

LAND USE ELEMENT
of the Imperial County
GENERAL PLAN

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IMPERIAL COUNTY GENERAL PLAN LAND USE ELEMENT

I. INTRODUCTION

A. Preface

As required under California Government Code Section 65302(a) this document represents Imperial County's amended Land Use Plan. This Land Use Element **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, business, industry, open space, agriculture, and public facilities. This Land Use Element amends and updates the current Land Use Element adopted on November 24, 1998, and any amendments thereto.

The Land Use Element describes existing land uses within the County and the facilities and services which provide the public infrastructure to support these uses. Also stated are Goals and Objectives for future growth, expansion of public facilities, and environmental resource protection; and policies and programs to guide such future growth. A Land Use Plan delineates, at a scale of 1 inch = 2 miles, County areas designated within eight land use categories. A copy of the Land Use Plan is available at the County Planning & Development Services Department, at 801 Main St., El Centro, Ca. 92243 (760)-482-4236.

B. Purpose of the Land Use Element

The primary purpose of the Land Use Element is to identify the goals, policies and standards of the General Plan that will guide the physical growth of Imperial County, including the public facilities necessary to support such growth. It is prepared pursuant to Government Code Section 65302(a) which reads as follows:

A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land (see Figure 1). The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas....

This Element, therefore, is to show in a very general way a range of uses for lands within the County, without projecting when or how a use will be developed. The General Plan and this Element is based in part on a statement of the purpose of Government and Government Plans and on five basic goals adopted by the Board of Supervisors on January 2, 1973. The purpose of Government and, therefore, Government Plans is to help every citizen to secure a better life than would be possible without the efforts of Government in their behalf.

The six basic concepts herewith adopted by the Board in support of the General Plan are:

- Quality of Life.
- Safety for people and property.
- Wide selection of social and economic opportunities.
- Efficient use of natural, human and financial resources.
- Clean air, water and land.
- Quiet, beautiful communities and rural areas.

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

The intent of the County of Imperial in preparing the Land Use Element is to maintain and promote the economic prominence of agricultural enterprises, determine appropriate urban development centers and encourage their economic development, protect the existing character of rural and recreational communities and areas, and preserve the unique natural and cultural resources of the Imperial Valley as a region.

C. Urban Areas and Community Areas

Urban Areas and Community Areas are General Plan designations which provide for a range of permitted land uses within specific geographic areas of the County.

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For urbanizing areas surrounding incorporated cities, the Previous (prior to 1993) Land Use Plans duplicated the land use planning efforts of the cities and, at times, conflicted with them. Implementation of this Update is intended to include zone reclassification studies for areas adjacent to cities which will be based on the adopted Land Use Plan of each city. County zoning would be changed to reflect residential densities and land use intensities which are at or below that which would be permitted by the city Land Use Plan. For the “urban” unincorporated areas of Heber, Niland, Salton City, Seeley, West Shores and Winterhaven new Land Use Plans were prepared. These may also need updates at various times. Zoning limitations may also be recommended which would limit development where public facilities are presently inadequate to provide an urban level of service; or where premature development would impact continued agricultural use of adjacent property or cause “leapfrog” or “checkerboard” land use patterns.

1. Urban Areas

The Urban Area designation on the Land Use Plan includes areas surrounding the seven incorporated cities; Brawley, El Centro, Westmorland, Holtville, Calipatria, Imperial and Calexico. Urban Areas also include the unincorporated communities of Niland, Heber, Seeley, Winterhaven and West Shores/Salton City (see also Figure 1). These areas are characterized by a full level of urban services, in particular public water and sewer systems, and contain or propose a broad range of residential, commercial, and industrial uses.

It is anticipated that these areas will eventually be annexed or incorporated and should be provided with the full range of public infrastructure normally associated with cities. Therefore, development in these areas, while allowed in the County, any new development shall provide for the extension or development of full urban services such as public sewer and water, drainage improvements, street lights, fire hydrants, and fully improved paved streets with curbs and, in many cases, sidewalks. If located within an urban area, such improvements shall be consistent with City standards as determined by the director. In cases where the Urban area is located in the unincorporated communities (i.e. Heber, Seeley, etc.) improvements shall be consistent with County standards as determined by the Director of Planning & Development Services. Development proposed outside of a designate Urban area shall either require an amendment to an existing Urban area or be designated as a new Specific Plan Area meeting full Urban area improvement standards.

Brawley Urban Area – This (approximately) 9,890 acre area surrounds the incorporated City of Brawley and is generally bounded on the west by the New River, Brandt Road, Kalin Road, Poe Subdivision and State Highway 86, on the north by Ward Road, on the east by Best Road, the Livesely Drain, and a line approximately one-half mile east of Best Road, and on the south by the Rockwood Canal, Mead Road, the Best Canal, Dogwood Road, and Shartz Road.

Calexico Urban Area – This (approximately) 8,302 acre area surrounds the incorporated City of Calexico, with the City of Mexicali, Republic of Mexico, located to the south. The Planning Area is generally bounded on the west by Dogwood Road, on the north by Willoughby Road and Jasper Road, and on the east by Bowker Road and the designated S.P.A.

Calipatria Urban Area – This (approximately) 4,285 acre area surrounds the incorporated City of Calipatria and is generally bounded on the west by Lyerly Road, Bowles Road, Coberly Road, and English Road, on the north by Young Road with an northerly extension to Wilkenson between Coberly and Carrick Roads, on the east by Blair Road and Carrick Road, and on the south by Yocum Road and Bowles Road.

El Centro Urban Area – This (approximately) 14,288 acre area surrounds the incorporated City of El Centro and is generally bounded on the west by Austin Road, on the north by the Central Drain, Dogwood Road, and Villa Road, on the east by State Highway 111, and on the south by Northrup Road (extension), McCabe Road, a line approximately 1,320 feet east of Dogwood Road, and Chick Road.

Heber Urban Area – This (approximately) 1,040 acre area surrounds the unincorporated community of Heber and is served by the Heber Public Utilities District. It is located south of Interstate 8 between the cities of El Centro and Calexico bounded by Farnsworth Lane on the west, Correll Road on the north, Pitzer Road on the east, and Fawcett Road on the south.

Holtville Urban Area – This (approximately) 4,080 acre area surrounds the incorporated City of Holtville. It is bounded on the west by State Highway 115, Zenos Road, and Country Club Road, on the north by Kamm Road, on the east by Towland Road, and on the south by Haven Road, the Ash Main Canal, and Edwards Road for a distance of approximately 3,300 feet east of Orchard Road, thence north to a line 1,320 feet south of Haven Road then east 3,660 feet then north to Haven Road and east to Towland Road.

Imperial Urban Area – This (approximately) 8,480 acre area surrounds the incorporated City of Imperial. It is bounded on the west by Austin Road, on the north by Ralph Road, on the east by Dogwood Road, and on the south by the Central Drain.

Niland Urban Area – This (approximately) 1,290 acre area surrounds the unincorporated community of Niland and is bounded on the west by Nieto Road, on the north by the railroad tracks, and the north line of which is approximately 1,000 feet north of Beal Road, on the east by the extensions of Cuff Road and Memphis Avenue, and on the south by the Noffsinger and Alcott Roads.

Seeley Urban Area – This (approximately) 1,520 acre area surrounds the unincorporated community of Seeley, located west of the City of El Centro and south of the Naval Air Facility. It is bounded on the west by the New River, on the north by El Centro Street, on the east by Bennett Road, and on the south by Interstate 8.

Westmorland Urban Area – This (approximately) 880 acre area surrounds the incorporated City of Westmorland. It is bounded on the west by Kingsley Road, State Highway 78/86, and Martin Road, on the north by Howenstein Road with a northerly extension between Martin Road and the railroad tracks for a distance of approximately 1,320 feet, on the east by Dean Road, and on the south by Baughman Road.

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 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.

Winterhaven Urban Area – This (approximately) 200 acre 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 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 actual boundaries of the Urban Areas are graphically depicted on the Land Use Plan enlargements referenced as LU-1X, LU-2X, and LU-3X which are adopted as an integral part of this General Plan, and which are on file in the Planning & Development Services Department.

2. Community Areas

The Community Areas are also shown on Figure 1 and include Palo Verde, Ocotillo/Nomirage Community Plan; and Hot Mineral Spa/Bombay Beach Community Area.

Community Areas differ from Urban Areas in that they are primarily second home, retirement, or recreation areas with limited commercial or employment opportunities. Urban services, including sewer and water, are limited.

Ocotillo/Nomirage is provided water service by private water companies and individual wells; Palo Verde by the Palo Verde County Water District; and Hot Mineral Spa/Bombay Beach by the Coachella Valley Water District. Only Bombay Beach has a public sewage system, also operated by the Coachella Valley Water District. The others rely on subsurface septic systems or facilities operated by mobile home and RV parks.

Future growth in Ocotillo/Nomirage and Palo Verde is expected to consist primarily of infill by single family residences on existing lots, rather than expansion of community boundaries, except at very low densities. A planned expansion of Bombay Beach was approved in 1985 but has not been constructed.

Ocotillo/Nomirage Community Area – This area encompasses the entire Ocotillo-Coyote Wells groundwater basin consisting of approximately 108,000 acres, of which approximately 15,000 acres are privately held. The Community Area Plan focuses primarily on the desert residential communities of Ocotillo, containing approximately 465 acres, and Nomirage, containing approximately 225 acres, and also includes the small residential community of Yuha Estates located on Highway 98 approximately 5 miles east of Nomirage. The Ocotillo town site is bounded on the west by Shell Canyon and the tract boundary west of Via De Anza, on the north by the tract boundary north of the Imperial Highway, on the east by Boundary Avenue, and on the south by Interstate 8 and an area extending south along both sides of the Imperial Highway approximately 1,320 feet. The Nomirage town site is bounded on the west by Sage Road, on the north by Cholla Road and follows the tract boundary north along Palo Verde, Tamarack, and Molitar Roads, on the east by Molitar, Yucca, and Palo Verde Roads, and on the south by Saguaro Road. Interstate 8, State Highway 98, the Evan Hewes Highway, and Imperial Highway (S2) are the major transportation routes through the area. A County Sheriff's substation and community center are located on Imperial Highway in Ocotillo.

