

3.0 Growth Projections & Phasing

Land use designations and growth projections are fundamental to planning for the provision of municipal services. The Service Area Plan (SAP) calculates growth projections for the City of Holtville and its Sphere of Influence based on the projected land uses at build-out of the Holtville General Plan. Year 2020 population and housing projections give the City an idea of the extent of future service needs, whereas projected phasing of this growth offers specific insight into where municipal services will be required and when.

3.1 Growth Projections

Growth projections for the City of Holtville and its Sphere of Influence (SOI) are provided in **Table 3-1** through **Table 3-4** as follows:

- Existing Dwelling Units, Population, and Non-Residential Square Footage - City of Holtville (**Table 3-1**).
- Buildout Dwelling Units, Population, and Non-Residential Square Footage - City of Holtville (**Table 3-2**).
- Ultimate Land Use - City and Sphere of Influence (**Table 3-3**).
- Year 2020 Land Use - City and Sphere of Influence (**Table 3-4**).

As shown in **Table 3-1**, the City is currently comprised of 398 acres of land dedicated to residential use and 334 acres dedicated to non-residential uses. There are 1,481 dwelling units, with a corresponding population of 5,258 persons in the City. Non-residential uses include commercial, industrial, community facilities and open space recreation. Approximately 2.58 million square feet of non-residential development currently exists in the City.

3.1.1 City of Holtville - Buildout

As indicated in **Table 3-2**, buildout of land uses within the current City boundaries will result in an estimated 1,629 dwelling units with a corresponding estimated population of 5,783 persons. An estimated 2.8 million square feet of non-residential development would occur. **Figure 3-1** depicts the planned land uses for the City of Holtville and its SOI.

3.1.2 City and Sphere of Influence – Ultimate Land Use

Table 3-3 depicts the ultimate land use condition for the 4,869 acres that comprise the City and its SOI. Ultimate buildout of the City and SOI would result in an estimated 7,889 dwelling units with a corresponding population of 28,006 persons. An estimated 8.7 million square feet of non-residential development would occur. This ultimate land use condition is expected to occur well beyond the 2020 time horizon of the Service Area Plan/Municipal Service Review (SAP/MSR).

3.1.3 Year 2020 Land Use – City SOI

The Year 2020 land use scenario is used as the time horizon basis of facility and service evaluation for this SAP/MSR. **Table 3-4** depicts the development levels anticipated for the City and the SOI for the Year 2020. An estimated 2,496 dwelling units with a corresponding population of 8,861 persons and approximately 3.97 million square feet of non-residential development is anticipated.

This represents an increase of approximately 1,016 dwelling units and 3,078 persons, while non-residential development square footage is projected to increase by approximately 1.4 million square feet.

3.2 Phasing

Land development is an important factor in the provision, phasing and construction of facilities. As land uses change and vacant land is developed, facility requirements change. Accordingly, land use data for current and future development is used to project the distribution of demands within the City's service area. Development of vacant land is expected to be residential, commercial, industrial and community land uses, and is projected to generate additional facility and service demands.

Land use in the year 2020 is expected to generally coincide with the City's General Plan land use designations shown on **Figure 3-1**; however, only a portion of all land within the service area is expected to be developed by 2020. The rate of development is expected to vary from year to year over the next 20 years. For the purposes of this SAP, it is estimated that development of vacant parcels will occur in various areas within the SOI, and by the year 2020, approximately 32 percent of the land area within the SOI will be developed. A summary of the total developed acreage projections in the year 2020 is provided in **Table 3-4**.

The estimate of phased development is based on available population projections and trend information. Actual development may differ, which emphasizes the need for periodic updates to plans such as the sewer and water master plans. Plan updates will incorporate the actual location and magnitude of new development, predict future growth, and re-evaluate facility and service requirements.

The phasing of land use development is difficult to predict as it is greatly influenced by complex economic, market and environmental factors. Four general areas have been identified as potential growth areas over the next 20 years. As depicted in **Figure 3-2**, these areas are: (1) the area south of the City and the Alamo River along Orchard Road; (2) the area surrounding the Barbara Worth Country Club; (3) the area north of Ninth Street; and (4) the area immediately east of the City between Seventh Street and De Paoli Road.

Despite some inherent inaccuracies, it is essential to estimate the phasing of land development to provide for logical and cost effective construction of facilities and services such as water and sewer systems. In general, it is assumed that residential, commercial, industrial, community facilities and recreation/open space facilities will be developed to support the population projected in the year 2020. Estimates of phased land development will therefore be based on these growth trends.

Table 3-1
Existing Dwelling Units, Population, and
Non-Residential Square Footage - City of Holtville (1998)

Land Use Designations	Existing City Boundary Acres	DU/AC	FAR	Building Sq. Ft. Per Acre	DUs	CA State (a) Demographics		SCAG Ultimate (b)	
						pph	Total	pph	Total
Residential									
Agricultural	0	0.1	---	---	---	3.55	---	3.45	---
Rural Residential	0	1	---	---	---	3.55	---	3.45	---
Low Density Residential	293	2	---	---	586	3.55	2,080	3.45	2,022
Medium Density Residential	73	7	---	---	511	3.55	1,814	3.45	1,763
High Density Residential	32	12	---	---	384	3.55	1,363	3.45	1,325
Subtotal	398				1,481		5,258		5,109

Non-Residential					Building Sq. Ft.
Commercial	55	---	0.2	8,712	479,160
Industrial	161	---	0.2	8,712	1,402,632
Community Facilities (Schools)	67	---	0.2	8,712	583,704
Open Space/Recreation	51	---	0.05	8,712	111,078
Subtotal	334				2,576,574
TOTAL	732				

(a) State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2006, with 2000 Benchmark. Sacramento, California, May 2006

Calculated, using 5,846 persons in 1,648 occupied dwelling units (3.55 persons per household (pph)).

