

HEBER URBAN AREA PLAN

Prepared by:

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Approved By:

Board of Supervisors

TRACKING SHEET

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NOTE: For the Most Current Zoning Designations, Please see Imperial County Land Use Ordinance (Title 9) Division 5.

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I. INTRODUCTION

A. Preface

The Land Use Element of the Imperial County General Plan designates the townsite of Heber and the surrounding area bounded by Farnsworth Lane on the west, Correll Road on the north, Pitzer Road on the east and Fawcett Road on the south as the Heber "Urban" Area.

This revised document, known as the "Heber Urban Area Plan" supersedes and replaces the 1997 Heber Urban Area Plan adopted March 11, 1997, by the Imperial County Board of Supervisors. It shall serve as a guide to the decision makers, staff and the public to address the distribution, general location and extent of uses of land for housing, commerce, industry, open space and public facilities.

The amended Heber Urban Area Plan describes existing land uses within the planning area and the facilities and services, which will provide public infrastructure to support these uses. Also stated are goals and objectives for future growth, environmental resource protection, constraints, policies, and programs necessary to guide future growth.

B. Purpose of the revised Urban Area Plan

The primary purpose of this Plan is to identify the goals, policies, and standards that will guide the physical growth of the planning area. It is prepared pursuant to California Government Code, Section 65300, et seq.

The Heber Urban Area Plan designates the proposed distribution and general location and extent of the uses of land for housing, business, industry, open space, including natural resources, recreation and enjoyment of scenic beauty, education, public buildings and grounds, solid waste disposal facilities and other categories of public and private uses of land. The Heber Urban Area Plan includes a statement of the standards of population density and building intensity for the various land use categories covered by the plan.

The adopted Heber Urban Area Plan will show in a very general way, a range of uses for land within the planning area, without projecting when or how a use will be developed. This Plan is based in part on the five basic goals adopted by the Board of Supervisors on January 2, 1973. The purpose of this plan is to help citizens to secure a better life than would be possible without the efforts of government in their behalf.

The five basic concepts adopted by the Board in support of the revised Heber Urban Area Plan are:

1. Safety for people and property.
2. Wide selection of social and economic opportunities.
3. Efficient use of natural, human and financial resources.
4. Clean air, water and land.

5 Quiet, beautiful communities and rural areas.

The intent of the California legislature was and is to provide effective and efficient land uses in an orderly and well planned manner. In keeping with this intent, the County shall use this Plan to guide its development and to plan for necessary improvements for public facilities and services.

The intent of Imperial County in preparing the Heber Urban Area Plan is to insure orderly growth that does not exceed the infrastructure capabilities of the area and to provide sufficient land uses for industrial, commercial development and a variety of residential land uses to meet the needs of the planning area's population.

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II. EXISTING CONDITIONS AND TRENDS

A. Preface

Knowledge, experience and reasoned expectations of future conditions determines the scope of the issues that the revised Heber Urban Area Plan addressed. This Section includes a generalized description of existing physical, cultural and land use features within the planning area, from both a historic and expected future perspective.

B. Land Use

The Heber Urban Area Plan comprises approximately 960 acres of which the majority is under private ownership. The planning area includes the townsite of Heber and the surrounding rural agricultural area. Within the townsite, the existing land uses consist primarily of single family homes, including a significant number of mobile homes on individual lots. According to the 1990 Census, Heber had a population of 2,566 residents and 600 housing units for an average of 4.3 persons per dwelling. By comparison, the countywide average in unincorporated areas is 2.1 persons per household.

In 1994, there are approximately 452 residential lots within the townsite of Heber. Most of these lots were zoned R-1 or R-1-T. Lots in 1997 zoned R-1 and R-1-T were re-zoned in 1998 to R-3. It is proposed that certain Medium Density Residential areas be designated as Low Density Residential and re-zoned to R-1.

There were numerous lots currently zoned commercial and light manufacturing that are used exclusively for residential purposes. The Land Use Ordinance does not allow residential uses in commercial zones and only as an appurtenant use (i.e. caretaker's residence) in industrial zones with the approval of a conditional use permit.

Light and Medium Industrial land uses are allowed in the Heber Urban Area. The M-1 is consistent with the Light Industrial land use designation of the Heber Urban Area Plan. The M-2 Zone is consistent with the Medium Industrial land use designation of the Heber Urban Area Plan on a conditional basis.

There were several areas within the Heber area zoned A-2. One area was located at the southwest corner of Highway 86 and Dogwood Road; this area was designated Low Density Residential. The second area was located at the northeast corner of the planning area at the southwest corner of Pitzer Road and Correll Road; this area is proposed to be designated partially Light Industrial, and the remainder Medium Density Residential, and Low Density Residential.

In general, two of the primary goals of the Heber Urban Area Plan is to promote a wider selection of housing opportunities for Heber area residents in order to decrease overcrowding and to provide an industrial base for the community.

C. Population

According to the 1990 Census, the townsite of Heber had a population of 2566. The results of a community survey conducted in January 1992, indicate that ninety-five (95%) percent of respondents reported being Hispanic.; and, 45.2% percent of the respondents reported having five or more persons per household. Compared to the County's overall population, the Heber Urban area population is younger with a considerably smaller number of elderly head of households. Survey results indicate that nearly 39% percent of the population is under 20 years of age and only 6.2% over 65 years.

Heber is centrally located between the cities of El Centro and Calexico in the southern portion of Imperial County. It is expected the townsite will experience considerable population growth in the future as a result of the construction of new housing units and the extension of sewer and water lines to surrounding areas.

