

**WEST SHORES/SALTON CITY
URBAN AREA PLAN**

Prepared by:

Planning/Building Department
County of Imperial
939 Main Street
El Centro, California 92243-2875

JURG HEUBERGER, AICP
Planning Director

Approved By:

Board of Supervisors
December 12, 2000

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
I. INTRODUCTION	
A. Preface	1
B. Purpose	1
II. BACKGROUND	
A. Location and Setting	3
B. Population	6
C. Local Economy	6
D. Water/Sewer/Utilities/Public Facilities	7
E. Schools	8
F. Circulation	8
G. Existing Land Uses	9
H. Existing Zoning	9
III. EXISTING CONDITIONS AND TRENDS	
A. Preface	10
B. Land Use Issues	10
C. Population Growth	11
D. Natural Resources	11
E. Housing	11
F. Water/Sewer Facilities	12
G. Sheriff Substation	12
H. Fire Department	12
I. School Facilities	12
J. Circulation	12
K. Flooding	12
IV. GOALS AND OBJECTIVES	
A. Preface	14
B. Housing	14
C. Circulation	14
D. Noise	15
E. Safety	15
F. Natural Resources	16
G. Conservation	16
H. Water	18
V. IMPLEMENTATION PROGRAMS AND POLICIES	
A. Land Use Designations and Standards	19
B. Implementation Policies and Programs	22
C. The Plan	24

TABLE OF CONTENTS (continued)

<u>SECTION</u>	<u>PAGE</u>
VI. PUBLIC/STAFF INVOLVEMENT/ENVIRONMENTAL	25
VII. ORGANIZATIONS AND PERSONS CONSULTED	27
VIII. REFERENCES	28
IX. BOARD OF SUPERVISORS MINUTE ORDER	29

LIST OF FIGURES

<u>NUMBER</u>	<u>TITLE</u>	<u>PAGE</u>
Figure 1	WS/SC Existing Ownership Map	30
Figure 2	Townsite of Desert Shores	31
Figure 3	Townsite of Salton Sea Beach	32
Figure 4	Townsite of Salton City (Map 64 A Southwest)	33
	Map 64 B Southeast	34
	Map 64 C Central	35
	Map 64 D Northeast	36
	Map 64 E Vista Del Mar	37
Figure 5	Salton Sea Airport Compatibility Map	38

TRACKING SHEET

<u>ACTION</u>	<u>DATE</u>	<u>MO</u>
Approved by Board of Supervisors	Oct. 25, 1994	#902
Revision approved by Board of Supervisors	Nov. 19, 1996	#11A4
Revision approved by Board of Supervisors	Dec. 14, 1999	#22
Revision approved by Board of Supervisors	Dec. 12, 2000	#18

NOTE: FOR THE MOST CURRENT ZONING DESIGNATIONS, PLEASE SEE IMPERIAL COUNTY LAND USE ORDINANCE (TITLE 9) DIVISION 5.

For Area Maps, Refer to Maps & Figures

WEST SHORES/SALTON CITY URBAN AREA PLAN

I. INTRODUCTION

A. Preface

The Ultimate Land Use Plan, approved, on June 25, 1973, superseded and cancelled the Land Use Element adopted on April 26, 1969. In turn, the recently adopted General Plan has superseded the 1973 Ultimate Land Use Plan which had a number of land use designations for the area, i.e. urban, agricultural, recreation, preservation, and desert residential. As part of the new "Urban" area boundary, the Torres-Martinez Indian Reservation makes up an area totaling approximately 1,500 acres in the northern portion of the urban area.

The 1973 Ultimate Land Use Plan identified a total area of approximately 41,660 acres with an "Urban" area which totaled approximately 33,920 acres, the agricultural area totaling approximately 3,200 acres, the recreational area totaling 2,560 acres, the preservation area totaling approximately 1,440 acres, and desert residential area totaling approximately 540 acres.

The 1973 plan's purpose was to "...show in a very general way the best uses that could be made of all the land within the County, without necessarily projecting when or how a particular use will come into being. It is a statement of the land use that is desired now and could exist at some time in the future, within the provisions of current Federal and State law. The Ultimate Land Use Plan will be used as a basis for preparation and adoption of the Current Land Use Plan. Current Land Use Plans will be based on and help implement this plan are to be prepared. These Plans will cover smaller areas of the county and will show the best desired land use of smaller parcels of land than possible in this plan...".

There were a number of Current Land Use Plans prepared after the 1973 Ultimate Land Use Plan was adopted by the Board of Supervisors; a total of nine were completed. However, no Current Land Use Plan was prepared for the West Shores/Salton City area.

B. Purpose

The purpose of the West Shores/Salton City 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 West Shores/Salton City, 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 31,840 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 with its unique characteristics, topography, and requirements.

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 West Shore Communities and the

areas surrounding them 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 and 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 land zoned for commercial or industrial uses...County zoning maps shall be amended 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..."

This Plan Revision and proposed Zone Changes are intended to reflect the input from residents and staff recommendations to change certain "R-3" and "R-4" zones in Salton Sea Beach and Desert Shores.

This latest Plan revision and proposed Zone Changes are intended to reflect the requests by the Vista Del Mar Community Association and local residents to place single family dwellings or multi-family dwellings in those areas zoned "R-3" and "R-4". In order to permit this to occur, the request has been made to change the zones to "R-2" due to the lack of sewer services and as requested by the Vista Del Mar Community Association Board of Directors. The Urban Area Plan will designate these parcels as "Low Density Residential" on the revised Plan's Maps. A questionnaire was sent to each individual landowner affected for their input. Meetings were held at the Salton Community Services District on August 15, 2000, and September 19, 2000, and with the Vista Del Mar Community Association on September 16, 2000 for public participation and to obtain resident input on these proposed changes to the Plan and Zoning Map #69.

In September, October and November, a series of public hearings were held to determine the environmental impacts of these zoning changes and the Planning Commission and Board of Supervisors reviewed and approved the proposed revisions to the Plan and Zoning Map #69 after full participation of the residents of Vista Del Mar and Community Association Board of Directors.

Remainder of Page Blank

II. BACKGROUND

A. Location and Setting

West Shores/Salton City Urban Area - This large unincorporated area encompasses approximately 31,840 acres and includes the developing community of Salton City, the beach resorts of Vista Del Mar, Salton Sea Beach, and Desert Shores, and the proposed Habitat 2000 Specific Plan Area. The Riverside County Line is the north boundary and Salton Sea is the east boundary. The Navy's Salton Sea Test Base (no longer in existence) generally forms the southern boundary; and State Highway 86 generally forms the west boundary, except for portions of Salton City which extend west of Highway 86. Portions of the Torres-Martinez Indian Reservation are located in the northern portion of the Urban Area.

The Torres-Martinez Indian Reservation lands total approximately 1,500 acres which are primarily located to the north and south of Salton Sea Beach (north of Salton City). To the north, west and south of Salton City are located federal and state lands which total approximately 5,440 acres.

Salton City (prepared by Dr. Marian Blumenthal):

"Salton City is composed of over 19,000 acres on the West Shores of the Salton Sea. Though named as a city by its early developers M. Penn Phillips it is to a city but is rather a part of a non incorporated area of the Imperial Valley. The tax base at present would allow for incorporation into a city if so deemed necessary.

It was in May, 1958 that its real development began headed by M. Penn Phillips. Previous to that the enthusiasm for the area around the Salton Sea was promoted both by visitors and the media. Soon developers began the push to sell lots. On April 18, 1955, the County Board of Supervisors had declared Desert Shores Service District be formed. On February 6, 1959, DSCDS changed to Salton City Service District and moved to the administration building in Salton City which now belongs to the Lions Club. The thrust was then on for water and sewer development.

The Planners showed intelligent foresight in their layout which allowed for ordinary growth of business by establishing the Chamber of Commerce, an airport, golf, hotel-motels, food, gas station. Hard work and good planning brought fresh water twelve miles down Highway 86 to Salton City. In February 61, the annex to Coachella Water assured all types of development of the future. The sewer pipeline system began and continued to grow.

Groups of people coming by bus purchased Salton City lots-some hoping to retire there in the future. I was a young woman living in San Diego with two non-school age sons who fell in love with the area and purchased a lot near the planned for school. The school became a reality as did many other hoped for dreams. Growth became less after the pollution problem of the Salton Sea, yet growth did continue. A Senior Citizen building plus the new Health and Education Building is allowing for more varieties of activities..."

(2) Salton Sea Beach (prepared by Dolores Stinson):

"Just before development started in the area in 1957, Brawley Avenue was just a single dirt and rock road. Most of the land was owned by Floyd and Archie Bilyeu (Helen Burns Father and Uncle). The beach was wide and long extending beyond what became the "Boy Scout Camp" to the north. At that time there were no barnacles in the Sea.

It is thought that sea planes landing at the old Sandia Naval Facility south of Salton City brought them. About this time developers Ed Jorgensen and Cal Brown purchased land. At this point only three buildings were at Salton Sea Beach. Helen's Beach House, Motel with five or six rooms, Helen's house and Grandma Fadler's. Two or three scattered travel trailers could also be seen. The developers quickly bought up the land and built a harbor. The land and the harbor sold just as quickly.

People would camp on the beach at night and Helen would wake them up and collect one dollar from each person. Many times she collected over \$1,000.00.

A World War II metal mat was used for launching. In a few years, the wide sandy beach gradually disappeared. Some locals think when Boyd Thomas dredged the "Fingers" at Marina Mobile Estates, Desert Shores, it changed the flow of the Sea currents.

Holly Corporation came to Salton Sea Beach first and wanted to put in their big development but were turned away by Jorgensen and Brown and they went on to develop Salton City with over 19,900 lots..."

