

RIO BEND SPECIFIC PLAN

Prepared for:

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IMPERIAL COUNTY
BUILDING DIVISION

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I. INTRODUCTION

A. Purpose Of Specific Plan

The purpose of the Rio Bend Specific Plan is to provide a comprehensive set of land use plans, regulations, guidelines and implementation programs to insure the appropriate development of the project site in conformance with the Imperial County General Plan. The Specific Plan was prepared in recognition of the desirability of creating the project specific regulations needed to develop the variety of land uses on the unique project site.

The preparation of this Specific Plan was initiated by the property owner/developer with the encouragement and agreement of the Imperial County Planning Department that a specific plan would assure a comprehensive approach to the development of the project site. This project is particularly suited for the specific planning process because of the variety of land uses proposed to be placed on a project site with several unique characteristics.

The land uses proposed to be added to the existing RV park and 9-hole golf course include a mobile home park, a single-family residential subdivision, a variety of recreational areas and activities, golf course related and convenience commercial, and a sewage treatment facility. The unique characteristics of the site include the existing Recreation land use designation with the existing RV park and golf course land uses, the existing drinking water supply and sewage disposal infrastructure, the excellent road access, and the natural buffer areas between the project site and adjacent agricultural areas created by the New River open space.

B. Issues Addressed In Specific Plan

Development of the proposed land uses on the project site requires that a wide variety of development and conservation issues be addressed. The issues include;

- integrating the variety of existing and proposed residential, commercial and recreational land uses;
- minimizing the impacts of development to agriculture;
- providing public services to the residents of the project;
- maximizing the use and enjoyment of the existing recreation and view amenities;
- providing safe and adequate access for both private and emergency vehicles;
- protecting the existing and future guests and residents from health hazards associated with the New River;

C. Overview Of Project

The Rio Bend Specific Plan is a proposed mixed-use development of a 110.4 acre site currently containing the Rio Bend RV Resort Ranch and the 9-hole Lakeview Golf Course. Certification of an environmental impact report and adoption of this specific plan, along with the accompanying general plan amendment and zone reclassifications and subdivision maps will authorize development of the site in conformance with the requirements of this specific plan, Imperial County, and the State of California.

The project site is located in the southwestern portion of Imperial County, approximately 7 miles west of the incorporated city of El Centro and one and one half miles south of the unincorporated community of Seeley. Primary access to the site is from Interstate 8 via Drew Road. A legal description of the project site is included in Appendix A.

The project site is bordered on the south and west by the New River which is designated in the Imperial County General Plan as "Preservation" and zoned A-2 General Agricultural and A-3 Heavy Agricultural. The adjacent property to the north and east is designated as General Agriculture and also zoned A-2 General Agricultural and A-3 Heavy Agricultural.

A majority of the 110.4 acre project site is designated in the General Plan as "Recreation" land use and is zoned F Recreational. The remainder of the site is designated in the General Plan as "General Agriculture" and is zoned A-2 General Agricultural and A-3 Heavy Agricultural.

The Rio Bend project proposes to expand the existing 206-space Rio Bend RV Resort Ranch and the 9-hole Lakeview Golf Course to include an additional 23 RV spaces and an outdoor storage area, a 65-space mobile home park, and a 165-lot single-family residential subdivision. The project would also include two small commercial areas to accommodate an expansion of golf related commercial activities and to provide convenience commercial services, and a sewage treatment facility.

Implementation of the Rio Bend Specific Plan would result in changing portions of the current Recreation and General Agriculture land use designations to Urban, and rezoning portions of the existing F Recreational and A-2 General Agricultural zone classification to R-4-T Mobile Home Park, R-1 One Family, and C-1 Neighborhood Commercial zone classification.

D. Background

On May 8, 1984 the Imperial County Board of Supervisors unanimously certified the Rio Bend RV Resort Ranch Environmental Impact Report (EIR) and adopted findings of fact for the Rio Bend RV Resort Ranch, approved a General Plan Amendment changing the land use designation from General Agriculture to Recreation, and adopted Ordinance No. 866 changing the zone from A-2 General Agricultural and A-3 Heavy Agricultural to F Recreation. A majority of the proposed project site is included within the boundaries of the Rio Bend RV Resort Ranch project approved in 1984. The General Plan Amendment and Ordinance No. 866 are included in Appendix B and C.

The Final Environmental Impact Report for the Rio Bend RV Resort Ranch (Graves Engineering 1984) describes the development of up to 1,400 RV units on the project site. Issues analyzed in the 1984 EIR included Land Use, Water Quality/Public Health, Public Services, Hydrology, Soils, Biology, and Air Quality. All environmental impacts were found to be mitigated.

The current EIR is necessitated by the proposal to add area to the project that was not included within the area previously reviewed, and add the new mobile home park, single family residential, and commercial land uses, rather than implement the already approved 1,194 additional RV spaces on the original site.

E. Adoption Of Specific Plan

Specific Plans are defined by California Government Code - Title 7, Chapter 3, Article 8, Section 65450 et seq. The purpose of a specific plan is to accomplish "the systematic implementation of the general plan" by bringing together detailed development standards and regulations to regulate the development of a specific area.

Adoption of the Rio Bend Specific Plan will include both this text, which establishes conformance of the project with existing plans, policies and ordinances, and a Land Use Plan, which graphically identifies the various land use areas. The Rio Bend Specific Plan is regulatory in nature and shall be enacted by ordinance. Existing regulations and ordinances that are in conflict with the Specific Plan shall be modified or amended to be compatible with the Specific Plan.

In the event that any regulation, condition, program or portion of this specific plan is held invalid or unconstitutional by a California or Federal Court of competent jurisdiction, such portions shall be deemed separate, distinct and independent provisions, and the invalidity of such provisions shall not affect the validity of the remaining provisions.

II. PROJECT LOCATION AND EXISTING SETTING

A. Project Location

The project site is located in the unincorporated southwestern portion of Imperial County, approximately 7 miles west of the incorporated city of El Centro and one and one half miles south of the unincorporated community of Seeley. More specifically, the project site is located west of Drew Road, approximately 1,000 feet south of Interstate 8 (I-8) and abuts the New River at the western and southern boundary of the site.

The Rio Bend project site contains 110.4 acres. The boundaries of the site are Drew Road to the east, Elder Canal drain to the north, and the New River to the west and south. The project site includes the existing Rio Bend RV Resort Ranch and Lakeview Golf Course. Access to the existing and proposed land uses is from Drew Road. A Regional Location Map and Vicinity Map are shown in Figures II.1 and II.2.

B. Project Setting

1. Site Description

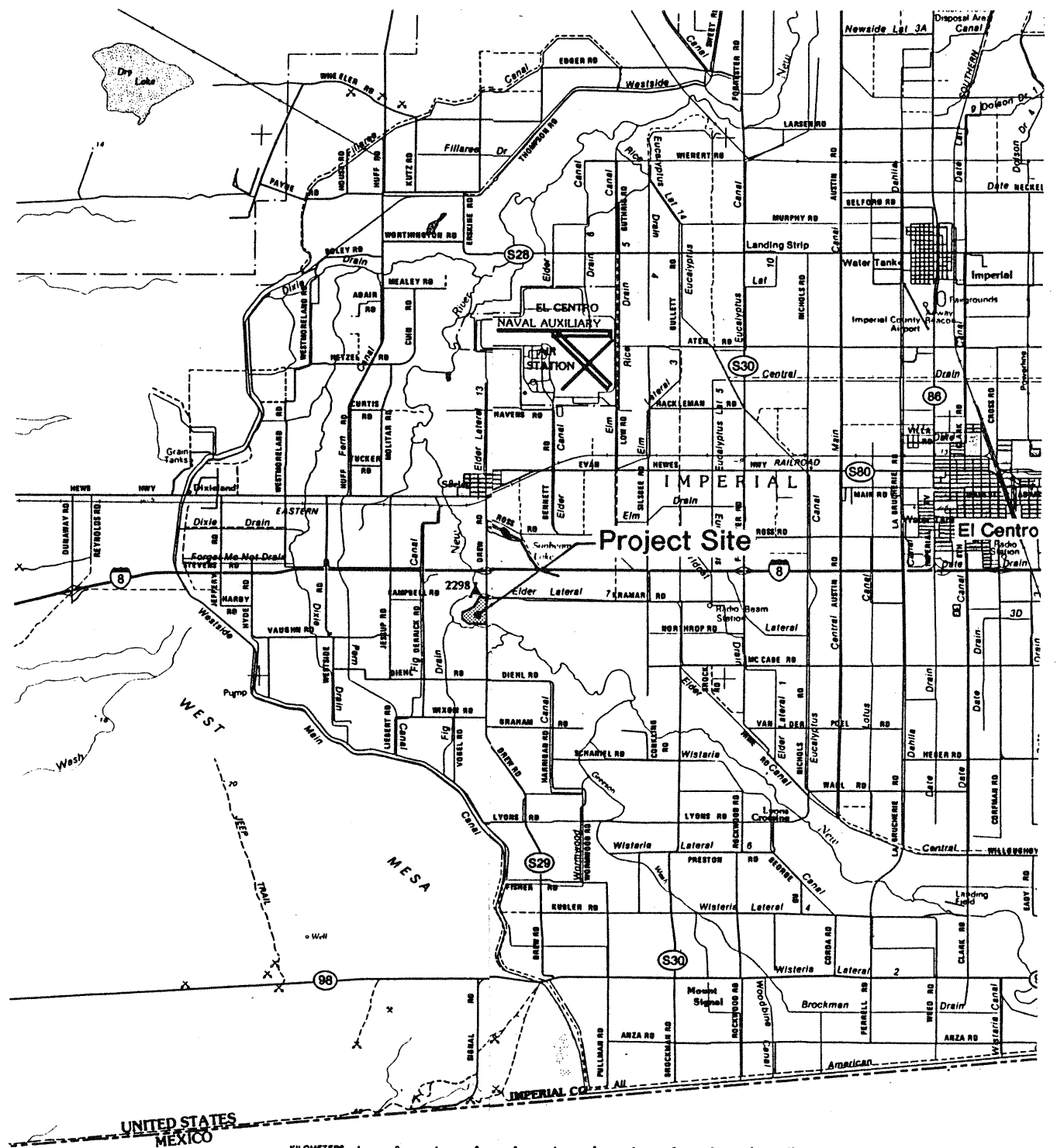
The easterly 65.7 acres of the 110.4 acre site are relatively level. The Rio Bend RV Resort Ranch, which includes the 3 acre Rio Bend Lake, occupies about 25 of the easterly 65.7 acres. The remaining 44.7 acres of the site is approximately 25 feet lower in elevation and is located adjacent to the New River in the western portion of the site. The Lakeview Golf Course, which includes the 10 acres of Drew Lake, occupies 37.1 acres of this lower terrace of the site.

Almost the entire site has been disturbed due to past or current activities associated with development of the RV Resort Ranch and Golf Course, agricultural production, mobile home residential development, or storage of materials associated with these activities and uses. An existing single-family residence located in the northeast corner of the project site will be temporarily retained according to the terms of a Life Estate agreement. The Site Plan is shown in Figure II.3.

