Chuck Jilloian, the President and CEO of CrisCom, addressed the Council at a June meeting, reiterating that our project stands a good chance of getting directed funding. The CM met with a CrisCom representative in August to get an update on the legislative process and discuss additional grant opportunities. The CM compiled information from various sources and submitted an application for directed Congressional funding to Raul Ruiz’s office in early May. It was revealed to our group at the League of Cities Conference that the City’s \$2 million request to Congress made it out of committee and was still on track to be funded

if/when a federal budget was passed. The City received word that the project was selected by the Congressman and recommended to the Congressional budget committee. Although we were notified in March that the Congressman's projects were not funded, his office subsequently resubmitted in the next round of funding. City officials hosted both Congressman Ruiz and Assemblyman Jeff Gonzalez at the Veteran's Day Parade in November, 2025. We took the opportunity to escort both to the site of the upcoming construction to provide a visualization of the building concept. Recently, the City received word that the \$2 million Congressional allocation had been approved. Officially, President Trump signed the Continuing Resolution that funds the project in early February!

Staff continues to pursue additional funding sources. At the 2024 League of Cities Annual Conference, Councilmen Anderson and Goodsell joined the CM in multiple conversations with firms and organizations that show promise as potential funding sources. One salient proposal was received on which Council requested further research. The contact led to a two-year agreement in February, 2025, with the CrisCom Company to represent the City in pursuing funding. The CM is working with CrisCom on the upcoming budget "asks" for all of our elected representatives. A CrisCom rep was on hand for the Carrot Festival Parade in early February. ***The CM and a few Council members had a dinner meeting the night of the parade to further discuss ongoing work with CrisCom and potential additional funding.***

Additionally, staff is working to submit an application to HCD for a CDBG Block Grant for additional funding for the project. Although these grants are very competitive, it is hoped that the utility of our project will reflect well on fundability.

**Employee MOU Negotiations** – the CM has been working with both the City Council and employee representatives to negotiate a framework for compensation and benefits for the City's full-time employees. Multiple items were proposed and accepted by both sides throughout the process. Classified employees accepted a final Council offer and an agreement was finalized. Action still must be taken with respect to Fire employees.

**Events** – ***The Carrot Festival was again a success! Although these numbers are not officially estimated or recorded, some said it may have been the most well-attended in many years. Onward to March, when Farmers Markets will resume!***

## **PUBLIC WORKS**

### **TRANSPORTATION PROJECTS**

**Pear Canal Undergrounding/Ninth Street Improvements (Olive to Melon)** – ***This project has finally been completed, with the entire roadway improved.***

**Pine Avenue Sidewalks** – Subsequent to the awards of funding for streets projects utilizing Federal Highways dollars through ICTC in early 2022, another year of projects was quickly requested to be added. Holtville submitted a project to capture CMAQ dollars to add sidewalks to either side of Pine Avenue between Fourth and Fifth Streets. Action to approve was taken in October, 2023. A Task Order for The Holt Group to prepare Design plans was approved in September. Staff met with the City Engineer on some issues for this project in late October. THG met with adjacent property owners to discuss issues and preferences in early February. The CM discussed issues with the THG staffer prior to these meetings and will be circling back when they are complete for more design input. ***Design is now nearly complete. Some decisions regarding multiple trees that need to potentially be removed are being discussed.***

**2025 Call for Projects** – this topic was brought to City Council in late April to approve two projects suggested by staff. Pursuant to conversations at the SCAG Conference, the CM requested that planning staff work up and submit two additional projects by the due date. The 4 projects (Cedar Avenue from Fourth to Fifth, as well as Melon Avenue from Eighth to Ninth, Seventh to Eighth, and Sixth to Seventh) were

submitted. ICTC went through the scoring process and the Holtville projects all scored toward the middle of the pack, however, especially given the palatable funding levels, all were proposed to be funded. Word was received in late October that these recommendations were forwarded to the SCAG Transportation Committee. Having passed through that body, they were pushed on to the General Assembly for final determination and were approved for funding in early December. For the Melon Road projects, funding will require ownership, so the process has begun to annex all of that section of Melon Road from the County.

