

WINTERHAVEN URBAN AREA PLAN

Prepared by:

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Approved By:

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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

The Imperial County General Plan, adopted November 9, 1993, designates Winterhaven as an Urban Area. Urban Areas are characterized by the County General Plan as having full levels of urban services, in particular public water and sewer systems, and contain or propose a broad range of residential, commercial, and industrial uses.

This document known as the "Winterhaven Urban Area Plan", supersedes and replaces the "Current Land Use Plan for the Bard-Winterhaven Planning Unit" adopted January 20, 1976, by the Imperial County Board of Supervisors. It is incorporated into the Land Use Element of the County of Imperial General Plan and shall serve as a guide to the decision makers, staff and the public to address the distribution, general location and extent of uses of land for housing, commerce, industry, and public facilities.

The Winterhaven Urban Area consists of an area totalling approximately 225 acres, which includes the Townsite of Winterhaven and surrounding areas, and is situated in the most southeastern section of Imperial County. The Indian Reservation surrounds the north, east and west boundaries. The north boundaries are Blocks 1 and 2 situated north of H Street and Block 13 situated north of D Street, the east boundary is First Avenue, the south boundary is the Colorado River, and the west boundaries are Third Avenue in the Townsite of Winterhaven and the east line of the west half of the Southwest Quarter of Section 27 Township 16 South - Range 22 East.

Future growth in Winterhaven is expected to consist primarily of infill on existing lots, rather than expansion by new subdivision development, except at very low densities. The Winterhaven Urban Plan has been prepared to reflect the town's role as a commercial center serving travelers on State Highway 80 and Interstate 8, the surrounding agricultural and rural areas, Colorado River trailer and RV parks, and a small local population. The growth of new employment opportunities is limited due to the controlled expansion of the Urban Area since it bounded to the north, west, and east by the Quechan Indian Reservation and the south by the United States-Mexico International Border.

B. Purpose

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

The Plan designates the proposed distribution and general location and extent of the uses of land for housing, business, industry, public buildings and grounds, and other categories of public and private uses of land. The Plan includes a statement of standards of population density and building intensity of the various land use categories. The Plan also identifies the areas which are subject to flooding.

II. BACKGROUND

A. Location and Setting

The Winterhaven Urban Area consists of the Townsite of Winterhaven and surrounding areas, and is situated in the most southeastern section of Imperial County. The Indian Reservation surrounds the north, east and west boundaries. The north boundaries are Blocks 1 and 2 situated north of H Street and Block 13 situated north of D Street, the east boundary is First Avenue, the south boundary is the Colorado River, and the west boundaries are Third Avenue in the Townsite of Winterhaven and the east line of the west half of the Southwest Quarter of Section 27 Township 16 South - Range 22 East. The main roads in the planning area are State Highway 80, which runs through the Townsite of Winterhaven and Interstate 8. The Colorado runs through the designated Urban Area along the southern portion.

B. Population

According to the 1990 Census the community of Winterhaven has a population of 896 people. This number has not changed significantly within the past four years.

In 1992, a survey of the Winterhaven townsite was undertaken by the Imperial County Economic Development Department through a consultant, Laurin Associates. The purpose was to conduct a housing condition and household income survey. Eighty-seven Household Income Survey Forms were returned from a distribution of 130. Of those responding to the survey, 62.1 percent were owners and 37.9 percent were renters.

C. Local Economy

Winterhaven's economy is based primarily on agriculture related uses, and local commercial establishments. The townsite supports eleven retail/service shops, two liquor stores, three medical offices, two RV park facilities, and one Cafe.

Agriculture based employment is the primary source of income in the area. Twenty-nine percent of respondents indicated that all their income came from farm labor, and twenty-two percent that half of their income came from farm labor.

D. Water, Sewer, and Power Facilities

The existing pumping capacity for Winterhaven Water District is approximately 1,728,000 gal/day. Average consumption is estimated to be 72,500 gal/day. Winterhaven and the Quechan Tribe have contracted with the City of Yuma, Arizona Sewer Department for sewage treatment at their plant of 250,000 gallons per day.