2. Surrounding Land Uses

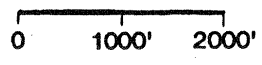
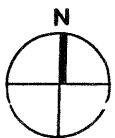
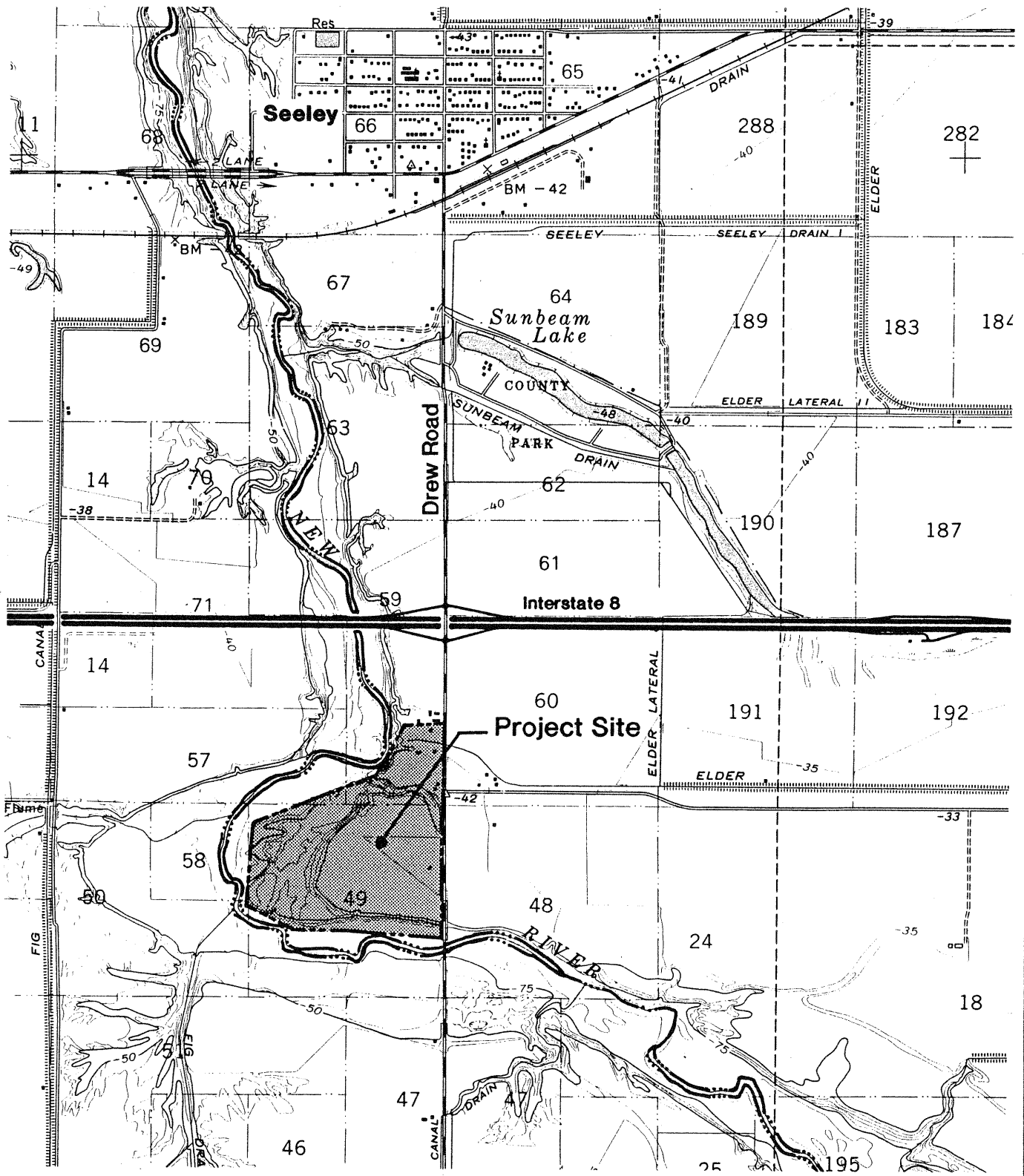
This area of Imperial County can be characterized as primarily agricultural, interspersed with several incorporated cities, several unincorporated communities, and a variety of isolated recreational, open space, industrial and governmental land uses. The predominant land use in the area surrounding the project site is agricultural, however, the land uses immediately adjacent to project site include rural residential to the east across Drew Road and preservation open space to the south and west.

The nearest unincorporated community is Seeley, located approximately one and one half miles to the north. Interstate 8 is located approximately 1,000 feet to the north.



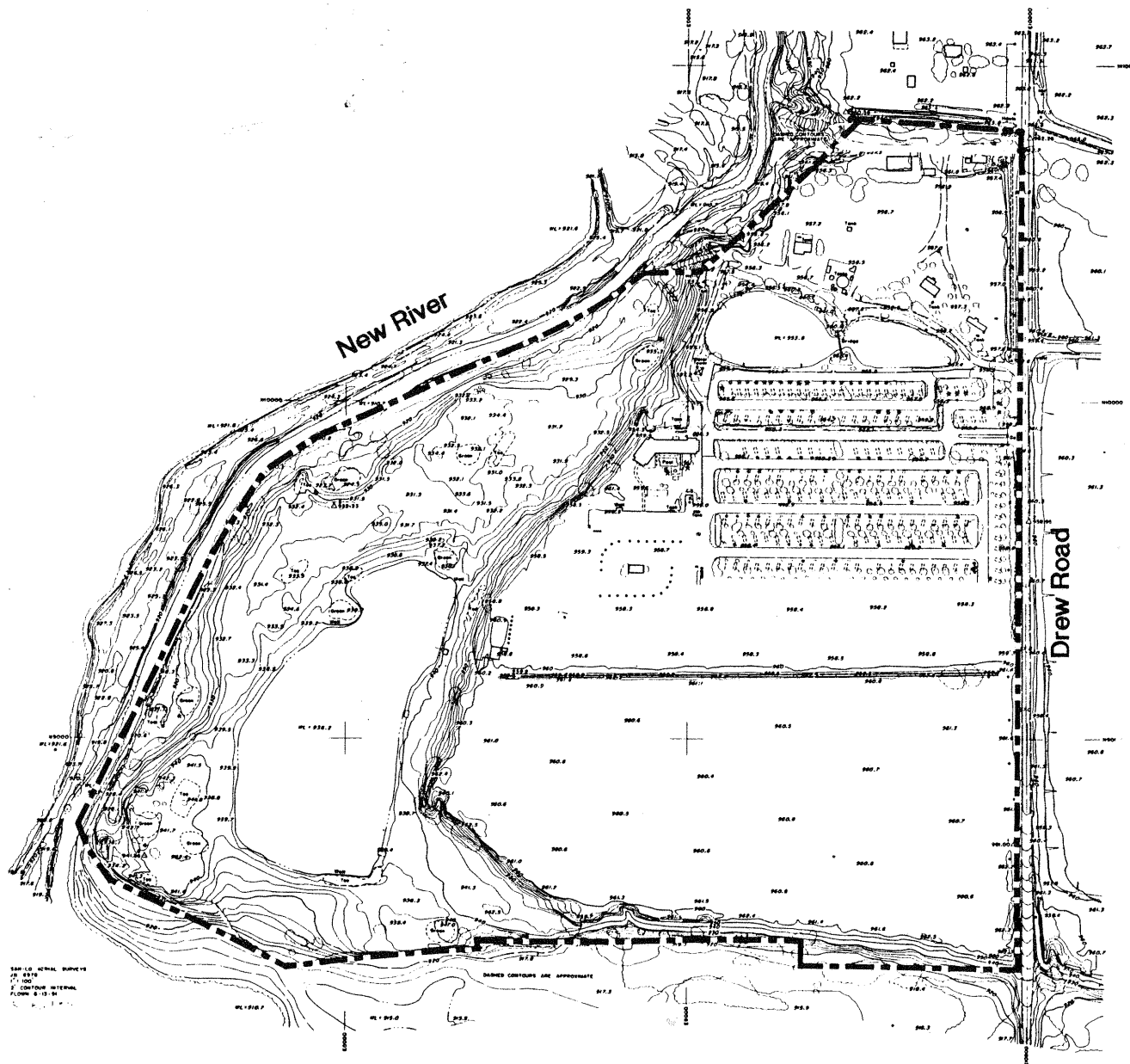
**Rio Bend
Regional Location Map**

Figure II.1

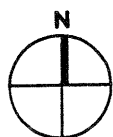


**Rio Bend
Vicinity Map**

Figure II.2



846-10.0 ACTUAL SURFACE
 OF 1979
 2' CONTOUR INTERVAL
 FLOW: S 12. 34



0 200' 400'

**Rio Bend
 Site Plan**

Figure II.3

Drew Road creates the easterly boundary of the site. It is currently a two lane paved road with graded shoulders. The Circulation Element designates Drew Road as a Minor Arterial with an 84 foot right of way. A 230kv electrical transmission line runs along the westerly side of Drew Road south of Kramer Road.

The land use on the east side of Drew Road is rural residential and agricultural. The property is currently in alfalfa production and also contains a single family residence.

The westerly terminus and drain of the Elder Canal creates the northerly boundary of the site. Elder Canal flows from east to west as it passes under Drew Road. The canal improvements end immediately west of Drew Road. Excess water is allowed to drain westerly to the New River in an unimproved channel. The land use north of the canal is a hay compaction and distribution facility.

The New River creates the westerly and southerly boundary of the project site. The New River makes a sharp turn which created a wide channel in the vicinity of the project site during the flood of 1903-1905. An impoundment area encompassing approximately 80 acres has been created by the Imperial Irrigation District in a portion of the wide river channel. The purpose of this impoundment, known as Fig Lagoon, is to increase the surface area of irrigation runoff to maximize evaporation of the runoff prior to draining into the Salton Sea via the New River. The remaining riverine area is open space. The land use beyond the riverine open space to both the west and south is agricultural.

3. Infrastructure

a. Transportation

Regional access to Rio Bend is provided from Interstate 8 via Drew Road. Direct access to the Rio Bend project site will be taken from several points along Drew Road. Drew Road is designated as a Minor Arterial on the Circulation Element and is maintained by the County. Kramer Road terminates at Drew Road approximately 600 feet south of the northeastern corner of the site. Kramer Road is designated as a Minor Arterial on the Circulation Element and is maintained by the County.

Access to the existing Rio Bend RV Resort Ranch is currently taken from a divided driveway located 270 feet south of Kramer Road. Access to the proposed mobile home park located in the north portion of the project site will be taken from a driveway located opposite Kramer Road. Access to the proposed single family residential area and convenience commercial area located in the south portion of the project site will be taken from a public road located 600 feet south of the existing access to the RV park, or 1,000 feet north of the southeast corner of the project site.

b. Water Supply

The Rio Bend project site is located within the Imperial Irrigation District (IID). The IID provides untreated irrigation water obtained from the Colorado River to the entire Imperial Valley.

The water supply for the Rio Bend RV Resort Ranch is provided by the IID via the Elder Canal. Irrigation water that would otherwise drain unused into the New River is diverted into Rio Bend Lake. Untreated water is stored in the lake for use as both untreated irrigation water and to supply

water for the water treatment facility. The untreated water stored in Rio Bend Lake also serves as water storage for fire protection.

Drinking water for the Rio Bend RV Resort Ranch is provided by an on-site treatment facility that treats irrigation water stored in the 3 acre Rio Bend Lake. The existing treatment facility is capable of treating 30,000 gallons per day and has storage capacity of 150,000 gallons.