**Capital Improvements Project Listing** – a meeting was held in November, 2023, with staff, including the City Manager, City Engineer, City Planner and Water/Wastewater Lead Operator to discuss long term capital improvements needed in the City. Water system improvements, sewer system upgrades, streets projects and other issues were discussed and expected to be further explored. A more complete detailing of the discussion will be presented to the Council in the near future. Council has requested that this issue be moved up in the queue and this be addressed shortly. Staff reinitialized discussions and had some preliminary information on the late-April agenda. Discussion will continue on subsequent agendas. *The folks from the Institute for Local Government have developed a training on goal setting relevant to this process and await a scheduled block with Council to present.*

## **PARKS**

**Railroad Trestle Repair** – A grant was secured from the California Natural Resources Agency (CNRA) to repair the railroad trestle burned in a river bottom fire several years ago. This is necessary to connect the Trail to east side of the river and eventually the future Wetlands area. After over a decade and a half of being somewhat unsightly and unusable, the trestle will soon be fixed cosmetically and usable for pedestrian and non-motorized traffic. Documentation was finally signed for this grant in late October, 2021. Kleinfelder, Inc., was selected for Design services in April, 2024. A meeting with the design team was held in early May wherein various facets of the project were discussed. Multiple ideas to control costs and stretch the project dollars were decided upon. The decision was made to proceed with the general direction of keeping the original character of the structure, while making concessions to keep costs under control.

A January update meeting between the Design team, the City Planner and the CM revealed that the project had stalled due to a needed topographical study that the consultant thought the City would provide. After discussion, Kleinfelder engaged a local consultant to produce the document and the project is back in motion. Pursuant to a periodic plan check, reprioritization of the elements to be completed vis a vis available funding was amended in May. Kleinfelder provided 90% plans in late September, which included construction estimates. THG reviewed the plans and sent them back to Kleinfelder for clarification and/or correction. The revised plans were resubmitted and further comments were sent back by THG. 95% plans were received on Monday, 2/10, with some minor adjustments still needed. Staff worked to procure the final environmental and cultural clearances so that the project can go to bid. A site visit with the design engineer, staff and The Holt Group was held in early January to iron out some issues. *Bid opening was late last week. The low bid was significantly over the amount of funding available for the project. Staff met with representatives of CNRA to discuss options. Requested additional funding is not available, so staff is working to truncate the project to fit within the available funds. This will require approval from CRNA, but they seemed receptive to most discussed options.*

**Holtville East Trail Link** - The City Manager had multiple discussions in recent years about a Trail extension from the Trestle to the Country Club area, then to the UC Research station and eventually to Hwy 111 for easier access to IVC with active transportation funding options. The idea has been well received by SCAG staff and the head of County Public Works. An application for Active Transportation funding was developed in mid-2024 and a grant application was submitted in June to fund design of the project.

**Mellinger Alamo River Trail** - A grant was awarded in early 2024 to River Partners, a non-profit that deals in habitat restoration, for a project that would include a Wetlands trail spur. RP met with the City Manager and toured the site, then engaged Nicklaus Engineering to design the project. Staff was contacted

by NEI in March to discuss design elements. River Partners staff continued to meet with the CM throughout the Spring and early Summer, performing a few physical “scouting” trips to decide the best path for the trail extension. They have done some preliminary exploration and soil sampling and continue to move the project forward. A tentative map was forwarded to the City this week. The original template is aggressive (i.e. “Expensive”), so it is assumed that discussions and concessions will be forthcoming. River Partners presented a slightly revised plan to the Council in early October to get feedback on the direction of the project. Staff met virtually with River Partners in mid-December, with some minor adjustments to the plans discussed. A regrouping meeting was held in February – we are awaiting a few studies to proceed with the next steps in finalizing design and procuring funding. The City has been working with the Institute for Local Government on support for various projects, so they met with RP in early March to eventually assist with procuring construction grants when the time arises. A progress meeting this week revealed that a cultural resources report is being produced, after which project costing will continue and scoping can be discussed. A site visit was held in late October with River Partners and IID to discuss issues. The meeting mainly centered on foliage issues, but next steps were discussed and a side discussion with IID regarding upkeep of the Wetlands was fruitful. A pre-submittal meeting with the County was held recently to start working toward commencing the project.