(3) Desert Shores (prepared by Fred Brown/Jean Arney):

"According to early Geological Survey Maps (i.e. 1907, 1917, 1927), Fish Springs was a stop on the Butterfield Stage Line which operated between Yuma and San Bernardino. Three adobe buildings were built and marked this area in Desert Shores for many years until they were destroyed in the mid "80's" as an eyesore. Fish Springs lies at the end of the channel of Finger two on Marina Mobile Estates, an area now known as the Desert Shores Launch Ramp. Across the new Highway 86 lie the remains of Coledge Springs where auto supplies and food stuff could be obtained, the water there too brackish to drink.

Early residents include Larry and Barbara Beaston, Vicki and Roscoe Freeman, Mary and Joe Safly, Jack Jones, Dale Arney, Tom and Millie Siamis, Paul Thrash, Dean Kline, Don Cooper, Frank and Lori Jensen, and Wig and Gladys Vering.

The developers were Salt and Sea Development Co., Convertaplane (Treadwell Engineering), Traileroyal Marina Mobile Estates, Harry Scott, John Lambie, Pearl Stewart, Harold Steele and James and Boyd Thomas.

Sewers were paid for at the time subdividers sold the lots, providing that when sewers were to be connected, only the cost of hookup from building to center street would be charged to the property owner (usually under \$100).

Water was originally trucked into the area and distributed to residents. The first well at Travertine was drilled by Coachella Valley Pump and Well Supply, as was Well #2. Desert Shores (Community) Service District joined with Coachella Valley County Water District and in 1965, Well #3 was drilled by James Wright. After many months of negotiations, C.V. Water District enjoined Salton City and a 16" line was laid to carry water to the south.

Desert Shores Improvement Association was formed in 1959 by business men and women who erected a directory sign on Scott Frontage Road and built rock entry ways on both main streets of Desert Shores. Around 1969, they worked with the Postal Service and brought house numbers and door to door mail delivery. Phone numbers were easy to remember, being only three digits. The Thomas Brothers of Convertaplane built Traileroyal Marina Mobile Estates and the Clubhouse in 1962. Many sailing friends of Boyd's brought their vessels to the Harbor and the Desert Shores Yacht Club became the name of the Clubhouse.

Burl Robinson's "Lucky Strike Barge" was a popular fishing place during the 60's and 70's but after having broken loose from its mooring more than once, the last time proved fatal when it broke in tow and was lost to the Sea.

Desert Shores has come a long way since the early 50's when you toted drinking water in buckets, housed your family in tents, and maneuvered the slit sanded street in summer and the mud bogged roads of winter..."

(4) Vista Del Mar Estates (prepared by County staff)

During the 1950's and 1960's, north of Salton City a subdivision known as Vista Del Mar Estates was developed. This development was commenced initially by Salton Riviera Corporation from Azusa, California, through applications made by Treadwell Engineering Corporation and later by Salt and Sea Development Company, Inc., during this same period.

Within this development, the housing units are scattered and there is no real concentration of population in a particular area. Ending January 1992, a housing survey was done of this subdivision and there were approximately seventy-five (75) single family homes in Vista Del Mar; none of them substandard according to the above survey.

(5) Habitat 2000 (prepared by County staff)

In 1986/87, a Specific Plan and EIR was prepared for Habitat 2000 for approximately 1,720 acres of land between Vista Del Mar to the south and Salton Sea Beach to the north, legally described as Section 25 and portions of Sections 35 and 36, Township 9 South, Range 9 East. This development included proposed construction of medium and high density residential units (not to exceed 10,000) along with retail shops, hotel and spa, health care facility, golf course, lakes and marinas with build out at approximately 15 years. A number of time extensions were provided by the Board of Supervisors for the Tentative Tract Maps for the project but it has not continued its progress as of this time. The Habitat 2000 area will be designated as a "Specific Plan Area" on the map.

The General Plan Environmental Impact Report provided a buildout estimate of 183,000 for the West Shores/Salton City area. However, it further states that the governmental and economic infrastructure to accommodate the above population "...is not likely to develop in the next 10 to 20 years, at the earliest. Growth in this area will also depend on improved water quality conditions in the Salton Sea, which is presently deteriorating..." (page 23, Response to Comments section).

The Community of Salton City and the adjacent Vista Del Mar Subdivision was originally developed over twenty-five years ago as a speculative luxury development. The area has gone through attempted sales of its 19,396 lots a number of times; however, only 516 of these lots were ever developed. There are approximately 2,500 lots in Vista Del Mar of which approximately 150 are developed according to a study by Laurin Associates, a consultant hired by the Economic and Development Department, prepared in 1991/1992.

B. Population

In 1980, the estimated population in the West Shores area was approximately 1,337 and in 1990 the census figure was 1953. In 1991/1992, a survey of the three areas of Desert Shores, Salton Sea Beach and Salton City was done by Laurin Associates from 1990 Census data, which estimated the population for Desert Shores at 372 persons living in approximately 175 housing units. The population of Salton Sea Beach was estimated at 541 living in approximately 273 housing units. The population for Salton City/Vista Del Mar was estimated at 775 living in approximately 363 housing units. It has been estimated by a recent survey that the population of the three communities is approximately 3,345 as of September 1993. *A new survey by Laurin Associates, Inc. was done from 7/97 through 1/1998 and it showed the following population and housing statistics: As of 1998, within Salton City/Vista Del Mar, approximately 1,237 persons reside in 483 households full time (2.56 per household); Salton Sea Beach, approximately 559 persons reside in 265 households full time (2.11 per household); Desert Shores, approximately 606 persons reside in 196 households full time (3.09 per household) for a total of 2,402 approximately full time residents within the Urban Area Plan.*

C. Local Economy

Land use within the Urban Area boundaries is primarily residential with a majority of the commercial activities existing along State Highway 86 and near vicinity which consists of two gas stations, four restaurants, six bars, three grocery stores, one motel, and eight mobile home/RV parks. Community/private facilities include a post office, three Fire Departments, six churches, three marinas, Chamber of Commerce building, County Sheriff's Substation, two parks, Elementary and High School, and two libraries.

The West Shore economy is primarily based, and will be in the foreseeable future, on employment in various areas such recreational/tourist and supporting service enterprises for highway travelers and seasonal visitors to the area. In the event there is a significant clean-up of the Salton Sea, the economic picture may improve for local business and residents in the area.

D. Water/Sewer/Utilities/Public Facilities

Coachella Valley Water District was formed in 1937 which consists of five members elected at large for four year terms. The power and function of the Coachella Valley Water District is to furnish water for present and future uses, to acquire water rights, store and conserve water, salvage storm and sewage water, operate sewage facilities/irrigation works, and operate recreational/fire protection districts. In addition, the District has all of the powers and duties of a storm water district as now or hereinafter provided in the Storm Water District Act of 1909.

The principal area of operation of the District lies within Riverside County. The portion within Imperial County lies within the area of Desert Shores, Salton City and from Bombay Beach north to the County line. The present service provides potable water to residents within that portion of the Imperial County. Recently, the District has proposed to expand their Sphere of Influence farther south into Imperial County. The source of potable water to area residents is from groundwater resources which is estimated to be in a moderate overdraft situation according to CVWD officials.

Sewage treatment is handled by the Salton Community Services District formed in 1955 which consists of a Board of Directors of five members elected at large for four year terms.

The power and function of the Salton Community Services District is to supply inhabitants of the District with facilities for sanitation, industrial use, police protection, fire protection, parks and recreation, sewage and storm water disposal, may acquire real and personal property to perform these functions, and may incur bonded indebtedness. By Chapter 59, Statutes of 1985 provides for the enforcement of the Covenants, Conditions and Restrictions of all 86 Tracts within the District.

Present District operations: Provides municipal-type services for the residents of the District which lies on the westside of Salton Sea between the Imperial-Riverside County lines and approximately twelve miles southerly. Service does include portions of Vista Del Mar Estates but does not cover the Habitat 2000 area at this time.

Sea Oasis Community Service District was formed and organized in 1960 with a three member Board of Directors with an area encompassing Section 35/36 and portions of Sections 25/27, Township 9 South, Range 9 East, SBB&M. The powers and function of the District was to provide certain governmental services to the area within which "Habitat 2000" is located. This District has not been operative since its formation. Reorganization efforts commenced in 1992 with status unclear at this time.

There is no storm drainage/flood control system other than the natural drainage and the Salton Community Services District drainage system which flows to the Salton Sea. There are seven flood insurance rate maps (FIRM) which overlay this area which identify 100-year flood hazard areas by the Federal Emergency Management Agency.

Imperial Irrigation District supplies the electrical power to the area and maintains all existing lines.

General Telephone Company of California (GTE) provides telephone service to the area. Cable television service is provided by the Salton Sea Cable Vision to the Salton Sea Beach and Desert Shores area at this time.

The County Sheriff's Department provides police protection service to area residents, with three deputies who patrol the area. The Sheriff has cooperative agreements to provide backup support in certain emergencies on an "as available" basis. Fire protection is handled by three Fire Districts with volunteer fire fighters.

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

The nearest County solid waste landfill used by local residents is located on federal land approximately three miles to the south of Salton City. The maximum capacity of the landfill is 2,581,300 cubic yards. The fill rate at the facility is less than half ton per day with no recycling being done at this time with disposal handled by Western Waste Industries for the area.

E. Schools

The area has one elementary school (Seaview) with 269 students and with 71 high school students attending West Shores High School. Enrollment capacity is 275 students. College of the Desert (COD) and Imperial Valley College are two year junior colleges which service students throughout Imperial County. San Diego State University (Imperial Valley Campus) in Calexico provides classes for a variety of degrees for those pursuing a Bachelors Degree. For those seeking higher degrees, Masters programs are also available at San Diego State University, and other college extension programs in Imperial Valley.