The overflow from Rio Bend Lake is further diverted into Drew Lake. This lake is 10 acres in surface area and is located within the Lakeview Golf Course. The untreated water in Drew Lake is used to irrigate the golf course. Overflow from Drew Lake finally drains into the New River.

c. Sewage Treatment

Sewage generated by the guests of Rio Bend RV Resort Ranch is treated through an on-site subsurface disposal system composed of multiple septic tanks and leach lines. A waste discharge permit, pursuant to Board Order No. 85-051, has been obtained from the Regional Water Quality Control Board to discharge up to 23,000 gallons per day.

d. Schools

Rio Bend is located within the Seeley School District which provides elementary and middle school educational services for students in grades K - 8. Current enrollment is 520 students. The elementary school is located in Seeley and, including two relocatable classrooms, has facilities for 600 students.

The Central Union High School District provides educational services for the Rio Bend project site. The District serves grades 9-12 as well as adult education. The high school is located in El Centro and was designed for 1,400 students. Current attendance is approximately 3,000 students. A new high school is awaiting funding by the State of California and a proposed bond measure.

e. Solid Waste Disposal

Solid waste generated at Rio Bend is collected by private contract and transported to any of several landfill sites. The nearest landfill site is located in Calexico and has 2.9 million cubic yards of capacity available and is anticipated to operate until 2014. Approximately 8 pounds per capita of solid waste per day is generated by the existing land uses on the project site.

f. Emergency Services

Fire protection is currently provided by the Imperial County Fire Department. Water storage for fighting fires is provided in Rio Bend Lake and can be pumped from the lake with a pumper fire engine into a distribution system that supplies water to fire hydrants located throughout the existing land uses. The response time from the County Fire Department Station III is 3 to 5 minutes. The Department also provides first response medical aid with emergency medical technicians.

The Imperial County Sheriff provides police protection for this area of the County. Response time is approximately 10 minutes, depending upon the location of the patrol car at the time of the call.

Emergency medical services are provided by the El Centro Regional Medical Center located in El Centro. Emergency patients are transported to the Center by Gold Cross Ambulance service which is activated by the 911 emergency telephone system. Transport time from Rio Bend back to El Centro Regional Medical Center is less than 10 minutes.

g. Parks and Recreation

Imperial County maintains several facilities within the County. The closest recreation facility to Rio Bend is Sunbeam Lake, located on the north side of I-8. The existing land uses provide the guests and residents with a variety of recreational opportunities including golf, swimming, horse shoes, shuffle board, bird watching, and other organized activities sponsored by Rio Bend RV Resort Ranch.

III. PROJECT DESCRIPTION

A. Goals And Objectives

The overall goal in proposing the development of the Rio Bend property is to create a comprehensively planned multi-use community that provides a variety of residential, recreational, commercial and public facilities in harmony with the natural setting of the project site as well as the existing and surrounding land uses.

The following specific goals are a response to expressions of concerns and desire from a variety of private citizens and public agencies.

1. Community Character

Provide a well designed project that is sensitive to the resources of the project site as well as the existing and surrounding land uses.

Objective

Determine the land uses and locate them on the site based on a site specific analysis of the existing land uses as well as the surrounding land uses.

Objective

Design land uses that will maximize enjoyment of visual amenities, including Rio Bend Lake, Drew Lake, Lakeview Golf Course, New River open space, Fig Lagoon (evaporation pond), and Signal Mountain.

2. Residential Development

Plan a residential development, based upon the creation of distinctive neighborhoods, to provide a pleasant living environment.

Objective

Maintain adequate buffer areas to separate proposed residential land uses from existing and proposed incompatible land uses, including the RV park, New River, agriculture, Drew Road, Kuhn Farm, and golf related and convenience commercial.

3. Commercial Development

Provide the opportunity for development of commercial services that will be convenient for existing and future residents and reduce the generation of traffic trips.

Objective

Designate an area for convenience commercial development that will be convenient for both existing and future residents.

Objective

Create commercial zoning for the existing and future expanded golf pro shop to allow for additional golf related activities.

4. Community Recreation

Assure the opportunity to utilize existing recreation amenities and provide additional recreational opportunities.

Objective

Furnish access to existing recreation facilities such as the existing lakes, golf course, and recreational open space areas.

Objective

Design a variety of additional active and passive recreational amenities and opportunities such as small landscaped areas with play equipment and picnic facilities, view point areas, and swimming pool.

5. Circulation

Plan a circulation system that will provide safe and adequate access for residents, guests, customers and emergency vehicles.

Objective

Provide access points to Drew Road that will preclude mixing of the seasonal and transient recreational vehicle traffic associated with the RV park from the year round resident traffic of the mobile home and single family residential areas.

Objective

Offer a variety of emergency access points for the use of emergency vehicles.

Objective

Prohibit the placement of access control gates or barriers on private streets to assure access to emergency vehicles.

6. Public Facilities

Public facilities, including sewage treatment, water treatment, and fire protection shall be designed and operated to provide adequate services at a reasonable cost to future residents.

Objective

Make efficient use of the existing water delivery, storage and treatment facilities.

Objective

Design a dual water system to utilize untreated irrigation water for irrigation and fire protection and restrict use of treated water for human contact and consumption uses.

Objective

Design and locate the sewage treatment facility to maximize operational efficiency and minimize noise and odor impacts.

7. Landscaping and Walls

Provide attractive physical, acoustic, security and visual separation between on-site and off-site land uses.

Objective

Design visually pleasing solid walls using a variety of earthen berms and walls to provide for the effective separation of residential land uses from Drew Road and the adjacent hay operation.

Objective

Design fencing adjacent to the New River bluff that will both provide physical separation for public safety and preserve the existing view amenity.

8. Public Safety

Protect visitors and residents from health dangers from proximity to the New River.

Objective

Provide security fencing to protect visitors and residents from access to the polluted New River.

Objective

Reduce the exposure of residents and guests to illness spread by mosquitos by expanding the mosquito abatement monitoring and control program, requiring amber exterior lighting, and providing educational information for minimizing exposure to health hazards.

B. Design Principles

The following design principles are intended to describe how the Rio Bend project is designed to achieve compatibility with the natural setting, existing land uses, and adjacent land uses.

1. Natural Setting

- a. Grading will be minimized to retain existing topographic features.
- b. Storm water runoff will be controlled with drainage improvements to minimize soil and bluff erosion.
- c. Existing trees and vegetation will be retained to the maximum feasible extent.

2. Existing Land Uses

- a. Separate access points will be provided for the proposed land uses to preclude mixing of the seasonal and transient recreational vehicle traffic associated with the RV Park with the year round resident traffic of the mobile home and single family residents.
- b. The access points for the single family residential, convenience commercial and golf course will be a single public street to increase traffic safety. This access point will be located to maximize the limited vertical sight distance created by the vertical curve in Drew Road north of the New River.
- c. The convenience commercial area will be located adjacent to Drew Road and the south entrance road to both minimize traffic trips through the single family residential area as well as separate single family residences from the RV Park.
- d. Recreation areas will be located adjacent to the south entrance road to both provide easy access from residential neighborhoods as well as provide a buffer area between the road and residential dwellings.
- e. The proposed mobile home park will be separated from the existing RV Park by the existing 3 acre Rio Bend Lake.
- f. The proposed single family residential will be separated from the RV park by a buffer area. This buffer area may also provide for storage of recreational vehicles. Extensive use of landscaping, berming and walls will both screen the storage area from the single family residential and RV park land uses, and separate the two potentially conflicting land uses. Locating access road rights of way on either side of the buffer area will further increase the distance between RV Park spaces and single family dwellings.

3. Adjacent Land Uses

- a. The proposed mobile home park should be separated from the adjacent hay compaction and distribution operation. A solid barrier will be built along the northern boundary of the RV Park to create an effective physical and noise barrier.
- b. The proposed mobile home park will be separated from Drew Road by the existing earthen berm built for the private irrigation canal. The canal may be replaced by a pipe and the berm enhanced with additional dirt, landscaping and solid walls to create an effective visual and noise barrier.
- c. Preservation of the existing vertical elevation difference adjacent to the New River will be retained and physical barriers will be constructed to separate both the mobile home park and single family residential development from the health hazards and sensitive biological habitat of the New River, Fig Lagoon (evaporation pond) and adjacent open space.
- d. The proposed single family residences will be acoustically buffered from Drew Road by a combination of solid walls and topographic elevation differential.
- e. The mobile home park spaces and single family residential lots will be designed to take advantage of distant views of Signal Mountain, intermediate views of the New River Valley and Fig Lagoon, and near views of Rio Bend Lake, Drew Lake, and Lakeview Golf Course.

C. Land Uses

The development program for Rio Bend proposes adding the following land uses to the existing land uses on the 110.4 acre project site. Development would proceed in two major phases. These land uses are shown in Figure III.1 and in the large scale map included in an envelope at the end of this text, and summarized in Table III. 1.

Existing Land Uses

A. Rio Bend RV Resort Ranch

The existing RV Park contains 206 spaces on 21.2 acres located in the central portion of the project site. This land use is supported by a potable water treatment facility, subsurface sewage disposal system, group camp, laundry facilities, convenience store, managers office, outdoor storage area, and various recreational amenities.

B. Water Treatment Facility

This facility provides drinking water for the RV Park and is located on a 0.2 acre site north of Rio Bend Lake, within the area proposed for the mobile home park. The facility treats up to 30,000 gallons of water per day and has a storage capacity of 150,000 gallons. The existing facility is

adequate to provide drinking water for Phase 1, but would need to be expanded within the existing site in Phase 2.

C. Lakeview Golf Course

Lakeview Golf Course is a 9-hole public golf course occupying 37.1 acres in the western portion of the project site adjacent to the New River. The golf course is designed around Drew Lake, which occupies about 10 acres of the golf course. The water for Drew Lake is supplied from the outlet of Rio Bend Lake and is used to supply water for irrigation of the golf course. The outlet for Drew Lake drains into the New River.

Phase 1 Land Uses

D. Additional RV Spaces & Outdoor Storage

A row of 23 additional RV spaces will be added to the southern edge of the existing RV park. An outdoor storage area for storage of equipment associated with the function of the RV Park will be located south of the additional RV spaces. This storage area will provide separation between the RV park and single-family residential land uses. The landscape and fencing used to screen the storage area will provide additional separation between the RV Park and single-family residential land uses.

E. Mobile Home Park

A 65-space mobile home park will be located on 9.4 acres in the northeast portion of the site. Primary access to the mobile home park would be from Drew Road. Two emergency access points will be provided, one to Drew Road and another to the existing RV Park.

The existing earthen berm supporting the irrigation canal parallel to Drew Road would be retained and enhanced to provide for attenuation of noise impacts from traffic on Drew Road. Similarly, a solid 6 foot high wall, or combination of wall and earthen berm, will be constructed along the northern boundary of the mobile home park.

The mobile home park would be constructed to conform with the design standards required in Title 25 of California Code of Regulations (CCR Title 25). A majority of the spaces would accommodate double wide coaches. One-half parking space per mobile home would be provided for guest parking.

Additional potable drinking water supply will be provided for Phase 1 from the existing treatment facility by implementing drinking water conservation measures, such as installing dual piping and using untreated water for irrigation purposes. Drinking water is currently used for irrigation.

Sewage treatment for Phase 1 could be accomplished by constructing a subsurface sewage disposal system in the golf course area of the site. All sewage collection and disposal facilities would be either within the same ownership as the mobile home park or within dedicated easements for the purpose of providing sewage collection and disposal.

