

SEELEY URBAN AREA PLAN

Prepared by:

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Approved By:

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

I. INTRODUCTION

A. Preface

Recently, the County of Imperial implemented consistency zoning on a county wide basis, and among the varied areas was the Townsite of Seeley. In conducting the public hearings, the Board of Supervisors determined that certain inconsistency existed between the Seeley Urban Area Plan as adopted in 1994 and the proposed zoning within map no. 9A. In order to bring all documents into consistency the Board directed a revision and an update of the Seeley Plan.

Originally, on, November of 1993, the Imperial County Board of Supervisors adopted a new County General Plan, which required that a new plan be prepared for the Seeley Area, in order to be consistent with the latest County wide plan. The following text and maps constitute the **Urban Area Plan for Seeley**, which supersedes the Current Land Use Plan, as well as any other prior plans.

The previous plans were adopted as follow; on June 25, 1973, the Ultimate Land Use Plan was approved by Imperial County, which required that a shorter range plan be prepared for the Seeley Area. This resulted in the adoption of the Current Land Use Plan for this area on August 7, 1973. Since that time, both of these plans have served as the principal guide for future development and growth in the area.

B. Purpose

The purpose of the Seeley Urban Area Plan is to implement the Land Use Element of the revised General Plan and to identify the goals, standards, and policies for the area that will guide future physical growth of Seeley, including the necessary public facilities, to support such growth. The Land Use Element of the Imperial County General Plan (adopted November 9, 1993) designates this area as an "Urban Area" which encompasses approximately 1,520 acres. Urban Areas are characterized by a full level of urban services, in particular public water and sewer systems, and contain a broad range of residential, commercial, and industrial uses.

This plan is incorporated into the Land Use Element of the County General Plan and is intended to guide the land use decisions for the Seeley area and are illustrated on the attached Figures. It shall have the full force and effect that the County General Plan as authorized and required by Section 65300 et seq. of the California Government Code.

In order to protect existing land uses and future property rights and investments, the dominate existing land uses will dictate the overlay of land use designations and for future zone implementation. The Land Use Element, Urban Area Policy, states that "...existing County zoning regulations in agricultural, commercial, and industrial zones enable residential development which conflicts with planned uses envisioned by the General Plan and results in land use conflicts and loss of potential County fiscal benefits from lands zoned for commercial or industrial uses...County zoning maps shall be amended to conform

to the Urban Area designation; and the County Zoning Ordinance shall be amended to prohibit residential as a principal use in commercial and industrial zones..."

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II. BACKGROUND

A. Location and Setting

The Seeley Urban Area is an unincorporated area encompassing approximately 1520 acres and is located within Imperial County approximately 6 miles west of El Centro. It is bounded on the west by the New River, on the north by El Centro Street, (the straight out extension of West Evan Hewes Highway), on the east by Bennett Road, and on the south by Interstate 8.

B. Population

In 1980, the estimated population in the Seeley area was approximately 1,058 people. In 1990, it was estimated that the population within the Seeley area increased to 1,228 people. In 1991/1992, a survey was done by Laurin and Associates, in which they estimated that 351 housing units were located within the Seeley area.

C. Local Economy

Land use within the Urban Area boundaries is primarily residential with some commercial activities existing along Evan Hewes Highway, consisting of one restaurant, two clubs, and a grocery store. Industrial activities include a gravel transport/storage operation (located between Evan Hewes Highway and the railroad tracks) and a seed mill, which is located east of Drew Road and south of the railroad tracks. Commercial/Private Facilities include a post office, a local volunteer fire department, three churches, two parks, and an elementary school.

The Seeley economy is primarily based, and will be in the foreseeable future, on employment in the areas of agriculture, the U. S. Naval Air Facility (located approximately 2 miles north of the Townsite), the State Prison (located 5 miles west), and recreational/tourist activities at Sunbeam Lake.

D. Water/Sewer/Utilities/Public Facilities

The Seeley County Water District, which was formed in 1960, consists of five (5) members elected at large for four (4) year terms. The powers and functions of the district is to furnish water for present and future use; to acquire water rights; store and conserve waters; salvage storm and sewage waters; operate sewage facilities and irrigation works; operate recreational and fire protection facilities; reclaim lands. Present activities involve the operation of water and sewage facilities for the Seeley Urban Area.

The Imperial Irrigation District supplies electrical power to the area and maintains all existing lines. Natural gas is supplied by Southern California Gas Company.

Police and fire protection are provided by the County Sheriffs Office and the local volunteer fire department.

The County Department of Public Works maintains the streets and County roads in the area. Any street improvements, abandonment's or dedications for any proposed developments would be handled through the appropriate County permit process.