F. Circulation

State Highway 86 is a north-south state highway which dissects the West Shores area which connects Palm Springs to the north and Calexico to the south. Interstate 8 is located to the south and connects San Diego to the west and Yuma, and Arizona to the east. The speed limit on Highway 86 is 55 miles per hour and shoulder parking is generally prohibited. It is not expected that any additional highways, roads, or streets will be required in the near future. The average vehicles per day into West Shores from the south was 4,700 ADT North of 78, based on traffic volume counts estimated by Caltrans in 1992 which is well within existing roadway capacities.

Bus service to West Shores/Salton City area is by Greyhound and public transit to/from West Shores is provided by Imperial County Transit once a week (under contract with the County Department of Public Works). A West Shores "Dial-A-Ride" program is being reviewed for this area.

Air travel is provided by the Imperial County Airport located in Imperial (Boley Field) which has general aviation facilities and provides passenger service to various cities in California and Arizona.

The Salton City Airport has some aviation facilities. The Salton Sea Airport was built in 1978 to serve the West Shores area. Airport facilities consist of a single runway, a hangar building and small aircraft parking area. The Airport is within the sphere of influence of the Coachella Valley Water District and any future development shall be reviewed for conformance with the Airport Land Use Compatibility Plan.

For those existing lots adjacent to the Salton Sea Airport, that fall within Zone A, B-1, or B-2, in order for a new residence or other development to be built, the Airport Land Use Compatibility Plan (ALUCP) requires that the property owner must execute a "Dedication of Avigation Easement" prior to the Building Permit being issued. The project would not have to be taken to the Airport Land Use Commission (ALUC) for a "consistency" finding. For those projects which fall within Zone C, the ALUCP requires that a "Dedication of Overflight Easement" be executed for residential uses at the time of Building Permit application.

For any other lands which are currently undeveloped adjacent to the Airport, a project requiring a discretionary approval which falls within the above Zones may need to be taken to the ALUC for a "consistency" finding.

The current residential density allowed in the B-1 Zone is one dwelling unit per 10 acres; B-2 Zone density allowance is one dwelling unit per 1 acre; and the Zone C density is six dwelling units per acre.

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. Most of the commercial uses are along the west and east side of State Highway 86.

There are eight mobile home/recreational vehicle parks located in the West Shores/Salton City Area.

Existing uses which are not in conformance with Zoning Maps and the West Shores/Salton City Urban Area Plan are now being reviewed after the adoption of the Land Use Ordinance in 1998 by the County Board of Supervisors.

H. Existing Zoning

Between 1972 and 1999, there have been various zone changes in this area over the years.

In each of the three areas, Desert Shores (Map 62), Salton Sea Beach (Map 63), Vista Del Mar (69) and Salton City (Map 64, 66, 67, 68), the previous zones in the urban area were as follows:

Salton City A-1, R-1, R-2, R-3, R-4, R-1-T, R-4-T, C-1,
 C-2, M-1, M-2, F (Rec. Zone)

Salton Sea Beach R-1, R-3, R-1-T, R-4-T, C-2, F (Rec. Zone), S (Open Space)

Desert Shores R-1, R-2, R-3, R-4, R-1-T, R-4-T, C-1, C-2,
 F (Rec. Zone)

The previous R-1-T Zone became the R-1 Zone and R-4-T Zone became the R-4 Zone when the Land Use Ordinance was revised in 1998. The R-4 Zone in the Urban Area will be designed "high density residential" in the Plan and on the Maps. Refer to the attached Figures for the existing land use designations for each of the above areas.

Remainder of Page Blank

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 West Shores/Salton City Urban Area Plan will result in the reclassification of certain lands to government/special public and other land use designations. The Urban Boundary designates approximately 31,840 acres as the new urban area, which is significantly less than the total of approximately 41,660 acres, which was designated Urban, Agricultural, Recreation, Preservation and Desert Residential in the 1973 Ultimate Land Use Plan for the West Shores/Salton City 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 to this Airport Land Use Compatibility Plan.

B. Land Use Issues

The following points out a few of the existing land uses which may change when the plan is implemented. Appropriate amendments to this plan can be made as new issues arise in the future. First, recreational/tourist and related activities are expected to continue in the immediate area of the various West Shores communities. This will continue indefinitely at this time and future developments 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 (conventional/manufactured housing) within the different communities.

In the event that the Salton Sea problems of increasing salinity, selenium buildup, and changing shoreline are resolved, the fishing/recreation/tourist attraction of the Sea and the resulting increase in visitors to the area could provide additional employment and income to local businesses.

The analysis of existing land uses 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. Recreational/winter visitor/highway traveler serving businesses and related activities are expected to continue to be the primary land use in the immediate area of all West Shore communities.

2. Lots which are currently vacant will likely be sold and single family dwelling units (conventional/manufactured housing) are likely to continue to be built. Any new residential subdivisions, commercial, or industrial developments proposed shall conform to the County's Land Use Element, Urban Area Plan, other General Plan Elements and Land Use Ordinance as to the land use, type, lot size and density of the development.
3. Significant economic growth is not anticipated in the near future. As discussed previously, there are factors which may increase the potential for development in the event that visitors to the Salton Sea increases which could provide additional revenue to the local business community.
4. The existing Land Use 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, the West Shores/Salton City Urban Area Plan, other General Plan Elements, and revised Land Use Ordinance provisions.
5. Flooding of various areas along the seashore is a continuing concern and being pursued at this time by the County, the Imperial Irrigation District, and local residents.

C. Population Growth

In the event there are new developments proposed and the Salton Sea cleaned up, there may be a higher rate of increase in the area's population. New development should be carefully assessed so that growth does not expand beyond the ability of the townsites to sustain the necessary services needed to maintain a high quality living environment.

D. Natural Resources

Sand and Gravel is the most important natural resource within the West Shores/Salton City Urban Area. The resource is important to the construction and road-building activities of the County and State of California (CALTRANS). This is an essential resource for maintenance of State highways, street and roads in the area. The two sources of this aggregate in the urban boundary (Hazard Fish Springs/Truckhaven) will continue to be an important source of sand and gravel in the future.

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 West Shores/Salton City.

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 West Shores area, and this Plan is intended to conform to the goals of the Housing Element.

F. Water/Sewer Facilities

Existing water and sewer facilities may not be significantly impacted by development within the planning area unless some unforeseen projects are proposed and approved by the County.

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 three local fire departments 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.

J. Circulation

Notwithstanding future growth, the General Plan EIR recommended that State Highway 86 be part of the Circulation Element. The State Highway, 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 Urban Plan areas subject to flash floods and particularly those areas directly adjacent to the Salton Sea. 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.

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 Ensure that the quality, safety, and viability of the housing stock in the 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 Ensure existing and projected housing needs of all income levels, including the County's share of the region's housing needs, are met.

C. Circulation

Safe, Convenient and Efficient Transportation System

Goal 1: The County will provide an integrated transportation system for the safe and efficient movement of people and goods within and throughout the West Shores/Salton City 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 Ensure safe and coordinated traffic patterns, continuous growth, and promote a planned and consistent development around 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 Ensure the safety of the traveling public, including pedestrians and bicyclists.

Objective 2.2 Attempt to reduce motor vehicle air pollution.

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 impact.

E. Safety

Land Use Planning and Public Safety

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

Objective 1.1 Ensure that data on geological hazards is incorporated 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 Ensure the adequacy of existing emergency preparedness and evacuation plans 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, levee or dam failure, urban and wildland

fires and building collapse by appropriate planning and emergency measures.

Objective 2.4 Reduce vehicle accidents through appropriate standards.

Objective 2.5 Ensure that development in the areas surrounding military, public, and private airports are consistent with the Airport Land Use Compatibility Plans.

F. Natural Resources

Goal 1: Identify and protect areas of regionally significant mineral resources which are in areas suitable for surface mining activities.

Objective 1.1 Provide adequate space and land use classifications to meet current and projected economic needs for extractive activities.

Objective 1.2 Ensure that surface mining operations are operated to avoid air and water quality degradation, including groundwater, other adverse environmental impacts, and comply with the State Surface Mining and Reclamation Act (SMARA) and the County Surface Mining & Reclamation Ordinance.

G. 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: The County will preserve the integrity, function, productivity, and long-term viability of environmentally sensitive habitats, and plant and animal species.

Objective 2.1 Conserve wetlands, fresh water marshes, 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: The County shall 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 West Shores/Salton City 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.

Objective 3.5 Support Coachella Valley Water District's energy conservation programs.

Preservation of Water Resources

Goal 4: The County will conserve, protect, and enhance the water resources in the planning area.

Objective 4.1 Protect all bodies of water, e.g. Salton Sea, 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 Ensure the use and protection of the waterways in the planning area. Ensure proper drainage and provide accommodation for storm runoff from urban and other developed areas in manners compatible with requirements to provide necessary drainage.

Objective 4.4 Protect and improve water quality and quantity for all water bodies 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: The County shall actively seek to improve and maintain the quality of air in the region.

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

H. Water

Adequate Domestic Water Supply

Goal 1: The County will require the provision of safe and healthful sources and supplies of domestic water adequate to assure the implementation of the County General Plan and the long-term continued availability of this essential resource.

Objective 1.1 The efficient and cost-effective utilization of local and imported water resources through the development and implementation of urban use patterns.

Objective 1.2 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 the Salton Sea, Colorado River, and other surface waters in the County will be protected for sustaining wildlife and a broad range of ecological communities.

Objective 2.1 The continue viability of the Colorado River as an important source of surface water for the maintenance of valuable wildlife and recreational resources in 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 provide for the management and wise use of water resources for contact and non-contact recreation, groundwater recharge, hydroelectric energy production, 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.

Remainder of Page Blank

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.

Land use designations:

1) Low Density Residential: A land use area 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 7 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.

For those areas, currently zoned A-1, surrounded by developed Tracts they have been planned for government/special public uses, e.g. schools, college/university, hospitals, parks/recreation, museum, libraries to name a few.