11X17

TABLE III-1

<u>Land Use</u>	<u>Units</u>	<u>Acres</u>	<u>Percent</u>
<u>Existing</u>			
A Rio Bend RV Resort Ranch	206	21.2	19.2
B Water Treatment Facility	-	0.2	0.2
C Lakeview Golf Course	-	<u>37.1</u>	<u>33.6</u>
Subtotal	206	58.5	53.0
<u>Phase 1</u>			
D Additional RV Spaces & Outdoor Storage	23	4.0	3.6
E Mobile Home Park	65	9.4	8.5
F Preservation Open Space	-	<u>0.2</u>	<u>0.2</u>
Subtotal	88	13.6	12.3
<u>Phase 2</u>			
G Sewage Treatment Facility	-	*	*
H Single-Family Residential	165	26.5	24.0
I Golf-Related Commercial	-	1.4	1.3
J Convenience Commercial	-	0.8	0.7
K Public Street	-	2.1	1.9
L Recreation Open Space	-	4.5	4.1
M Preservation Open Space	-	<u>3.0</u>	<u>2.7</u>
Subtotal	165	38.3	34.7
Total	461	110.4	100.0

* The Sewage Treatment Facility would require 0.5 acre and would be located either within the Lakeview Golf Course or the Recreation Open Space.

F. Preservation Open Space

The 0.2 acre portion of the steep bluff within the mobile home park adjacent to the New River will be preserved in open space.

Phase 2 Land Uses

G. Sewage Treatment Facility

Sewage treatment for Phase 2 will require the construction of a sewage treatment facility. It would be located on a 0.5 acre site on the lower terrace adjacent to the New River in either the western portion of the golf course or in the southerly portion of the site within the Recreation Open Space.

This sewage treatment facility would be designed and constructed to provide for treatment of sewage for only the area within the specific plan. The ultimate capacity would be approximately 75,000 gallons per day.

Phase 2 would also require the expansion of the existing water treatment facility.

H. Single-Family Residential

The primary land use in Phase 2 would add a 165-lot single-family residential subdivision located on 26.5 acres in the southerly portion of the site. The subdivision would be developed in several phases. The residential structures would be either manufactured housing or site-built housing. The minimum lot size would be 4,000 square feet. Reducing the minimum lot size to 4,000 square feet increases the number of dwelling units located to enjoy the view amenities provided by the site, allows area for the development of common recreation and landscaped open space areas, and allows area to effectively buffer the single-family residential area from potentially incompatible adjacent land uses while providing a more affordable single-family dwelling for future residents. A minimum of 10% or 2.65 acres of recreation and landscaped open space will be provided for recreational amenities, landscaped areas and buffer areas.

Primary access to the residential subdivision would be from Drew Road, with an emergency access point to the existing RV park. Streets may be either improved to public standards and dedicated to the County or be private streets maintained by the homeowners association. No access control would be allowed on private streets to prohibit access of private or emergency vehicles.

I. Golf-Related Commercial

A golf-related commercial area containing 1.4 acres is located in an area of the site that overlooks the golf course. This area would accommodate the existing operation and future expansion of the golf-related commercial activities.

J. Convenience Commercial

A second commercial site containing 0.8 acre is located adjacent to Drew Road at the entrance of the single family residential subdivision. This area would accommodate a maximum of 3,000 square feet of small retail services for the convenience of the adjacent residents.

K. Public Street

The primary access road connecting both commercial areas and the single family residential area with Drew Road will either be constructed to County standards and dedicated to the County or be a private street maintained by the Homeowners Association. If dedicated as a County street, the classification would be a local road. The right of way required would be 2.1 acres.

L. Recreation Open Space

An area of 4.5 acres east of Drew Lake is designed as recreation open space. This area provides both visual and physical access to Drew Lake and will accommodate recreational activities associated with Drew Lake.

M. Preservation Open Space

The 3.0 acre portion of the steep bluff within the single-family residential area adjacent to the New River will be preserved in open space.

D. Discretionary Actions Required

Existing Land Uses

A. Rio Bend RV Resort Ranch

The Rio Bend RV Resort Ranch is designated in the Ultimate Land Use Plan of the General Plan as Recreation and is zoned F Recreational. This land use is allowed by right within the existing land use designation and zone. The RV park would continue to be allowed by Section 83220 of the Specific Zoning Ordinance and be regulated by CCR Title 25.

B. Water Treatment Facility

The site on which the water treatment facility is located has a land use designation of Recreation and is zoned F Recreational. The land use designation and zone of this 0.2 acre area would be changed to the Urban land use designation and zoned R-4-T to be consistent with the land use designation and zone of the surrounding mobile home park. The facility is allowed in either zone as an accessory use.

C. Lakeview Golf Course

A majority, 20.4 acres, of the golf course is designated as Recreation land use and is zoned F Recreational and is allowed by right within that zone. A small parcel in the northwest corner of the

golf course containing 0.2 acres was recently acquired from the Imperial Irrigation District (IID) and is designated as General Agriculture and zoned A-2, General Agricultural. The remaining 16.5 acres of the golf course is located on land leased from IID and is designated as General Agriculture and zoned A-3 Heavy Agricultural. The land use designation and zone of both areas would be changed to Recreation and rezoned to F Recreational so that the entire golf course would be regulated by Section 83220 of the Specific Zoning Ordinance.

Phase 1 Land Uses

D. Additional RV Spaces & Outdoor Storage

This 4.0 acre area is designated as Recreation land use and is zoned F Recreational. The land use designation and zone of this area would not change and Section 83220 of the Specific Zoning Ordinance would allow the additional RV spaces and outdoor storage area. This area would be regulated by CCR Title 25.

E. Mobile Home Park

A majority of the mobile home park area was recently acquired and is designated as General Agriculture and zoned A-2 General Agricultural. Most of the newly acquired area, 5.2 acres, was purchased from a private individual and 1.5 acres was acquired from IID. The remaining 2.7 acres were part of the 1984 project and are designated as Recreation and zoned F Recreational. The entire 9.4 acres of the mobile home park would be designated as Urban and rezoned to R-4-T Mobile Home Park. Section 83209 of the Specific Zoning Ordinance would allow this land use by right. The development and operation of the mobile home park would be regulated by CCR Title 25.

F. Preservation Open Space

This 0.2 acre area is currently designated as General Agriculture land use and zoned A-2 General Agricultural. The area would be redesignated as Urban and rezoned to R-4-T to be consistent with the adjacent mobile home area.

Phase 2 Land Uses

G. Sewage Treatment Facility

The facility must be operated by a public entity authorized by the State of California. The developer will have to request that the Local Agency Formation Commission (LAFCO) create a public entity to operate and maintain the facility. The developer would be required to construct the facility and dedicate it to the public agency.

Phase 2 would also require the expansion of the existing water treatment facility. Since Rio Bend RV Resort Ranch is not authorized to provide drinking water to additional property owners, the expanded facility would need to be operated and maintained by an authorized entity. The public entity formed to operate the sewage treatment facility would also operate the expanded water treatment facility.

H. Single-Family Residential

The majority of the single-family residential area is currently designated Recreation and zoned F Recreational, with a small 5.2 acre portion recently acquired from IID that is designated as General Agriculture and zoned A-2 General Agricultural and A-3 Heavy Agricultural. This entire single-family residential area, plus the primary entrance street adjacent to the north, would be designated as Urban land use and rezoned to R-1 One Family. The area would be regulated by Section 83204 of the Specific Zoning Ordinance except for reductions in required minimum yard dimensions and the minimum lot area.

I. Golf-Related Commercial

This area is currently designated as Recreation and zoned F Recreational, which allows golf-related commercial uses by right. However, it would be designated Urban and rezoned to C-1, Neighborhood Commercial to allow for a full service food and beverage facility.

J. Convenience Commercial

This second commercial area is currently designated as Recreation and zoned F, Recreational. The General Plan land use designation would be changed to Urban and the zone reclassified to C-1 Neighborhood Commercial. Section 83216 of the Specific Zoning Ordinance would regulate the uses developed in this area.

K. Public Street

The area required for the primary entrance street would be included within the Single-Family Residential area.

L. Recreation Open Space

This area adjacent to Drew Lake is currently designated a combination of Recreation land use with a F Recreational zone and General Agriculture land use with an A-3 Heavy Agricultural zone. The portion currently designated General Agriculture and zoned A-3 would be changed to the Recreation land use designation and rezoned to F Recreational so that the entire recreation open space area would be regulated by Section 83220 of the Specific Zoning Ordinance.

M. Preservation Open Space

The western portion of this bluff area is designated General Agriculture and zoned A-2 General Agricultural. This western portion of the area will be changed to Recreation land use and rezoned to F Recreational to be the same as the eastern portion of this area. Section 83220 of the Specific Zoning Ordinance would regulate this entire area.

E. Phasing

Buildout of the various land uses included within the Rio Bend Specific Plan will occur in two major phases and several subphases. The major phases are essentially controlled by the requirements for public services infrastructure.

The 65-space Storm's Crossing Mobile Home Park is the major land use in Phase 1, which would also add 23 additional RV spaces and an outdoor storage area to the existing Rio Bend RV Resort Ranch and Lakeview Golf Course. The land uses in Phase 1 would require the construction of several minor infrastructure improvements. These infrastructure improvements include either an addition to the existing 23,000 gallon per day subsurface sewage disposal system or a separate system, some minor modifications to the water treatment facility and installation of a dual water distribution system, and the construction of southbound right-turn lanes on Drew Road at the entrance to both the existing RV Park and the Mobile Home Park.

Development of the various land uses within Phase 1 may occur independently of each other. Development of the Mobile Home Park may occur in several subphases, however, the required infrastructure improvements to support each subphase shall be completed concurrently with each subphase.

The 165-lot single-family residential subdivision is the major land use in Phase 2. The construction and sale of single-family dwellings to individual home owners would require the construction of major infrastructure improvements and the creation of a public entity to operate and maintain some of the infrastructure facilities. The two commercial areas would not require these major infrastructure improvements, however, they are included in Phase 2 since their economic feasibility would be dependent upon the residents of the residential subdivision.

Development of the Golf-Related Commercial, Convenience Commercial, and Recreation Open Space areas may occur independently of the other land uses in Phase 2. Development of the Single-Family Residential area may be accomplished in subphases, however, the required infrastructure improvements to support each subphase shall be completed concurrently with each subphase.

IV. DEVELOPMENT STANDARDS AND MITIGATION MEASURES

A. Development Standards

The purpose of these standards is to guide the future development of the Rio Bend Specific Plan in a manner that will protect the public health, safety, comfort, convenience and general welfare of the present and future residents of Imperial County. This section describes the specific manner in which the Rio Bend project will be developed in conformance with the EIR and have a compatible relationship with the natural setting, existing land uses on the site, adjacent land uses and the goals and objectives of the Imperial County General Plan.