E. Schools

The area has one elementary school (Seeley Union) with 476 students and with high school students attending Central Union High School. Enrollment capacity is 640 students. Imperial Valley College is a two year junior college which services students throughout Imperial County. San Diego State University (Imperial Valley Campus) provides classes for a variety of degrees located in Calexico for those pursuing a Bachelors Degree. Masters programs are also available at San Diego State University, and other college extension programs in Imperial Valley.

F. Circulation

The Townsite of Seeley is located at the intersection of two (2) principal County roads, Evan Hewes Highway and Drew Road. Access to Interstate 8 is approximately one mile south on Drew Road.

Bus service to Seeley is provided by Greyhound, with one daily passenger and freight schedule west and to east between San Diego and El Centro, with connecting services.

Air travel is provided by the Imperial County Airport located approximately ten (10) miles from the Townsite of Seeley which has general aviation facilities and provides passenger service to various cities in California and Arizona.

G. Existing Land Uses

The existing land uses of the urban area consists primarily of single family homes which include a significant number of manufactured housing on individual lots. Commercial uses are concentrated near Evan Hewes Highway and Haskell Boulevard. Industrial uses are adjacent to the railroad right-of-way located on the south side of the Townsite.

There is also one recreational vehicle park located adjacent to Sunbeam Lake.

Existing uses which are not in conformance with Zoning Maps and the Seeley Urban Area Plan will be reviewed after adoption of the revised Zoning Ordinance by the Board of Supervisors.

H. Existing Zoning

The current zoning for numerous properties in the Townsite of Seeley deviates from how these properties are currently used. The current zoning would also not conform to the land

use designations for various properties under the new Urban Plan. Zoning not consistent with the new Urban Plan will be changed.

NOTE: For the most current zoning designations, see Imperial County Land Use Ordinance (Title 9) Division 5.

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III. EXISTING CONDITIONS AND TRENDS

A. Preface

The proposed plan provides a framework and a guide for land use decisions in the future. The plan can be helpful for private citizens/government officials in their planning and development activities. People can then make better decisions about their own needs if they have an idea of those areas being planned for future growth. This plan is intended to be consistent with the goals, objectives and policies of the Land Use Element and other General Plan Elements.

When implemented, the Seeley Urban Area Plan will result in the reclassification of certain lands to other land use designations. The Urban Boundary designates approximately 1,520 acres as the new urban area, which is less than the total of approximately 2,100 acres which was designated Urban in the 1973 Ultimate Land Use Plan for the Seeley area. This is a significant reduction in land use impacts and would substantially lessen environmental impacts to adjacent lands as infill occurs within the new boundary.

Future developments would be required to tie into the existing water and sewer systems unless a development project (for example a subdivision) makes potable water/sewage available to each lot by installing an independent water and/or sewer treatment facility. In areas potentially affected by airport operations, developments shall be reviewed for conformance with the Airport Land Use Compatibility Plan.

B. Land Use Issues

The following points out a few of the existing land use issues which may change when the plan is implemented. Appropriate amendments to this plan may be made as new issues arise in the future. First, agricultural and related activities are expected to continue in the immediate surrounding area of the Townsite. Whether this will continue indefinitely is unknown at this time and will depend on market driven forces and economic conditions. Secondly, residential lots which are currently vacant will likely be sold or utilized as single family residences.

In the event that the U.S. Naval Air Facility expands its current operations or major residential development occurs, the resulting increase in population into the area could provide additional employment and income to local residences.

An analysis of existing land use issues in the urban boundary will provide an opportunity to identify issues associated with existing and planned land uses which are addressed in this plan.

1. Lots which are currently vacant are likely to be sold and single family dwelling units (conventional/manufactured housing) are likely to continue to be built. Any new residential subdivision, commercial, or industrial developments proposed shall conform to the County's

Land Use Element, Urban Area Plan, other General Plan Elements and Zoning Ordinance as to the land use, type, lot size, and density of the development.

2. Recreational related activities are expected to continue to be the primary land use in the Sunbeam Lake area.

3. Significant economic growth is not anticipated in the near future. As discussed previously, there are factors which may increase the potential for development which could provide additional revenue to the local business community.

4. The existing Zoning Ordinance permits existing non-conforming land uses and irregular lot sizes to remain. However, any new development is required to conform to the General Plan, Land Use Element, Seeley Urban Area Plan, other General Plan Elements, and revised Zoning Ordinance.

C. Population Growth

If the current rate of population growth continues, the projected population will be approximately 1425 people by the year 2000.