**SitelogiQ Energy Savings Project** – this project was proposed to add mandated energy efficiency modifications to City facilities and has been examined for the past several months. In order to take advantage of expiring federal incentives, the project was somewhat fast tracked and approved by Council in October. Financing was secured in late November/early December. A project kickoff meeting was held with SitelogiQ representatives and City staff in late December. *Earlier this week, staff began meeting with the implementation team for what will become semi-weekly progress meeting. Finance staff is working through the process of making construction payments through the bond funding.*

**BUILDING DEPT** - The City has issued **17** building permits thus far in 2026. A list of permits issued by month is available on the City’s website at <https://www.holtville.ca.gov/building-planning/building-and-planning/building-department/>

**Melon, LLC Housing Project (± 50)** – A project has been in the works for some time at the northeast corner of Ninth and Melon, just outside the City limits. After years of confusion regarding the process, the project’s ownership group, led by John Hawk, engaged Development Design & Engineering in 2016 to assist in moving the project along. DD&E completed CEQA compliance, and a Mitigated Negative Declaration was adopted by the Planning Commission and City Council in late 2020.

The project was presented at the Planning Commission in October 2020 and drew a good deal of public opposition. PC action pushed the project forward with a designation of allowing R-1 or R-2 development, with Council accepting the PC recommendation in November, 2020. The denser R-2 zoning designation would allow up to 8 units per acre or approximately 65 units. The annexation was approved by LAFCo in February, 2021. We await further submission from the project proponent.

Staff spoke with Mr. Hawk multiple times to remind him that there are still several requirements to move his project forward, which he could be doing concurrently with the preparation and construction of the IID and City improvements. He said he will be speaking to his partners. As the undergrounding and street work are imminent, he still needs to produce a site plan, building plans, pull permits, etc. The City’s project should now have no bearing on his timeline. This was reiterated to Mr. Hawk again in January and again in July. The CM has spoken with Mr. Hawk periodically in the past few months and he conveyed a desire to sell the project, which is now listed for sale, however, the most recent conversation he intimated that he is once again working with a builder to construct the project himself. Stay tuned. The CM spoke with Mr. Hawk again today at length about this and various other issues. He stated that he was planning to come in to meet regarding proposed footprints.

**AMG Sunset Rose Senior Apartments (± 33)** – In July, 2022, the City was granted HOME funding for this AMG & Associates apartment project, proposed in the area of Third and Grape. This will create some long-term oversight by the City, but it does continue to add housing. A subdivision map was approved for the property. A consultant to administer this grant was engaged in May, 2022, and an application for additional subsidized financing was approved by the City in late November.

A pre-submittal meeting was held in early November to discuss necessary aspects to the construction with the project proponent, including offsite improvements. Much of the discussion centered on handling stormwater. Final map and the necessary proposed lot split were approved in late February as well.

Start was delayed as construction bids came in significantly over projections. The developer had made a drawdown on funding, however, the ownership group was somewhat unresponsive as the project sat in limbo for some time. An extension on their CUP was requested and was granted by Planning Commission in May, 2024, then a pre-construction meeting with the developer and City was finally held in January. Construction is now substantially complete they are in the process of obtaining a Certificate of Occupancy.

The owners of the project approached staff with a request for the City to join the California Municipal Finance Authority (CMFA), which would open up the opportunity for them to secure additional financing for the project. Staff examined the options and there does not seem to be much in the way of a negative impact to the City, so action was taken to allow for establishing membership. We now await their financing to finalize the project. *Several issues have arisen regarding this financing. The City Planner, City Attorney and the CM have been working to clarify issues and get to a place of comfort for the City's role in the process.*

**AMG Pine Crossing Apartments (± 64)** – This is a proposed mirror image project across from Fern Crossing complex. Building plans were approved in early October, 2024, and site work began shortly thereafter. Several issues with the underground work (primarily sewer and stormwater) were addressed in the Spring of 2025. Visually, the project is taking shape and they continue to work through staff on issues. A recent issue with the design of their sewer conveyance to the City system arose. They worked with the City Engineer to rectify an elevation miscalculation from their design staff and rectified the issue in the last few weeks by taking a longer run to a different manhole for connection. *They are currently working to be ready for opening in July or August.*