Electrical service is provided by the Imperial Irrigation District. There are no natural gas pipelines that serve the area. Irrigation water is supplied by the Bard Water District.

E. Public Facilities

Public Facilities encompass the County of Imperial Agricultural Commissioners Office, Courts System and Sheriff's Sub-Station, the United States Postal Service

Office, Winterhaven County Water District Office, Winterhaven Fire Department, Winterhaven Telephone Company, and four religious affiliations.

F. School Facilities

Winterhaven is in the San Pascual Valley Unified District. However, no educational facilities are currently located in the community.

G. Circulation

Interstate 8 and State Highway 80 (Winterhaven Drive) are the main thoroughfares in the area.

H. Sheriff/Fire Facilities

Winterhaven has two emergency response divisions; the Imperial County Sheriff's Sub-Station and the Winterhaven Fire Department.

I. Public Safety

This section identifies existing and potential hazards within the planning area.

Flooding is a concern in the planning area since the Colorado River borders the southern boundary.

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III. EXISTING CONDITIONS AND TRENDS

A. Preface

On the basis of an analysis of the existing land uses within the Winterhaven Urban Area Plan, it is possible to more clearly define issues associated with existing and planned land uses which should be addressed within this plan. Factors which may act to either encourage or limit growth are described below. New issues may occur which should be addressed through an amendment of this Urban Area Plan.

The following analysis is based on an evaluation of land use objectives contained in the adopted (1976) "Bard-Winterhaven Planning Unit Current Land Use Plan", the Land Use Element, and discussions with local residents.

B. Land Use Issues

The following issues may change when this plan is implemented. Appropriate amendments to this plan can be made as new issues arise in the future.

1. The predominant land uses within and surrounding the Winterhaven Urban Area is primarily agriculture, then residential, following is commercial.
2. Agriculture and related activities are expected to continue to be the primary land use in the immediate area of the townsite. Whether this will continue indefinitely is unknown at this time.
3. Any proposed new residential subdivisions, commercial, or industrial developments shall conform to the County's Land Use Element and other revised General Plan Elements as to the land use type, lot size and density of the development.
4. The County Zoning Ordinance permits existing non-conforming land uses and lot sizes to remain; however, new development is required to conform to this Plan and the revised Zoning Ordinance.
5. Existing uses which are not in conformance with the Winterhaven Urban Area Plan will be reviewed after adoption of the Zoning Ordinance by the Board of Supervisors.

C. Population Growth

The Winterhaven Urban Area has experienced little growth over the past decade.

D. Agriculture

No significant changes in existing agricultural activities outside of the urban area are expected.

E. Housing

As of January 1992, Winterhaven has a total of 179 housing units, 20 units are vacant. However, the number of units available for rent or sale is slightly lower since 4 units are seasonal/vacation units. (Source: Housing Needs and Preference Survey, County-Wide, Imperial County, California - Laurin Associates, January 1992.)

Rental rates range from a low of \$190 per month to a high of \$350. The median rent was \$255 per month. For those with a house payment, the low was \$295 per month, the high was \$475, for a median of \$400.

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.

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

F. Sewer and Water Facilities

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

G. Sheriff's Substation

In the event that there is a substantial increase in population 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 approval by the County.

H. Circulation

Notwithstanding future growth, it is recommended that State Highway 80 (Winterhaven Drive) continue to be designated as the town's major route, as part of the Circulation Element. The highway and collector streets provide access points to practically all of the proposed land uses reviewed and accommodated by this plan.

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IV. GOALS AND POLICIES

A. Preface

The Goals and Objectives, together with the Implementation Programs and Policies in Chapter V, 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. These Goals and Objectives, therefore, are important guidelines for land use decision making. It is recognized, however, that other social, economic, environmental, and legal considerations are involved in land use decisions and that these Goals and Objectives, and those of the General Plan Elements, should be used as guidelines but not doctrines.