Significant additional population growth may occur in the event of any new major housing developments in the area. New developments should be carefully assessed so that growth does not expand beyond the ability of the Townsite to sustain the necessary services and to maintain a living environment satisfactory to the local population.

D. Agricultural

No significant changes to existing agricultural activities outside the urban area are expected. Within the Seeley Urban boundary, agricultural lands adjacent to Drew Road and south of the railroad right-of-way have been designated for residential uses. In addition, an area east of Drew Road and south of the railroad right-of-way has been designated for light/medium industrial uses. All other agricultural lands are designated for light agricultural uses.

E. Housing

Any review, development and funding for housing must be consistent with the County's Housing Element, which was adopted by the Board of Supervisors in 1990, and is currently being revised. Imperial County's Department of Community and Economic Development through the "Overall Economic Development Plan" prepared and approved by the Board of Supervisors is involved in securing Community Development Block Grant funds for areas such as Seeley.

The County Housing Element has two primary purposes: (1) provide an assessment of County housing needs, both current and future, and of any constraints in meeting these needs; and, (2) provide a strategy which establishes housing goals and objectives with

programs to accomplish them. The Element outlines housing needs, characteristics, special needs, and present goals, policies and implementation measures. The Element at this time does not specify an allocation of "assisted" housing that should be built in the Seeley area, and this Plan is intended to conform to the goals of the Housing Element.

F. Water/Sewer Facilities

Existing water and sewer facilities will probably not be significantly impacted by development within the planning area unless some major projects are developed. When expansion of the water and sewage treatment facility becomes necessary, it is recommended that it occur on adjacent properties to the north or east of the present facility.

G. Sheriff's Substation

In the event that there is a substantial increase in population then the Sheriff's Office may require an additional officer/patrol car to help patrol the area. Appropriate mitigation fees shall become part of a major project's approval by the County.

H. Fire Department

As stated for the Sheriff, in the event there is substantial population growth in the future, it may impact the fire fighting ability of the local fire department which shall require appropriate fees as a mitigation measure on development projects prior to project approval.

I. School Facilities

For future projects or developments in the Urban Area, appropriate mitigation fees may be part of project mitigation and approval by the County. If significant population growth were to occur within the area, it is recommended that any new school facilities be located next to Drew Road, across from Sunbeam Lake.

J. Circulation

Notwithstanding future growth, it is recommended that Evan Hewes Highway and Drew Road be continued to be designated as the town's major routes. These roads, collector streets and arterials provide access points to all of the proposed land uses reviewed and accommodated by this Plan.

K. Flooding

Several areas in the Seeley Urban Plan are subject to flooding and particularly those areas directly adjacent to the New River. Floodway management is the key component to effective flood control within Imperial County. The Federal Insurance Administration delineates areas of special flood hazards; the risk premium zones, and floodways in its Flood Insurance Rate Maps (FIRM). The FIRM form the basis for the County's Flood

Damage Prevention Ordinance, which is applies to those subject to periodic flooding. Official FIRM are available for public review at the Planning/Building Department.

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IV. GOALS AND OBJECTIVES

A. Preface

The Plan's Goals and Objectives together with the implementation programs and policies are the statements that shall provide direction for private development as well as government actions and programs. Imperial County's Goals and Objectives are intended to serve as long term principles and policy statements representing ideals which have been determined by the citizens as being desirable and deserving of community time and resources to achieve. They are important guidelines for land use decision-making. However, it is recognized that there are other social, economic, environmental, and legal considerations involved in land use decisions and these Goals and Objectives should be used as guidelines and not doctrine.

B. Housing

Housing Conservation and Maintenance of Existing Housing Stock

Goal 1: Promote the inclusion of energy conservation features in new and existing housing as required.

Objective 1.1 Work towards ensuring that the quality, safety, and viability of the housing stock in the Seeley Urban Area is continually maintained or upgraded, and that dilapidated housing which cannot be improved is appropriately and where necessary replaced.

Objective 1.2 Upgrade affordable low and moderate income housing to meet the needs of these residents who cannot afford safe housing through the improvement of existing housing units by bringing them up to code as found necessary.

Objective 1.3 Encourage existing and projected housing needs of all income levels are met.

C. Circulation

Safe, Convenient and Efficient Transportation System

Goal 1: Provide an integrated transportation system for the safe and efficient movement of people and goods within and throughout the Seeley Urban Area with minimum disruption to the environment.

Objective 1.1 Maintain and improve the existing road and highway network, while providing for future expansion and improvement based on travel demand and the development of alternative travel modes.

Objective 1.2 Work towards ensuring safe and coordinated traffic patterns, continuous growth, and promote a planned and consistent development within the Urban area.

Objective 1.3 Finance or seek funding for circulation system maintenance projects.