**Peri & Sons Ag Labor Housing (66)** – this project was introduced to Planning Commission earlier this week. It proposes to construct USDA-approved dormitory style housing for up to 660 H2A Visa Program agriculture laborers working for the applicant firm. PC approved the site plan and density waiver contingent on City Council approval of the land use designation and Conditional Use Permit. A Public Hearing was held at a subsequent City Council meeting and the project was approved. The contractor met with staff in July to inform the City of upcoming submission and to discuss the potential timeline for approval to move forward with building permits. Plans have been submitted for review and the site is currently being cleared. The first plan check produced several points that Duggins worked to correct. *Early this week, they resubmitted for second plan check.*

## **WATER ENTERPRISE**

**Rate Study** – The profitability of the Water Enterprise has been problematic in recent years. Coupled with the debt covenant to budget a net revenue of 120% of the annual debt service, a rate adjustment has been explored. A formal Water Rate Study must be completed, which will be brought back for discussion at some point in the future.

**MEETINGS & EVENTS RECENTLY ATTENDED :**

- 02/07/26 Holtville Carrot Festival Relays & Parade *Fifth Street*
- 02/09/26 Department Head Meeting *City Hall*
- 02/09/26 Holtville City Council Meeting *City Hall*
- 02/11-02/13/26 CLoC City Managers Conference *Napa, CA*
- 02/16/26 President's Day (*City Hall Closed*) *City Hall*
- 02/17/26 Department Head Meeting *City Hall*
- 02/17/26 Holtville Planning Commission Meeting *City Hall*
- 02/18/26 City of Holtville Disaster Drill *City Hall*
- 02/19/26 ICTC Management/CCMA Meetings *ICTC Offices (EC)*
- 02/19/26 Status Meeting w/ Sunset Rose Developers *re: Financing* *THG Offices (EC)/Web Conf*
- 02/19/26 Holtville Trestle Project Scope Meeting *Web Conference*
- 02/20/26 Holtville Rotary Club Luncheon *St. Paul's Lutheran Church*

**UPCOMING EVENTS :**

- 02/23/26 Department Head Meeting *City Hall*
- 02/23/26 Holtville City Council Meeting *City Hall*
- 02/24/26 BOOST Assistance Check-in *Web Conference*
- 02/24/26 Alamo River Trail (Wetlands Spur) Check-in Meeting *Web Conference*
- 02/24/26 BOOST Assistance Check-in *Web Conference*
- 02/25/26 Team CA Monthly Meeting *Web Conference*
- 02/27/26 Progress Meeting w/ SitemlogiQ Staff *City Hall*
- 02/27/26 Holtville Rotary Club Luncheon *St. Paul's Lutheran Church*
- 02/27 - 03/16/26 California Mid-Winter Fair *IV Fairgrounds (Imperial, CA)*
- 03/02/26 Department Head Meeting *City Hall*
- 03/05/26 OpenGov Accounting Software Demo *Web Conference*
- 03/06/26 Holtville Rotary Club Luncheon *St. Paul's Lutheran Church*
- 03/09/26 Department Head Meeting *City Hall*
- 03/09/26 Holtville City Council Meeting *City Hall*
- 03/11/26 ICTC Management/CCMA Meetings *City Hall*
- 03/11/26 IV Foreign Trade Zone Meeting *IC Workforce Development (EC)*
- 03/16/26 Holtville Planning Commission Meeting *City Hall*
- 03/23/26 Holtville City Council Meeting *City Hall*
- 05/07 - 05/08/26 SCAG Annual Conference & General Assembly *Palm Desert, CA*
- 07/27 - 08/03/26 NW Vacation Days (*Out of Office*)
- 08/13 - 08/14/26 NW Vacation Days (*Out of Office*)

If you have any questions about any of the items presented, please feel free to contact me directly.

Respectfully submitted,



Nicholas D. Wells, City Manager

MEETING DATE:	<u>2/23/26</u>
ITEM NUMBER	<u>5 b</u>
Approvals	CITY MANAGER _____
	FINANCE MANAGER _____
	CITY ATTORNEY _____

# City of Holtville

## REPORT TO COUNCIL

**DATE ISSUED:** February 20, 2026

**FROM:** Chandler Sinclair, Finance Supervisor

**SUBJECT:** Finance Department Update

**INFORMATION ONLY – NO ACTION REQUIRED AT THIS TIME**

The City’s Finance Supervisor, Chandler Sinclair, will be attending the California Society of Municipal Finance Officers annual conference and expo in Palm Springs, CA on February 24–27, 2026.