For those areas outside the developed Tracts in Salton City, currently zoned A-1 (1 dwelling unit per 1/2 acre), the lot size will remain at 1/2 acre with adequate infrastructure, i.e. water/sewer services.

2) Medium Density Residential: A land use area 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.

3) High Density Residential: A land use area 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.

4) General Commercial: A land use area that would be planned for larger highway/commercial uses, e.g. adjacent to State Highway 86, 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-2) land uses will not be allowed in the urban area (Land Use Element, page 53-55).

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. Aquaculture would be allowed where favorable conditions exist within this land use designated area. These areas that were zoned "F" Recreation and "S" Open Space have been changed to "S-1 Open Space/Recreation" as part of the zone change consistency public hearings held in 1998.

9) Specific Plan Area: This designation will be for that area called "Habitat 2000".

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 7 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 vicinity of airports must be consistent with the Airport Land Use Compatibility Plan.

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 vicinity of airports must be consistent with the Airport Land Use Compatibility Plan.

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 airports must be consistent with the Airport Land Use Compatibility Plan.

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

Low density land uses with not more than one (1) single family dwelling per 20 acres or legal parcel. Greater densities may be permitted by a Specific Plan encompassing at least 160 acres for appropriate recreation-oriented residential development where adequate facilities and services for such use exist or can be provided; residential building intensity is determined by available public facilities and services and other factors which may affect the site; an adequate potable water supply and sewage system; maximum building height of 35 feet; no lot shall have more than 50 percent of its net area covered with buildings or structures.

Recreation land uses within this category are limited to recreational vehicle parks and uses which consist primarily of outdoor facilities such as parks, athletic fields, golf courses, swim and tennis clubs, and off-road vehicle use area.

Intensive recreational development within this category is prohibited in area designated by BLM as "Areas of Critical Environmental Concern" or in a National Wildlife Refuge. These areas will be preserved for biological resources.

Landfills and hazardous waste facilities are not allowed within this category, with the exception of maintaining existing facilities.

Specific Plan Standards (Land Use Element): Application of the Specific Plan Area designation shall be accompanied by adoption of Objectives and Policies for the design, development, and use of such areas. This may include residential, commercial, industrial, recreational, open space, and public uses. Once land is designated as a Specific Plan Area no use other than specified may be established and no major or minor tentative subdivision map or zone reclassification to a more intensive zone shall be approved except in accordance with an approved Specific Plan.

B. Implementation of Policies and Programs

Implementation of the West Shores/Salton City Urban Area Plan is intended to be a continual process involving amendments to the County Land Use Ordinance and Zoning Maps, and discretionary review of proposed subdivisions, conditional use permits, mining permits and reclamation plans; 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 is required to be serviced by the Coachella Valley Water District, unless other arrangements are proposed.

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 should be required to hook into the Salton City Community Services District, unless other arrangements are proposed.

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

4) Plan Amendments: The Plan can 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.

As part of the review of new development in the Salton Community Services District, an "Architectural Committee" has been established to review projects in the District's boundaries that are overlain with the "D" Architectural Design zone. There are currently five members who review the various Covenants, Conditions and Restrictions of the Tract Maps in the District.

6) The proposed land use designations which correspond with existing zones are as follows:

Land Use Designations	Existing Zones
(1) Low Density Residential (Includes Areas outside of developed Tract map areas)	R-1/R-1-L.5
(2) Medium Density Residential	R-2/R-3
(3) High Density Residential	R-4
(4) General Commercial	C-2

(5)	Neighborhood Commercial	C-1
(6)	Govt/Special Public	GS (SCSD/ Developed Area)
(7)	Light Industrial	M-1
(8)	Medium Industrial	M-2 (M-2 Zones Incompatible with Urban Area)
(9)	Recreation /Open Space	S-1 & S-2
(10)	Specific Plan Area (SPA)	Habitat 2000

AQUACULTURE

Policy

The County supports the continuation and expansion of aquaculture, and will treat aquaculture and land uses as agricultural facilities.

Program

Amend the County Land Use Ordinance as needed to assure that aquaculture enjoys the same land use rights as other agricultural uses.

INDUSTRIAL

Policy

The West Shores/Salton City 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-2 zone or uses will be allowed in the urban area pursuant to the Land Use Element of the General Plan.
- Prohibit new residences within areas designated Industry except for managers or caretakers, where existing or planned residential areas are adjacent to industrial areas, require light industrial uses as a transition zone on the perimeter of planned industrial zones.

COMMERCIAL DEVELOPMENT

Policy

The West Shores/Salton City Urban Area Plan may have sufficient land zoned and designated for commercial uses to serve the current and projected needs of the community.

Program

- There may be new commercial development in the future.
- The County Land Use 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 Land Use Ordinance dictates otherwise.
- The County Land Use Ordinance shall be amended to prohibit residential as a principal use in commercial and industrial zones pursuant to the Land Use Element.

COMMUNITY BEAUTIFICATION

Policy

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

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. The Plan

The 1973 Ultimate Land Use Plan identified the area as an "Urban" area which totaled approximately 41,660 acres,

The 1993 Land Use Element identified the area as "Urban" with the area totalling approximately 31,840 acres; see attached figures.

An initial community meeting was held on June 15th in the three areas with 81 residents participating. When public input has been received on the maps and alternatives, then the Plan will be finalized for presentation first to the Environmental Evaluation Committee and then to the Planning Commission which will make a recommendation to the Board of Supervisors. The Plan was reviewed for conformance to the Airport Land Use Compatibility Plan, and on September 14th was found consistent with that Plan.

The residents had opportunities to provide input on this Plan at various public meetings and hearings.

An informal "Steering Committee" meeting was held on August 18, 1994, at the POA Building in Salton Sea Beach to discuss the Plan's progress.

Pursuant to the meeting held on August 18, 1994, with the Steering Committee, a proposed alternative was prepared by the Desert Shores Improvement Association for the Desert Shores community. If you have any questions on any of the alternatives proposed, please refer to the Figures for details.

At the September 14th and September 15th community public meetings, held in Desert Shores, Salton Sea Beach and Salton City, various alternatives were raised and discussed by the 78 participants.

The public meetings were noticed in the I.V. Press, Desert Sun, Salton Seafarer and the Pelican Post as well as mailings for the Planning Commission and Board hearings to those listed in Section VII.

Remainder of Page Blank

VI. PUBLIC/STAFF INVOLVEMENT/ENVIRONMENTAL

PUBLIC INVOLVEMENT

Initial public meetings were scheduled for June 1st and June 15, 1994, and held to provide the residents and responsible agencies in the West Shores/Salton City Urban Area the opportunity to express their concerns and desires for future land uses in the planning area. Other meetings were scheduled to provide for further input into the Plan.

In 1999, the revised Urban Area Plan and zone changes for Salton Sea Beach and Desert Shores was presented on September 21, 1999, at 7:00 p.m. at the Salton Community Services District Meeting in Salton City.

For this 2000 revision, a public meeting was held in Salton City at the Salton Community Services District regular meeting on August 15, 2000, and September 19, 2000 at 7:00 p.m. for the proposed changes to the Plan and to Zoning Map 69 for public participation and various comments were received from residents.

Also, the public was informed that they can provide input at the Environmental Evaluation Committee meeting, Planning Commission and the Board of Supervisors.

The County of Imperial gratefully wishes to acknowledge and thank all the residents of the West Shores/Salton City area specifically the following list of individuals 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:

Norm Niver, Planning Commissioner
Dr. Marian Blumenthal, History of Salton City
Fred Brown/Jean Arney, History of Desert Shores
Dolores Stinson, History of Salton Sea Beach
Linda Blue, Salton Sea Beach
Gladys Carver, Salton Sea Beach
Vi Herzberg, Desert Realty
Madalyn Hill, Salton Seafarer
Henry Snyder, General Manager, SCSD
Rosa Reagles, Board Secretary, SCSD
Shirley Palmer, Board, SCSD
James Sauer, Fire Department
Twyla Phillips, Desert Realty
Les Marty, Our Place
Pete Miranda, POA Building
George Stiehler, SSB Fire Dept.