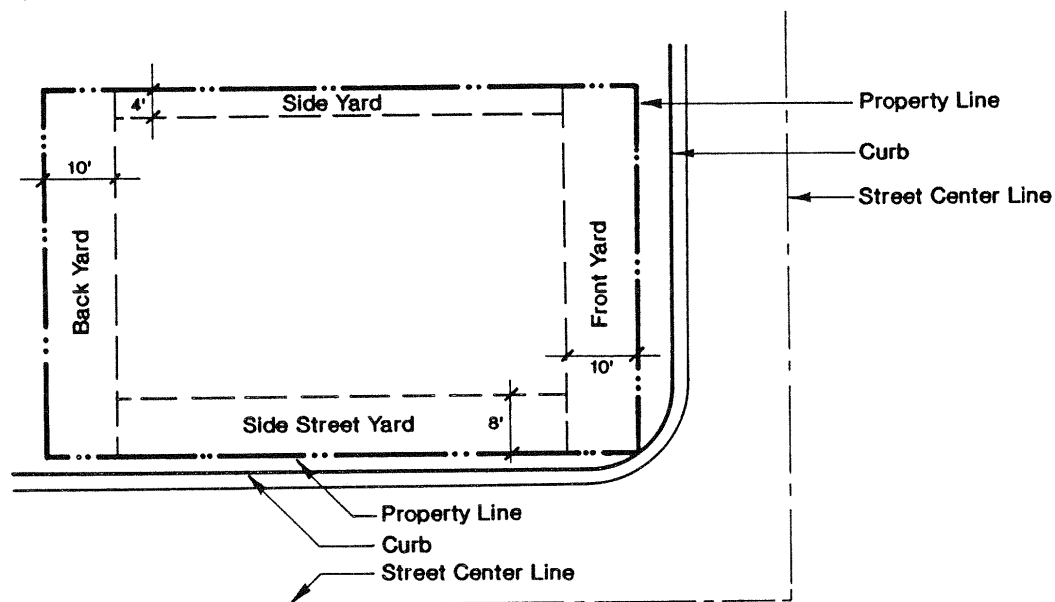
1. Specific Zoning Ordinance

The Division 3 Specific Zoning Ordinance that sets forth the allowed land uses and development regulations within the various zones in Imperial County shall remain in effect within the Rio Bend Specific Plan with the following specific amendments;

a. Section 83204, R-1 Zone, One Family Zone

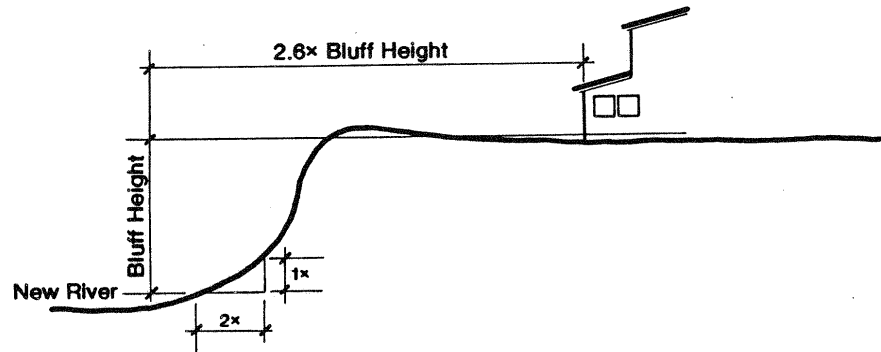
The regulations contained in the Specific Zoning Ordinance shall apply in the R-1 One-Family Zone unless otherwise provided in this Specific Plan:

- (1) No change.
- (2) No change.
- (3) FRONT YARD MINIMUM: Ten (10) feet.
- (4) SIDE YARD MINIMUM: Four (4) feet, except that on the street side of corner lots there shall be a side yard of not less than eight (8) feet.
- (5) REAR YARD MINIMUM: Ten (10) feet.
- (6) LOT AREA MINIMUM: Four thousand (4,000) square feet per dwelling unit, and a lot width of not less than fifty (50) feet.



In addition to the regulations addressed in the Specific Zoning Ordinance, the following regulations shall apply in the R-1 zone within the Rio Bend Specific Plan;

- (7) **BLUFF SETBACK:** All single family dwellings, including garages, shall be setback from the river bluff adjacent to the New River. The setback distance shall be measured from the base of the bluff and shall be 2.6 times the bluff height. Soils studies may reduce the minimum setback distance if local soil conditions warrant. The height of the bluff shall be measured from the base of the bluff, at the lowest elevation where the slope steepness first exceeds a slope ratio of 2:1, to the top of the foundation of the dwelling or garage.



- (8) **FENCING:** Fencing to prevent access to the bluff face and the New River shall be constructed along the top of the bluff adjacent to the New River. The fencing shall be a minimum of 5 feet high and may be constructed with materials that will preserve views. A solid 6 foot high barrier to reduce noise generated from Drew Road shall be constructed along the eastern boundary of the R-1 Zone.

b. Section 83209, R-4-T Zone, Mobile Home Park Zone

The regulations contained in the Specific Zoning Ordinance shall apply in the R-4-T Mobile Home Park Zone unless otherwise provided in this Specific Plan:

- (1) through (6) No change.

In addition to the regulations addressed in the Specific Zoning Ordinance, the following regulations shall apply in the R-4-T zone within the Rio Bend Specific Plan;

- (7) **BLUFF SETBACK:** All single family dwellings, including garages, shall be setback from the river bluff adjacent to the New River. The setback distance shall be measured from the base of the bluff and shall be 2.6 times the bluff height. Soils studies may reduce the minimum setback distance if local soil conditions warrant. The height of the bluff shall be measured from the base of the bluff, at the lowest elevation where the slope steepness first exceeds a slope ratio of 2:1, to the top of the foundation of the dwelling or garage.
- (8) **FENCING:** Fencing to prevent access to the bluff face and the New River shall be constructed along the top of the bluff adjacent to the New River. The fencing shall be a minimum of 5 feet high and may be constructed with materials that will preserve views. A solid 6 foot high barrier to separate the mobile home park from the adjacent land use shall be constructed along the northerly boundary of the R-4-T Zone.

c. Section 83216, C-1 Zone, Neighborhood Commercial Zone

The regulations contained in the Specific Zoning Ordinance shall apply in the C-1 Neighborhood Commercial Zone unless otherwise provided in this Specific Plan:

(1) through (4) No change.

d. Section 83220, F Zone, Recreational Zone

The regulations contained in the Specific Zoning Ordinance shall apply in the C-1 Neighborhood Commercial Zone unless otherwise provided in this Specific Plan:

(1) through (2) No change

B. Project Conformance With EIR Mitigation Measures

All development within the area regulated by the Rio Bend Specific Plan shall be consistent with the Rio Bend Specific Plan EIR and shall conform with all of the mitigation measures described in the EIR.

1. Public Health

- a. The existing mosquito abatement program shall be expanded to protect the mobile home park and single-family residential community. The property owner shall be responsible for administering the program in the mobile home park and the homeowner's association shall be responsible for administering the program in the single-family residential area.
- b. Residents of the Rio Bend project shall be annually informed about mosquito-borne diseases and measures to minimize contact with mosquitos and about the health hazards associated with body contact with the New River. An educational pamphlet, prepared by the owner/developer and approved by the Imperial County Department of Health Services, shall be distributed during the month of April. The property owner shall be responsible for pamphlet distribution in the mobile home park and the homeowner's association shall be responsible for pamphlet distribution in the single-family residential area.
- c. All outdoor lighting in the mobile home park and the single-family residential area shall consist of amber lights.
- d. All runoff in the mobile home park and the single-family residential area shall be directed to the New River to prevent ponding of stagnant water.
- e. Fencing to prevent access to the bluff face and the New River from the mobile home park and the single-family residential area shall be constructed along the top of the bluff adjacent to the New River. The fencing shall be a minimum of 5 feet high and may

- be constructed with materials that will preserve views. Signage warning of the health hazards related to the New River shall be posted at 150-foot intervals along the fence. Fences in residential back yards are exempt from warning signage requirements.
- f. Prior to the approval of the tentative map for the single-family residential area, a setback to protect residents from the potential adverse health effects from electromagnetic fields generated by the electrical transmission lines adjacent to Drew Road, shall be established. If there are still no conclusions about the health effects of electromagnetic fields, the concept of prudent avoidance and moderate setbacks shall be adopted.
 - g. The non-potable water system shall be installed under the supervision of a certified water treatment plant operator. The actual work shall be performed under the direct supervision of a California licensed plumbing contractor.
 - h. All non-potable water lines shall be clearly differentiated from the potable water lines. The two types of water lines shall be constructed from different material and/or painted different colors. The paint must be resistant to soil conditions and above-ground exposure. The non-potable water lines shall be also be identified by a warning message, (i.e. "WARNING: NON-POTABLE WATER"). The message shall be marked every 12 inches on the non-potable water lines.
 - i. All valves, including hose bibs, in the non-potable water system shall be individually marked with a similar warning message.
 - j. The non-potable water system shall be designed to prevent back flow. A back flow prevention plan shall be submitted to the County Department of Health for approval.
 - k. The potable water system shall be equipped with hose bibs with standard threaded hose connections. The non-potable water system shall be equipped with hose bibs that require a special key to operate or non-threaded hose bibs such as the "quick coupler."
 - l. Only exterior irrigation systems shall be connected to the non-potable water system.
 - m. All mobile home park and single-family residents shall be notified that the project contains a dual water system. Notification will include an explanation of the dual water system, the source of the non-potable water, and location of non-potable water system pipes and valves. The water service district shall be responsible for notifying new residents in the mobile home park and the single-family residential community. If the mobile home park is operating before the water service district has been formed, the mobile home park management shall be responsible for notifying residents. New residents shall be notified immediately upon moving into the development.
 - n. Residents shall be prohibited from modifying the non-potable water system without approval of the water service district. All connections to the non-potable water system shall be supervised directly by water service district personnel. If the mobile home park is operating before the water service district is formed, the mobile home park

management shall obtain a licensed plumbing contractor to supervise all modifications to the non-potable water system, including new connections.

2. Public Services

a. Sewage Treatment

1. A subsurface sewage disposal system to treat the sewage generated from the mobile home park shall be approved prior to the construction of the mobile home park, and shall be installed prior to occupancy.
2. A sewage treatment facility to treat the sewage generated from the single family residential area shall be approved concurrent with the approval of the tentative map for the single-family residential subdivision, and shall be constructed or bonded to guarantee construction prior to occupancy.

b. Drinking Water Supply

1. The existing dual water system in the Rio Bend RV Resort Ranch shall be connected to the irrigation water supply and a dual water system shall be constructed and connected to both the drinking water and irrigation water supply for the mobile home park. Drinking water shall be used for drinking and domestic uses only and irrigation water shall be used for landscaping, fire protection, and recreational uses.
2. The water treatment facility shall be expanded to increase filtering capacity to 80,000 gallons per day and a dual water system shall be constructed and connected to both the drinking water and irrigation water supply for the single-family residential subdivision. Drinking water shall be used for drinking and domestic uses only and irrigation water shall be used for landscaping, fire protection, and recreational uses.

c. Fire Protection

Additional pumps, generators, distribution lines and fire hydrants shall be installed as required by the Imperial County Fire Department for each phase and subphase of the Rio Bend project.

3. Schools

Impact fees shall be paid to the Seeley Union School District and the Central Union High School District as required.

4. Police Protection

No specific mitigation measures are required.

5. Solid Waste

No specific mitigation measures are required.

6. Parks and Recreation

No specific mitigation measures are required.

7. Emergency Medical Care

No specific mitigation measures are required.

8. Hydrology

Drainage improvements shall be constructed as required by Imperial County Department of Public Works. Storm water runoff shall be discharged to the New River as rapidly and directly as possible to reduce peak river flows. Energy dissipators to reduce runoff to nonerosive velocities shall be placed so as to minimize impact to biological resources.

9. Traffic/Circulation

- a. Southbound right-turn lanes shall be created on Drew Road at the existing entrance to Rio Bend RV Resort Ranch and at the entrance to the mobile home park in Phase 1. A southbound right-turn lane shall be created at the entrance to the single-family residential subdivision in Phase 2.
- b. All three entrance road intersections with Drew Road and all internal private street intersections with public streets shall be controlled with a STOP sign when the right-turn lanes are constructed.
- c. Landscaping shall be maintained in order to enhance sight distance at all three entrances.