D. Water/Sewer

The Heber Public Utilities District provides water and sewer services for the planning area. The district has a water treatment capacity of 1.3 million gallons (mg) and a sewer treatment plant capacity of .5 mg. Presently the district has 760 water service hook-ups. The district's facilities are presently adequate for existing and anticipated short term developments.

The Heberwood Subdivision, Tract 944, currently under construction will eventually add 502 single family homes, apartment units and commercial facilities to the system. Also, the Correll Estates, Tract Map 903, could add approximately 103 parcels north of the Townsite.

The district is currently in the process of increasing the capacity of its water treatment plant. The capacity of the sewer plant will be expanded.

E. Solid Waste Facilities

The Imperial County Department of Public Works operates a Class III landfill in the Calexico area that serves the planning area. The landfill accepts non-hazardous waste only. The facility is located approximately 3 1/2 miles west of the City of Calexico on State Highway 98.

The Heber Public Utility District provides trash collection service to all townsite residents as contracted through Suburban Sanitation.

F. Schools

The Heber Urban Area is served by the Heber Union Elementary School District for grades K to 8th and the Central Union High School District. In 1997-98, there were 636 elementary school students and 60 junior high school students. During the same year, students from the Heber area attended Southwest High School in El Centro. At the start of the 1998-99 school year, there are 648 students enrolled in K to 8th grade.

With the expected growth in population within the planning area, it will be important that new development mitigate the impacts to both the elementary and high school districts.

G. Geothermal Resources

Geothermal resources, the natural heat of the earth used to produce electricity. The Heber Urban Area is located within a "Known Geothermal Resource Area". Most of the surrounding area has a County-designated Geothermal Overlay Zone imposed on the existing zoning.

Presently there are two operating geothermal power plants adjacent to the Heber Urban Area: (1) Heber Geothermal Company (47 MW/Flash); and, (2) Second Imperial Geothermal Company (33 MW/Binary).

There are several land use related issues affecting the siting of geothermal power plants: subsidence, light and glare, noise, aesthetics and safety. Each will be addressed in the goals, policies and development standards of the plan.

For further information on geothermal resources, please refer to the Geothermal and Transmission Element of the General Plan.

H. Housing

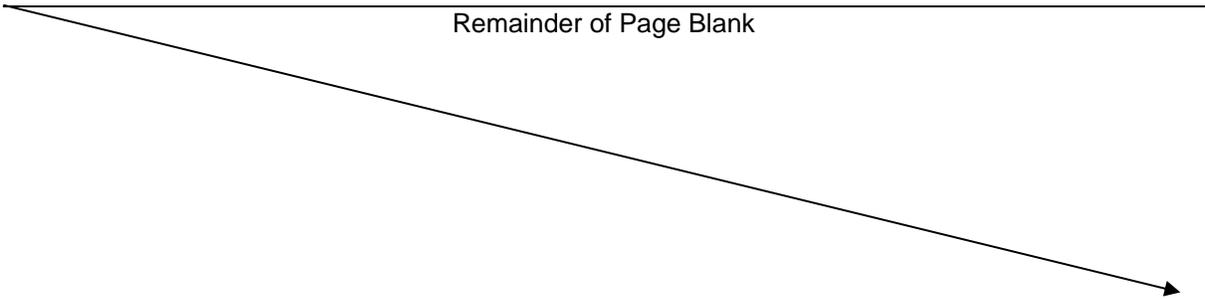
Overcrowding and deteriorating housing stock are two of the most important housing problems in the Heber Urban area. In 1994, there are approximately 600 housing units within the townsite; ten of these units were vacant (1.7%). A majority of the units are either single family homes or mobile homes.

In the past, most of the new units were the result of infill within the townsite. Recently, new housing subdivisions have been approved around the perimeter of the townsite. For example, as discussed previously, the Heberwood Subdivision will eventually add 502 single family homes and apartment units to the area; Correll Estates is estimated to add 103 parcels as part of the Abatti Major Subdivision.

It is the intent of the Heber Urban Area Plan to designate an adequate amount of land to provide a wide selection of affordable residential opportunities to meet the housing needs of the area. It is expected the area's population and housing needs will continue to grow and the Plan, as described, above has re-designated approximately 225 acres immediately adjacent to the townsite from agriculture to residential land uses in order to encourage the development of new housing.

Please refer to the Housing Plan for additional information regarding housing issues in the Heber area.

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I. Circulation

State Highway 86, State Highway 111 and Dogwood Road are the major transport routes that serve the planning area. Interstate 8 is located approximately three miles north of Heber and is accessible via Dogwood Road north or State Highway 111. State Highway 98 is located approximately 3.5 miles to the south and is accessible via Dogwood south.