Alternative Modes of Transportation

Goal 2: Develop alternative transportation strategies designed to reduce traffic volumes and improve traffic flow.

Objective 2.1 Work towards ensuring the safety of the traveling public, including pedestrians and bicyclists.

Objective 2.2 Attempt to reduce motor vehicle air pollution.

Multiple Modes of Transportation

Goal 3: Consider all modes of transportation including motor vehicle, mass transit, air transportation, and non-motorized transportation.

Objective 2.1 Reduce aviation - related hazards, including hazards to aircraft and hazards posed by aircraft.

Objective 2.2 Work towards ensuring consistency of the General Plan with the provisions of the Airport Land Use Plan.

D. Noise

Noise Environment

Goal 1: Provide an acceptable noise environment for existing and future residents in the Urban Area.

Objective 1.1 Adopt noise standards which protect sensitive noise receptor from adverse impacts.

Objective 1.2 Coordinate with the Airport Land use Commission to ensure future projects are in conformance with approved Airport Land Use Plan.

Objective 1.3 Identify sensitive receptors with noise environments which are less than acceptable, and evaluate measures to improve the noise environment.

Goal 2: Review proposed projects for noise impact and require design which will provide acceptable indoor and outdoor noise environments.

Objective 2.1 Adopt criteria delineating projects which should be analyzed for noise impact to sensitive receptors.

Objective 2.2 Provide acoustical analysis guidelines which minimize the burden on project proponents and project reviewers.

Objective 2.3 Work with project proponents to utilized site planning, architectural design, construction, and noise barriers to reduce noise impacts as projects are proposed.

E. Safety

Land Use Planning and Public Safety

Goal 1: Include public health and safety considerations in land use planning.

Objective 1.1 Incorporate data on geological hazards into the land use review process, and future development process.

Objective 1.2 Reduce fire hazards by the design of new developments.

Emergency Preparedness

Goal 2: Minimize potential hazards to public health, safety, welfare and preventing the loss of life and damage to health and property resulting from both natural and human-related phenomena.

Objective 2.1 Require that existing emergency preparedness and evacuation plans are adequate to deal with identified hazards and potential emergencies.

Objective 2.2 Minimize injury, loss of life, and damage to property by implementing all state codes where applicable.

Objective 2.3 Prevent and reduce death, injuries, property damage, and economic and social dislocation resulting from natural hazards, including flooding, land subsidence, earthquakes, other geological phenomena, urban and fires and building collapse by appropriate planning and emergency measures.

Objective 2.4 Reduce vehicle accidents through appropriate standards.

Objective 2.5 Require that developments in the areas surrounding military, public, and private airports be consistent with the Airport Land Use Compatibility Plan.

F. Conservation

Goal 1: Environmental resources shall be conserved for future generations by minimizing environmental impacts in all land use decisions.

Objective 1.1 Recognize that the degradation of one natural resource will have a concomitant negative effect upon the total resource base, including water, vegetation, air, wildlife, soil, and minerals.

Objective 1.2 Develop standards to protect significant natural resource areas for the purpose of enhancing both the planning and decision-making process.

Objective 1.3 Provide for the most beneficial use of land based upon recognition of natural constraints.

Objective 1.4 Encourage the acquisition of scientific knowledge by encouraging the preservation of important ecological, archaeological, and other scientific sites.

Preservation of Biological Resources

Goal 2: Preserve the integrity, function, productivity, and long-term viability of environmentally sensitive habitats, and plant and animal species.

Objective 2.1 Conserve wetlands, and riparian vegetation.

Objective 2.2 Protect significant fish, wildlife, plant species, and their habitats.

Objective 2.3 Protect unique, rare and endangered plants and animals and their habitats.

Objective 2.4 Use the environmental impact report process to identify, conserve and enhance unique vegetation and wildlife resources.

Objective 2.5 Attempt to identify, reduce, and eliminate all forms of pollution which adversely impact vegetation and wildlife.

Objective 2.6 Adopt noise standards which protect sensitive noise receptors from adverse impacts.

Conservation of Energy Sources

Goal 3: Seek to achieve maximum conservation practices and maximum development of alternative sources of energy.

Objective 3.1 Define and assure adequate energy supplies for the Seeley Urban Area.

Objective 3.2 Encourage the utilization of alternative passive energy resources.

Objective 3.3 Minimize possibility of energy shortage and resulting hardships.

Objective 3.4 Encourage compatibility with National and State energy goals and urban plan goals.

Preservation of Water Resources

Goal 4: Conserve, protect, and enhance the water resources in the urban planning area.

Objective 4.1 Protect all bodies of water, (e.g. Sunbeam Lake), and water courses for their continued use and development.