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 liability of the housing stock in the Winterhaven 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 Winterhaven 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 township 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 Winterhaven Urban Area.

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

Objective 1.2 Ensure that noise standards and policies are compatible with the standards and policies of other General Plan Elements and other County Agencies.

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 Regulate development within flood way areas in accordance with the Federal Emergency Management Agency (FEMA).

Objective 1.3 Reduce fire hazards by the design of new developments.

Emergency Preparedness

Goal 2: Minimize potential hazards to public health, safety, and welfare and prevent 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 Identify potential risk and damage due to inundation from dam failure and/or water releases

Objective 2.3 Minimize injury, loss of life, and damage to property by implementing all state codes where applicable.

Objective 2.4 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 2.5 Reduce vehicle accidents through appropriate standards.

F. Agriculture

Preservation of Important Farmland

Goal 1: All Important Farmland, including the categories of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance, as defined by Federal and State agencies should be preserved for agricultural uses.

Objective 1.1 Maintain existing agricultural land uses outside of the urban area and allow only those land uses in agricultural areas that are compatible with agricultural activities.

Objective 1.2 Conserve Important Farmland for continued farm related (non-urban) use and development while ensuring its proper management land use.

Objective 1.3 Discourage the location of development adjacent to productive agricultural lands.

Objective 1.4 Allow conversion of agricultural land to non-agricultural uses only where a clear and immediate need can be demonstrated based on population projections and lack of other available land for such non-agricultural uses.

Development Pattern and Locations on Agricultural Land

Goal 2: Adopt policies that prohibit "leapfrogging" or "checkerboard" patterns of non-agricultural development in agricultural areas and confine future urbanization to the Winterhaven Urban Area.

Objective 2.1 Do not allow the placement of new nonagricultural land uses such that agricultural fields or parcels become isolated or more difficult to economically and conveniently farm.

Objective 2.2 Encourage the infilling of development in the urban area as an alternative to expanding urban boundaries.

Agricultural and Non-Agricultural Land Use Regulations

Goal 3: Limit the introduction of conflicting uses into farming areas, including residential development of existing parcels which may create the potential for conflict with continued agricultural uses of adjacent property.

Objective 3.1 The primary use of any parcel designated "Agriculture" on the Land Use Plan shall be agricultural production. Residential uses in such areas must recognize that this primary use of the land may create nuisances such as flies, odors, dust, noise, night light, and chemical spraying.

Objective 3.2 Enforce the provisions of the Imperial County Right-to-Farm Ordinance (No. 1031).

Objective 3.3 Enforce the provisions of the State nuisance law.

Objective 3.4 As a general rule, utilize transitional land uses around urban areas as buffers from agricultural uses. Such buffers may include rural residential uses, industrial uses, recreational areas, roads, canals, and open space areas.

Water Availability and Conservation

Goal 4: Maximize the inherent productivity of Imperial County's agricultural resources by requiring future availability of adequate and affordable irrigation water and by managing water such that it is used effectively and not wasted.

Objective 4.1 The County must favor efforts to require adequate irrigation water for agricultural areas.

Objective 4.2 Coordinate with the appropriate agencies for the availability of water to meet future agricultural needs.

Public Relations and Education

Goal 4: Establish positive relations with the general public and inform the general public that the County's economy is intricately dependent upon agricultural production.

Objective 4.1 Continue to make information accessible to the public regarding pesticides used and areas treated, as currently provided by the Agricultural Commissioner's Office.

Objective 4.2 Maintain existing procedures provided by the Agricultural Commissioner's Office and the Right to Farm Ordinance that allow for public input without disruption of agricultural operations.

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 renewable alternative sources of energy.

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

Objective 3.2 Encourage the utilization of alternative passive and renewable 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 local utility company'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. Colorado River 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 Require the use and protection of the waterways in the planning area. Require proper drainage and provide accommodation for storm runoff from urban and other developed areas in manners compatible with requirements to provide necessary agricultural 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.