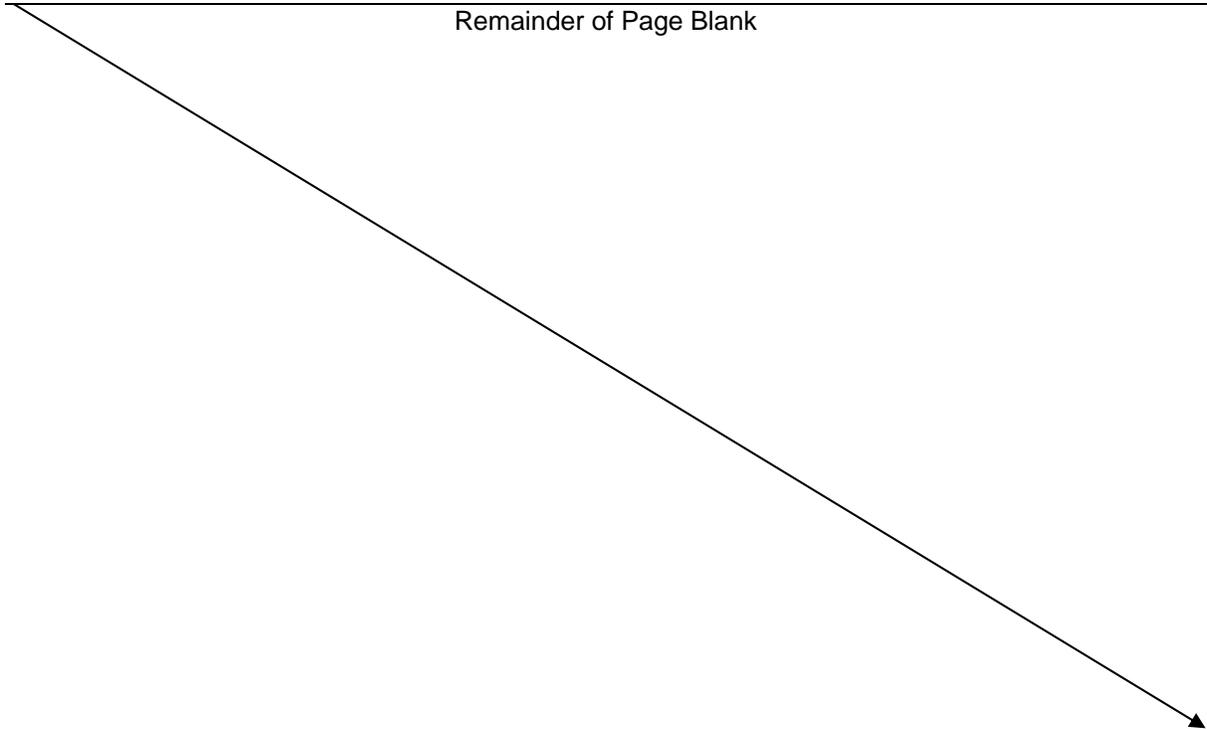
Since Heber is centrally located in the southern Imperial Valley located between El Centro and Calexico, traffic counts on all major roads are expected to increase substantially.

J. Public Facilities

Public services and facilities located in the Heber Urban Area include the following:

- Heber Public Utility District Office;
- Sewer treatment plant;
- Heber County Fire Station;
- U.S. Post Office;
- Heber Community Center;
- Public Works Department Road District No.1. Yard; and,
- Community playground.

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III. GOALS AND OBJECTIVES

A. Preface

The Heber Urban Area Plan serves as the primary policy statement by the Board of Supervisors for implementing development policies and land uses in the Heber Area. This section of the Heber Urban Area Plan presents the goals and objectives relative to all land uses within the planning area.

The Goals and Objectives, together with the Implementation Programs and Policies in Chapter IV, are the statements that shall provide direction for private development as well as government actions and programs. The Heber Urban Plan goals and objectives are intended to serve as long-term principles and policy statements representing ideals which have been determined by the citizens as being desirable and deserving of community time and resources to achieve. These goals and objectives are important guidelines for land use decision making. It is recognized, however, that other social, economic, environmental, and legal considerations are involved in land use decisions and that these goals and objectives should be used as guidelines but not doctrines.

B. Goals and Objectives

Towns and Communities

Goal 1: Preserve and enhance the distinct character of the Heber Urban Area.

- Objective 1.1 Preserve and enhance the townsite of Heber.
- Objective 1.2 Encourage a distinct community identity.
- Objective 1.3 Maintain and require compatible land uses within the Heber Urban Area.
- Objective 1.4 Prohibit the establishment of non-residential uses in predominantly residential neighborhoods and require effective buffers when appropriate non-residential uses are proposed.

Economic Growth

Goal 2: Provide employment and economic opportunities in the Heber Urban Area to serve the needs of area residents while preserving the unique character of the area.

- Objective 2.1 Provide adequate space and land use classifications to meet current and projected economic needs for commercial development.
- Objective 2.2 Encourage the development of commercial and industrial land uses in area presently zoned C-2, M-1 and M-2.

Goal 5: Preserve significant natural, cultural, and community character resources, air quality and water quality.

Objective 5.1 Discourage the encroachment of non-compatible land uses near geothermal plants.

Objective 5.2 Encourage the paving of unpaved streets, alleys and roads within the townsite.

Objective 5.3 Prohibit the burning of household trash within the planning area.

Objective 5.4 Prohibit the storage or discharge of hazardous waste within the planning area.

Community Vision

Goal 6: Achieve balanced economic and residential growth while preserving the community's character and natural resources.

Objective 6.1 Maintain and improve the quality of life, the protection of property and the public health, safety, and welfare of the Heber Urban Area.

Objective 6.2 Ensure that future growth and development is orderly, safe.

Objective 6.3 Ensure safe and coordinated traffic patterns, contiguous growth within the townsite of Heber and surrounding area.

Objective 6.4 Coordinate planning activities with the Imperial Irrigation District, Heber Public Utility District, Caltrans and other County Departments.

Objective 6.5 Ensure that new development reflects a balance between residential, commercial and industrial lands.

Objective 6.6 Ensure that there is adequate sewer and water capacity to meet the needs of future growth.

Objective 6.7 Encourage the expansion of water and sewer lines to those areas within the townsite not presently receiving these services.

Objective 6.8 Encourage the location of a health care facility within the planning area to meet the health service needs of the population.

Seismic and Public Safety

Goal 7: Include public health and safety considerations in land use planning.