Palo Verde Community Area Plan – This 640 acre area is located in the most northeastern corner of Imperial County, with Riverside County to the north, and is comprised of Section 2, Township 9 South, Range 1 East. Ben Hulse Highway (State Highway 78) runs north-south through the area. The town's role is primarily as a commercial center serving travelers on Highway 78, the surrounding agricultural and rural areas, Colorado River mobile home and RV parks, and a small local population. Though it has a water filtration plant operated by a County Water District, Palo Verde's potential for growth of new employment opportunities is limited due to its remote location and the lack of a community sewerage system. Community facilities include a fire station, post office, community hall, church, and a rod and gun club.

Hot Mineral Spa/Bombay Beach Community Area – This 4,500-acre community, located on the east shore of the Salton Sea, is bounded by Riverside County on the north, Salton Sea State Recreation Area on the west, Coachella Canal on the east, and on the south by the Salton Sea State Recreation Area and the boundary between Townships 9 South and 10 South. Hot Mineral Spa is the area north of Highway 111 and is primarily occupied by mobile home and recreational vehicle spaces in four existing parks. These parks also include some self-contained camping spaces. The total permitted spaces for these parks in 1992 was 1,460. Other housing exists throughout Hot Mineral Spa on individual lots, typically 2-1/2 acres and larger in size.

The Bombay Beach community is located on the Salton Sea and contains approximately 500 dwelling units on 704 buildable residential lots. The rising water level of Salton Sea has inundated an additional 240 lots located south of 5th Street.

Because limited potable groundwater is available in this area, the Coachella Valley Water District (CVWD) provides water service to the Hot Mineral Spa trailer parks, to Bombay Beach, and to most of the single residences in the area. Some residences, however, depend on bottled water. Sewer service is provided to Bombay Beach by CVWD which operates a treatment plant on the north side of Highway 111 and the railroad line. Adequate area exists for expansion of the sewage treatment plant to eventually serve Hot Mineral Spa in the future. Presently, the mobile home and RV parks in Hot Mineral Spa rely on either oxidation ponds or common septic systems for park residents. Individual residences rely on septic systems. Bombay Beach also has community management and maintenance services provided by the Bombay Beach Community Services District.

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Figure 1 – Imperial County Land Use Plan
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D. Specific Plans

1. Purpose and Content

Specific Plans are “planning tools” used to implement the general plan for large development projects such as a planned residential community, large scale commercial project, industrial park, etc., or to designate an area of the County where further studies are needed prior to development. Specific Plans should be utilized where existing conventional zoning regulations do not provide adequate controls over land use and development. Upon adoption, the Specific Plan serves as an amendment to the County General Plan for a very defined and detailed area. To be adequate, a Specific Plan must also be consistent with all aspects of the General Plan.

Specific Plans may be adopted by Resolution of the County Board of Supervisors. Following adoption of the Specific Plan, all subsequent use or development of the property shall be in conformance with the Specific Plan. The minimum required contents of Specific Plans are set forth in the California Government Code, Section 65451, as follows:

- (a) A text and/or diagrams which specify all of the following in detail:
 - (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
 - (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
 - (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
 - (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).
- (b) The Specific Plan shall include a statement of the relationship of the Specific Plan to the County General Plan.

The determination on whether a specific plan shall be prepared rests entirely with the Planning & Development Services Department.

2. Standards and Criteria for Approval

Specific Plans often represent significant investment of staff time to process the project, as well as County and local agency resources to support planned new growth. In order to justify this commitment of resources, proposed Specific Plans shall be required to clearly demonstrate fiscal, economic, social, public facility, or other local public benefit. The following Standards and Criteria shall be evaluated for each proposed Specific Plan during a “Specific Plan Pre-Application Assessment” with recommended findings presented to the Board of Supervisors by the Planning & Development Services Department and Planning Commission. In order to adopt a Specific Plan, the Board of Supervisors shall consider the findings of the following five criteria:

- (a) Will the Specific Plan have a positive fiscal and economic long term impact for the County of Imperial?

An acceptable project will be able to demonstrate through an independent fiscal impact analysis and public facility financing study that revenue from property tax, sales tax, hotel room tax, and required fees, exactions, and assessments, will fully offset the cost of providing public services and infrastructure, including County administrative facilities, libraries, parks, roads, drainage, schools, wastewater collection and treatment, water treatment and distribution, fire protection, and police services.

- (b) Will the Specific Plan create new and permanent jobs?

An acceptable project will be able to demonstrate through an independent market analysis that jobs to be created by the project will not be achieved to the detriment of existing jobs or businesses within the County. In other words, there will be a net increase in County-wide employment.

- (c) Will the Specific Plan minimize or mitigate adverse environmental impacts and be compatible with existing or planned land uses of nearby cities or communities?

An acceptable project will be able to demonstrate feasible mitigation for all potential environmental and land use impacts of the project.

- (d) Will the Specific Plan offer diverse or unique opportunities to the County and its citizens?

An acceptable project will be able to demonstrate benefits of the project which are not generally or adequately available in the County. Examples include, but are not limited to, increased cultural activities, convention or conference facilities, or unique recreational opportunities.

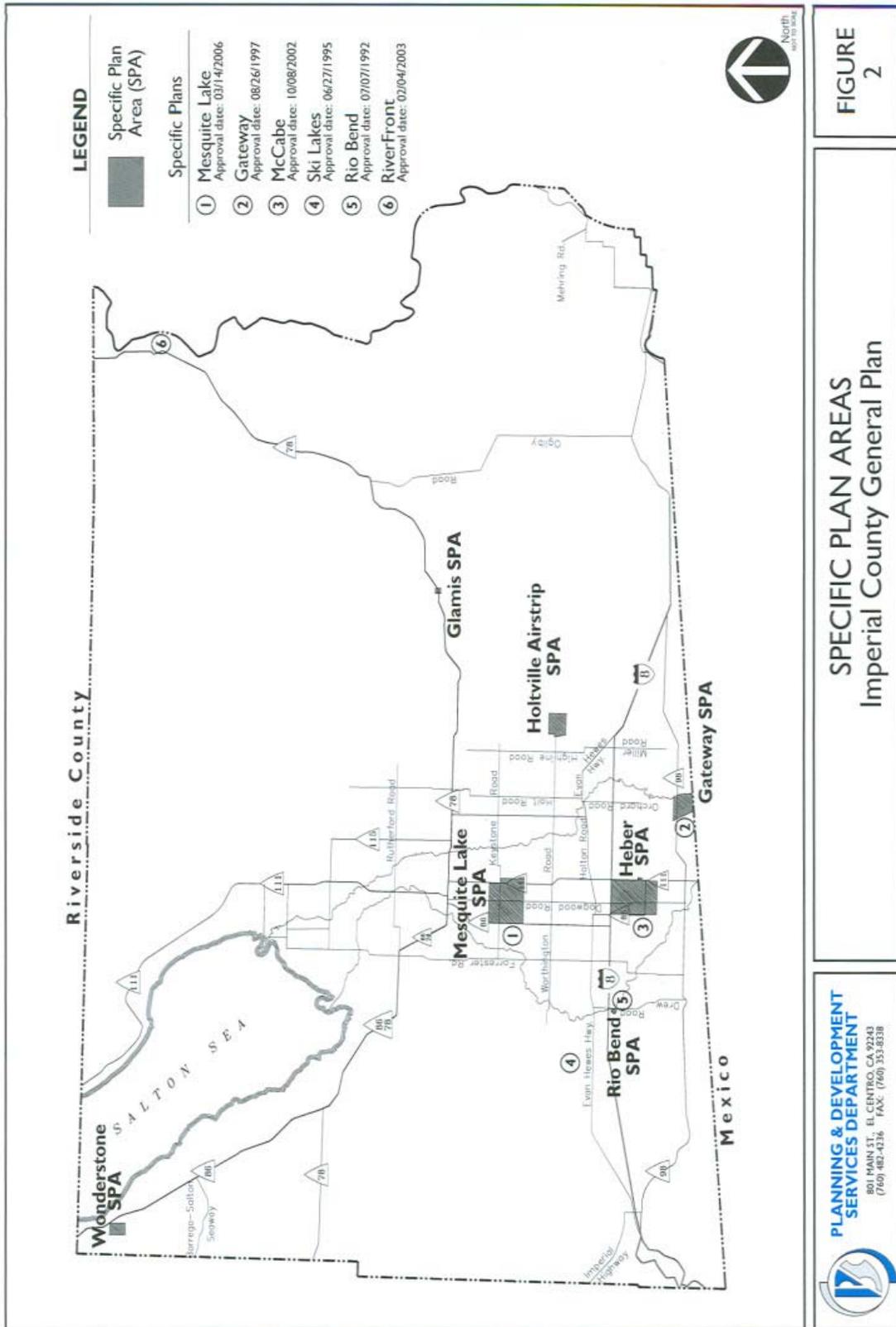
- (e) Will the Specific Plan result in the achievement or significant progress toward accomplishing an unmet goal of the County General Plan?

An acceptable project will be able to demonstrate that the achievement of a goal of the County General Plan or one of its Elements, which is not currently being adequately met, will be substantially advanced as a result of the proposed project.

In addition to the above findings, if the proposed Specific Plan is less than 640 acres in size, a finding shall also be made that the proposed project will provide a significant social or economic benefit to the County.

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Figure 2 – Specific Plan Areas



3. Designated Specific Plan Areas

The following Specific Plan Areas (SPAs) are shown on Figure 2 and designated on the Land Use Plan of the County General Plan. In these areas, except for the Mesquite Lake SPA, a Specific Plan, approved by the Imperial County Board of Supervisors, is required prior to any significant new use or development, except agricultural use.