Objective 4.2 Regulate development in or adjacent to water bodies and courses, protect water bodies and minimize property damage.

Objective 4.3 Encourage the use and protection of the waterways in the planning area. Require proper drainage and accommodations for storm runoff from urban and other developed areas.

Objective 4.4 Protect and improve water quality and quantity for all water bodies and water courses within the Seeley Urban Area and in Imperial County.

Objective 4.5 Eliminate potential surface and groundwater pollution through regulations as well as educational programs.

Protection of Air Quality

Goal 5: Actively seek to improve and maintain the quality of air in the area.

Objective 5.1 Cooperate with all federal and state agencies in the effort to attain air quality objectives.

Objective 5.2 Require that all facilities comply with current Federal and State requirements for attainment of air quality objectives.

Preservation of Open Space

Goal 6: Open space shall be maintained to protect the aesthetic character of the community, protect rural resources, provide a recreational opportunities, and minimize hazards to human activity.

Objective 6.1 Recognize the local and regional significance of the development and conservation of recreational opportunities within the Seeley urban area.

Objective 6.2 Provide a board range of recreational facilities for all ages and economic groups emphasizing family-oriented opportunities.

Objective 6.3 Encourage the acquisition and development of additional recreational facilities.

Objective 6.4 Any recreational activity must be developed in such a manner as to minimize any significant environment impact on humans and existing natural resources.

Objective 6.5 Encourage the development and improvement of recreational facilities within the Seeley urban area.

G. Water

Adequate Domestic Water Supply

Goal 1: Require safe and healthful sources and supplies of domestic water adequate to assure the long-term continued availability of this essential resource.

Objective 1.1 The efficient regulation of land uses that economizes on water consumption, enhances equivalent dwelling unit demand for domestic water resources, and that makes available affordable resources for continued urban growth and development.

Protection of Surface Waters

Goal 2: Long-term viability of Sunbeam Lake, and other surface waters in the area will be protected for sustaining wildlife and a broad range of ecological communities.

Objective 2.1 The continued viability of Sunbeam Lake as an important source of surface water for the maintenance of valuable wildlife and recreational resource for the area and the County.

Coordinated Water Management

Goal 3: Water Resources shall be managed effectively and efficiently through inter-agency and inter-jurisdictional coordination and cooperation.

Objective 3.1 Encourage and require the management and wise use of water resources for recreation and wildlife habitat as well as for domestic and irrigation use.

Objective 3.2 Aid in the protection and enhancement of limited water resources so as to provide for the indefinite use and maximum enjoyment.

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V. IMPLEMENTATION PROGRAMS AND POLICIES

A. Land Use Designations and Standards

In order to provide for a clear distribution of new development, the following Land Use Designations and Standards have been defined in the Land Use Element and this Plan. Where uses are indicated as permitted in the Land Use category, limitations on such uses may be required by implementing zoning, e.g. limiting the location/intensity of such a use, or by requiring a Conditional Use Permit and site specific environmental assessment, or other forms of discretionary review. See FIGURE 1 for the "Land Use Diagram" for the overall Seeley plan area, and FIGURE 2 for the Townsite "Land Use Plan". Figure 3 shows the Zoning for the overall Seeley plan area and FIGURE 4 shows the Townsite zoning.

Land use designations:

1) Low Density Residential: A land use area within the Townsite that would be planned for low density type of residential developments, typically consisting of one-family dwelling units (either conventional or manufactured housing) situated on individual lots with a density up to 5 dwelling units per acre with public facilities/services available or to be concurrently provided and which is compatible with the existing character of the community.

In order to maintain consistency with the adopted Airport Land Use Plan, all new residential developments outside the existing Townsite of Seeley (e.g., south of railroad right-of-way) within Zone C must be found consistent by the Airport Land Use Commission, whose Plan allows for up to four dwelling units/acre.

2) Medium Density Residential: A land use area within the Townsite that would be planned for medium density type of residential developments, typically consisting of duplex or multiple family dwelling units (conventional or manufactured housing) situated on individual lots with a density of up to 20 dwelling units per acre with public facilities/services available or to be concurrently provided and which is compatible with the existing character of the community.

In order to maintain consistency with the adopted Airport Land Use Plan, all new residential developments outside the existing Townsite of Seeley (e.g., south of railroad right-of-way) within Zone C must be found consistent by the Airport Land Use Commission, whose Plan allows for up to four dwelling units/acre.

3) High Density Residential: A land use area within the Townsite that would be planned for high density residential developments, typically consisting of apartment dwelling units up to 29 dwelling units per acre with public facilities/services available or to be concurrently provided and which is compatible with the existing character of the community.