- Objective 7.1 Ensure that data on geological hazards is incorporated into the land use review process, and future development process.
- Objective 7.2 Regulate development adjacent to or near geothermal plants.
- Objective 7.3 Require full reclamation and restoration of lands where solid waste and hazardous materials have been stored or disposed.
- Objective 7.4 Recognize that certain lands are unsuitable for high or medium density development and that prohibition or restriction of such uses are in the public interest, health and safety.
- Objective 7.5 Coordinate with the Public Works Department and Division of Oil, Gas and Geothermal Resources, to encourage the continued monitoring of ground subsidence in the planning area.
- Objective 7.6 Coordinate with the Public Works Department and Division of Oil, Gas and Geothermal Resources, to require soils reports for new development.
- Objective 7.7 Encourage the preparation and adoption of a drainage plan for the planning area.

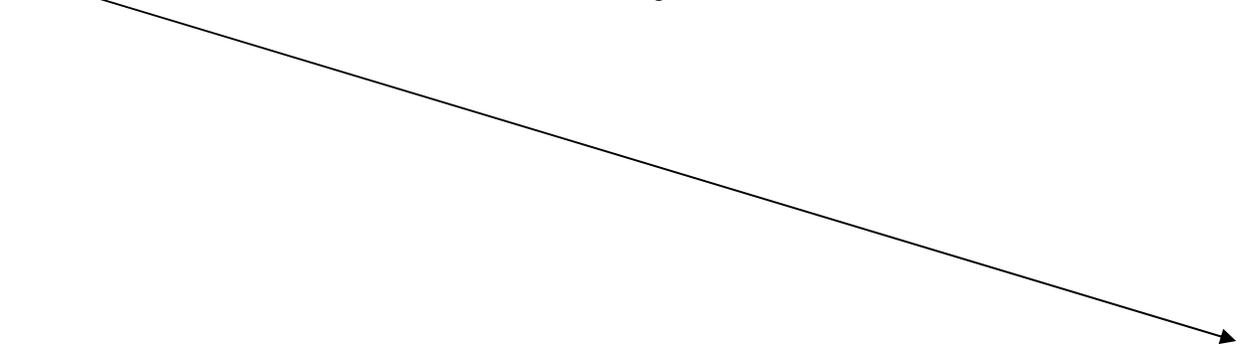
Historical Preservation

- Objective 8.1 Encourage the preservation and restoration of the Heber College Building.

C. Relationship to the General Plan

The Heber Urban Area Plan shall be consistent with the Imperial County General Plan.

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IV. IMPLEMENTATION PROGRAM AND POLICIES

A. Preface

Recent legal opinions and court decisions have stressed the importance of land use regulation including the density and intensity of land uses. Each land use classification identified herein has development standards that include population density and building intensity. Specific regulatory standards to implement the land use categories are contained with the County Land Use Ordinance.

Population density is defined as "the relationship between the number of dwelling units per acre and the number of residents per dwelling." Building intensity may be based upon a combination of variables such as maximum dwelling units per acre, permitted uses, height and size limitations. Quantifiable standards must be stated for each land use category.

B. Land Use Designations and Standards

In order to define a clear distribution of development and preservation, the following categories have been established:

1. Low Density Residential
2. Medium Density Residential
3. High Density Residential
4. General Commercial
5. Light Industrial
6. Government/Special Public
7. Medium Industrial

1. Low Density Residential

The Low Density Residential category represents low density residential land uses within the Heber townsite where public services are available. Residential units may consist of a single family dwelling or mobile home. Accessory uses are also permitted appurtenant to the primary residential use only. Second dwelling may be allowed upon approval of a conditional use permit where all development standards are met.

Residential Development Standards:

New residential development must be consistent with the existing character of the community.

Residential land uses at a maximum population density of five dwelling units per (net) acre (5 DU/AC).

Legal parcels existing on the adoption date of the plan which are less than 6,000 square feet are exempt therefrom.

Residential building intensity is determined by performance standards, available public facilities and services, and physical or environmental factors which may affect the site.

Maximum height is thirty-five (35) feet for single family homes.

Commercial Development Standards:

Commercial zoning and land uses are not permitted in this category.

Industrial Development Standards:

Manufacturing/industrial zoning and land uses are not permitted in this category.

Agricultural Development Standards:

Domestic vegetable gardens, greenhouses, flower gardens, fruit and nut trees grown strictly for personal use are allowed in this category.

Open Space/Recreation Standards:

Open space land uses consist of neighborhood parks and athletic fields.

Solid and Liquid Waste Disposal Facilities:

Landfills and hazardous waste storage and transfer stations are not allowed within this category. Municipal solid waste transfer and recycling stations are not allowed within this category.

2. Medium Density Residential

The Medium Density Residential category represents medium density residential land uses in the Heber townsite where public services are available. Residential units may consist of two single-family dwellings, duplexes, or condominiums. Accessory uses are also permitted appurtenant to the primary residential use only.

Residential Development Standards:

New residential development must be consistent with the existing character of the community.

Residential land uses at a maximum population density of ten dwelling units per (net) acre (10 DU/AC).

Legal parcels existing on the adoption date of the plan which are less than 6,000 square feet are exempt therefrom.

Residential building intensity is determined by performance standards, available public facilities and services, and physical or environmental factors which may affect the site.

All development within the service area boundary of the Heber Public Utility District must connect to existing water and sewer services.

Maximum height is 35 feet for residential dwellings.

Commercial Development Standards:

Commercial zoning and land uses are not permitted in this category.

Industrial Development Standards:

Manufacturing/industrial zoning and land uses are not permitted in this category.

Agricultural Development Standards:

Domestic vegetable gardens, private greenhouses, flower gardens, fruit and nut trees grown strictly for personal use are allowed.

Open Space/Recreation Standards:

Open space land uses consist of community parks and school playgrounds.

Solid Waste Facility Development Standards:

Landfills and hazardous waste storage and transfer stations are not allowed within this category. Municipal solid waste transfer and recycling stations are not allowed within this category.