STAFF INVOLVEMENT

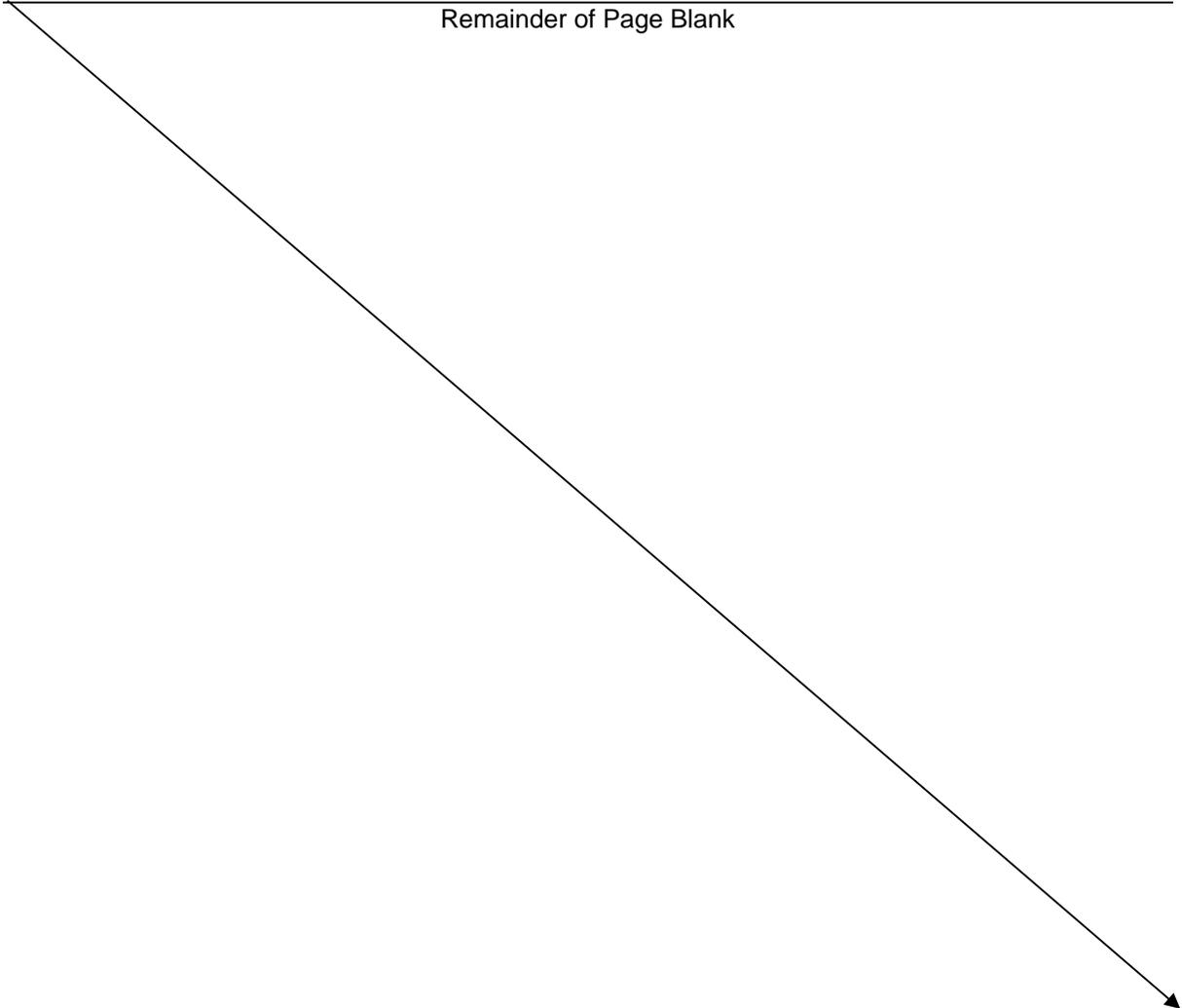
The staff of the Planning/Building have been involved in the review and preparation of the West Shores/Salton City Urban Area Plan and a special thanks and acknowledgement of their efforts is necessary.

ENVIRONMENTAL REVIEW

The preparation of the West Shores/Salton City Urban Area Plan is to implement the Land Use Element of the revised General Plan. The areas impacted are West Shores/Salton City and encompasses approximately 31,840 acres. An Initial Study was prepared for this Plan and was reviewed by the Environmental Evaluation Committee, which found that no further environmental documentation was necessary on September 16th. Since this significantly reduces the area identified in the 1973 Ultimate Land Use Plan, i.e. 41,660 acres, no additional significant, adverse environmental impacts will occur as part of the adoption of the revised Plan.

The revised Plan/Zoning Maps 62 (Desert Shores) and 63 (Salton Sea Beach) were reviewed on Oct. 28, 1999, by the Environmental Evaluation Committee (EEC) and a Negative Declaration was recommended to the Planning Commission. The Planning Commission reviewed the Plan on Nov. 24, 1999, and Board of Supervisors approved the revised Plan and Zoning Maps on Dec. 14, 1999. For the revisions to the Urban Plan and the Zoning Map 69 (Vista Del Mar), the EEC on Oct. 12, 2000, recommended a Negative Declaration to the Planning Commission and on November 8, 2000, the Planning Commission recommended approval to the Board who approved the revisions on December 12, 2000.

Remainder of Page Blank



VII. ORGANIZATIONS AND PERSONS CONSULTED

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

State/Federal

CALTRANS Planning (San Diego Office)
Department of Fish and Game

County of Imperial

Supervisor Tom Veysey, District #4
Agricultural Commissioner
Assessor's Office
Valley Industrial Development Alliance
County Administrative Office
County Counsel's Office
Environmental Health Services
Public Works Department
Sheriff's Department (El Centro)
Fish and Game Commission

School District

Seaview Elementary School
West Shores High School

West Shores Community

Chamber of Commerce
Fire Departments
Salton Sea Beach Volunteer Fire Department
Desert Shore Volunteer Fire Department
Salton City Volunteer Fire Department
Imperial County Fire Department

Salton Community Service District

Salton Sea Water District

Others

Airport Land Use Commission
IVC Museum
Torres-Martinez Indian Reservation
Riverside County (Planning)
U.S. Army Corps of Engineers

California Highway Patrol
Coachella Valley Water District
Coachella Unified School District
Imperial Irrigation District
Post Master, Thermal Post Office
General Telephone
West Shores Medical Clinic
Western Waste Industries, Inc.
Bureau of Land Management
U. S. Fish and Wildlife Service

VIII. REFERENCES

County

Annual Mobile Home Park Report (1993)
Community and Economic Development Department
Housing Condition Survey (1992)
Community and Economic Development Department
Overall Economic Development Program (1993)
County Ultimate Land Use Plan (1973)
Habitat 2000 Specific Plan/EIR
Housing Element (1990)
Imperial County Water Element (1970)
LAFCO Manual
Revised General Plan and Program EIR (1993)
Agricultural Element
Geothermal/Transmission Element
Water Element
Circulation/Scenic Highway Element
Conservation/Open Space Element
Land Use Element
Overview
Noise Element
Seismic and Public Safety Element
Zoning Maps 62, 63, 64, 66, 67, 68

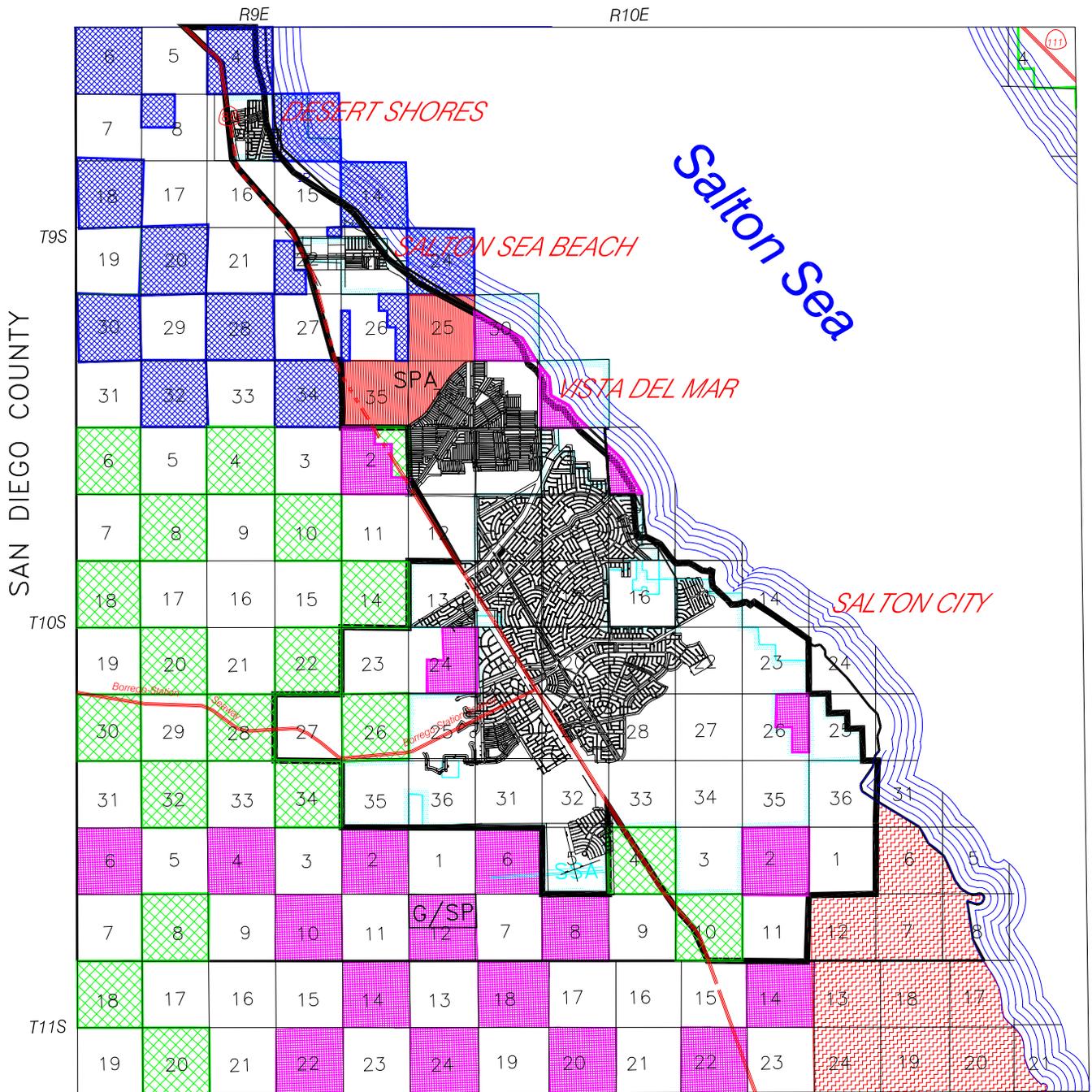
State/Federal

Census Data (1990)
Department of Finance Projections (1993)
Flood Insurance Rate Maps