Objective 4.6 Ensure protection of water bodies that are important for recreational fishing.

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 agricultural sector as an important source of surface water for the maintenance of valuable wildlife and recreational resources in the County.

Adequate Agricultural Irrigation Water Supply

Goal 3: The County will require the provision of safe and healthful sources and supplies of agricultural irrigation water adequate to assure the continuation of agricultural land uses as established by the County General Plan and the long-term continued availability of this essential resource.

Objective 3.1 The efficient and cost-effective utilization of local and imported water resources through the development and implementation of innovative agricultural use patterns.

Coordinated Water Management

Goal 4: Water resources shall be managed effectively and efficiently through inter-agency and inter-jurisdictional coordination and cooperation.

Objective 4.1 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 4.2 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. Preface

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

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

B. Land Use Designations and Standards

In order to define a clear distribution of development and preservation, the following categories have been established (see Figure 1):

1. Low Density Residential;
2. Medium Density Residential;
3. High Density Residential;
4. Neighborhood Commercial;
5. General Commercial;
6. Government/Special Public;
7. Light Industry;
8. Medium Agricultural; and,
9. Floodway.

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 are compatible with the existing character of the community.

Residential Development Standards:

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

Maximum height is 35 feet for single family homes.

Commercial Development Standards:

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

Industrial Development Standards:

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

Agricultural Development Standards:

Agricultural zoning and land uses are prohibited in this category. Vegetable gardens, private greenhouses, flower gardens, fruit and nut trees strictly for domestic purposes are allowed within this category.

Open Space

Open space land uses consist of environmentally sensitive areas, fault zones, floodways and parks. Only passive recreational uses are allowed.

Solid Waste Facility Development Standards:

Landfills and hazardous waste storage and transfer stations are not allowed within this category. Municipal solid waste transfer and recycling stations may be permitted with appropriate zoning and environmental review.

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 are compatible with the existing character of the community.

Residential Development Standards:

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

Maximum height is 35 feet for single family homes.

Commercial Development Standards:

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

Industrial Development Standards:

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

Agricultural Development Standards:

Agricultural zoning and land uses are prohibited in this category. Vegetable gardens, private greenhouses, flower gardens, fruit and nut trees strictly for domestic purposes are allowed within this category.

Open Space

Open space land uses consist of environmentally sensitive areas, fault zones, floodways and parks. Only passive recreational uses are allowed.

Solid Waste Facility Development Standards:

Landfills and hazardous waste storage and transfer stations are not allowed within this category. Municipal solid waste transfer and recycling stations may be permitted with appropriate zoning and environmental review.

3) High-Density Residential

A land use area that would provide for high density residential developments, typically RV Parks or apartment dwelling units if public facilities/services are available, or to be concurrently provided and are compatible with the existing character of the community. The existing land uses between the river and the levee will be limited strictly to the expansion of the existing RV Park.

Residential Development Standards:

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

Maximum height is 40 feet for single family homes.

Commercial Development Standards:

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

Industrial Development Standards:

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

Agricultural Development Standards:

Agricultural zoning and land uses are prohibited in this category. Vegetable gardens, private greenhouses, flower gardens, fruit and nut trees strictly for domestic purposes are allowed within this category.

Open Space

Open space land uses consist of environmentally sensitive areas, fault zones, floodways and parks. Only passive recreational uses are allowed.

Solid Waste Facility Development Standards:

Landfills and hazardous waste storage and transfer stations are not allowed within this category. Municipal solid waste transfer and recycling stations may be permitted with appropriate zoning and environmental review.

4) 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.

5) General Commercial

A land use area that would be planned for larger highway/commercial uses adjacent to State Highway 80 or Interstate 8, which would allow, e.g. retail outlets, truck stop, 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.

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, community buildings/lands, and other public related facilities.

7) Light Industry

A land use area that would be planned for light 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.