3. High Density Residential

The High Density Residential category represents high density residential land uses in the Heber townsite where public services are available. Residential units may consist of apartments, townhouses, RV/mobile home parks/subdivisions. Accessory uses are also permitted appurtenant to the primary residential use only.

Residential Development Standards:

New residential development must be consistent with the existing character of the community.

Residential land uses at a maximum population density of twenty-nine dwelling unit per (net) acre (29 DU/AC) or meeting Title 25 requirements.

Legal parcels existing on the adoption date of the Plan which are smaller than 6,000 square feet are exempt therefrom.

Residential building intensity is determined by performance standards, available public facilities and services, and physical or environmental factors which may affect the site.

Maximum height is forty (40) feet for residential units.

Commercial Development Standards:

Commercial zoning and land uses are not permitted in this category.

Industrial Development Standards:

Manufacturing/industrial zoning and land uses are not permitted in this category.

Agricultural Development Standards:

Domestic vegetable gardens, greenhouses, flower gardens, fruit and nut trees grown strictly for personal use are allowed in this category.

Open Space/Recreation Standards:

Open space land uses consist of community parks and school playgrounds.

Solid and Liquid Waste Disposal Facilities:

Landfills and hazardous waste storage and transfer stations are not allowed within this category. Municipal solid waste transfer and recycling stations are not allowed within this category.

4. General Commercial

Residential Development Standards:

Residential land uses are not allowed in this category, except for legal pre-existing, non-conforming residential uses.

Commercial Development Standards:

Low to high intensity commercial land uses including professional offices, neighborhood and general commercial uses.

Maximum floor area ratio not greater than 2:1 (i.e., two square feet of gross building area per one square foot of area within the lot or building site).

Building height maximum of 50 feet.

A minimum of 10 percent of the lot area shall be landscaped. A greater percentage of landscaping may be required for projects involving discretionary review.

Industrial Development Standards:

Industrial land uses are not allowed in this category, except for legal pre-existing, non-conforming uses.

Agricultural Development Standards:

Agricultural uses are prohibited in this category, existing agricultural uses will be allowed to be continued and maintained as interim uses as long as they are not in conflict with surrounding land uses.

Open Space/Recreation Standards:

Open space lands within this category may consist of environmentally sensitive areas, fault zones, flood ways and flood plains, and agricultural lands. Recreational land uses within this category consist of both outdoor and indoor facilities such as parks, athletic fields, recreational vehicle parks, and commercial sports enterprises such as golf courses, health and athletic clubs, and bowling alleys.

Solid and Liquid Waste Disposal Facilities:

Landfills and hazardous waste storage and transfer stations are not allowed within this category. Municipal solid waste transfer and recycling stations are not allowed within this category.

5. Light Industrial

Light industrial land uses refers to industrial plants, and storage, distribution, and administrative facilities, for uses engaged in manufacturing, compounding, processing, assembling, packaging, treatment, or fabrication of materials and products within an enclosed building. Implementing zoning may restrict use of certain products, processes, or manufacturing equipment due to external effects such as noise, odors, smoke, or dust. Uses which involve compounding of radioactive materials, manufacturing of certain hazardous gases or chemicals, petroleum refining or large petroleum storage facilities, or manufacturing of explosives are not permitted.

Light Industrial uses within this category consist should be located in areas with the necessary supporting infrastructure and located away from conflicting existing or planned land uses. Generally, these lands are located adjacent to major transportation systems.

This category is intended to designate areas within the townsite of Heber where light industrial land uses can be accommodated without impacting residential land uses. Zoning to allow light industrial uses may be applied to these areas, for example in the Heber townsite, this category will be applied to most of the area along the railroad.

Residential Development Standards:

Residential land uses are limited to one single family dwelling unit ancillary to a permitted industrial use and occupied by a caretaker, custodian, or night watchman when on the same lot as the industrial use and only upon the issuance of a conditional use permit by the Planning/Building Department or Planning Commission.

Industrial Development Standards:

Light Industrial land uses.

Maximum floor area ratio not greater than 4:1 (i.e., 4 square feet of gross building area per one square foot of area within the lot or building site).

A minimum of 10 percent of the lot area shall be landscaped.

Building height maximum is 75 feet, except where a lesser height is required by the Airport Land Use Compatibility Plan.

Light Industrial land uses should locate in areas where high noise levels will not impact existing or planned noise sensitive land uses.

Prior to any zone reclassification to allow light industrial land uses, potential significant impacts associated with the proposed rezone and appropriate mitigation measures shall be identified pursuant to the California Environmental Quality Act (CEQA).

Industrial uses within this category should locate in areas having access to major transportation systems.

Commercial Development Standards:

General commercial land uses which are necessary to and/or supportive of permitted light industrial land uses that are allowed within this category. This would include agricultural and horticultural sales, and equipment sales and services for business, industrial, construction and agricultural purposes. Other pre-existing commercial uses will be allowed to be continued and maintained as long as they do not cause a conflict with surrounding land uses.

Maximum floor area ratio no greater than 2:1 (i.e., 2 square feet of gross building area per one square foot of area within the lot or building site).

Building height maximum of 35 feet.

A minimum of 10 percent of the lot area shall be landscaped.

Solid and Liquid Waste Disposal Facilities:

Landfills, hazardous waste storage and transfer stations are not allowed within this category. Municipal solid waste transfer and recycling stations may be sited but must be consistent with the siting criteria of the Imperial County Hazardous Waste Management Plan and the County Integrated Waste Management Plan and require a conditional use permit.

6. Government/Special Public

This designation indicates lands generally owned by public agencies which are presently, and for the foreseeable future, used for a specific governmental or public purpose. This designation includes military bases and public park land and may also be applied to airports, sewer and water facilities, cemeteries, and other public utilities and facilities. Only uses associated with either government or public uses are allowed in this category.