This Land Use Element supersedes all prior Land Use Elements. Previously approved but never developed (as of September 30, 2006) or rescinded/deleted Specific Plan Areas no longer Identified in this Element shall be deemed null in void. Plan Areas removed and deemed null in void in this update include Habitat 2000, Bombay Beach “North”, and Viva del Sol (Paden/Shealy).

Previously removed Specific Plan Areas include Felicity, Tamarack Canyon Ranch, and CM Ranch by Board of Supervisors M.O. 24 dated Dec. 16, 2004.

Gateway of the Americas (adopted August 26, 1997) Specific Plan Area

The Gateway Specific Plan Area is located adjacent to the International Boundary approximately 5 miles east of the City of Calexico. It encompasses approximately 1,700 acres bounded on the west by the Ash Canal, on the north by a line approximately 1,300 feet north of Highway 98, on the east by the Alamo River, and on the south by the Republic of Mexico.

The Specific Plan Area surrounds the new 87-acre port of entry (POE) on the U.S. side of the border which was developed by the U.S. General Services Administration (GSA). Construction of the POE has begun in 1993 and will result in the largest land crossing located along the 2,000-mile Mexico-U.S. border. The GSA expects that all commercial traffic currently using the Calexico crossing and much of the east-bound commercial traffic from the Tijuana area now using the Otay Mesa crossing in San Diego County, will be diverted to the new POE. The new State Route 7 (completed in 2005) connects the POE to Interstate 8 and State Route 98.

Objectives

The Gateway Specific Plan Area is intended to be developed primarily with industrial, office, and warehouse space for manufacturers, customs brokers, freight forwarders, and corporate or administrative offices. Secondary land uses would include retail, restaurant, and service commercial outlets, a truck service center, motel accommodations, housing, and recreation.

The Specific Plan shall be coordinated with the City of Calexico and all affected local, state, and federal agencies, and major property owners on both sides of the border.

Development of public services within the SPA shall be provided concurrent with need.

Extension of rail service to the SPA will provide additional economic benefits for the project and should be pursued.

Existing agricultural uses adjoining the SPA shall be protected from incompatible land uses and the "right to farm" shall be preserved.

Water quality, natural habitat, and visual benefits of the Alamo River shall not be adversely impacted by the proposed development.

Policies

The primary land uses of industrial, office, and warehouse space shall account for not less than 65 percent of the net developable area of the SPA. Net developable area excludes land for major roadways, other infrastructure improvements, and natural or recreational open space. The remaining 35 percent is limited to retail, restaurant, service commercial outlets, truck service center, motel accommodations, and housing.

An adequate, independent market analysis shall be required to support proposed land uses. The market analysis shall include an analysis of the need for housing, including employee housing affordable to low to moderate income households.

Development plans shall be coordinated with the U.S. General Services Administration, Border Patrol, and other appropriate federal agencies; landowners on the Mexican side of the border and appropriate agencies of the Mexicali city government and the Republic of Mexico; the City of Calexico; Imperial Irrigation District; and Caltrans and other appropriate State agencies.

The Specific Plan includes a public facilities financing plan outlining capital improvements needed for the project, feasible financing mechanisms, and timing for their construction. This includes sewer, domestic water, transportation, fire and police protection, and schools.

The Specific Plan was accompanied by an Environmental Impact Report which included an analysis of project impacts to include the following: Agriculture, air and water quality, biology, cultural resources, growth inducement, traffic, visual/aesthetics, and such other issues as required by the County of Imperial and other Responsible Agencies.

Zoning

The Gateway of Americas Specific Plan land use zones include “GC” Gateway Commercial, “GI” Gateway Industrial, and “GSP” Government/Special Public. There is also an overlay area identified as “GCC” Gateway Central Commercial, which is characterized as areas limited to commercial/retail uses only. Uses and development standards are listed with the Gateway of Americas Specific Plan. The implementing ordinance shall be the Imperial County Codified Ordinance, Title 9 (Land Use Ordinance), Division, 5, Chapter 1, Section 90501.17, with the Specific Plan identified as an “Exhibit”.

NOTICE: This plan was adopted by the Board on August 26, 1997 and is herewith incorporated into the County’s General Plan as Appendix A. The above statement of intent reflects the original objectives.

Glamis Specific Plan Area

The Glamis Specific Plan Area encompasses approximately 160 acres bisected by State Highway 78 approximately 27 miles east of the City of Brawley. The Southern Pacific Railroad crosses the site on the east. Life at Glamis is centered around off-road vehicle activity at the Algodones Sand Dunes and Osborne Scenic Overlook.

Objectives

The Glamis Specific Plan Area is intended to accommodate recreation-supporting land uses including retail and service commercial, motel accommodations, recreational vehicle and mobile home parks, and community facilities.

The Specific Plan shall be coordinated with the Bureau of Land Management (BLM) and affected local agencies.

Public services to the SPA shall be provided concurrent with need.

Policies

The Specific Plan shall focus on visitor-serving facilities and accommodations. Residential uses shall not be intended for permanent occupancy except as needed for on-site employees.

The Specific Plan shall include design guidelines for the physical arrangement of land uses and open space/recreation areas. Adequate open space shall be provided within the developed areas to complement the open space character of the area. Buildings should be sited to allow through views from Highway 78 to open space beyond.

The Specific Plan shall include a public facilities financing plan outlining capital improvements needed for the project, feasible financing

mechanisms, and timing for their construction. This includes, sewer, water, and fire and police protection.

The Specific Plan shall be accompanied by an Environmental Impact Report which includes an analysis of project impacts to include the following: Air and water quality, biology, noise, traffic, visual/aesthetics, and such other issues as required by the County of Imperial and other Responsible Agencies.

Holtville Air Strip Specific Plan Area

The Holtville Air Strip encompasses approximately 1,830 acres located 6 miles east of the City of Holtville. The East Highline Canal runs along the west boundary of the site. Road access is provided by Norrish Road and Worthington Road.

Constructed as the Auxiliary Air Station by the U.S. Navy in World War II, Holtville Airport is now owned and operated by the County of Imperial, though by deed from the federal government, it may be re-established as a military airfield in the future. It has the longest and widest runway, plus the greatest land area of any of the public use airports in the County and was selected as one of the preferred sites for a “wayport”, a super-regional airport hub that would primarily serve as a place where passengers would transfer between local and long-haul flights. The airstrip is presently unattended, contains no facilities, and is seldom used; but represents an opportunity to develop job-producing land uses benefiting the City of Holtville and the region.

Objectives

The Holtville Air Strip Specific Plan Area is intended to allow development of a regional airport and support facilities; and also to accommodate light to medium industrial uses, primarily those conducted within enclosed buildings. Community facilities and agricultural packing and processing may also be appropriate. Residential uses shall not be permitted. It is further the intent of this plan to protect the land uses around the specific plan area.

The Specific Plan shall be coordinated with the City of Holtville, Bureau of Land Management (BLM), and other affected local agencies.

Public services to the SPA shall be provided concurrent with need.

Policies

The Specific Plan shall focus on job producing manufacturing and service uses. Establishment of an airport at or adjacent to the site is not a requisite for development, but should be evaluated for feasibility throughout the process. The land use plan should be designed to accommodate a potential future decision to site a regional airport.

The Specific Plan shall include a public facilities financing plan outlining capital improvements needed for the project, feasible financing mechanisms, and timing for their construction. This includes, sewer, water, and fire and police protection.

The Specific Plan shall be accompanied by an Environmental Impact Report which includes an analysis of project impacts to include the following: Agriculture, air and water quality, biology, cultural resources, growth inducement, noise, traffic, visual/aesthetics, and such other issues as required by the County of Imperial and other Responsible Agencies.

No private projects are allowed absent a Specific Plan or a Conditional Use Permit under special conditions.

Mesquite Lake Specific (adopted March 14, 2006) Plan Area

Mesquite Lake is located between the Cities of Imperial and Brawley and is predominantly affected by soils that are high alkaline which reduces agriculture production. The proposed Specific Plan Area encompasses approximately 11.5 square miles bordered on the west by State Route 86, on the north by Carey Road, on the east by Highway 111 from Carey Road to Keystone Road and 2,500 feet east of State Route 111 from Keystone Road to Harris Road, and on the south by Harris Road. The Holly Sugar Plant, and manure cogeneration and biomass plants, exist on the site.

Objectives

The Mesquite Lake Specific Plan Area provides the opportunity to develop new light, medium, and heavy industrial land uses. Residential uses are not permitted because they are not compatible with planned industrial uses and surrounding agricultural uses.

The Specific Plan will be coordinated with the County of Imperial, City of Imperial, and other affected local agencies.

Public services to the SPA shall be provided concurrent with need.

Policies

The Specific Plan shall focus on job-producing industrial uses. Agriculture-related uses such as packing and processing, waste processing, equipment manufacturing and maintenance, and production and distribution of farm chemicals would be permitted.

The area also contains geothermal resources which should be developed if economically feasible. Direct geothermal heat uses as well as other

appropriate renewable energy uses are also strongly encouraged in this area.

The Specific Plan shall include a public facilities financing plan outlining capital improvements needed for the project, feasible financing mechanisms, and timing for their construction. This includes, sewer, water, and fire and police protection.

The Specific Plan shall be accompanied by an Environmental Impact Report which includes an analysis of project impacts to include the following: Agriculture, air and water quality, biology, cultural resources, growth inducement, traffic, visual/aesthetics, and such other issues as required by the County of Imperial and other Responsible Agencies.

Zoning

The Mesquite Lake Specific Plan land use zones include “ML-I-1” Mesquite Lake Light Industrial, “ML-I-2” Mesquite Lake Medium Industrial “ML-I-3” Mesquite Lake Heavy Industrial, “ML-AA” Mesquite Lake Agriculture and Aquaculture, and “ML-GS” Mesquite Lake Government/Special Public. Uses and development standards are listed with the Mesquite Lake Specific Plan. The implementing ordinance shall be the Imperial County Codified Ordinance, Title 9 (Land Use Ordinance), Division, 5, Chapter 1, Section 90501.17, with the Specific Plan identified as an “Exhibit”.