Other

Airport Land Use Compatibility Plan
Salton Sea Symposium Materials

RIVERSIDE COUNTY



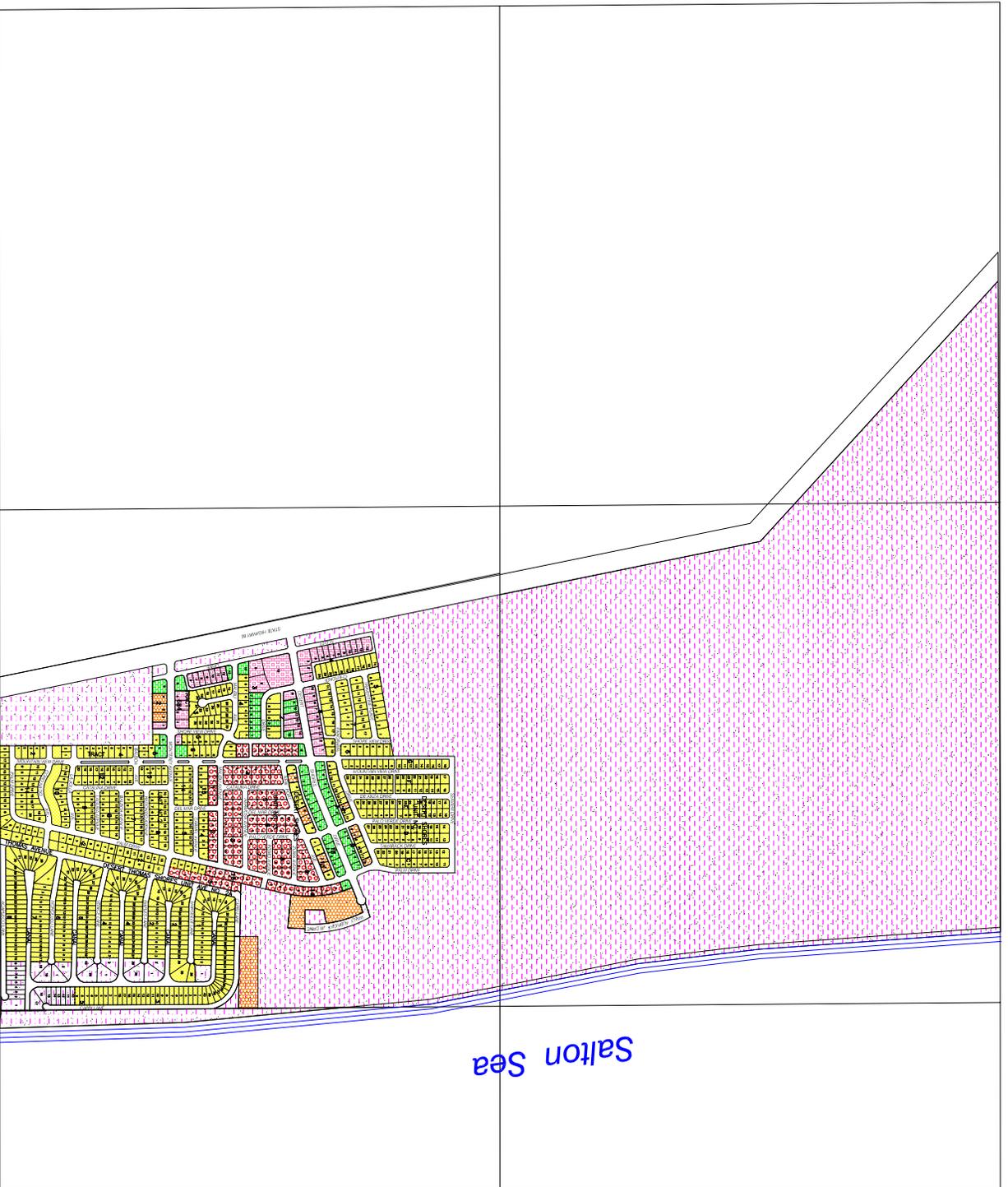
DESIGNATIONS

- | | | | |
|---|---|---|---------------------------|
|  | Bureau of Land Management |  | Government/Special Public |
|  | Torres-Martinez Indian Reservation/Land |  | State Lands |
|  | Navy/Military Lands |  | Urban Area Boundary |
|  | Salton City Community Services District |  | CVWD District Boundary |
|  | Salton Sea Airport | | |
|  | Habitat 2000 Specific Plan Area | | |

Imperial County General Plan

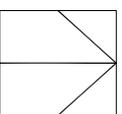
Townsite of Desert Shores West Shores/Satron City Urban Area Map

Approved October 25, 1994 by Minute Order # 9 D 3
Updated: Sept 13, 2004
Land Use Element



DESIGNATIONS

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Neighborhood Commercial
-  General Commercial
-  Recreation/Open Space