Residential Development Standards:

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

Industrial Development Standards:

Light manufacturing land uses.

Maximum floor area ratio of 3:1 (i.e., three square feet of gross building area per one square foot of area within the lot or building site).

A minimum of ten percent of the area shall be landscaped.

Building height maximum of 35 feet.

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

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

Commercial Development Standards:

Neighborhood commercial uses, which can be shown to be compatible with adjacent existing or planned residential uses.

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

Building height maximum of 35 feet.

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

Solid and Liquid Waste Disposal Facilities:

Landfills and hazardous waste storage and transfer stations are not allowed within this category. Municipal solid waste transfer and recycling stations may be permitted with appropriate zoning and environmental review.

8) Medium 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.

Residential Development Standards:

Very low density residential land uses with not more than 1 single family dwelling unit per 40 acres or per legal parcel.

Land shall not be subdivided for residential development.

Agricultural employee housing may be permitted with a Conditional Use Permit and environmental review to determine that continued agricultural use will not be adversely impacted.

Building height maximum of 35 feet.

Commercial Development Standards:

Limited neighborhood commercial land uses providing basic household goods and services; and sales of agricultural goods as feed, grain, fertilizers, pesticides.

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

Maximum building height of 35 feet.

No lot or building site shall have more than 50 percent of its net area covered with buildings or structures.

A minimum of 25 percent of the front lot area shall be landscaped.

Industrial Development Standards:

Industrial uses are not permitted except those directly associated with agricultural products and processes. This would include cotton gins, dehydration mills, seed mills, fruit, vegetable, meat and fish packing plants, hay storage and shipping, and nut shelling and cooking. Implementing zoning may require a Conditional Use Permit for some or all of these industrial uses.

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

Building height maximum of 50 feet.

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

Industrial uses within this category must be located in areas having access to major transportation systems or must make provision for adequate transportation systems. Distribution facilities, such as truck transport terminals, are not allowed in this category.

Open Space/Recreation Standards:

Mobilehome parks and recreational vehicle parks and campgrounds are strictly prohibited.

Solid and Liquid Waste Disposal Facilities:

Landfills are not allowed within this category.

9) Floodway

The Floodway designation represents those areas within the Winterhaven Urban Area that have been identified and known to be subject to periodic flooding pursuant to the official Flood Insurance Rate Map (F.I.R.M.). Official Flood Insurance Rate Maps are available for public review at the Planning/Building Department.

C. Implementation Programs and Policies

Implementation of the Winterhaven 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 variances.

During the review of any proposed development proposal, the County will evaluate the adequacy of, and potential project impact on, public facilities serving the Winterhaven Urban Area including the following.

1) Water Service

New nonagricultural development is required to be serviced by the Winterhaven County Water District, unless other arrangements are proposed.

2) Sewer and Trash Service

New nonagricultural development is required to be serviced by the Winterhaven County Water 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 Winterhaven 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) Floodways

A portion of the Winterhaven Urban Area is in a floodway. The Federal Emergency Management Agency (FEMA) has mapped the floodway in order to protect human life and health and minimize damage to public and private facilities and utilities, new development, expansion, or reconstruction of any structure designed for human habitation or employment. The County of Imperial Departments of Planning/Building and Public Works have established rules and procedures in the Zoning Ordinance to permit any new development, expansion, or reconstruction following review of a site specific engineering analysis showing that such structure will not adversely affect, hinder, restrict, or alter the water-carrying capacity of the floodway and will not result in any increase in flood levels during the occurrence of a 100-year flood. The Ordinance provides that developers shall also be required to avoid flood prone areas and provide street and other necessary public improvements as necessary.

6) 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.

D. The Plan

1. Agriculture

Policy

No significant changes in existing agricultural activities outside the urban area are expected in the near future.

Program

- The County General Plan and Winterhaven Urban Area Plan will allow agricultural activities to continue in the area.

2. Industry

Policy

The County supports existing industrial uses to the north and south of State Highway 80 in the townsite of Winterhaven. These uses consist of several truck and auto repair related services.