NOTE: This plan was adopted by the Board on March 14, 2006 and is herewith incorporated into the County’s General Plan as Appendix B.

Heber Specific Plan Area

The Heber Specific Plan Area includes approximately 4,834 acres between the Jasper and Willoughby Roads on the south, the State Route 86 to the west, McCabe Road to the north, State Route 111 to the east, and a 1,320 foot strip of land east of State Route 111 running from Correll Road and Heber Road. The Heber Specific Plan Area is designed to allow for mixed use development within the Heber Public Utility District due to its ability to offer urban level services.

Objectives

The Heber Specific Plan Area is intended to allow commercial, residential, industrial, renewable energy and other employment oriented development in a mixed use orientation. It shall also include open space/recreation area with at least one 40 acre or larger regional park along McCabe Road.

The Specific Plan will be coordinated with the City of El Centro and the Heber Public Utility District.

Public services will be provided concurrent with need.

Policies

The Specific Plan shall allow for a wide range of development opportunities which can conform in a mixed use setting.

The Specific Plan shall include architectural and landscape design guidelines which assure sensitivity to the regional corridor of Highway 111.

The Specific Plan shall include a public facilities financing plan outlining capital improvement needed for the project, feasible financing mechanisms, and timing for their construction. This includes sewer, water, and fire and police protection.

The Specific Plan shall be accompanied by an Environmental Impact Report which includes the analysis of project impacts to include the following: Agriculture, air and water quality, biology, cultural resources, growth inducement, traffic, visual/aesthetics, and such other issues as required by the County of Imperial and other Responsible Agencies.

Wonderstone Aggregate Plan Area

The Wonderstone Aggregate Specific Plan Area encompasses approximately 721.33 acres located approximately 2 miles west of the community of Salton Sea Beach in the northwestern area of the County of Imperial. Identified as a portion of Section 16 and all of Section 21, Township 9 South, Range 9 East, S.B.B. & M. The proposed Wonderstone Aggregate Specific Plan Area is intended to provide an area for the mining and processing of aggregate; the production of aggregate products, hot mix asphalt and Portland cement concrete; and the importation, storage and processing of recycled asphalt and concrete to service ongoing local and regional development and growth.

Objectives

The Wonderstone Aggregate Specific Plan Area provides the opportunity to protect the current and future ability to mine and process the significant aggregate deposits within the Specific Plan Area through the prohibition within the Specific Plan Area of incompatible land uses.

Protect the environment by adopting uniform general planning standards which would apply to all aggregate surface mining operations, and planning and performance standards which would apply to processing and reclamation activities, the production of aggregate products, hot mix asphalt and Portland cement concrete; and the importation, storage and

processing of recycled asphalt and concrete, within the Specific Plan Area and;

Create and maintain Imperial County jobs – directly in the aggregate mining and processing, trucking, construction, and building trades, and indirectly in the general economy through the support of construction and building projects which require aggregate, hot mix asphalt and Portland cement concrete.

The Specific Plan will be coordinated with the County of Imperial, City of Imperial, and other affected local agencies.

Public services to the SPA shall be provided concurrent with need.

Policies

The Specific Plan shall focus on protecting and maintaining aggregate deposits by providing an area wide longer term development plan.

Maintain existing job-base and encourage future job growth, both direct and indirect of the aggregate operation.

The Specific Plan shall contain project specific land use zoning and development standards for the entire project site. The Specific Plan shall also include an area wide Reclamation Plan outlining remediation of the site after development.

The Specific Plan shall be accompanied by an Environmental Review which includes an analysis of project impacts to include the following: air and water quality, biology, cultural resources, growth inducement, traffic, visual/aesthetics, and such other issues as required by the County of Imperial and other Responsible Agencies.

Zoning

The Wonderstone Aggregate Specific Plan land use zone includes “WAMP” Wonderstone Aggregate Mining and Processing. Uses and development standards are listed within the Wonderstone Aggregate Specific Plan. The implementing ordinance shall be the Imperial County Codified Ordinance, Title 9 (Land Use Ordinance), Division, 5, Chapter 1, Section 90501.17, with the Specific Plan identified as an “Exhibit”.

Note: the Wonderstone Aggregate Specific Plan is currently going through the discretionary permitting process.

Small Scale Adopted and Developed Specific Plans

Rio Bend

The Rio Bend Specific Plan is located at 1601 Drew Road, approximately 1,000 feet south of Interstate 8, approximately 1.5 miles southwest of the Community of Seeley. The existing development 1984 Rio Bend RV Resort Ranch, which had permitted the development of the Lakeview Golf Course and RV Park. The 1992 plan called for a more balanced community, which along with additional RV spaces included the development of commercial and single family residential areas. An amendment to the 1992 Specific Plan was done in 2001, The Development includes a 902 RV space park, 68 space mobile home park (971 total units), and a 9 hole golf course. Rio Bend Specific Plan was adopted on 07/07/1992.

NOTE: This plan is herewith incorporated into the County's General Plan as Appendix C.

Imperial Lakes (Ski Lakes)

The Imperial Lakes Specific Plan also known as Ski Lakes is located at 2828 Evan Hewes Hwy, approximately 5 miles west of the Community of Seeley. The Specific Plan is a gated residential community consisting of a 21 unit mobile home park subdivision and two ski style artificial lakes. Imperial Lakes Specific Plan was adopted on 06/27/1995.

NOTE: This plan is herewith incorporated into the County's General Plan as Appendix D.

McCabe Ranch

The McCabe Ranch Specific Plan is located on approximately 79 acres, at the northwest corner of the intersection of Correll Road and Dogwood Road, in the community of Heber. McCabe Ranch is a mixed residential density development, planned for 304 single family homes, and 127 multifamily units. The development of the 304 single family homes is over 70 percent completed. The multifamily component has not yet been developed. McCabe Ranch Specific Plan was adopted on 10/08/2000.

NOTE: This plan is herewith incorporated into the County's General Plan as Appendix E.

River Front

The River Front Specific Plan is located on approximately 80 acres, in the northeastern corner of Imperial County, approximately 33 miles south of the City of Blythe and 60 miles northeast of the City of El Centro. The site is on the east side of Walters Camp Road, approximately eight (8) miles southeast of Highway 78 and 13 miles south of the community of Palo Verde. The River Front Specific Plan consists of 34 single-family residential development centered around the

recreational opportunities created by the Colorado River. Presently the project is still in the parcel mapping phase. The River Front Specific Plan was adopted on 02/04/2003.

NOTE: This plan is herewith incorporated into the County's General Plan as Appendix F.

II. EXISTING CONDITIONS AND TRENDS

A. Preface

Knowledge, experience and reasoned expectations of future conditions determines the scope of the issues that the Land Use Element must address. This chapter includes a generalized description of existing physical, cultural, and land use features within the County, from both a historic and expected future perspective.

B. Land Use/Population

Imperial County is, and will continue for the foreseeable future to be, a predominantly agricultural area, **although in 2003 a significant increase in urbanization began to show.** Presently, approximately one-fifth (534,328) of the nearly 3 million acres of the County is irrigated for agricultural purposes. In addition, approximately 50 percent of County lands are largely undeveloped and under federal ownership. The developed area where the County's incorporated cities, 'nincorporated communities, and supporting facilities are situated comprise less than one percent of the land (see Table 1).

Imperial County Planning & Development Services Department bases its population estimates on building permits and housing unit change. From this annual compilation, the Population Research Unit of the California Department of Finance (DOF) estimates the annual change in population. According to the Department of Finance's January 1, 2006, estimates, the population for the unincorporated area is 36,166 with the total population for Imperial County being 166,585. This compares to the 1990 census results of 27,339 for the unincorporated area with the total population for the County being 109,303 and the 2000 census results of 32,772 for the unincorporated area and 147,361 for the entire County (see Table 2). According to DOF 2006 figures, the average household size county-wide is approximately 3.32 persons per household, with the average in cities being 3.42 persons per household and the average in the unincorporated area being 2.96 persons per household.

Population in the unincorporated areas of the County tends to concentrate in agricultural areas and in recreation/retirement communities. Agricultural related communities include the townsites of Heber, Niland and Seeley in the Imperial Valley. Along the Colorado River, in the eastern portion of the County, small population clusters exist within the townsites of Palo Verde and Winterhaven.

Recreation/retirement communities include Ocotillo/Nomirage located in the southwest portion of the County, and Hot Mineral Spa and Bombay Beach, on the northeastern shore of the Salton Sea. The West Shores communities of Salton City, Salton Sea Beach, and Desert Shores are also largely retirement and recreation communities, though increasingly their populations are becoming more diversified. These communities experience a noticeable increase in population during the winter months when visitors converge to the area to avoid cold/wet winters in other parts of the country.

The seven incorporated cities: Brawley, Calexico, Calipatria, El Centro, Holtville, Imperial, and Westmorland, account for 78.3 percent of the total population (Table 2). In the past, incorporated cities have grown at a faster pace than the rural areas. Recently, residential development has increased in agricultural areas away from cities and communities. This has created conflicts with agriculture, in spite of the County's "Right to Farm" ordinance (see Agriculture Element). Also, treated water is generally not available in these areas and the U.S. Environmental Protection Agency has, by Administrative Order of December 22, 1992, prohibited Imperial Irrigation District from providing service to these residences from untreated canal water. Attempts to resolve this situation, including installation of in-home treatment systems, are on-going.