In order to maintain consistency with the adopted Airport Land Use Plan, all new residential developments outside the existing Townsite of Seeley (e.g., south of railroad

right-of-way) within Zone C must be found consistent by the Airport Land Use Commission, whose Plan allows for up to four dwelling units/acre.

4) General Commercial: A land use area that would be planned for larger highway/commercial uses, e.g. adjacent to Evan Hewes Highway, which would allow, e.g. retail outlets, truck stops, service stations, regional centers, home improvement stores, business/construction support services, personal/business storage facilities, commercial recreation, health clubs/spas, medical/financial/professional offices and facilities, hotels/motels, automobile/equipment sales and services, which may be restricted by location in certain zones, or by other limitations of implementing zoning.

5) Neighborhood Commercial: A land use area that would be planned for commercial uses which provide for the sale of convenience goods, such as food, restaurants, drugs and sundries, and personal services which meet daily needs of a local neighborhood trade area.

6) Government/Special Public: A land use area that depicts existing governmental land uses including but not limited to schools, fire department, sheriff's substation, churches, sewage treatment facilities, community buildings/lands, airports and other public related facilities.

7) Light/Medium Industrial: A land use area that would be planned for light or medium industrial facilities, and storage, distribution, and administrative facilities, for uses engaged in manufacturing, processing, assembling, packaging, treatment, or fabrication of material or products within an enclosed building. Implementing zoning may restrict use of certain products, processes or manufacturing equipment due to external effects such as noise, odors, smoke, or dust. Uses which involve compounding of radioactive materials, manufacturing of certain hazardous gases or chemicals, petroleum refining or large petroleum storage facilities, or manufacturing of explosives would not be permitted. Future heavy industrial/manufacturing (M-3) land uses will not be allowed in the urban area (Land Use Element, page 53-55). The current adopted land use ordinance lists three categories of industrial, being M-1, (Light Industrial), M-2 (Medium Industrial) and M-3 (Heavy Industrial)

8) Recreational/Open Space: A land use area that would be planned for lands related to, but not limited to, recreation, typically public park areas, picnic areas, athletic facilities, and other similar recreational land uses. It is intended that this category be used to protect public health and safety, including areas that require special management or regulation because of flood plains, watersheds, and other areas required for the protection of water quality.

9) Light Agricultural: A land use area that would be planned for agricultural crop production such as field, forage, tree groves, vines, and other plant crops intended to provide food or fiber, as well as, flowers and field or container plants including ornamental, landscape, agricultural, and native plants. Animal keeping, including aquaculture (fish farms), would not be a primary use, but may be allowed as a secondary or incidental use to be regulated by implementing zoning as to types of animals, numbers of animals per acre,

minimum lot size for animal keeping, or setbacks from property lines for animal enclosures. All parcels planned and zoned for light agriculture (A-1) are allowed to exist only within an "Urban" area and are not intended to allow for the further division of existing parcels into smaller parcel without advance planning, i.e. a specific plan or other acceptable document. A simple subdivision application shall not be considered adequate to determine the long range planning of such an area.

Residential Development Standards (Land Use Element): Residential Land Uses at a population density of one to a maximum of 29 dwelling units per acre; residential building intensity is determined by available public facilities/services and physical and environmental factors which may effect the site; new residential development must be consistent with the existing character of the community. The "low density" designation will allow a density of up to 5 dwelling units per acre. The "medium density residential" designation will allow multiply family dwelling units with a density to have up to 20 dwelling units per acre. The "high density residential" designation will allow apartment units of up to 29 dwelling units per acre. New residential development within the Seeley urban area must be consistent with the Airport Land Use Compatibility Plan. Prior to the development of any property south of Evan Hewes Highway, the property owner shall obtain an aviation easement from the County.

Commercial Development Standards (Land Use Element): Low to high density commercial non-residential/non-industrial enterprises and other land uses including professional offices, neighborhood/regional and general commercial areas (e.g. service stations, restaurants, grocery stores, motels, and other retail/wholesale establishments); maximum floor area ratio not greater than 2:1 (i.e. two square feet of gross building area per one square foot of area within the lot or building site); building height maximum of 50 feet; a minimum of 10% of the lot area shall be landscaped (or greater for discretionary projects). New commercial development within the Seeley urban area must be consistent with the Airport Land Use Compatibility Plan. Prior to the development of any property south of Evan Hewes Highway, the property owner shall obtain an aviation easement from the County.