7. Medium Industrial

Medium industrial land uses refers to industrial plants, e.g. asphalt mixing plants, crumb rubber processing, and storage, distribution, and administrative facilities, for uses engaged in manufacturing, compounding, processing, assembling, packaging, treatment, or fabrication of materials and products within or outside an enclosed building. Implementing zoning may restrict use of certain products, processes, or manufacturing equipment due to external effects such as noise, odors, smoke, or dust. Uses which involve compounding of radioactive materials, manufacturing of certain hazardous gases or chemicals, petroleum refining or large petroleum storage facilities, or manufacturing of explosives are not permitted.

Medium Industrial uses within this category consist should be located in areas with the necessary supporting infrastructure and located away from conflicting existing or planned land uses. Generally, these lands are located adjacent to major transportation systems.

This category is intended to designate areas within the townsite of Heber where medium industrial land uses can be accommodated without impacting residential land uses. The medium industrial land use designation can be applied to areas east of the railroad.

The M-3 zone is not consistent with the Heber Urban Area planning objectives. The M-2 medium industrial zone may be consistent with local planning objectives if sited adjacent to M-1 or other compatible non-residential uses. Areas designated as Light Industrial in the General Plan will eventually be re-zoned M-1. Areas designated as Medium Industrial in the General Plan will eventually be re-zoned M-2.

Residential Development Standards:

Residential land uses are limited to one single family dwelling unit ancillary to a permitted industrial use and occupied by a caretaker, custodian, or night watchman when on the same lot as the industrial use and only upon the issuance of a conditional use permit by the Planning/Building Department or Planning Commission.

Industrial Development Standards:

Medium Industrial land uses.

Maximum floor area ratio not greater than 4:1 (i.e., 4 square feet of gross building area per one square foot of area within the lot or building site).

A minimum of 10 percent of the lot area shall be landscaped.

Building height maximum is 75 feet, except where a lesser height is required by the Airport Land Use Compatibility Plan.

Medium Industrial land uses should locate in areas where high noise levels will not impact existing or planned noise sensitive land uses.

Prior to any zone reclassification to allow medium industrial land uses, potential significant impacts associated with the proposed rezone and appropriate mitigation measures shall be identified pursuant to the California Environmental Quality Act (CEQA).

Medium Industrial uses within this category should locate in areas having access to major transportation systems.

Commercial Development Standards:

General commercial land uses which are necessary to and/or supportive of permitted medium industrial land uses that are allowed within this category. This would include agricultural and horticultural sales, and equipment sales and services for business, industrial, construction and agricultural purposes. Other pre-existing commercial uses will be allowed to be continued and maintained as long as they do not cause a conflict with surrounding land uses.

Maximum floor area ratio no greater than 2:1 (i.e., 2 square feet of gross building area per one square foot of area within the lot or building site).

Building height maximum of 35 feet.

A minimum of 10 percent of the lot area shall be landscaped.

Solid and Liquid Waste Disposal Facilities:

Landfills, hazardous waste storage and transfer stations are not allowed within this category. Municipal solid waste transfer and recycling stations may be sited but must be consistent with the siting criteria of the Imperial County Hazardous Waste Management Plan and the County Integrated Waste Management Plan and require a conditional use permit.

C. Implementation Policies and Programs

Implementation of the Heber Urban Area Plan is intended to be a continual process involving amendments to the County Land Use Ordinance and Zoning Maps, and discretionary review of proposed subdivisions, conditional use permits, zone changes and establishing ministerial review procedures to ensure that proposed developments have adequate sewage disposal, and to determine that no hazard to public health or safety will result from flooding, earthquakes, unstable soil or other natural hazards.

1. Agriculture

Policy

Agricultural zoning in the Heber Urban Area will be no longer considered compatible with the General Plan.

Program

- Existing areas zoned A-1 and A-2 within the Heber Urban Area Plan have been rezoned to an appropriate land use consistent with the Heber Urban Area Plan.

Program

- Existing commercial agricultural land uses including crop farming and the keeping of farm animals will be considered legal pre-existing, non-conforming, and will be allowed to be maintained and continued provided there is no expansion of the non-conforming use and the use does not conflict with surrounding land uses.

2. Light and Medium Industry

Policy

New light and medium industry development is essential to maintaining a viable County economy and providing jobs for local residents. Areas designated Light Industrial or Medium Industrial should be protected from incompatible surrounding development, in particular residential land uses.

Program

- Continue to review existing zoning within and adjacent to areas designated Light Industrial and Medium Industrial. Prohibit new residences within areas designated Light Industrial or Medium Industrial except for manager or caretakers. Where existing or planned residential areas are adjacent to medium industrial areas, require Light Industrial as a transition or buffer zone on the perimeter of planned medium industrial areas.

Program

- Designate those areas suitable for light manufacturing uses as Light Industrial and zone M-1.

Program

- Designate those areas suitable for medium manufacturing uses as Medium Industrial and zone M-2.

3. Commercial Development

Policy

New commercial development is important to maintain and expand the County's economy. Areas designated General Commercial or planned for commercial need to be protected from incompatible surrounding development in particular low density residential.

Program

- Review existing zoning within and adjacent to areas designated General Commercial. Prohibit new residences within areas designated General Commercial. Where existing or planned residential areas are adjacent to commercial areas, require a transition zone on the perimeter of planned commercial areas.

4. Residential

Policy

The Heber Urban Area needs affordable new housing and housing rehabilitation programs in order to increase and upgrade housing stock and reduce overcrowding and improve overall housing conditions.