(b) SCAG Ultimate pph values are based on year 2010 population of 5,993 with 1,648 households, or 3.45 pph.

DU/AC = dwelling units per acre.

FAR - floor area ratio.

Table 3-2
Buildout Dwelling Units, Population, and
Non-Residential Square Footage – City of Holtville (1998 Boundary)

Land Use Designations	Existing City Boundary Acres	DU/AC	FAR	Building Sq. Ft. Per Acre	DUs	CA State (a) Demographics		SCAG Ultimate (b)	
						pph	Total	pph	Total
Residential									
Agricultural	0	0.1	---	---	---	3.55	---	3.45	---
Rural Residential	0	1	---	---	---	3.55	---	3.45	---
Low Density Residential	293	2.2	---	---	645	3.55	2,290	3.45	2,225
Medium Density Residential	73	7.7	---	---	562	3.55	1,995	3.45	1,939
High Density Residential	32	13.2	---	---	422	3.55	1,498	3.45	1,456
Subtotal	398				1,629		5,783		5,620

Non-Residential					Building Sq. Ft.
Commercial	55	---	0.24	10,454	574,992
Industrial	161	---	0.22	9,583	1,542,895
Community Facilities (Schools)	67	---	0.2	8,712	583,704
Open Space/Recreation	51	---	0.05	2,178	111,078
Subtotal	334				2,812,669
TOTAL	732				

(a) State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2006, with 2000 Benchmark. Sacramento, California, May 2006

Calculated, using 5,846 persons in 1,648 occupied dwelling units (3.55 persons per household (pph)).

(b) SCAG Ultimate pph values are based on year 2010 population of 5,993 with 1,648 households, or 3.45 pph.

DU/AC = dwelling units per acre.

FAR - floor area ratio.

Table 3-3
Ultimate Land Use – City and Sphere of Influence

Land Use Designations	City and Sphere of Influence Acres	DU/AC	FAR	Building Sq. Ft. Per Acre	DUs	CA State (a) Demographics		SCAG Ultimate (b)	
						pph	Total	pph	Total
Residential									
Agricultural	1,042	0.1	---	---	208	3.55	738	3.45	718
Rural Residential	876	1	---	---	876	3.55	3,110	3.45	3,022
Low Density Residential	1,152	2.2	---	---	2,534	3.55	8,996	3.45	8,742
Medium Density Residential	73	7.7	---	---	562	3.55	1,995	3.45	1,939
High Density Residential	281	13.2	---	---	3,709	3.55	13,167	3.45	12,796
Subtotal	3,424				7,889		28,006		27,217

Non-Residential	Building Sq. Ft.				
Commercial	287	---	0.24	10,454	3,000,413
Industrial	379	---	0.22	9,583	3,632,033
Community Facilities (Schools)	67	---	0.2	8,712	583,704
Open Space/Recreation	712	---	0.05	2,178	1,550,736
Subtotal	1,455				8,766,886
TOTAL	4,869				

(a) State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2006, with 2000 Benchmark. Sacramento, California, May 2006

Calculated, using 5,846 persons in 1,648 occupied dwelling units (3.55 persons per household (pph)).

(b) SCAG Ultimate pph values are based on year 2010 population of 5,993 with 1,648 households, or 3.45 pph.

DU/AC = dwelling units per acre.

FAR = floor area ratio.

Table 3-4
Year 2020 Land Use – City and Sphere of Influence

Land Use Designations	City and Sphere of Influence Acres	DU/AC	FAR	Building Sq. Ft. Per Acre	DUs	CA State (a) Demographics		SCAG Ultimate (b)	
						pph	Total	pph	Total
Residential									
Agricultural	329	0.1	---	---	66	3.55	234	3.45	228
Rural Residential	276	1	---	---	276	3.55	980	3.45	952
Low Density Residential	332	2.2	---	---	708	3.55	2,513	3.45	2,443
Medium Density Residential	73	7.7	---	---	562	3.55	1,995	3.45	1,939
High Density Residential	67	13.2	---	---	884	3.55	3,138	3.45	3,050
Subtotal	1,067				2,496		8,861		8,611

Non-Residential					Building Sq. Ft.
Commercial	84	---	0.24	10,454	878,170
Industrial	245	---	0.22	9,583	2,347,884
Community Facilities (Schools)	67	---	0.2	8,712	583,704
Open Space/Recreation	78	---	0.05	2,178	169,884
Subtotal	474				3,979,642
TOTAL	1,541				

(a) State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2006, with 2000 Benchmark. Sacramento, California, May 2006
 Calculated, using 5,846 persons in 1,648 occupied dwelling units (3.55 persons per household (pph)).
 (b) SCAG Ultimate pph values are based on year 2010 population of 5,993 with 1,648 households, or 3.45 pph.
 SCAG Year 2020 population projection is 6,661.
 DU/AC = dwelling units per acre.
 FAR = floor area ratio.

Figure 3-1
Planned Land Use



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**Figure 3-2
Potential Growth Areas**

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