Program

- No heavy manufacturing uses will be allowed in the urban area pursuant to the Land Use Element of the General Plan.

3. Commercial Development

Policy

The Winterhaven Urban Area Plan has sufficient lands zoned and designated for commercial uses to serve the current and projected needs of the community.

Program

- No new commercial areas are expected to be necessary in the near future.

4. Residential

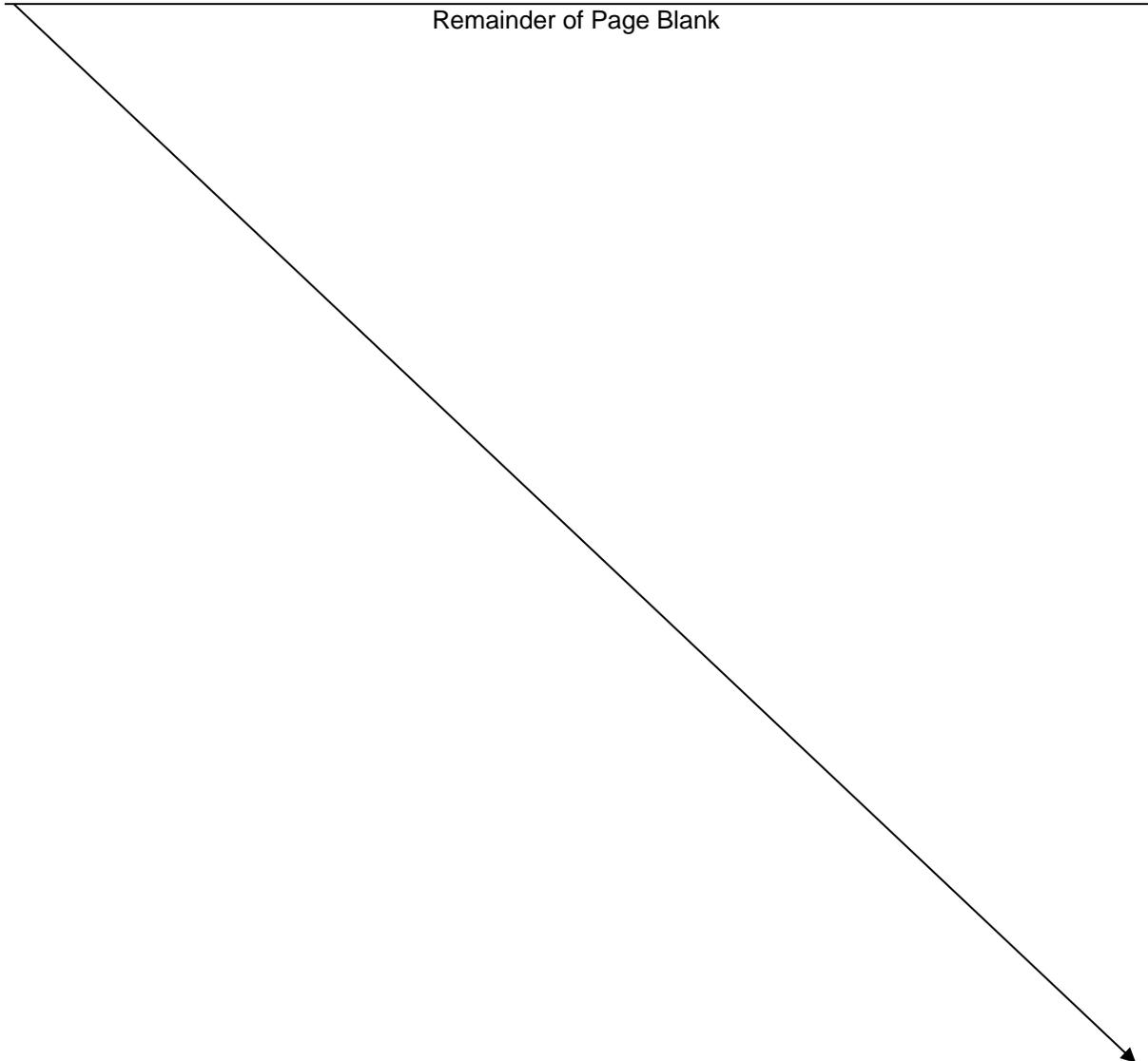
Policy

The existing townsite will remain essentially the same.