Program

- Designate a sufficient amount of land for a variety of residential purposes to meet the housing needs of the planning area.

Program

- Encourage qualifying planning area residents to apply for housing rehabilitation assistance.

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5. Community Beautification

Policy

A primary concern for the County and area residents is the maintenance of property to prevent the accumulation of junked automobiles, tires, old appliances and other unwanted debris. Several highly visible properties with abandoned, vacant houses in the Heber Urban Area are littered with trash and junked cars that create an aesthetic eyesore for the community and a public nuisance.

Program

- County staff in coordination with area residents will enforce applicable zoning laws and other appropriate laws and regulations to help beautify the community.

6. Recreation/Open Space

Policy

There is a need to improve and expand the recreational facilities and opportunities for Heber area residents. Except for surrounding agricultural fields, the townsite has a limited amount of open space accessible to local residents.

Program

- The County will coordinate with residents, the Heber Public Utility District and Imperial Irrigation District to determine the feasibility of designating areas in the Urban Area as a green belt for Open Space purposes.

Program

- The County shall insure that new development that will impact existing recreational facilities will be required to mitigate the impacts.

7. Public Safety

Policy

A majority of the residential areas of Heber do not have curb and gutter or sidewalks. In addition, most of the streets are oversized and not fully paved. This condition has created a unpaved area lying on both sides of the street and existing property lines. During rainy weather, pedestrians, including children often walk on streets which creates a dangerous situation.

Program

- The Planning/Building Department will coordinate with residents, Public Works Department and the Heber Public Utility District to determine the feasibility of paving the full width of townsite streets, installing curbs and sidewalks in residential areas.

Program

- Development in the area shall provide for the full extension of urban services such as public sewer and water, drainage improvements, street lighting, fire hydrants, and fully improved paved streets with curbs and sidewalks.

Program

- The Planning/Building Department will coordinate with the Public Works Department, Heber Public Utility District and Imperial Irrigation District for the preparation and adoption of planning area drainage plan.

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V. CITIZEN PARTICIPATION/STAFF/ENVIRONMENTAL

Citizen Participation

Public meetings were held in Heber at the Heber Community Center on September 30, 1998, to provide the residents an opportunity to express their desires for the future land uses in the townsite and surrounding area.

The residents were informed that they could also provide input on the Plan at the Environmental Evaluation Committee meeting, the County Planning Commission and Board of Supervisors meetings when the Plan would ultimately be reviewed and adopted.

The revision of the 1997 Plan included a meeting with the Heber Public Utility District who provided input on the land use designations for the Plan on September 17, 1998.

A special thanks to the District Board members who were very involved in the revision of the Plan.

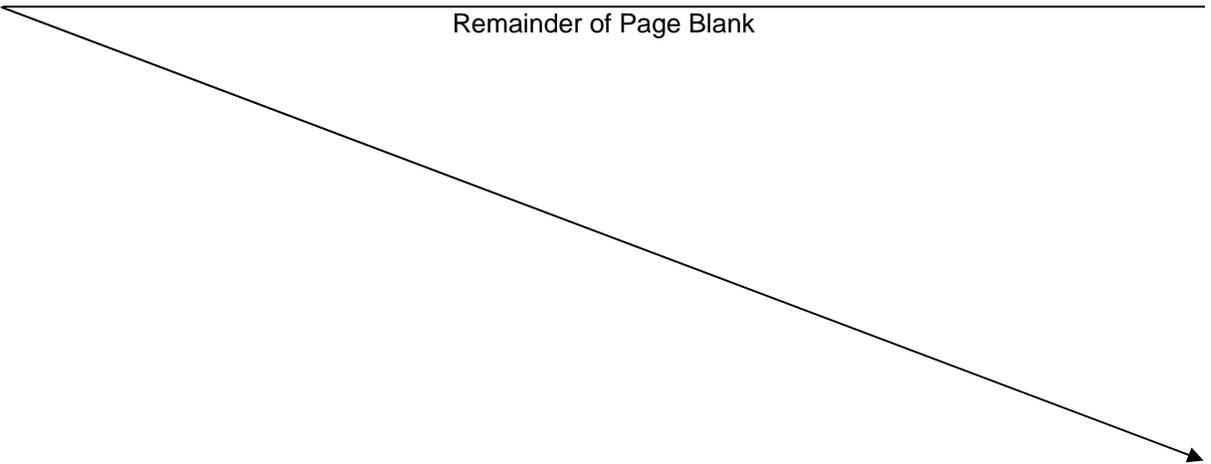
Staff Involvement

The staff of the Planning/Building have been involved in this revision and preparation of the revised Heber Urban Area Plan and a special thanks and acknowledgment of their efforts is necessary. Staff would like to thank Steve Hogan, Heber Public Utility District Manager, for his coordination of the public meetings and assistance.

The preparation of the revised Heber Urban Area Plan is to implement the Land Use Element of the revised General Plan. The area impacted is the townsite and the adjacent area surrounding the townsite.

The revised Plan was environmentally reviewed by the County Environmental Evaluation Committee on October 15, 1998, and no significant impacts were found due to this revision.