Irrigated (Agriculture)		
	Imperial Valley	512,163
	Bard Valley (Including Reservation)	14,737
	Palo Verde Valley	7,428
	Total	534,328 (18.2%)
Developed		
	Incorporated	9,274
	Unincorporated	8,754
	Total	18,028 (0.6%)
Salton Sea**		211,840 (7.2%)
Desert/Mountains		
	Federal	1,459,926
	State	37,760
	Indian	10,910
	Private	669,288
	Total	2,177,884 (74.0%)

IMPERIAL COUNTY TOTAL	2,942,080 Acres
<p>* All acreages are approximations and should, therefore, only be used for informational purposes.</p> <p>** Calculated at elevation of -230.</p> <p>Source: Imperial County General Plan, County Overview-September 1985.</p>	

TABLE 2 IMPERIAL COUNTY POPULATION AND HOUSING (2000 & 2006)				
Community	2006 Population	2000 Population	2006 Housing Units	2000 Housing Units
Brawley	25,488	22,052	8,237	7,038
Calexico	36,740	27,190	9,575	6,983
Calipatria	7,828	7,289	1,081	961
El Centro	42,002	37,735	13,789	12,263
Holtville	5,846	5,612	1,704	1,617
Imperial	10,140	7,560	3,237	2,385
Westmorland	2,375	2,131	751	667
City Subtotal	130,419	109,588	38,374	31,914
Unincorporated Area	36,166	32,773	13,418	11,977
Total	166,585	142,361	51,792	43,891
Source: 2000 U.S. Census and 2006 Department of Finance				

Increasingly, the local economy is becoming more diversified and less reliant on the economic cycles of agriculture. In addition to economic diversification, there are a number of other factors which may accelerate population growth in the future and alter the above forecasted figures. For example, the construction of two State prisons in the area; the growth of the renewable energy industry in the area; the expansion of the Naval Air Facility; an additional Mexico/USA border crossing; and approval of the North American Free Trade Agreement (NAFTA) between the U.S., Mexico, and Canada. For further detailed County demographics, refer to the Housing Element.

C. Water/Power Resources

Water

Since its inception, the history of Imperial County has been tied to the availability of water from the Colorado River for agriculture. Agriculture is the County's main economic activity and for the foreseeable future will remain its dominant activity, however significant efforts have and continue to be made to diversify. The availability of water will play an important role in determining the population and economic growth of Imperial County.

The need to conserve water and improve irrigation methods will undoubtedly become more important in the future. The County shall continue to support measures to conserve water and its beneficial uses, however it is necessary to ensure that the future growth and development of the area is not jeopardized by the redistribution of locally used water resources to other regions of the state. The loss or redistribution of this resource will have a significant detrimental effect on the area's economy. Safeguards must be included in any proposed or approved water transfer to assure that significant environmental and socio-economic impacts do not occur and continued local water availability is assured.

See the Water Element and Conservation and Open Space Element for further information on water issues.

Power

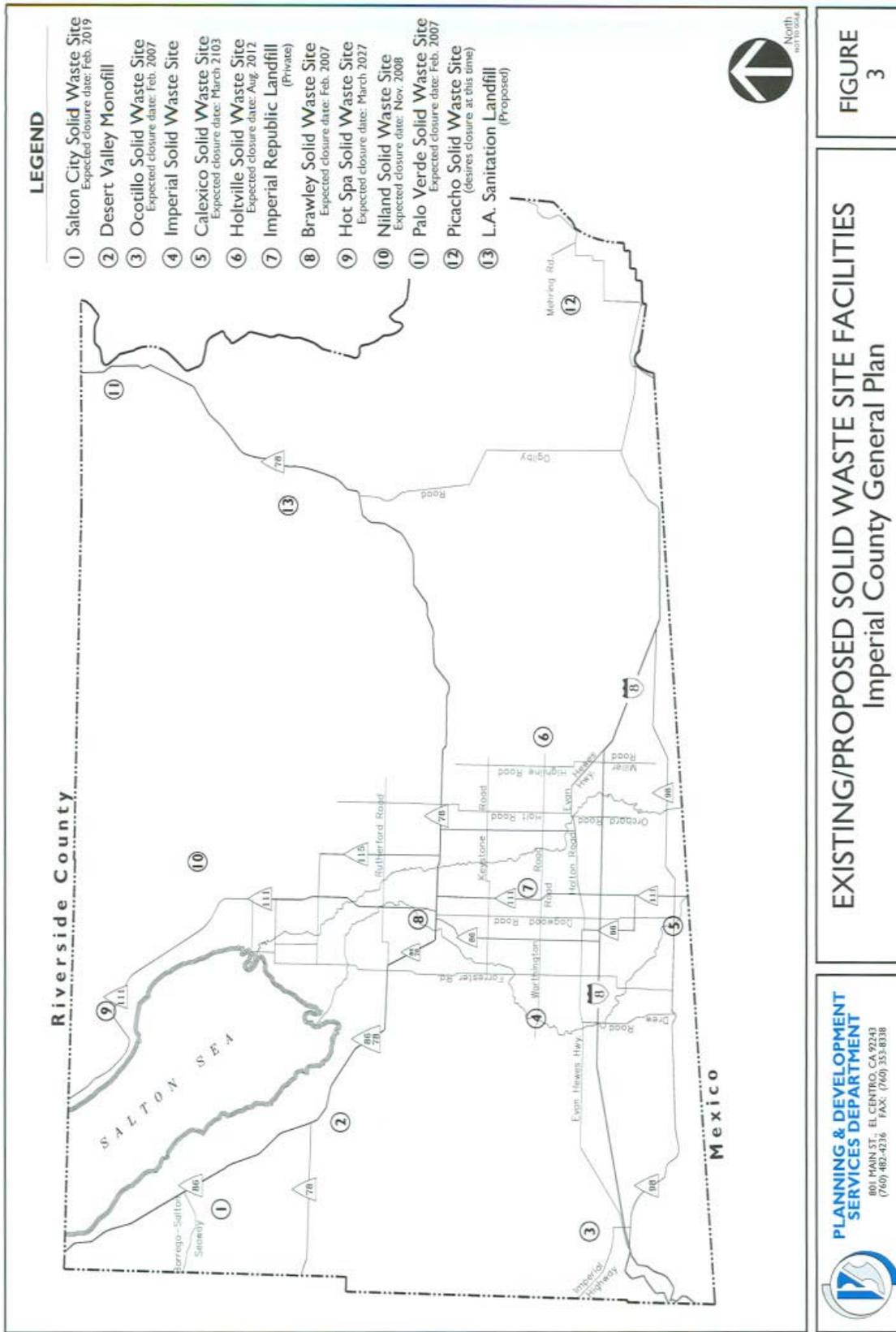
Electrical power is supplied to most parts of the County by the Imperial Irrigation District (IID), except for the northeastern section which is served by Southern California Edison. In 1992, IID was serving approximately 75,000 electricity customers in Imperial Valley, and also to parts of Riverside and San Diego County. Currently the IID serves 130,000. Continual upgrading of the District's electrical supply and distribution system has enabled them to continue to provide efficient service for residential, commercial, and industrial growth for the County from conventional fuel sources, as well as from hydroelectric, steam, renewable energy, and nuclear sources. The IID controls more than 1,000 megawatts of energy. 30% of which is from its own local power generation facilities and 70% is imported via long and short term power purchases (*IID 2006*).

D. Solid Waste Disposal Facilities

Research to identify and reserve sites for use as landfills is currently handled by the County Department of Public Works and the County Integrated Waste Management Plan. Once a suitable site has been identified, reserving the potential future landfill site may help to prevent encroachments by incompatible surrounding land uses. The use of buffer zones around existing landfills and the preservation of areas suitable for expansion for these sites may avoid the more difficult and time consuming task of developing a new landfill location. As a consequence, protecting existing sites from incompatible encroachments is very important.

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Figure 3 – Existing/Proposed Solid Waste Disposal Facilities



Currently there are ten County-operated Class III disposal sites throughout Imperial County which accept non-hazardous wastes (Figure 3). The current disposal capacity of existing landfills is considered to be sufficient to meet the needs of the County to at least year 2005 (Armas, 1992).

Four of the County landfills, near Brawley, Hot Mineral Spa, Imperial, and Calexico, are under the ownership or control of the County; five, Holtville, Niland, Salton City, Ocotillo, and Palo Verde, are on Bureau of Land Management (BLM) property; and one, the Picacho landfill, serves the Winterhaven/Bard area and is located on land owned by the Quechan Indian Reservation. Since the Quechan Indians have the right to terminate the County's use of the site on short notice, a nearby alternate site, on Bureau of Land Management land, has been reserved on a contingency basis. Most likely, the County would have to acquire ownership of this alternate site from BLM in order for it to be used as a landfill.

In addition to the public sites, Imperial Republic Acquisitions operates a private Class III waste disposal facility in the unincorporated area northwest of the City of Imperial; Laidlaw Environmental Services operates a Class I facility west of the City of Westmorland; and Desert Valley Company operates a Class II solid waste disposal/storage site northwest of the City of Westmorland. Two Class III private landfills are also proposed, but have not been approved at this time, which would dispose of municipal waste imported by rail from the Los Angeles-Orange County region. These proposed landfill sites are located southwest of the Chocolate Mountains and east of Glamis.

For more detailed information on hazardous waste disposal sites, please refer to the Health Department, Imperial County Hazardous Waste Management Plan. The Imperial County Integrated Waste Management Plan is being prepared by the Department of Public Works, with a draft to be presented to the State Integrated Waste Management Board in January 1994.

E. Schools

Within the County, the educational system is made up of seventeen school districts consisting of thirty-two elementary schools, nine middle schools, eight high schools, seven adult schools, one community college (Imperial Valley College) and one university (San Diego State University-Imperial Valley Campus) with two campuses in Calexico and Brawley (see Figure 4). The Imperial County Office of Education serves as the intermediate unit between the school districts and the State Department of Education. Among the services provided are Special Education, Migrant Education, Youth Employment Services and the Regional Occupation Program (*ICOE 2006 Report*).

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F. County Buildings and Grounds

The majority of County facilities are located in generalized areas known as County Centers. These centers often include administrative, court, field operations, detention facilities, and park and recreation sites as shown on Figure 5. The Sheriff's Department maintains substations in various parts of the County with resident deputies in Ocotillo, Bombay Beach, Niland, and Palo Verde. The main facilities of the Imperial County Fire Department/Office of Emergency Services (OES) is located in Heber, with a Fire station within grounds of the Imperial County Airport (County Center III) in the City of Imperial. Road yards are maintained throughout the County by the Department of Public Works and contain equipment for maintenance of County roads. A County park adjoining the new Pioneer Museum has also recently been completed just south of the Imperial Valley College campus. The Imperial Valley College Museum is also planning to build a desert information center/museum adjacent to the town site of Ocotillo. Below describes all facilities and departments located throughout the County of Imperial.