Program

- Existing residential uses located on commercially zoned property can remain unless the Zoning Ordinance dictates otherwise.

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VI. PUBLIC/STAFF INVOLVEMENT/ENVIRONMENTAL

Public Involvement

Public meetings were held in Winterhaven at the Winterhaven Water District - Water Board Chambers on June 16, 1994 and September 22, 1994 to provide the residents an opportunity to express their recommendations for the future land uses in the townsite of Winterhaven and surrounding areas.

The residents were informed that they could also provide input regarding the Plan at both the County Planning Commission and Board of Supervisors meetings when the Plan would ultimately be reviewed and adopted.

The input from the community was that the townsite should basically remain the same in terms of land uses in Winterhaven. This input has been reflected in the Plan and will remain as proposed unless significant information to the contrary is received.

Staff Involvement

The Staff of the Planning/Building have been involved in the review and preparation of the Winterhaven Urban Area Plan and a special thank you and acknowledgement of their efforts is necessary.

Environmental Review

The preparation of the Winterhaven Urban Area Plan is to implement the Land Use Element of the revised General Plan. The area impacted is the townsite and western portion of the urban area which encompasses approximately 225 acres. An Initial Study was prepared for this Plan to be reviewed by the Environment Evaluation Committee. Since, this area has been significantly reduced from the previous plan which consisted of approximately 40,339 acres to approximately 225 acres, there will be no additional significant adverse environmental impacts occurring as part of the adoption of this Plan.

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VII. ORGANIZATIONS AND PERSONS CONSULTED

Public Notice of the Preliminary meetings for public input by Winterhaven residents was provided by written notification and by posting notices in the community.

Public Notice

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

Federal

- Bureau of Reclamation (Yuma)
- Bureau of Indian Affairs
- Bureau of Land Management (El Centro)
- U.S. Department of Agriculture-Soils Conservation Services
- U.S. Department of Fish and Wildlife
- U.S. Department of Interior-Bureau of Land Management
- U.S. Department of Interior-Bureau of Reclamation
- U.S. Fish/Wildlife Services

State

- CALTRANS Planning (San Diego Office)
- Department of Fish and Game (El Centro Office)
- State of California RWQCB-Colorado River Basin

County of Imperial

- Agricultural Commissioner/APCD
- Buildings and Grounds
- Carlos Colvin, Planning Commissioner
- Community Economic Development
- County Administrative Office
- County Council's Office
- Environmental Health Services
- Mariano Martinez, Planning Commissioner
- Office of Emergency Services
- Public Works Department
- Sheriff's Department
- Supervisor Wayne Van De Graaff, District #1

Winterhaven Community

- Winterhaven County Water District
- Winterhaven Fire District

Others

Allen Rosenbaum
Bard Resources Conservation District
Bard Water District
Colorado River Association (Glendale)
County of Yuma
Farm Bureau
IVC Museum
Quechan Tribal Housing Authority
San Pascual Valley Unified School District

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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)
Housing Element (1990)
Imperial County Water Element (1970)
Revised General Plan and Program EIR (1993)
Agricultural Element
Geothermal/Transmission Element
Water Element
Circulation/Scenic Highways Element
Conservation/Open Space Element
Land Use Element
Overview
Noise Element
Seismic and Public Safety Element
Zoning Maps

State

Census Data (1990)
Department of Finance Projections (1993)