10. Noise

A 6 foot high solid barrier shall be constructed along the eastern boundary of the mobile home park and the single-family residential subdivision to create an acoustic barrier between the residential areas and Drew Road. The barrier shall wrap around the entrance roads to both areas.

11. Geotechnical

All single-family dwellings, including garages, and mobile homes shall be setback from the river bluff adjacent to the New River. The setback distance shall be measured from the base of the bluff and shall be 2.6 times the bluff height. Soils studies may reduce the minimum setback distance if local soil conditions warrant. The height of the bluff shall be measured from the base of the bluff, at the lowest elevation where the slope steepness first exceeds a slope ratio of 2:1, to the top of the foundation of the dwelling or garage.

V. PROJECT CONSISTENCY WITH GENERAL PLAN

This section will describe the relationship of the Rio Bend Specific Plan with the Imperial County General Plan. The goals and objectives of the various elements of the General Plan that are applicable to the Rio Bend project are listed below along with a statement of how the project conforms to each goal or objective. While all adopted elements of the General Plan were analyzed, it was determined that no goals or objectives of either the Scenic Highway Element or the Geothermal/Transmission Plan were applicable to the proposed project.

A. Relationship With General Plan

The Rio Bend Specific Plan is consistent with the Imperial County General Plan in that it will further the goals and objectives of the General Plan. In summary, the goals and objectives of the General Plan are furthered in the following elements;

B. Open Space Element

No natural resources were identified on the project site and no natural resources are impacted by the Rio Bend project.

The project site is not suitable for agricultural production due to its size, topography and relationship to existing land uses. The project does not conflict with surrounding agricultural production since the project site is separated by the new River open space, golf course, and electrical transmission line along Drew Road.

The existing land uses on the project site already provide some types of urban levels of service such as drinking water supply, electrical power facilities, and recreation facilities. The project site currently receives other types of urban services such as police and fire protection, solid waste disposal, and emergency medical care.

An extensive variety of recreational opportunities and facilities currently exist on the project site and the Rio Bend project proposes additional facilities.

The Rio Bend project recognizes the natural constraints of the site by not proposing development within hazardous areas such as flood plains or steep slopes.

Open Space for the Preservation of Natural Resources

2. Preserve unique or endangered plant and wildlife by the identification and preservation of their natural habitats.

No rare or endangered flora or fauna were identified on the Rio Bend project site.

3. Conserve areas of significant stands of plant life or endemic wildlife communities.

No significant stands of plant life or endemic wildlife communities were identified on the Rio Bend project site.

4. Encourage only those uses and activities that are compatible with the fragile desert, aquatic and marshland environment.

No development or disturbance of the New River riverine area is proposed. Access to the New River riverine area will be restricted by the placement of physical barriers and signs designed to discourage contact with the New River due to public health concerns.

5. Encourage the preservation and enhancement of the natural beauty of the desert and mountain landscape.

The Rio Bend project provides housing and recreation opportunities within the area of Imperial County that is neither a desert or mountain area.

6. Promote scientific knowledge by encouraging the preservation of important ecological, archaeological and other scientific sites.

No sites of ecological, archaeological or other scientific importance was identified on the Rio Bend project site.

Open Space Lands for the Managed Production of Resources

2. Retain prime agricultural land for exclusive agricultural use whenever possible or feasible.

The Rio Bend project site possesses several characteristics that decrease its usefulness for agricultural use while increasing its usefulness for residential and recreational development. The marginal soil quality, small parcel size, various elevation differences, and existing recreation land uses decrease its usefulness for agriculture. The natural separation of the site from agricultural land uses provided by the New River open space, the existing recreational land uses and supporting infrastructure systems, and the excellent road access increase the site's usefulness for residential and recreational development.

3. Confine future urbanization within or adjacent to designated urban limits.

The proposed development is within or adjacent to existing development that already requires urban levels of service in the areas of fire and police protection, solid waste disposal and emergency medical care and currently provides urban levels of service in the area of electrical power facilities, sewage treatment, drinking water supply and recreation facilities. The Rio Bend project will use the existing urban levels of service provided in the areas of electrical power facilities, sewage treatment, drinking water supply and recreation facilities and enhance or enlarge fire protection, solid waste disposal, sewage treatment, recreation facility, and cable television services to the urban levels of service needed for the existing development and proposed land uses.

Open Space for Outdoor Recreation

1. Recognize the regional significance of the development and conservation of recreational opportunities in Imperial County.

The Rio Bend project will provide for the development of several types of recreational opportunities including additional recreational vehicle spaces, golf, and landscaped park areas.

3. Provide a broad range of recreation facilities for all ages and economic groups, emphasizing family oriented opportunities.

Recreation facilities including golf and landscaped park areas are proposed as a part of the Rio Bend project.

5. Preserve and protect areas of historic and cultural significance, including unique archaeological sites.

No areas of historic or cultural significance were identified on the project site.

Open Space for the Protection of Public Health and Safety

1. Recognize that certain lands are unsuitable for urban development, and that prohibition and restriction of intensive uses in these areas are in the best public interest.

No development is proposed within areas of geologic hazards (floodplains, active seismic zones and unstable soils) or airport flight zones.

2. Provide for the most beneficial use of lands based upon recognition of natural constraints as well as those imposed by uses existing and planned for the area.

The proposed development recognizes the natural constraints of the site by preserving the steeply sloping bluff created by the New River. The specific plan will assure that the proposed residential, recreational and commercial land uses are compatible with the existing recreational and open space land uses.

4. Integrate hazard prone areas into the planned development of the County for non-intensive uses. These include but are not limited to open space, recreation, and agricultural land uses.

Steep slope areas are planned as open space and areas adjacent to the New River flood plain are designated as golf course.

5. Reduce public costs associated with the provision and maintenance or public utilities subject to damage or destruction in hazard-prone areas.

No public utilities are proposed within hazard-prone areas.

C. Ultimate Land Use Plan

The Rio Bend project site is suited for the proposed land uses since it makes use of the existing capital improvements such as roads, drinking water supply, and recreation amenities; is adjacent to existing development with public services; and is separated from agricultural production areas.

A variety of residential types will be provided in the Rio Bend project.

1. Significant prehistoric and historic sites and structures shall be preserved.

No significant prehistoric or historic sites and structures were identified on the project site.

2. Unique areas of wildlife habitat, desert plants, or land formations shall be preserved.

The Rio Bend project will preserve the bluff created by the New River.

4. Existing capital improvements shall be used to the maximum extent practicable.

The Rio Bend project will use the existing road system, potable water treatment facility, and recreation amenities.

5. Routes shall be preserved for proposed highways and possible rapid transit facilities.

Additional right of way for Drew Road will be dedicated. The need for other highways or rapid transit facilities on this site has not been identified.

6. New transportation facilities shall be located so as to best serve existing and potential communities.

The Rio Bend project will not require new transportation facilities.

7. New routes for aboveground utilities shall be kept to a minimum and shall be located so as to have the least visual impact.

Any additional above ground utilities will be provided via existing routes.

8. Urban and heavy industrial land uses shall be located so as to minimize the adverse effects of each on the other.

The Rio Bend project will not locate urban and heavy industrial land uses near each other.

9. New heavy industrial, urban and rural residential development shall, where possible, be on non-agricultural or agriculturally marginal lands.

The Rio Bend project is located on recreation designated land and land that is agriculturally marginal due to marginal soils, small parcel size and adjacent recreational land uses.

10. New urban development shall be within or immediately adjacent to existing urban development.

The Rio Bend project includes existing development that required some types of urban services and provides other types of urban services.

11. New urban and heavy industrial development outside of agricultural areas shall be on lands best suited for those purposes.

The Rio Bend project site is suited for development since it is adjacent to existing development, separated from agricultural areas, has good road access, has few geologic hazards and uses existing infrastructure.

12. New urban and rural residential development shall have an assured, permanent water supply.

Water is supplied to the Rio Bend project by the Imperial Irrigation District via the Elder Canal. This irrigation water is stored in Rio Bend Lake, then treated to drinking water standards in the existing treatment facility. The water treatment facility will be enlarged to provide additional water as needed.

13. New urban development shall be out of flood prone or active fault areas.

No residential or commercial development is located within flood prone or active seismic zone. The Drew Lake Golf Course is located adjacent to the New River floodplain.

14. A full range of residential types shall be available, from high density apartments to very large estates.

A variety of residential types will be provided in the Rio Bend project; including mobile home rental spaces and single family residential ownership.

15. Commercial, professional and governmental services and employment shall be near the higher density residential areas.

While most commercial, professional and governmental services are located in El Centro, a small convenience commercial area will be provided for Rio Bend and other nearby residents. Several significant employers are located near Rio Bend, including the state prison and Naval Air Facility.

D. Conservation Element

Efficient use of water resources will be made through the use of a dual water system, efficient irrigation methods, water metering, and preservation of the New River floodplain. A majority of the water used at the Rio Bend project would otherwise be lost as overflow into the New River.

The project site is not suitable for agricultural production due to its size, topography and relationship to existing land uses. The project does not conflict with surrounding agricultural production since the project site is separated by the New River open space, golf course, and electrical transmission line along Drew Road.

The existing land uses on the project site already provide some types of urban levels of service such as drinking water supply, electrical power facilities, and recreation facilities. The project site currently receives other types of urban services such as police and fire protection, solid waste disposal, and emergency medical care.

No development is proposed that will impact the biological resources associated with the New River floodplain.

Water Resources

1. Evaluate all development proposals to determine excessive, unforeseen loads on existing water and waste management facilities.

Irrigation quality water is supplied to Rio Bend via the Elder Canal and is stored on site in Rio Bend Lake. The water treatment facility needed to supply drinking water for Phase 1 of the project currently exists. The facility will need to be expanded by the developer for Phase 2. Phase 1 sewage will be disposed of through a subsurface disposal system and a sewage treatment facility will be constructed by the developer for Phase 2. Solid waste disposal facilities are available nearby.

2. Support programs and policies of the State Water Resources Control Board, Regional Water Quality Control Board, or other agencies which promote the wise and efficient use of water resources. Of particular importance are the State Water Resources Control Board's regulations pertaining to water quality control and land development.

All development and water use at Rio Bend will be subject to the programs, policies and regulations of the various water agencies.

3. Encourage municipalities to consider the initiation of water metering programs to promote more economical use of domestic water.

All individual water users at Rio Bend will be individually metered.

4. Encourage the adoption of improved methods of irrigation which will provide more efficient utilization of water.

Efficient irrigation methods will be utilized at Rio Bend.

6. Information regarding potential flooding, notably in wash areas, is adequate. Dangerous wash areas must be identified and development or temporary habitation prohibited.

No development or habitation of flood prone areas is proposed at Rio Bend.

7. The recreation, scenic, and wildlife values of water resources are very important in Imperial County. The effect of proposed uses upon these values must be carefully examined.

No development is proposed within the New River floodplain. The Rio Bend project will benefit from the scenic views of the New River valley and Fig Lagoon.

Land Resources - Minerals

1. Mineral resources potential should be an important consideration when land-uses are proposed for an area.

The are no known or identified mineral resources on the Rio Bend project site.