County Center I, located in the City of El Centro, which is the County Seat, contains the Courthouse Building, Public Works, Property Services Shop Facility, County Property Services Administration, Ag. Commissioner, Records Storage, Probation Victim Witness Assistance Program, Purchasing, County Administration Facility, Health Department, Adolescence Family Life Program, Behavioral Health Central Services, Behavior Health Drug & Alcohol Administration, Behavior Health Clinic, Valley of Imperial Development Agency, District #2 Supervisor's Office, County Garage, Fairfield and Commercial Property, Ag. Center and the Planning & Development Services Department.

County Center II, located just south of the City of El Centro, contains the former County Hospital Building, Behavior Health Perinatal Infant Care, Behavior Health Perinatal Women's Program, CPS Maintenance Staff Residence, Water Storage, Former Geriatric Building, Public Administrator, Area on Aging Agency, CPS Warehouse & Equipment, CPS Maintenance Shop, Vector Control, CPS Maintenance Supervisor Residence, WomanHaven Shelter, Association for Retarded Children, Health Department Storage, Animal Shelter Facility, Herbert Hughes Correctional Center, Regional Adult Detention Facility, Sheriff Administration, Sheriff's Training Center, Juvenile-Probation/California Youth Authority, Betty Jo McNeece Receiving Home Dependent Children Facility, Imperial Valley Food Bank, Behavior Health Drug & Alcohol Residence, Health Department T.B., Fish & Game Pheasant Farm, the Kelly Youth Facility/V.O.A. and the Facilities for Abused, Abandoned or Neglected Children.

County Center III, located on the grounds of the Imperial Airport, contains the Airport Terminal Building, Airport Manager/Veteran Office, De Anza Rescue Unit, Office of Emergency Services, Former F.A.A. Tower, Airport Maintenance Shop/Storage, Airplane Hangers, Pioneer's Museum, and the Imperial Legion/Veteran Hall.

The Imperial County Recreational Areas are Osborne Park, Niland Marina, Niland Marina County Dump Site, Niland Miniature Golf Park, Palo Verde Park, Walker Park, Heber Dunes, Wiest Lake, Sunbeam Lake, Red Hill Marina, Pioneer's County Park, Ocotillo Park, and Seeley Park.

The Imperial County Road Yards are located in Heber, Bard, Imperial, Salton City, Brawley, Holtville and Palo Verde.

The outlying areas of the County include the Winterhaven Sheriff Sub-Station, Winterhaven Superior Court, Brawley Superior Court & Sheriff Sub-Station, Brawley North County Civic Center, Calexico Superior Court, Niland Sheriff Sub-Station, Holtville Legion, Holtville Veteran's Hall, Holtville Ag. Commissioner Inspector Sub-Station, Palo Verde Fire & Sheriff Sub-Station, Heber County Library & Community Center and the Ocotillo Library Trailer Building.

Other County Facilities include the Health Department Dentistry Program, Behavior Health Adolescence Drug & Alcohol Treatment Program, Behavior Health New Beginnings Drop-In Center, Behavior Health Day Treatment, Behavior Health Cal Works Program & Adult Outpatient Services/Drug Court, Department of Social Services, Office of Employment El Centro One Stop Facility, Social Services Adult/Family Services, Department of Social Services Brawley Cal-Works Immersion Program, Office of Employment Training Administration, Office of Employment Training Brawley One Stop Building, Calipatria Library, Niland Library, Holtville Library, Brawley Health Department Satellite Clinic, Health Department Satellite Clinic at Calexico Community Center, Heber Fire Sub-Station and the Seeley Fire Sub-Station.

In 2005, the County purchased 80 acres adjacent to County Center II, for expansion of the County Jail, relocation of the County Garage and other facilities.

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Figure 4 - School Facilities

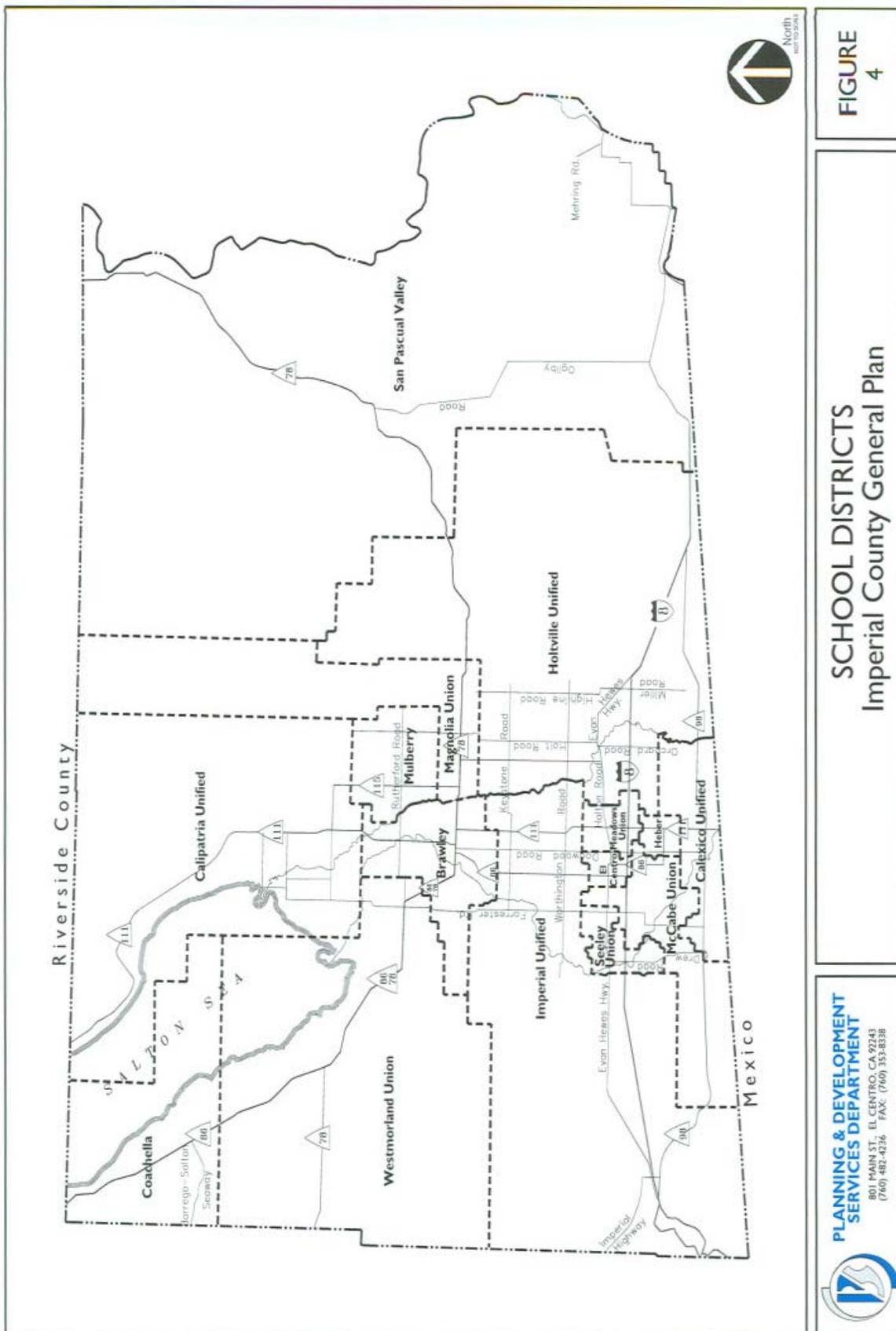
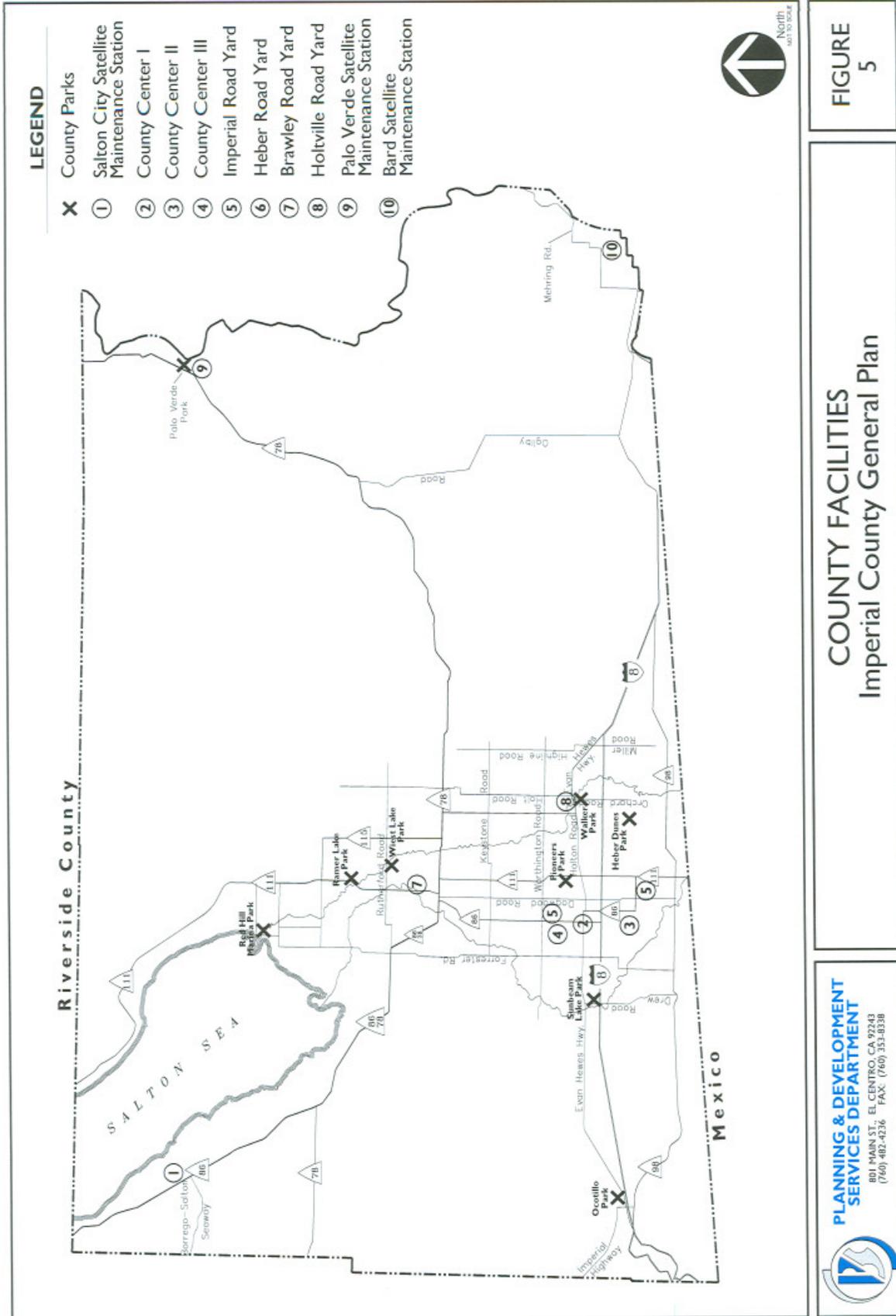