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VI. ORGANIZATIONS AND PERSONS CONSULTED

In order to adequately address the issues relating to the Heber Urban Area Plan, the Planning/Building Department staff consulted with and/or requested information from the following organizations and individuals:

County of Imperial

Agricultural Commissioner
Air Pollution Control Officer
Buildings and Grounds, Randy Rister, Director
Valley of Imperial Development Alliance, Maria Matthews, Director
County Administrative Office
County Assessor's Office
County Counsel, Joanne Yeager, Assistant County Counsel
Environmental Health Services
Imperial County Sheriff
Office of Emergency Services/Fire Department
Public Works, Tim Jones, Director
Public Works, Neil Jorgenson, Traffic Engineer
Supervisor Bill Cole, Board of Supervisors, District #2

State of California

Caltrans, District 11, San Diego
Department of Fish and Game
Division of Oil , Gas and Geothermal Resources
Regional Water Quality Control Board

Federal

Heber Post Office
U.S. Fish and Wildlife Service

Schools

Central Union High School District
Heber Elementary School District
Imperial County Department of Education
Imperial Valley College

Other

Heber Public Utility District
President, Patricia Becerra
Vice-President, Frank Marquez
Director, Margarito Huerta Jr.
Director, Diahna Garcia
Director, Martha Soto
Imperial Irrigation District
Imperial Valley College Museum
San Diego Gas and Electric

VII. REFERENCES

County of Imperial

Annual Mobile Home Park Report (1997)
Community and Economic Development Department Housing Condition
Survey
Community and Economic Development Department Overall Economic
Development Program
Current Land Use Plan-Heber Planning Unit (Adopted December 21, 1982)
Heber Urban Area Plan (1994/1997)
General Plan and Program Environmental Impact Report (1993)
Heber Area Zoning Maps No. 12 and 12A
Land Use Ordinance

State of California

Department of Finance Population Projects
Earthquake Fault Zone Maps
General Plan Guidelines
Planning Zoning and Development Laws

Federal

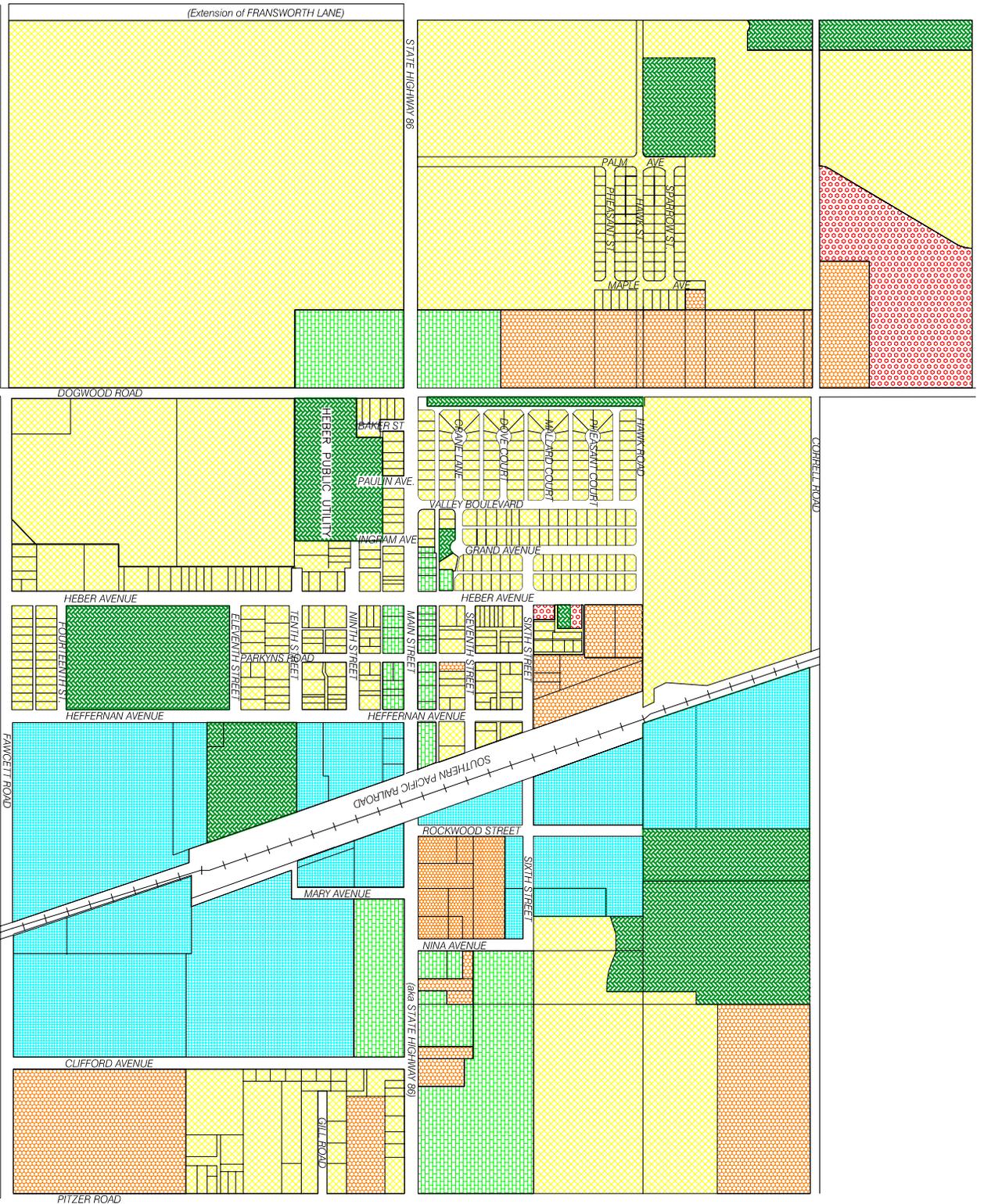
Census Data
Flood Insurance Rate Maps

S: CD/JM/GA: HERBER URBAN AREA PLAN

Imperial County General Plan

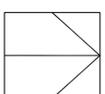
Heber Urban Area Map

Land Use Element



DESIGNATIONS

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  General Commercial
-  Government/Special Public
-  Light Industrial
-  Medium Industrial



REVISION DATES

Nov. 25, 1998	
Feb. 10, 2004	
Sept. 10, 2004	