Land Resources - Agricultural Lands

1. Land suitable for irrigated agriculture is perhaps the most significant natural attribute of the County and it's protection and enhancement is in the best interests of all County residents.

The Rio Bend project site possesses several characteristics that decrease its suitability for agricultural use. The marginal soil quality, small parcel size and existing recreation land uses decrease its usefulness for agriculture.

2. Applications for rural lot-splits below an accepted minimum acreage, as well as isolated subdivisions outside urban limits, should be denied.

The Rio Bend project site is located where some types of urban services are already existing and other types of urban services can be efficiently and easily provided by the developer and turned over to an operational entity.

Energy Resources

No policies are applicable to the Rio Bend project.

Geothermal Resources

No policies are applicable to the Rio Bend project.

Biological Resources

2. Provide for the protection and enhancement of wetland or specialized habitat which provides water, forage, protection and resting area for Pacific Flyway waterfowl and other wildlife.

No development is proposed within the riparian habitat of the New River or within Fig Lagoon. Fencing shall be placed between the developed areas and wildlife habitat to discourage human or domestic animal intrusion.

3. Development practices that upset natural habitat in wetlands or riverine areas should be controlled to minimize erosion and maximize beneficial vegetative growth.

Storm water runoff will be channelized to prevent uncontrolled runoff over the river bluff. Drainage improvements, including energy dissipation structures will minimize erosion due to storm water runoff.

4. Restrict the type of development permitted on floodplains both for the protection of public health and safety and to provide recreational open space and wildlife habitat.

No development is proposed within the New River floodplain.

6. Encourage and support objectives and policies of the California Office of Planning and Research and the Department of Fish and Game for the protection of rare or endangered species by identification, education, habitat conservation, and effective management programs.

No rare or endangered species have been identified on the Rio Bend project site.

E. Scenic Highway Element

No policies are applicable to the Rio Bend project.

F. Safety Element

No development is proposed in hazardous areas such as the New River floodplain of steep slopes.

Existing fire protection facilities will be enhanced as required by the Imperial Fire Department.

Geologic

4. Promote compatible land uses for areas of determined geologic hazard such as the designation of open space, recreation, or agriculture.

The Rio Bend project includes a golf course land use adjacent to the New River floodplain. Residential development will have an adequate setback from the river bluff to avoid danger from landslides.

9. Discourage the locating of structures for human occupancy in areas subject to determined geologic of flood hazards (including areas subject to severe flash flooding and it's related landslides and mud flows).

The Rio Bend project includes a golf course land use adjacent to the New River floodplain. Residential development will have an adequate setback from the river bluff to avoid danger from landslides.

Fire

4. Provide for the ongoing review of major public and private development proposals by fire and police departments to insure compatibility with safety objectives.

The Rio Bend project will be subject to review of all appropriate public safety agencies.

G. Geothermal/Transmission Plan

No policies are applicable to the Rio Bend project.

H. Housing Plan

The Rio Bend project will provide a variety of residential types and offer future residents an additional housing choice located near employment that is anticipated to be competitive with other affordable housing in the region.

1. Ensure the provision of housing sites in suitable locations and with adequate services which collectively accommodate a range of housing types, sizes, and prices meeting the needs of all economic segments of the County's population.

A variety of housing types will be included within the Rio Bend project. Adequate services are available or will be provided prior to residential occupancy.

2. Provide the opportunity to obtain affordable housing which is safe, decent, and sanitary and within a suitable living environment with reasonable accessibility to employment.

The housing provided in the Rio Bend project will offer residents an additional housing choice that is anticipated to be competitive with other affordable housing in the region. The project site is suitable for residential development pursuant to the other elements of the General Plan and is near several significant employers.

3. Housing opportunities available to all income groups in all communities without discrimination on the basis of race, religion, ethnicity, sex, age, marital status, or household composition.

No groups will be discriminated against regarding the availability of housing at Rio Bend.

4. Promote the inclusion of energy conservation features in new and existing housing as required.

New mobile homes, that are meeting increasingly strict energy conservation standards, are anticipated to be placed in the mobile home park portion of the Rio Bend project. The new single family housing constructed will also be required to meet all required energy conservation measures.

I. Noise Plan

The proposed land uses are designed and located to minimize noise impacts. Noise attenuation walls will be used to further reduce noise impacts.

4. Reduce the effects of noise caused by transportation sources and corridors.

Noise from Drew Road will be reduced to acceptable levels by retaining existing topographic elevation differences and earthen berms, and constructing additional earthen berms and walls.

7. Utilize site planning, zoning regulation, architectural design, and building construction to reduce noise impacts.

Residential land uses will be designed to back on to potential noise sources. Some of the proposed commercial land uses will be located adjacent to Drew Road and will buffer residential land uses from Drew Road. Locating the commercial land uses adjacent to Drew Road will also reduce vehicle trips through proposed residential areas. Buildings will be designed to incorporate noise reduction specifications when required to meet interior noise standards.

VI. IMPLEMENTATION

The Rio Bend Specific Plan describes a series of procedures, regulations, standards and guidelines to insure that the various goals and objectives of the specific plan are implemented in an orderly and consistent manner. All future development within the Rio Bend Specific Plan shall be subject to these regulations.

A. Concurrent Discretionary Approvals

Approval of the Rio Bend Specific Plan will include several concurrent discretionary approvals to allow for the implementation of the project. These concurrent approvals include amending the General Plan, rezoning portions of the project site, and approving a parcel map intended to separate related land use areas into separate legal lots. The implementation of Phase 1 in conformance with the EIR and these approvals would not require additional discretionary approvals.

1. General Plan

The Ultimate Land Use Plan element of the Imperial County General Plan shows in a general way the best uses that could be made of the lands within Imperial County. Land Uses of less than one square mile (640 acres) are not shown on the Plan and are shown on a separate scaled map. Since the Rio Bend Specific Plan includes several areas with land use designations including less than one square mile, the Land Use Plan map drawn to the scale of 1" = 100' and provided with this Specific Plan shall become a part of the Ultimate Land Use Plan.

Portions of the existing General Plan land use designations shall be amended with the adoption of this Specific Plan. A majority of the project site is currently designated on the General Plan as Recreation, with the remainder designated as General Agriculture. Portions of the current land use designations will be amended to become Urban and Recreation land use designations, however, much of the area currently designated as Recreation will remain the same. The individual land use areas to be amended are described in the Land Use Plan section of this specific plan and are shown on the Land Use Plan map drawn to the scale of 1" = 100" and provided with this Specific Plan.

2. Zone Reclassification

The existing land use zones of portions of the project area shall be reclassified with the adoption of this Specific Plan. Portions of the existing F Recreational, A-2 General Agricultural, and A-3 Heavy Agricultural zones will be reclassified as R-4-T Mobile Home Park, R-1 One Family, and C-1 Neighborhood Commercial. Much of the area currently zoned F Recreational will remain unchanged. The individual areas to be reclassified are described in the Land Use Plan section of this specific plan and are shown on the Land Use Plan map drawn to the scale of 1" = 100" and provided with this Specific Plan.

3. Parcel Map

The various small portions of the property to be acquired from the Imperial Irrigation District (IID) will be added to the existing legal parcels through the creation of a minor subdivision, pursuant to the Subdivision Map Act. These small portions of property will be included within the four parcel map lots approved concurrently with the Specific Plan. The four parcels created would include the following Specific Plan land use areas;

TABLE VI.1

Parcel	Specific Plan Land Use Plan	General Plan Land Use Designation	Zone
1	A Rio Bend RV Resort Ranch	Recreation	F
	D Additional RV Spaces & Outdoor Storage	Recreation	F
2	C Lakeview Golf Course	Recreation	F
	G1/G2 Sewage Treatment Facility	Recreation	F
	I Golf-Related Commercial	Urban	C-1
	L Recreation Open Space	Recreation	F
3	E Storm's Crossing Mobile Home Park	Urban	R-4-T
	F Preservation Open Space	Urban	R-4-T
	B Water Treatment Facility	Urban	R-4-T
4	H Single-Family Residential	Urban	R-1
	J Convenience Commercial	Urban	C-1
	K Public Street	Urban	R-1
	M Preservation Open Space	Recreation	F

B. Subsequent Discretionary Approvals

All future discretionary approvals for development within the area regulated by the Rio Bend Specific Plan, such as subdivision maps, conditional use permits, etc., shall be in conformance with the EIR and Specific Plan. Implementation of Phase 2 will require approval of a tentative subdivision map for the single-family residential lots and LAFCO approval of the formation of a California Water District to operate the water and sewage treatment facilities.

1. Tentative Subdivision Map

The individual lots for the Single-Family Residential, Convenience Commercial, Sewage Treatment Facility, and Water Treatment Facility land use areas of the Specific Plan will require the approval of a tentative subdivision map pursuant to the Subdivision Map Act.

2. California Water District

The formation of a California Water District, or some similar type of district, is required to operate both the water and sewage treatment facilities required to provide drinking water and sewage treatment. The formation of a California Water District requires the approval of the Local Agency Formation Commission (LAFCO).

C. Administration/Enforcement/Amendments

The development standards, guidelines, regulations and mitigation measures included in the Rio Bend Specific Plan and EIR shall be administered and enforced by the following public agencies;

1. Imperial County

a. Planning and Building Department;

- Rio Bend Specific Plan (including amendments)
- Specific Zoning Ordinance
- Tentative Parcel Map
- Tentative Subdivision map
- Grading Permit
- CCR Title 25
- Building Permits

b. Department of Health Services;

- mosquito abatement program
- septic system

c. Department of Public Works

- drainage improvements

d. Fire Department

- fire protection improvements and facilities

e. Sheriff

- law enforcement

2. State of California

a. Regional Water Quality Control Board

- waste discharge

b. Department of Fish and Game

- Streambed Alteration Permit

c. Drinking Water

- water treatment facility

The Rio Bend Specific Plan may be amended at any time with Planning Commission review and Board of Supervisor approval pursuant to the requirements and procedures in effect at the time of the submittal of the application for the amendment.

APPENDIX A
LEGAL DESCRIPTION

(To be supplied at a later date)

APPENDIX B
GENERAL PLAN AMENDMENT

1 RESOLUTION RECOMMENDING TO THE
2 BOARD OF SUPERVISORS AN AMENDMENT
3 OF THE GENERAL PLAN AS SUBMITTED
4 BY ED MCGREW

4 WHEREAS, there was submitted to the Imperial County Planning Commission
5 a request from Ed McGrew to change the General Plan from General Agriculture
6 to Recreation on a portion of Tracts 49 and 59, Township 16 South, Range 12
7 East, AND

8 WHEREAS, there was a public hearing held in the Board of Supervisors
9 Chambers, County Administration Center, El Centro, California, April 11,
10 1984 at 10:25 a.m., AND

11 WHEREAS, there was an Environmental Impact Report prepared and
12 circulated for this project, AND

13 WHEREAS, it was the findings of the Commission that this amendment
14 be recommended to the Board of Supervisors for approval.

15 NOW THEREFORE BE IT RESOLVED that the amendment to the Genral Plan,
16 as described above, be recommended to the Board of Supervisors for approval.

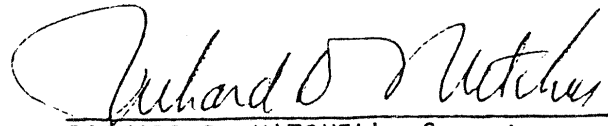
17 BE IT CERTIFIED that the Final Environmental Impact Report was
18 reviewed pursuant to the California Environmental Quality Act of 1970 and
19 subsequent amendments thereto, affecting the territory described herein
20 and directed staff to prepare findings mitigating all environmental
21 impacts and to bring the findings to the Commission at their next meeting
22 for approval and adoption.