The Finance Department is exploring Enterprise Resource Planning (ERP) system options to support long-term operational efficiency. The Finance Supervisor is planning outreach to neighboring agencies to evaluate systems currently in use, networking with vendors through the CSMFO conference expo hall, and coordinating demonstrations to assess potential solutions.

The Finance Department, in coordination with investment partner TVI, is reviewing Certificate of Deposit (CD) investment opportunities for available liquid funds to enhance interest revenue while preserving adequate cash flow and liquid needs, with initial placements in the coming weeks.

The City’s Finance Department and City Manager, Nick Wells, are actively performing bank reconciliations for FY 2024-2025 to ensure accurate financial records, timely audit preparation, and reliable reporting to Council.

Further details on any items above may be available upon request of the Finance Supervisor.

Respectfully submitted,



Chandler Sinclair  
Finance Supervisor of Holtville

MEETING DATE:	<u>2/23/26</u>
ITEM NUMBER	<u>5c</u>
Approvals	CITY MANAGER _____
	FINANCE MANAGER _____
	CITY ATTORNEY _____

**City of Holtville**  
**REPORT TO COUNCIL**

**DATE ISSUED:** February 18, 2026  
**FROM:** Alex Silva, Fire Chief  
**SUBJECT:** Monthly Report for January 2026

**THIS IS INFORMATION PROVIDED TO THE CITY COUNCIL. NO ACTION IS REQUIRED OF THE CITY COUNCIL.**

We started the year with our first call at 12:15 a.m. New Years Eve. We have a quiet month to start the year. Staff did a complete preventive maintenance on all our fleet. I participated in the Point In Time (homeless count) . Holtville showed couple of displaced individuals in the outskirts of the city. The following is the monthly report for January 2026.