Industrial Development Standards (Land Use Element): The standards for light and medium industrial land uses; maximum floor area ratio not greater than 3:1 (i.e. three square feet of gross building area per one square foot of area within the lot or building sites); building heights maximum of 50 feet; industrial uses should be located in areas where high noise levels will not impact existing or planned noise sensitive land uses; significant impacts associated with proposed land use must be mitigated; industrial land uses within this category should locate in areas having access to major transportation systems; a minimum of 10% of lot area shall be landscaped (or greater for discretionary projects). New industrial development within the vicinity of Seeley urban area must be consistent with the Airport Land Use Compatibility Plan. Prior to the development of any property south of Evan Hewes Highway, the property owner shall obtain an aviation easement from the County.

Open Space/Recreation Standards (Land Use Element): Open space land uses within this category consist of environmentally sensitive areas, fault zones, floodways and floodplains, parks and areas designated for the managed production of natural resources.

Low density residential land uses with not more than one (1) single family dwelling per 20 acres or legal parcel.

Recreation land uses within this category are limited to recreational vehicle parks and uses which consist primarily of outdoor facilities such as parks and athletic fields.

Agricultural Land Use Standards (Land Use Element): Agricultural land uses within this category consist of light agricultural uses. Agricultural land uses located within this category may be subject to limitation with respect to animal keeping, setbacks, building height, and other regulations of the County Zoning Ordinance.

B. Implementation of Policies and Programs

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

1) Water Service: New development will be required to be serviced by the Seeley County Water District, unless other arrangements are proposed. In no event shall any development be allowed without first providing proof that it will be supplied with potable water. Individual treatment plant (NOT point of entry systems for individual housing units), may be considered if no other alternative exists.

2) Sewer Service: Before new parcels are created or additional housing development is approved by discretionary action by the County or other governmental agencies, developers shall be required to hook into the Seeley County Water District's system, unless other acceptable arrangements are proposed.

3) Other Public Facilities: Any new development that also impacts fire facilities, local schools, and County roadways serving the Seeley Urban area, may be required to pay for such impacts in the form of mitigation fees prior to project approval.

4) Plan Amendments: The Seeley Urban Area Plan like any other general plan, may, by state statute be amended four times per year.

5) Other Requirements: In the course of review of future developments, other conditions and limitations may be required as part of a discretionary action by the County Planning Commission and/or County Board of Supervisors.

INDUSTRIAL

Policy

The Seeley Urban Area Plan is expected to have sufficient lands zoned and designated for industrial uses to serve the current and projected needs of the community.

Program

- No future M-3 zone or uses will be allowed in the urban area pursuant to the Land Use Element of the General Plan.
- New residences within areas designated for industrial uses shall be prohibited except for managers or caretakers. Where existing or planned residential areas are adjacent to industrial areas, light industrial uses will be required as a transition zone on the perimeter of planned industrial zones.

COMMERCIAL DEVELOPMENT

Policy

The Seeley Urban Area Plan is to have sufficient land zoned and designated for commercial uses to serve the current and projected needs of the community.

Program

- The County Zoning Ordinance shall be amended to prohibit residential as a principal use in commercial and industrial zones pursuant to the Land Use Element.

RESIDENTIAL

Policy

The existing communities will remain essentially the same.

Program

- Any existing residential uses located on nonresidential zoned property can remain unless the Zoning Ordinance dictates otherwise.

COMMUNITY BEAUTIFICATION

Policy

A primary concern for the County and area residents is the maintenance of property to prevent the accumulation of junked automobiles, tires, old appliances and other unwanted debris.

Program

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

C. PUBLIC INVOLVEMENT/ENVIRONMENTAL

PUBLIC INVOLVEMENT

Public meetings were held May 18th and September 29th to provide the residents and responsible agencies in the Seeley Urban Area the opportunity to express their concerns and desires for future land uses in the planning area. Also, the public was informed that they could provide input at the Environmental Evaluation Committee meeting, the Planning Commission and Board of Supervisors meetings when the Plan was ultimately reviewed and adopted.

In addition to the above the County held at least two additional town meetings at the Seeley School at the time the consistency zoning was being implemented. Lastly in the process of updating the zoning, both a Planning Commission and a Board of Supervisors hearing were also held.

The County of Imperial gratefully wishes to acknowledge and thank all the residents of the Seeley area for their participation in the preparation of this Plan, assistance in scheduling meeting locations, and for their commitment to maintaining and improving the quality of life in this area.