**Figure
2**

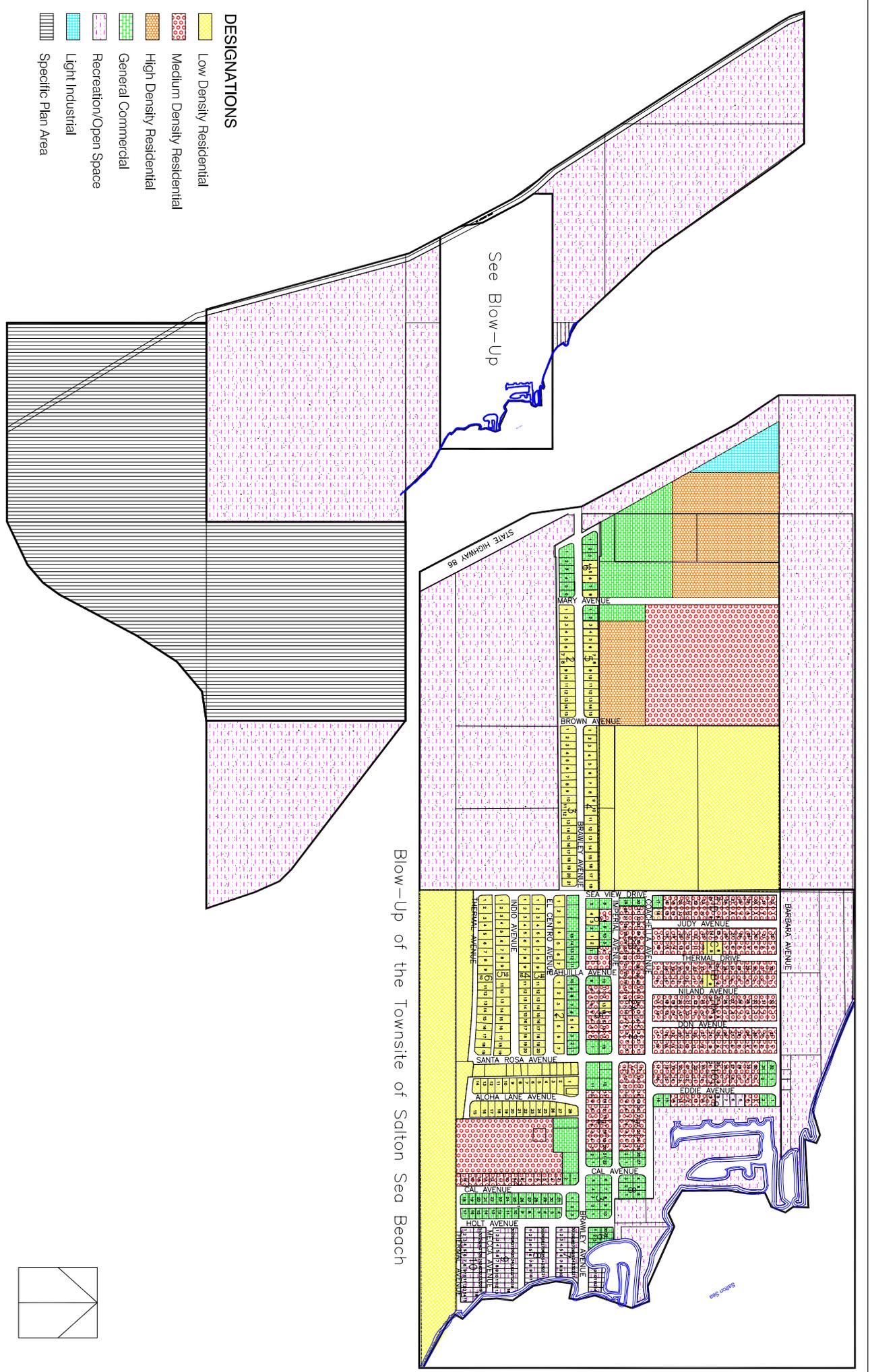
Imperial County General Plan

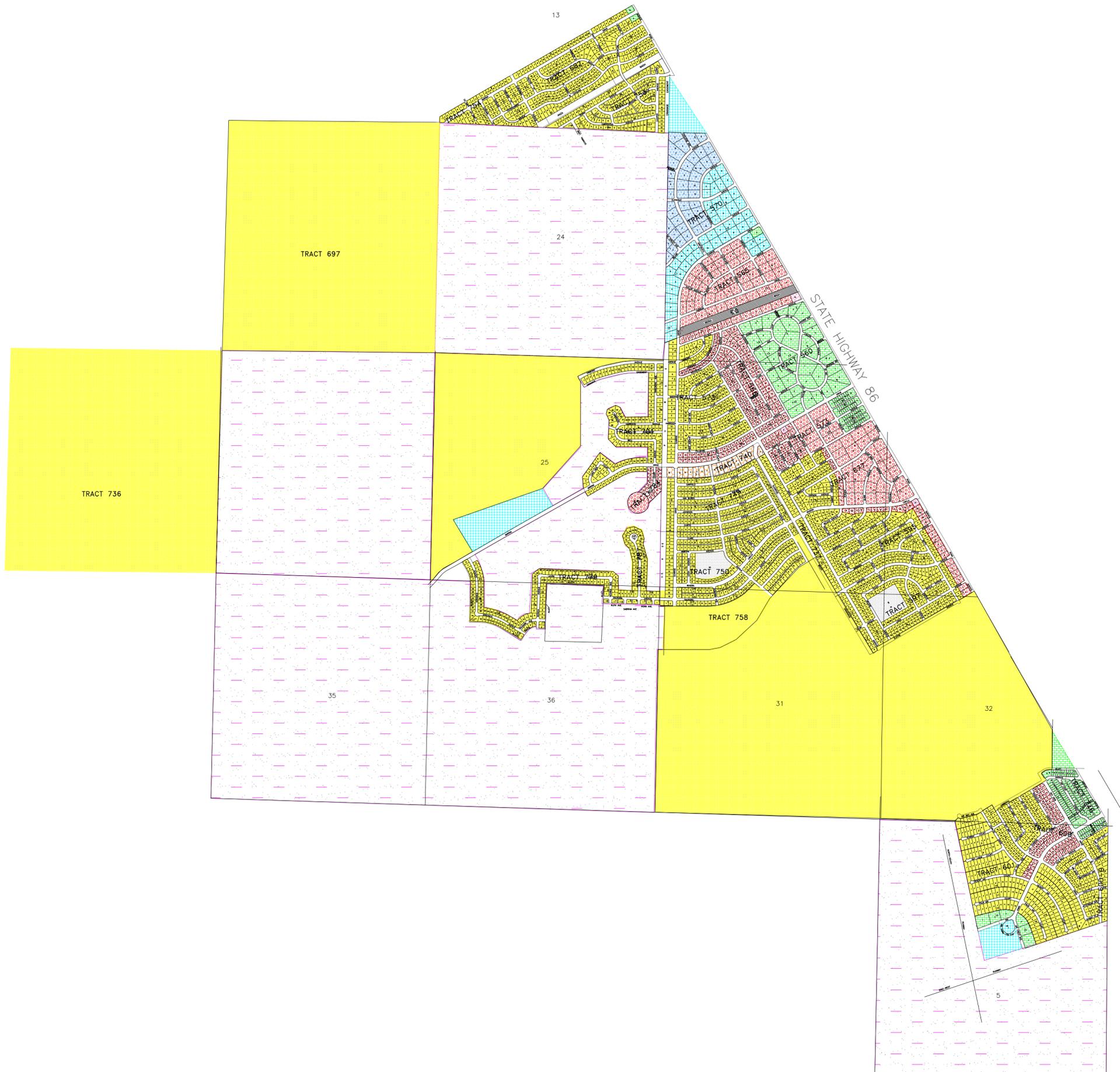
Townsite of Salton Sea Beach West Shores/Salton City Urban Area Map

Approved October 25, 1994 by Minute Order # 9 D 3

Land Use Element

Figure 3

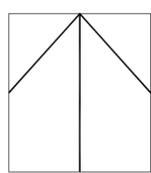


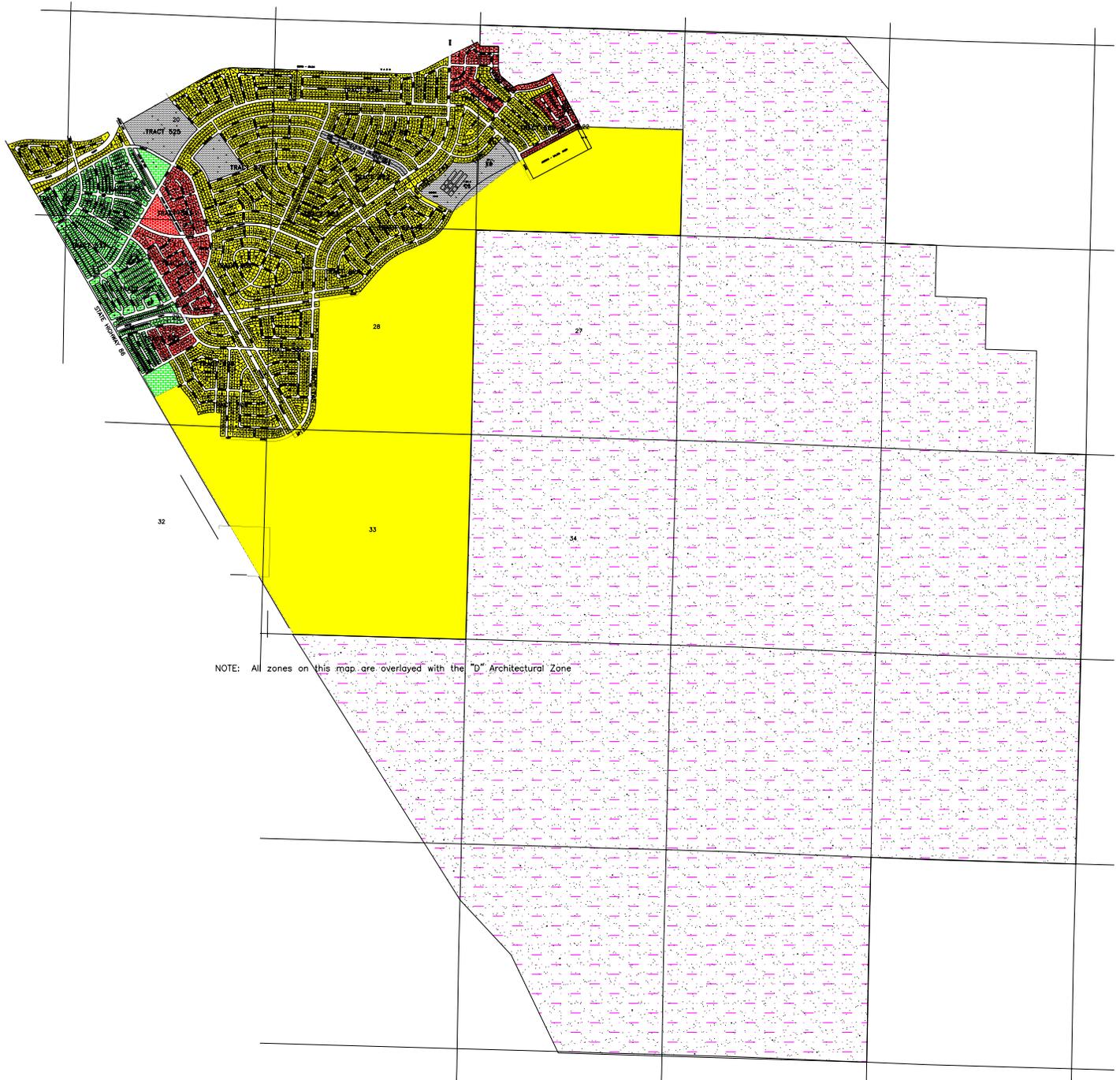


DESIGNATIONS

- | | | | |
|---|----------------------------|---|---------------------------|
|  | Low Density Residential |  | Government/Special Public |
|  | Medium Density Residential |  | Light Industrial |
|  | High Density Residential |  | Medium Industrial |
|  | General Commercial | | |
|  | Neighborhood Commercial | | |
|  | Recreation/Open Space | | |

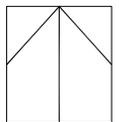
Revision Notes:
February 25, 2008 - Error correction of APN 014-111-007 from Medium Density Residential to Neighborhood Commercial





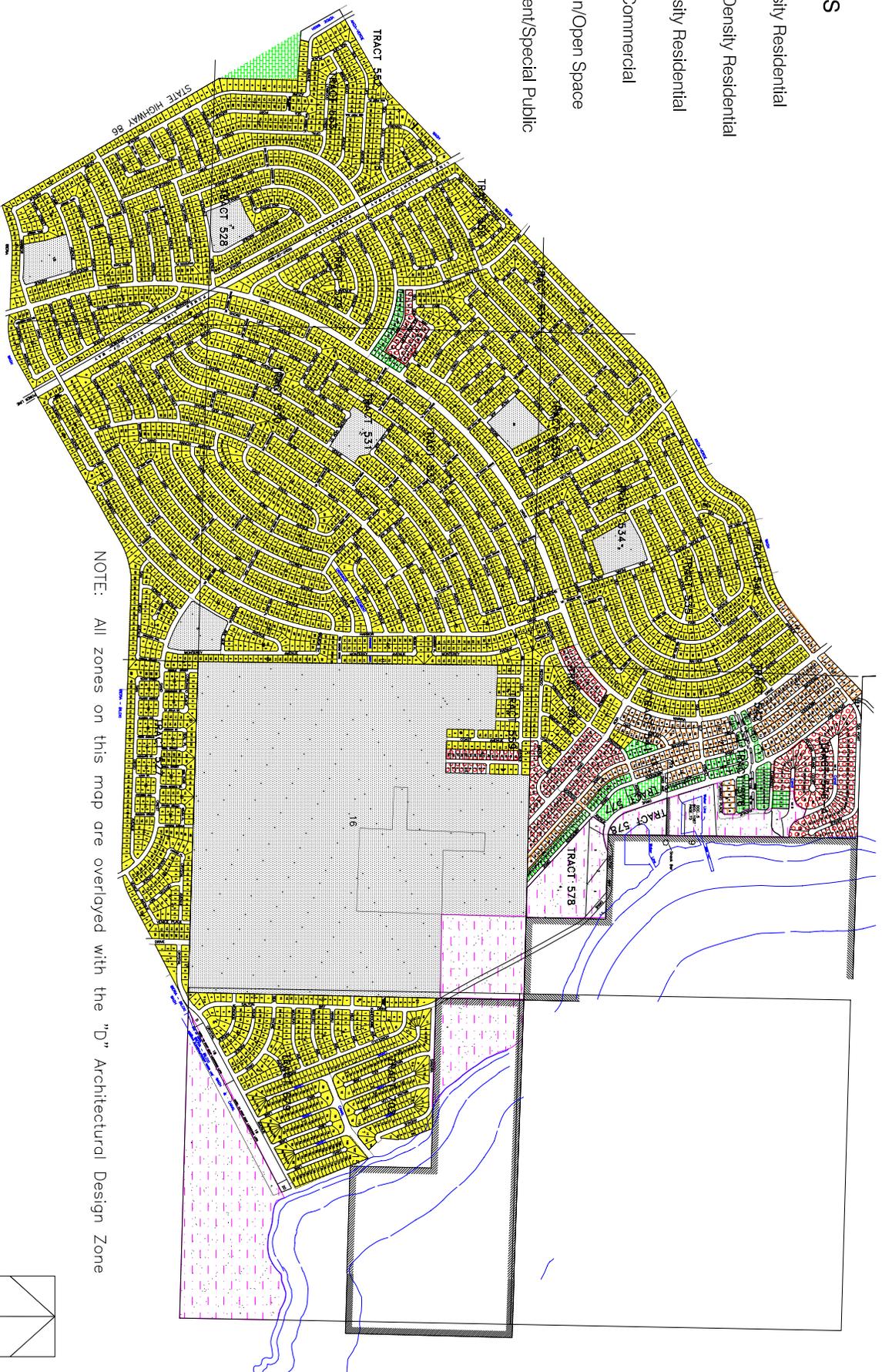
DESIGNATIONS

-  Low Density Residential
-  Medium Density Residential
-  General Commercial
-  Recreation/Open Space
-  Government/Special Public