Emergency calls	58
Training hours	186

Cordially submitted



Alex Silva  
Fire Chief

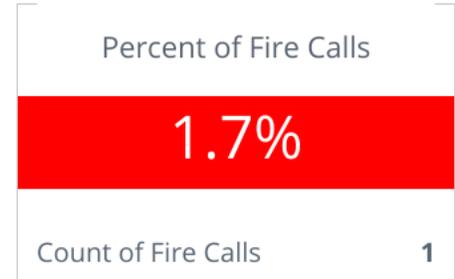
## Total Count of Incidents

Total Count of Incidents



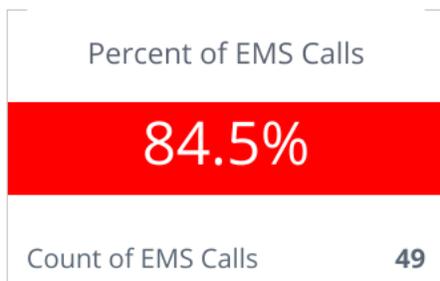
## Fire Calls

Fire Calls



## EMS Calls

EMS Calls



## Other Calls

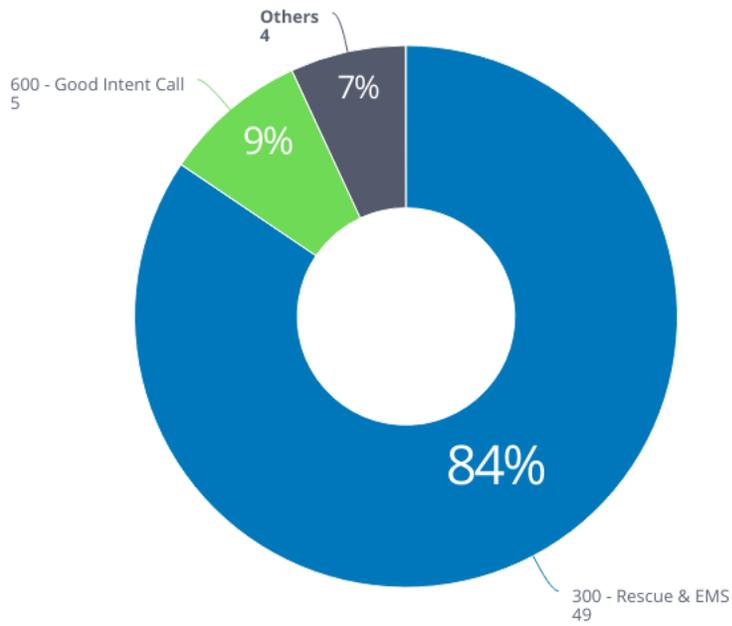
Other Calls



# Percentage of Incident Type Groups

Percentage of Incident Type Groups

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## Station Report Details

Station	Years in Alarm DateTime	UC.TIME OF DAY in Unit Dispatched DateTime	Count of Incidents
HOLTVILLE FIRE DEPT. STA. 1	2026	N/A	5
		04:00	1
		08:00	2
		09:00	1
		10:00	1
		11:00	3
		12:00	1
		13:00	1
		14:00	3
		16:00	1
		17:00	1
		23:00	1
		Station 1	2026
02:00	1		
03:00	1		
04:00	1		
05:00	1		
06:00	1		
08:00	1		
09:00	1		
10:00	1		
11:00	3		
12:00	2		
17:00	3		
18:00	1		

## Incident Details

Time in Alarm DateTime	Station	Incident Type
01/24/2026 14:17:23	HOLTVILLE FIRE DEPT. STA. 1	Emergency medical service incident...
01/26/2026 04:21:00	HOLTVILLE FIRE DEPT. STA. 1	EMS call, excluding vehicle accident...
01/27/2026 11:12:00	HOLTVILLE FIRE DEPT. STA. 1	EMS call, excluding vehicle accident...
01/23/2026 10:46:23	HOLTVILLE FIRE DEPT. STA. 1	Dispatched & canceled en route
01/15/2026 18:32:04	Station 1	EMS call, excluding vehicle accident...
01/27/2026 09:22:52	HOLTVILLE FIRE DEPT. STA. 1	EMS call, excluding vehicle accident...
01/24/2026 23:48:38	HOLTVILLE FIRE DEPT. STA. 1	EMS call, excluding vehicle accident...
01/18/2026 14:16:59	Station 1	EMS call, excluding vehicle accident...
01/01/2026 00:46:23	Station 1	Hazardous condition, other
01/13/2026 02:30:02	Station 1	EMS call, excluding vehicle accident...
01/17/2026 19:27:03	Station 1	EMS call, excluding vehicle accident...
01/26/2026 08:40:34	HOLTVILLE FIRE DEPT. STA. 1	EMS call, excluding vehicle accident...
01/24/2026 14:17:23	HOLTVILLE FIRE DEPT. STA. 1	EMS call, excluding vehicle accident...
01/27/2026 16:05:00	HOLTVILLE FIRE DEPT. STA. 1	EMS call, excluding vehicle accident...
01/27/2026 11:12:00	HOLTVILLE FIRE DEPT. STA. 1	EMS call, excluding vehicle accident...
01/24/2026 23:48:38	HOLTVILLE FIRE DEPT. STA. 1	EMS call, excluding vehicle accident...
01/17/2026 19:27:00	Station 1	EMS call, excluding vehicle accident...
01/05/2026 17:19:04	Station 1	Medical assist, assist EMS crew
01/30/2026 15:07:58	HOLTVILLE FIRE DEPT. STA. 1	Motor vehicle accident with no inju...
01/06/2026 11:35:46	Station 1	EMS call, excluding vehicle accident...
01/31/2026 12:10:51	HOLTVILLE FIRE DEPT. STA. 1	Natural vegetation fire, other
01/06/2026 07:05:11	Station 1	EMS call, excluding vehicle accident...
01/26/2026 17:41:16	HOLTVILLE FIRE DEPT. STA. 1	EMS call, excluding vehicle accident...
01/14/2026 10:47:00	Station 1	EMS call, excluding vehicle accident...
01/10/2026 12:43:43	Station 1	EMS call, excluding vehicle accident...