23 Motion made by Commissioner McMahon, seconded by Commissioner
24 Manchester and carried on the affirmative roll call vote of Commissioners
25 Jones, Mendivil, Johnson, Manchester, DiMasio, McMahon, Rodia and Brown.
26 Commissioner Simon voted NO.

27 This is to certify that the foregoing is a true and correct copy
28 of a resolution passed by the Imperial County Planning Commission at a

1 regular meeting April 11, 1984 in the Board of Supervisors Chambers,
2 County Administration Center, El Centro, California.

3 Don Brown, Chairman

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5 RICHARD D. MITCHELL, Secretary
6 Imperial County Planning Commission

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FILE 1710.4

X FILE 800.866

DATE May 15, 1984

BOOK 251

PAGE 230

THE BOARD OF SUPERVISORS OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA,

on a motion of Supervisor Legaspi Seconded by Supervisor

Blume, and approved by the following roll call vote:

AYES: Legaspi, Blume, Seabolt

NAYES: None

ABSTAINED: None

EXCUSED OR ABSENT: Bucher, Curiel

MINUTE ORDER NO: 21.

IN REFERENCE TO:

Adopted amendment to findings for Ed McGrew's General Plan
amendment approved on May 8, 1984.

cc: Clerk
Auditor
CAO

Planning ~~X~~

FILE 1710.4

X FILE 800.866

DATE May 8, 1984

BOOK 251

PAGE 167

THE BOARD OF SUPERVISORS OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA,

on a motion of Supervisor Blume Seconded by Supervisor

Bucher, and approved by the following roll call vote:

AYES: Legaspi, Blume, Bucher, Seabolt, Curiel

NAYES: None

ABSTAINED: None

EXCUSED OR ABSENT: None

MINUTE ORDER NO: 3.a.

IN REFERENCE TO:

The following actions were taken on proposal submitted by Ed McGrew:

a. General Plan Amendment

- (1) Certified EIR was properly prepared and considered.
- (2) Adopted findings concerning the Environmental Impacts and stating that they have either been mitigated or that there are overriding economic considerations. Planning to return on May 15, 1984, with amendments to findings to reflect additional findings of Board.
- (3) Approved General Plan amendment from General Agriculture to Recreation.

cc: Clerk
Auditor
CAO

Planning
Public Works

1 RESOLUTION MAKING FINDINGS FOR
2 MITIGATION OF ENVIRONMENTAL IMPACTS
3 AS OUTLINED IN THE EIR FOR ED MCGREW


4 WHEREAS, there was submitted to the Imperial County Planning Commission
5 Findings for mitigation of environmental impacts as outlined in the Environ-
6 mental Impact Report for the General Plan Amendment and Change of Zone appli-
7 cations submitted by Ed McGrew.

8 NOW THEREFORE BE IT RESOLVED that the Commission made the attached
9 Findings in support of their previous decisions.

10 Motion made by Commissioner Johnson, seconded by Commissioner Manchester
11 and carried on the affirmative roll call vote of Commissioners Jones, Mendivil,
12 Johnson, Manchester, DiMasio, Simon, Rodia and Brown. Commissioner Merrell
13 abstained.

14 This is to certify that the foregoing is a true and correct copy of a
15 resolution passed by the Imperial County Planning Commission at a regular
16 meeting April 25, 1984 in the Board of Supervisors Chambers, County
17 Administration Center, El Centro, California.

18 Don Brown, Chairman

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20 RICHARD D. MITCHELL, Secretary
21 Imperial County Planning Commission

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ENVIRONMENTAL IMPACT
Mitigation Measures
Rio Bend R. V. Resort Ranch
5/1/84

The applicant shall enter into an agreement requiring implementation of the following actions. This agreement shall be recorded and shall provide that these measures shall run with the land and be binding on all successors in interest. The applicant shall agree that if he fails to carryout any part of this agreement, the County may accomplish such measures and attach a lien against the property. This lien shall be in the same form and shall be pursuant to the same provision of Revenue and Taxation Code as pertains to secured real property taxes that are unpaid. These liens shall be paid when the project's property taxes are due and if not paid they may be collected under the same provisions of the Revenue and Taxation Code used for collecting unpaid secured property taxes.

1. The applicant shall provide and operate a mosquito abatement plan as approved by the Health Department of the County. This plan shall include measures to control the larvae and adult mosquitoes.
2. The applicant shall provide a detailed layout to the Planning Department prior to construction.
3. The applicant shall fence the project to prevent human and/or pet access to the New River. Conspicuous signs shall be placed on the fence warning of the potential hazards. The applicant shall plant shrubbery along the fence.
4. The applicant shall install sewer and water systems to County and State standards. The water system shall include a generator and an emergency pump for fire fighting purposes. The applicant shall provide and install fire hydrants to Fire Marshall standards.
5. The applicant shall dedicate 42 feet right of way from the center line of Drew Road for the length of the project. The applicant shall secure an encroachment permit for driveways entering into Drew Road from the Public Works Department.
6. The applicant shall widen Drew Road for the length of the project as requested by the Department of Public Works.
7. The applicant shall prohibit any construction activities within 500 feet of the river channel from March 1 to June 30.
8. The applicant shall comply with all State and County permit requirements.

APPENDIX C
ORDINANCE NO. 866

1 RESOLUTION DETERMINING CHANGE OF ZONE
2 FROM A-2 AND A-3 AS SUBMITTED BY ED
3 MCGREW IS CONSISTENT WITH THE GENERAL
4 PLAN AND RECOMMENDING TO THE BOARD OF
5 SUPERVISORS RECOMMENDING APPROVAL

6 WHEREAS, there was submitted to the Imperial County Planning Commission
7 a request from Ed McGrew to change the zone from A-2 and A-3 to "F" -
8 Recreation - on a portion of Tracts 49 and 59, Township 16 South, Range
9 12 East, AND

10 WHEREAS, there was a public hearing held in the Board of Supervisors
11 Chambers, County Administration Center, El Centro, California on April 11,
12 1984 at 10:30 a.m., as per Section 83418 of the Imperial County Codified
13 Ordinances, AND

14 WHEREAS, it was the findings of the Commission that this change of
15 zone is consistent with the General Plan, AND

16 WHEREAS, there was an Environmental Impact Report prepared for this
17 project, AND

18 WHEREAS, it was the findings of the Commission that this change of
19 zone should be recommended to the Board of Supervisors for approval.

20 NOW THEREFORE BE IT RESOLVED that the change of zone, as described
21 above, is found to be consistent with the General Plan of Imperial County,
22 AND

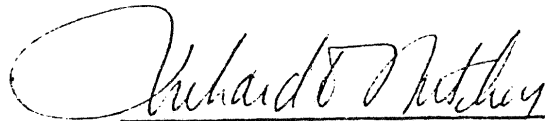
23 BE IT FURTHER RESOLVED that the change of zone for Ed McGrew be
24 recommended to the Board of Supervisors for approval.

25 BE IT FURTHER RESOLVED AND CERTIFIED that the Final Environmental
26 Impact Report was reviewed and adopted pursuant to the California
27 Environmental Quality Act of 1970, and subsequent amendments thereto,
28 affecting the subject matter herein, and to have findings mitigating all
environmental impacts presented at the next meeting for approval and
adoption.

1 Motion made by Commissioner McMahon, seconded by Commissioner
2 Manchester and carried on the affirmative roll call vote of Commissioners
3 Jones, Mendivil, Johnson, Manchester, DiMasio, McMahon, Rodia and Brown.

4 This is to certify that the foregoing is a true and correct copy of
5 a resolution passed by the Imperial County Planning Commission at a regular
6 meeting April 11, 1984 in the Board of Supervisors Chambers, County
7 Administration Center, El Centro, California.

8 Don Brown, Chairman

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11 RICHARD D. MITCHELL, Secretary
12 Imperial County Planning Commission

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FILE 800.866
X FILE 1710.4
DATE May 8, 1984 BOOK 251 PAGE 168

THE BOARD OF SUPERVISORS OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA,
on a motion of Supervisor Blume Seconded by Supervisor
Bucher, and approved by the following roll call vote:

AYES: Legaspi, Blume, Bucher, Seabolt, Curiel

NAYES: None

ABSTAINED: None

EXCUSED OR ABSENT: None

MINUTE ORDER NO: 3.b.

IN REFERENCE TO:

b. Zone Change

- (1) Certified that the Environmental Impact Report was properly prepared and considered.
- (2) Adopted findings indicating that all environmental impacts have been mitigated by the proposed action or that there are overriding economic considerations.
- (3) Found the zone change to be consistent with the General Plan of Imperial County.
- (4) Approved the zone change conditioned upon entering into an agreement (said agreement for mosquito control to be recorded) between the applicant and the County concerning the required environmental mitigation measures.
- (5) Adopted Ordinance No. 866 changing the zone from A-2 and A-3 to "F" Recreation.
- (6) Directed Staff to develop a County-wide mosquito plan and draft ordinance. Said plan and ordinance, when adopted by the Board of Supervisors, will supersede agreement for mosquito control under item no 4 above.

cc: Clerk
Auditor
CAO

Planning
Public Works

Zone Maps

§ 83340.01 Amendment to Zoning Map No. 40 - Westside School Area

The map entitled Westside School Area is hereby amended in the following particular only:

The zone classification of those certain parcels of real property situated in the County of Imperial, State of California, and more particularly described as:

PARCEL 1: That portion of the North half of Tract 49, Township 16 South, Range 12 East, S.B.B.&M., County of Imperial, State of California, shown as Parcel "F" on License Survey Map on file in Book 10, Page 5 of License Surveys, on file in the Office of the County Recorder of Imperial County.

PARCEL 2: That portion of the North half of Tract 49, Township 16 South, Range 12 East, S.B.B.&M., County of Imperial, State of California, shown as Parcel "A" on License Survey Map on file in Book 10, Page 5 of License Surveys, on file in the Office of the County Recorder of Imperial County.

EXCEPTING that portion thereof lying Westerly on the following described line:

Beginning at a point, in the South line of said Parcel "A" which is 250.00 feet East of the Southwest corner thereof; thence North 0°05'30" West 500.00 feet; then Northeasterly to a point in the North line of said Parcel "A" which is 940.42 feet East of the Northwest corner thereof.

PARCEL 3: That portion of the East 10 acres of the North half of the South half of Tract 49, Township 16 South, Range 12 East, S.B.B.&M., County of Imperial, State of California, shown as Parcel "H" on License Survey Map on file in Book 10, Page 5 of License Surveys, on file in the Office of the County Recorder of Imperial County.

EXCEPT the South 330 feet thereof.

PARCEL 4: That portion of the North half of Tract 49, Township 16 South, Range 12 East, S.B.B.&M., County of Imperial, State of California, and that part of the East 10 acres of the North half of the South half of Tract 49, Township 16 South, Range 12 East, S.B.B.&M., County of Imperial, State of California, as per Map of the Re-Survey approved March 15, 1909, and filed in the United States Land Office, and described as Parcels "B" and "C," on Licensed Survey Map recorded in Book 10, Page 5 of Licensed Surveys, on file in the Office of the County Recorder of Imperial County.

Is hereby changed from A-2 and A-3 to "F," Recreation.

(Added by Ordinance No. 866, effective June 7, 1984.)