DESIGNATIONS

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  General Commercial
-  Recreation/Open Space
-  Government/Special Public



NOTE: All zones on this map are overlaid with the "D" Architectural Design Zone

**Imperial County
General Plan**

**Salton City -- Central
West Shores/Salton City Urban Area Map**

Approved October 25, 1994 by Minute Order # 9 D 3

Land Use Element

**Figure
4C**

Imperial County General Plan

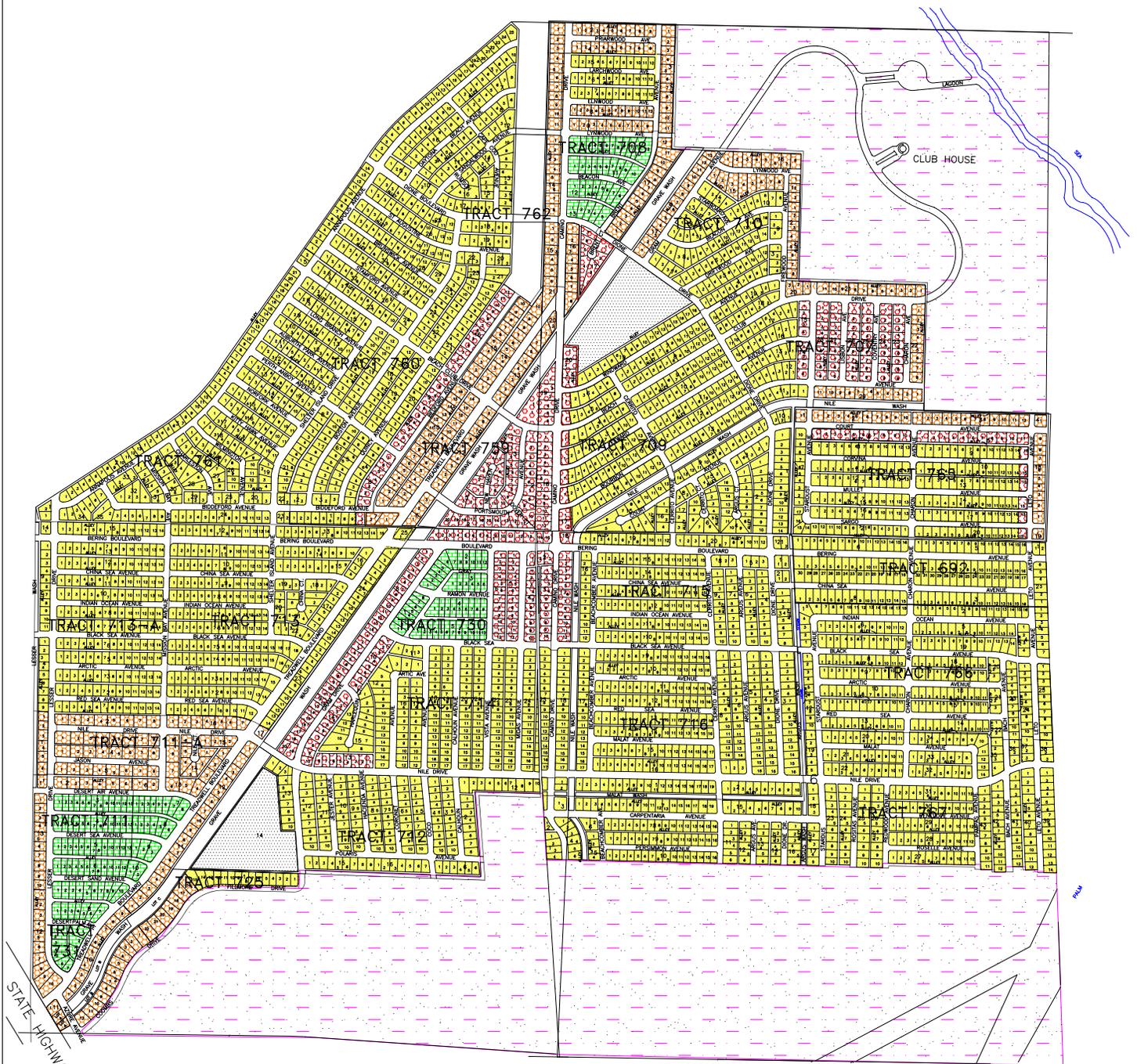
Salton City -- Northeast West Shores/Salton City Urban Area Map

Approved October 25, 1994 by Minute Order # 9 D 3

Land Use Element



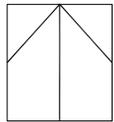
**Figure
4D**

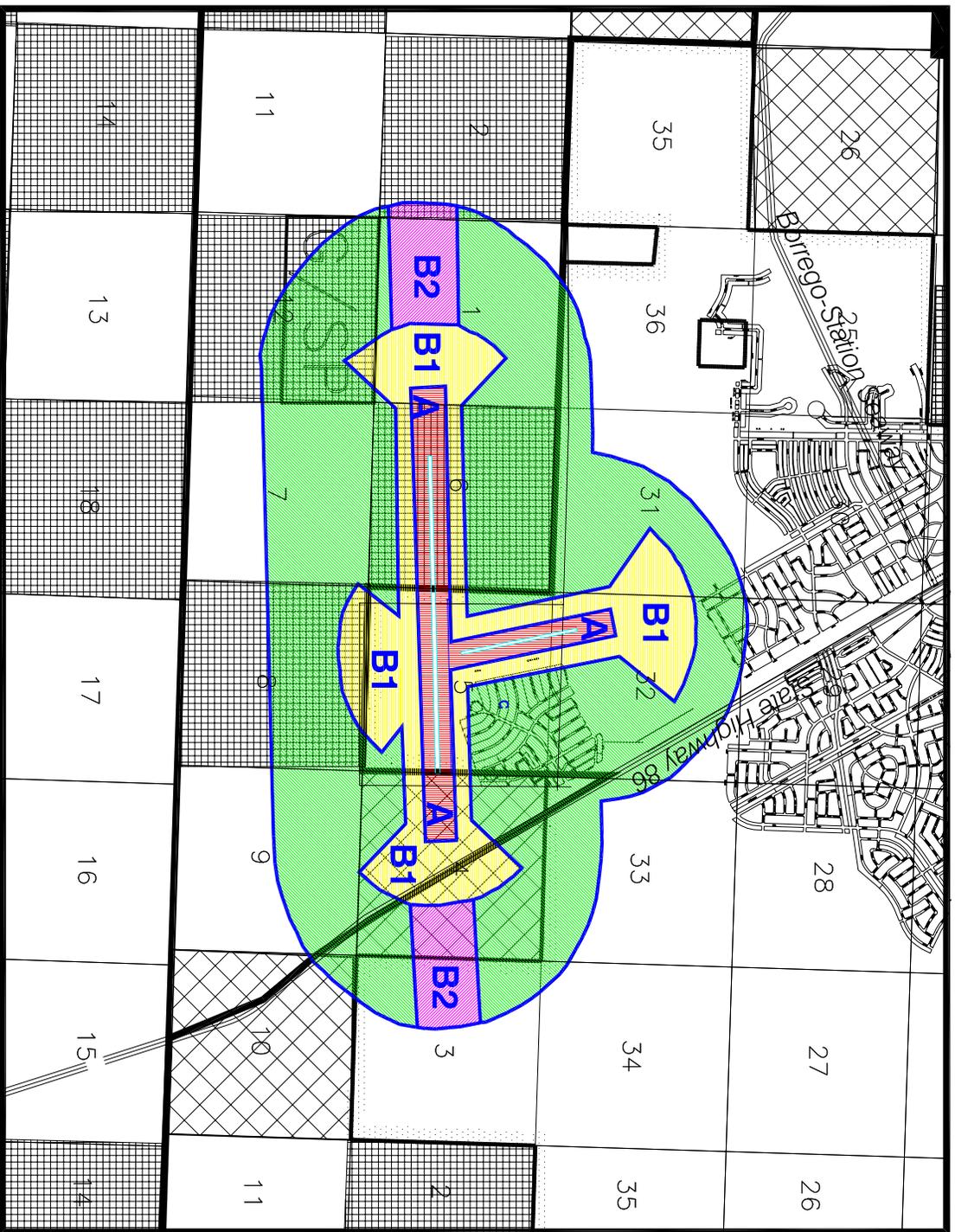


NOTE: All zones on this map are overlaid with the "D" Architectural Design Zone

DESIGNATIONS

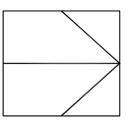
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  General Commercial
-  Recreation/Open Space
-  Government/Special Public





DESIGNATIONS

-  Bureau of Land Management
-  Salton Sea Airport
-  State Lands
-  A
-  B1
-  B2
-  C



**Figure
5**