**City of Holtville**  
**REPORT TO CITY COUNCIL**

MEETING DATE:	<u>2/23/26</u>
ITEM NUMBER	<u>5 d</u>
Approvals	CITY MANAGER _____
	FINANCE MANAGER _____
	CITY ATTORNEY _____

**DATE ISSUED:** February 18th, 2026  
**FROM:** Joshua Osuna  
Water Treatment Plant Chief Operator/Supervisor  
**SUBJECT:** Water Treatment Plant Bi-weekly Operations & Maintenance Summary

***THIS IS INFORMATION PROVIDED TO THE CITY COUNCIL. NO ACTION IS REQUIRED AT THIS TIME FROM THE CITY COUNCIL.***

The purpose of this report is to inform council of all operations and maintenance activities carried out at the Water Treatment facilities during the period 2/5/26 through 2/18/26.

**WATER TREATMENT PLANT:**

- Daily operations which include daily log numbers, backwashing filters, UV system check, calibration of chemicals, daily ponds inspection, & daily pool inspection.
- Saturday February 14<sup>th</sup>, we had a power spike. The WTP UV System & City Pool had to be reset. All systems are back and running.
- Ricardo Ruiz our T-2 Operator has submitted his two week resignation letter and his last day is Friday February 20<sup>th</sup>. We are working on getting a replacement operator.

Respectfully Submitted,



**Joshua Osuna**  
**Water Treatment Plant Chief Operator/Supervisor**  
City of Holtville  
121 W. 5th Street, Holtville, CA 92250  
Cell (760) 756-8086 / City Hall (760) 356-2912  
[JoshOsuna@holtville.ca.gov](mailto:JoshOsuna@holtville.ca.gov)

**City of Holtville**  
**REPORT TO CITY COUNCIL**

MEETING DATE:	<u>2/23/26</u>
ITEM NUMBER	<u>5 e</u>
Approvals	CITY MANAGER _____
	FINANCE MANAGER _____
	CITY ATTORNEY _____

**DATE ISSUED:** February 18, 2026

**FROM:** Gustavo Rodriguez  
Water/Wastewater Operations Supervisor

**SUBJECT:** Water / Wastewater Plant Operations & Maintenance Summary

***THIS IS INFORMATION PROVIDED TO THE CITY COUNCIL. NO ACTION IS REQUIRED OF THE CITY COUNCIL.***

The purpose of this report is to inform council of all operations and maintenance activities carried out at the Wastewater treatment facilities during the period between 2/09/2026 through 2/18/2026.

**WASTEWATER PLANT:**

- An inspection of the wastewater treatment plant and its equipment was carried out on February the 17<sup>th</sup> and no deficiencies were found. Plant operations and equipment conditions are normal. On Tuesday February 17<sup>th</sup>, the third bioassay sample was delivered to Brawley Analytical Laboratory for toxicity testing. The plant operators continue to operate and maintain the plant according to plant NPDS Permit. I will be informing you all and city manager of the third bioassay laboratory results next Monday during our weekly staff reports.

Respectfully Submitted,

Gustavo Rodriguez.  
Wastewater Chief Plant Operator/Consultant



(Clarifiers)



(Plant building)

**City of Holtville  
REPORT TO COUNCIL**

MEETING DATE:	<u>2/23/26</u>
ITEM NUMBER	<u>5f</u>
Approvals	CITY MANAGER _____
	FINANCE MANAGER _____
	CITY ATTORNEY _____

**DATE ISSUED** February 20<sup>th</sup>, 2026  
**FROM:** Public Works Supervisor  
**SUBJECT:** Bimonthly Report.

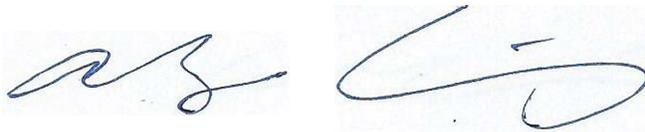
**THIS IS INFORMATION PROVIDED TO THE CITY COUNCIL. NO ACTION IS REQUIRED OF THE CITY COUNCIL.**

The purpose of this report is to inform the Council of Public Works activities since the last council meeting.

Public Works has been actively working on or completed the following:

- Cleared sewer plugs at various locations in town.
- Repaired water service line leaks.
- Worked with the Sheriff's Department to clean up graffiti at the park and around town.
- Cleaning up all burnt salt cedars south of the skate park.
- Caught 3 dogs.
- Pumped water out of Apple Court retention basin.
- Replaced five ¾- inch meters
- Replaced 1 two-inch meter,

Respectfully Submitted,



Alejandro Chavez  
Public Works Supervisor  
City of Holtville