Figure 5 - County Facilities



G. Federal and State Facilities

With approximately 1,460,000 acres, the federal government owns approximately one-half of all land in the County, primarily the Department of the Interior's Bureau of Land Management (BLM) property and U.S. Military lands. BLM allows open recreational uses in several areas, including three sites in the Imperial (Algodones) Sand Dunes: Gloomiest/Gawky, Buttercup Valley, and Mammoth Wash. Hiking and ORV trails also exist on BLM lands throughout the County.

Military activities are centered at the Naval Air Facility El Centro, located north of Seeley, with military field and aerial operations conducted on approximately 350,000 acres in the Chocolate Mountains, 76,800 acres in the Superstition Mountains, 36,600 acres at the Salton Sea Test Base, and at other smaller sites throughout the County. The military's Yuma Proving Grounds, centered in Arizona, also includes lands in the southeast portion of the County.

Other federal sites include National Wildlife Refuges at the south end of the Salton Sea and two sites on the Colorado River -- Cibola near Palo Verde, and Imperial farther south. U.S. Border Patrol are located at the Mexicali/Calexico and Algodones/Andrade Ports of Entry, with Border Patrol inspection station also operated on Highway 86/78 south of Salton City, Highway 111 north of Bombay Beach, and Highway 78 south of Palo Verde.

State facilities consist of park lands of Anza-Borrego State Park and Ocotillo Wells State Recreation Area; the Salton Sea State Recreation Area on the east shore; and Picacho State Recreation Area on the Colorado River. The State Department of Fish and Game also manages two units of the Imperial Wildlife Area -- the Wister Unit on the east shore near Niland, and the Finney-Ramer Unit on the Alamo River near Calipatria.

The State Department of Corrections has a maximum-security prison in the area northeast of the City of Calipatria and a medium-security prison near Seeley. An agricultural pest inspection station is located on I-8 west of Winterhaven, and a Highway Patrol field office is located near Felicity.

The County has three port of entries between the United States and the Republic of Mexico. The City of Calexico is the oldest and heaviest used port of entry. It is the primary passage vehicle port with truck traffic. The Gateway of America's or east port is the newest port of entry, built in 1995. Its primary purpose is as a commercial truck port. It also serves to relieve the Calexico port congestion. The Third port is the Algodones port near the California/Arizona boarder. As a small port, it is used primarily for passenger vehicles, typically tourist.

The County has limited land use authority on federal and state lands when it pertains to private operations in cases where the operation addresses public health and safety issues. The County does not have direct authority on Indian Reservation lands which are the Torres-Martinez Reservation adjacent to the Riverside County line in the Salton City area or the Quechan Reservation in the Winterhaven-Bard area. However, the County has authority over off-site impact generated by on-site operations.

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H. Natural/Mineral Resources

Most of the natural and mineral resources of Imperial County are still being developed. Opportunities and needs for mineral materials are found in the County's expanding economy. The more obvious needs are related to the demands of the construction industry. The need to develop additional sources of sand and gravel is expected to increase in the future.

Gypsum is being mined in the Fish Creek Mountains near the San Diego County line and transported by private rail line to a drywall plant at Plaster City. Pumice and claystone for expanded lightweight aggregate are ready for production when the need arises. Industrial materials such as kyanite, mineral fillers (clay, limestone, sericite mica, tuff), salt, potash and calcium chloride (geothermal sources), and sand are readily available.

The County also has large reserves of geothermal fluids. Geothermal energy is the natural heat of the earth that is brought to the surface by wells. These very hot fluids are then used to produce heat and/or electricity. The earliest attempt to develop geothermal steam for power in Imperial County was in 1927. Since then, the geothermal industry has become an important part of the County's industrial base. It has been estimated that Imperial County may have more geothermal energy than any other area in the United States.

Some of the geothermal brines are also rich in potash among other minerals, which offer additional incentives for mineral and geothermal development. The potential products of these fluids for electric power, fresh water, and minerals may provide the Imperial Valley with new industries. Low cost power sources could provide an added incentive for new industrial development, thus enhancing the value of the County's minerals. Please refer to the Renewable Energy and Transmission Element for further information on geothermal resources.

Gold and manganese deposits in the County contain sizable reserves, although only recently have economics and more efficient mining and processing methods allowed the increased development of the resources. [Gold Fields Mining Company, American Girl Joint Venture and Chemgold (Picacho Mine)], all located in the eastern portion of the County, were the major producers of gold ore in the County. For more information on natural and mineral resources, please refer to the Conservation and Open Space Element.

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III. GOALS AND OBJECTIVES

A. Preface

The Land Use Element of the General Plan serves as the primary policy statement by the Board of Supervisors for implementing development policies and land uses in Imperial County. This section (Chapter III) of the Land Use Element presents Imperial County's Goals and Objectives relative to all land use within the unincorporated areas of the County. They have been prepared in collaboration with the General Plan Ad-Hoc Advisory Committee appointed by the Board of Supervisors.

The Goals and Objectives, together with the Implementation Programs and Policies in Chapter IV, are the statements that shall provide direction for private development as well as government actions and programs. 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 other General Plan Elements, should be used as guidelines but not doctrines.

B. Goals and Objectives

Commercial Agriculture

Goal 1: Preserve commercial agriculture as a prime economic force.

Objective 1.1 Encourage the continued agricultural use of prime/productive agricultural lands.

Objective 1.2 Discourage the location of incompatible development adjacent to or within productive agricultural lands.

Objective 1.3 Identify compatible agriculture-related uses or renewable energy projects appropriate for location in agricultural areas.

Objective 1.4 Encourage and enhance the continued participation in the County Williamson Act Program.

Objective 1.5 Encourage agricultural food processing or value added business to locate in Imperial County to further enhance the continued viability of the Agricultural Economy.

Objective 1.6 Encourage the continued viability and growth of the agricultural industry to minimize dependence on foreign food supplies to the region and the country.

Economic Growth

Goal 2: Diversify employment and economic opportunities in the County while preserving agricultural activity.

Objective 2.1 Achieve a balanced and diversified local economy with a variety of economic and employment opportunities.

Objective 2.2 Provide adequate space and land use classifications to meet current and projected economic needs for commercial development.

Objective 2.3 Continue to evaluate economic development strategies, including new industrial, commercial, and tourist-oriented land uses. Tourist-oriented uses must be compatible with BLM management goals in areas near BLM lands.

Objective 2.4 Improve the “regional” economic development cooperation with the other agencies in the County through collaboration, partnerships, and the utilization of the public/private partnerships such as the current IVEDC (Imperial Valley Economic Development Corporation).

Objective 2.5 Continue partnership efforts such as the Foreign Trade Zone JPA, or the Enterprise Zone JPA to obtain economy in scale, and the better utilization of public funds in promoting the County toward a healthier economy and a healthier quality of life area.

Regional Vision

Goal 3: Achieve balanced economic and residential growth while preserving the unique natural, scenic, and agricultural resources of Imperial County.

Objective 3.1 Maintain and improve the quality of life, the protection of property and the public health, safety, and welfare in Imperial County.

Objective 3.2 Preserve agriculture and natural resources while promoting diverse economic growth through sound land use planning.

Objective 3.3 Attain County growth and development patterns that are orderly, safe, and efficient utilizing appropriate financing resources.

Objective 3.4 Protect/improve the aesthetics of Imperial County and its communities.

Objective 3.5 Ensure safe and coordinated traffic patterns, contiguous growth, and promote a planned and consistent development around city/township areas.

Objective 3.6 Recognize and coordinate planning activities as applicable with the Bureau of Land Management (BLM), and the California Desert Conservation Plan.

Objective 3.7 Establish a continuing comprehensive long-range planning process for the physical, social, and economic development of the County.

Objective 3.8 Utilize non-agricultural land as a resource to diversify employment opportunities and facilitate regional economic growth. Uses must be consistent with each site's resource constraints, the natural environment, and the County Conservation and Open Space Element

Objective 3.9 Promote water recreation activities in Imperial County in suitable areas along the New, Alamo, and Colorado Rivers, and in the Salton Sea.

Objective 3.10 Identify and pursue funding sources for clean up of the New and Alamo Rivers and the Salton Sea.

Objective 3.11 All zoning within the County of Imperial shall be compatible with the General Plan.

Objective 3.12 Plan the County urban areas to have physical features, such as urban green belts, parks, or geographic/topographic features that distinguish one community (city) from another to avoid the future bland mega-city such as the LA basin.

Objective 3.13 Plan for more regional infrastructure systems to reduce the number of smaller treatment facilities to provide greater efficiency and opportunity to service areas that currently are unnerved or lack adequate services.