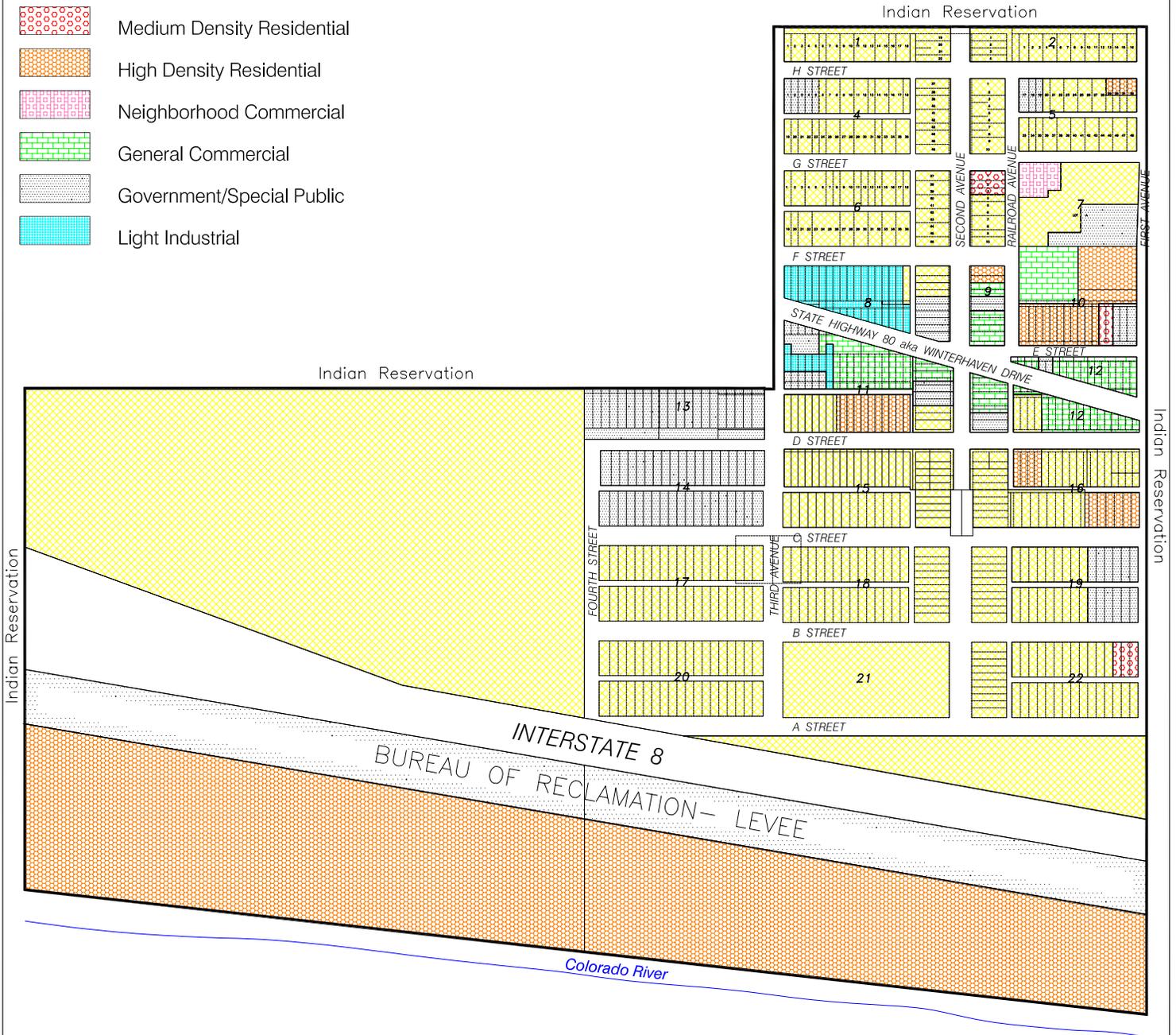
Other

Housing Condition Survey and Household Income Survey,
Unincorporated Communities, Imperial County, January
1992, Laurin Associates

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

DESIGNATIONS

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



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