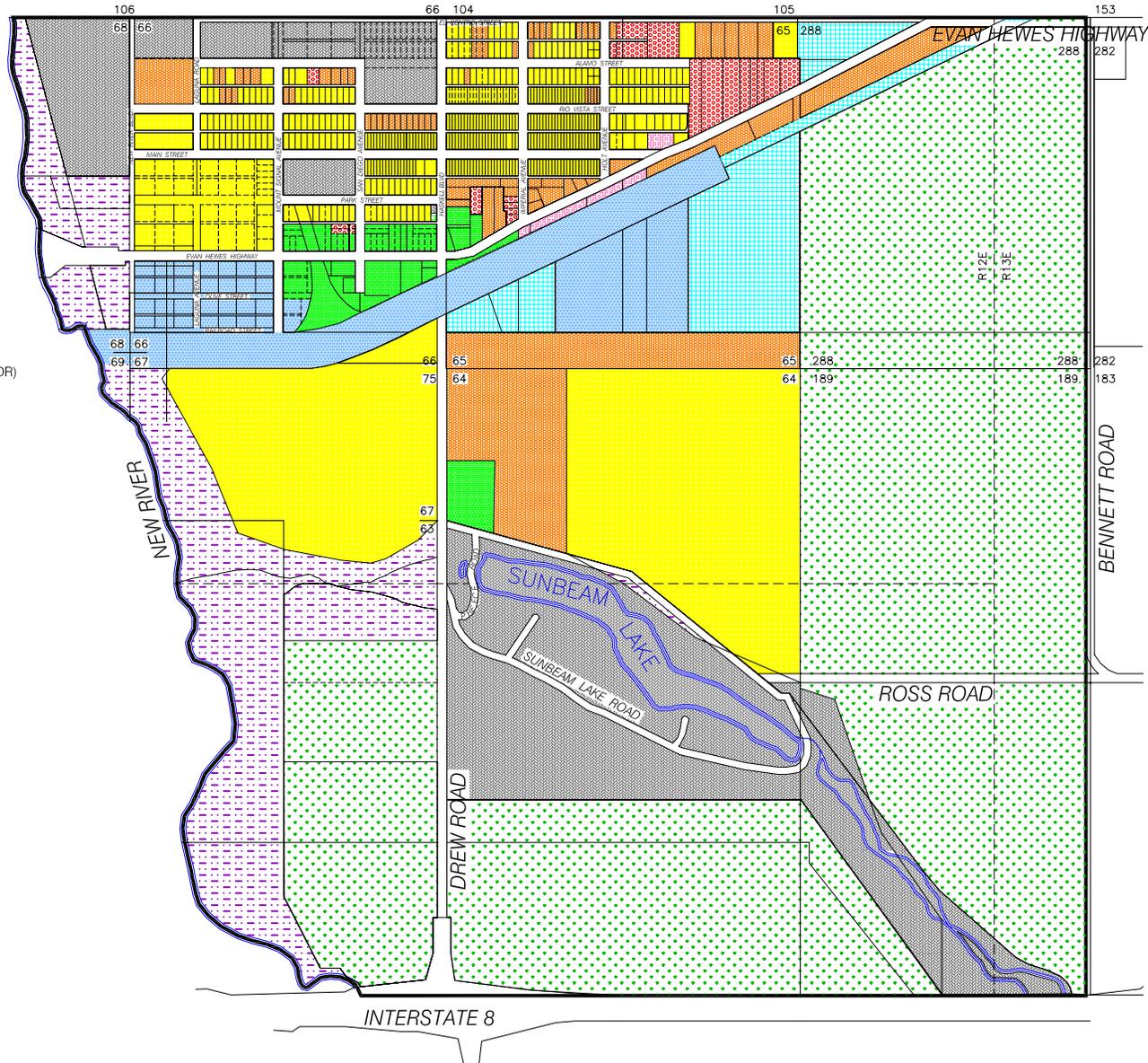
ENVIRONMENTAL REVIEW

The preparation of the Seeley Urban Area Plan is to implement the Land Use Element of the revised General Plan. The area includes the Townsite of Seeley and adjacent properties to the south encompassing approximately 1,520 acres. An Initial Study was prepared for this Plan and reviewed by the Environmental Evaluation Committee on September 30, 1994. It was their determination that no additional significant, adverse environmental impacts will occur as part of the adoption of this Plan.

S: CD/JM/GA: Seeley Urban Area Plan

DESIGNATIONS

-  Agricultural
-  Low Density Residential (LDR)
-  Medium Density Residential (MDR)
-  High Density Residential (HDR)
-  Neighborhood Commercial
-  General Commercial
-  Recreation/Open Space
-  Government/Special Public
-  Light Industrial
-  Medium Industrial



Imperial County General Plan

Approved October 25, 1994 by Minute Order # 9 C 2

Seeley Urban Area Map

Land Use Element

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REVISION DATES

Sept. 28, 1998	
Oct 16, 2002	
Jan 13, 2004	
Sept 13, 2004	

Figure 1