Objective 3.14 Encourage more regional cooperation and thinking among the elected bodies of the County.

Objective 3.15 Support the safe and orderly development of renewable energy in conformance with the goals and objectives of the Renewable Energy and Transmission Element.

Towns and Communities

Goal 4: Preserve and enhance distinctive historic desert towns and newer communities.

Objective 4.1 Preserve and enhance existing urban and rural communities.

Objective 4.2 Encourage distinctive community identities.

Objective 4.3 Maintain and require compatible land uses within the existing communities.

Objective 4.4 Limit the establishment of non-residential uses in predominantly residential neighborhoods and require effective buffers when appropriate non-residential uses are proposed.

Objective 4.5 Specific Plan Area designation should be used for outlying proposed growth areas in order to better determine appropriate land uses and the timing and financing for needed community facilities.

Housing Opportunities

Goal 5: Encourage the compatible development of a variety of housing types and densities to accommodate regional population projections and special housing needs.

Objective 5.1 Provide sufficient, suitable residential sites and housing supply to meet projected housing needs of all segments of the population.

Objective 5.2 Promote affordable housing for residents of all income groups, including low and moderate income households.

Industrial Development

Goal 6: Promote orderly industrial development with suitable and adequately distributed industrial land.

Objective 6.1 Provide adequate space and land use classifications to meet current and projected economic needs for industrial development.

Objective 6.2 Ensure that development in the areas surrounding military, public, and private airports are consistent with the Airport Land Use Compatibility Plans.

Objective 6.3 Protect industrial zoned areas from incompatible adjacent land uses and from under-utilization by non-industrial uses.

Extractive Resources

Goal 7: Identify and protect areas of regionally-significant mineral resources which are in locations suitable for extractive uses.

Objective 7.1 Provide adequate space and land use classifications to meet current and projected economic needs for extractive activities.

Objective 7.2 Require that extractive uses are designed and operated to avoid air and water quality degradation, including groundwater depletion, other adverse environmental impacts, and comply with the State Surface Mining and Reclamation Act and County Surface Mining Ordinance.

Public Facilities

Goal 8: Coordinate local land use planning activities among all local jurisdictions and state and federal agencies.

Objective 8.1 Coordinate with federal, state, and municipal agencies when planning for the acquisition and improvement of public parks and assure compatibility with adjacent communities and private property.

Objective 8.2 New developments shall provide improvements to meet the added demands for parks and recreational facilities.

Objective 8.3 Ensure that school facilities are adequate to meet the existing and projected needs of the population.

Objective 8.4 Ensure that all future proposed private and public facilities are adequate to meet expected population growth and the needed additional services around local cities.

Objective 8.5 At a minimum, provide adequate sites for solid/liquid and hazardous waste facilities to meet the current and projected demands of the County population and consistent with the County Solid Waste and Hazardous Waste Management Plans.

Objective 8.6 Ensure that land uses adjacent to or near existing waste disposal or storage facilities are compatible with those facilities.

Objective 8.7 Ensure the development, improvement, timing, and location of community sewer, water, and drainage facilities will meet the needs of existing communities and new developing areas.

Objective 8.8 Ensure that the siting of future facilities for the transmission of electricity, gas, and telecommunications is compatible with the environment and County regulation.

Objective 8.9 Require necessary public utility rights-of-way when appropriate.

Objective 8.10 Provide for the review of public transportation needs in order to accommodate countywide growth.

Protection of Environmental Resources

Goal 9: Identify and preserve significant natural, cultural, and community character resources and the County's air and water quality.

Objective 9.1 Preserve as open space those lands containing watersheds, aquifer recharge areas, floodplains, important natural resources, sensitive vegetation, wildlife habitats, historic and prehistoric sites, or lands which are subject to seismic hazards and establish compatible minimum lot sizes.

Objective 9.2 Reduce risk and damage from flood hazards by appropriate regulations.

Objective 9.3 Adopt noise standards which protect sensitive noise receptors from adverse impacts.

Objective 9.4 Coordinate with the Republic of Mexico to clean up the polluted New River and Alamo River in order to ensure public health and safety as well as recreational resources.

Objective 9.5 Establish policies and programs for maintaining salinity levels in the Salton Sea which enable it to remain a viable fish and wildlife habitat.

Objective 9.6 Incorporate the strategies of the Imperial County Air Quality Attainment Plan (AQAP) in land use planning decisions and as amended.

Objective 9.7 Implement a review procedure for land use planning and discretionary project review which includes the Imperial County Air Pollution Control District.

C. Relationship to Other General Plan Elements

The Land Use Policy Matrix (Table 3) identifies the relationship between the Land Use Element Goals and Objectives to other Elements of the Imperial County General Plan. The Issue Area identifies the broader goals of the Element and the "Xs" identify that related objectives are contained in the corresponding Elements.

**TABLE 3
LAND USE ELEMENT POLICY MATRIX**

Issue Area	Housing	Circulation	Seismic/ Public Safety	Agricultural	Open Space Conservation	Renewable Energy	Water
Agricultural Preservation				X	X	X	X
Economic Growth				X		X	
Land Use Planning	X	X	X	X	X	X	X
Housing Opportunities	X	X					
Extractive Resources					X		
Public Facilities	X		X			X	
Environmental Sensitivity	X	X	X	X	X	X	X

Add the Parks and Recreation Element

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IV. IMPLEMENTATION PROGRAMS AND POLICIES

A. Preface

Both Attorney General opinions and court decisions have stressed the importance of the Land Use Element to regulate the use and intensity (both population and building) of land use areas. In that regard, each land use category identified herein has development standards that include population density and building intensity. Specific regulatory standards to implement the General Plan land use categories are contained within the County Zoning Ordinance.

Population density is defined as "the relationship between the number of dwelling units per acre and the number of residents per dwelling." Building intensity may be based upon a combination of variables such as maximum dwelling units per acre, permitted uses, height and size limitations. While some court decisions have defined population density as the number of people in an area, quantifiable standards must be stated for each land use category.

A key component of this Element is the Land Use Plan which delineates boundaries and establishes development standards for land use categories in order to maintain consistency and compatibility between uses and to classify the various land uses recognized by the General Plan. Land use categories are based on the existing land uses and the level of public facilities and services available to support new land uses.

B. Land Use Descriptions

The permitted uses and standards which follow in Section C describe types of agricultural or industrial uses with terms such as "light", "medium", or "heavy" and commercial uses as "neighborhood" or "general". For clarity, the meaning of these terms as used herein are described below. Also, residential is described as "dwelling units per acre" which shall mean per gross acre as described below.

Agricultural Uses

Light Agriculture - 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.

Medium Agriculture - Includes all agricultural crop production described above and permits animal keeping, including aquaculture, as a primary use. Implementing zoning may regulate types of animals, numbers of animals per acre, minimum lot size for animal keeping, or setbacks from property lines for animal enclosures. Incidental uses such as produce stands or on-site packing and processing of agricultural crops, may be permitted with limitations by implementing zoning.

Heavy Agriculture - Includes all agricultural crop production and animal keeping, including aquaculture, dairies, feed lots, and animal sales yards as a primary use. Implementing zoning may regulate numbers of animals per acre, minimum lot size for animal keeping, or setbacks from property lines for animal enclosures. Incidental uses such as produce stands may be permitted with limitations by implementing zoning. On-site packing and processing of agricultural crops and livestock, and farm labor camps, may be permitted with limitations by implementing zoning.

Industrial Uses

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

Medium Industry - Refers to industrial plants, and storage, distribution, and administrative facilities, as described above, including uses conducted outside of 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.

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Heavy Industry - Refers to industrial plants, and storage, distribution, and administrative facilities, as described above, including uses conducted outside of 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; and may allow, with restrictions, uses which involve manufacturing of certain hazardous gases or chemicals, petroleum refining or storage, or manufacturing of explosives. Electrical and other energy generating facilities are heavy industrial uses, except, hydroelectric, and renewable energy facilities may be regulated differently than other types of power plants by implementing zoning including the RE Overlay Zone and Conditional Use Permit process. Other uses such as mining and processing of sand, gravel, rock, and other metallic or non-metallic minerals, landfills, and oil or gas drilling rigs, also exhibit characteristics similar to other heavy industrial uses but may be regulated differently by implementing zoning due to necessary location.

Commercial Uses

Light Commercial - Refers to commercial uses which provide for the sale of convenience goods, such as food, drugs and sundries, and personal services which meet daily needs of a local neighborhood trade area. Offices, convenient stores, small gasoline stations, eating and drinking establishments, and recycling collection facilities (not involving hazardous materials) are also permitted but may be limited or restricted by implementing zoning. Automobile painting and repair would not be permitted.

Medium Commercial - Refers to commercial uses as described above, as well as business and construction support services, personal and business storage facilities, supermarkets, commercial recreation, health clubs and spas, medical, financial, and other professional offices and facilities, hotels and motels, automobile and equipment sales and services. Some of these uses may be restricted by location in certain zones, or by other limitations of implementing zoning. Agricultural and animal services may also be permitted subject to limitations of implementing zoning.

Heavy Commercial – Refers to commercial uses that are of regional convenience. This includes uses described above as well as larger retail outlets, regional centers and home improvement stores. Heavy commercial shall be located adjacent to major highways, freeways, or other significant circulation corridors.

Residential Uses

Dwelling Unit - Refers to a single unit providing complete, independent living facilities, including permanent provisions for living, sleeping, eating, cooking, and sanitation, and having only one kitchen. A dwelling unit includes a single family detached home (including manufactured homes), or each of the attached units in a duplex, apartment building, or residential condominium. Hotel and motel units are not dwelling units or residential uses. Lodging or boarding houses, and group living quarters are residential uses which are regulated by zoning, but are not included as "dwelling units per acre".

Dwelling units per acre - Is a statement of residential density which, for the County of Imperial, would result in an approximate average population of 3.0 to 3.5 persons per dwelling unit allowed per acre. For purposes of the County General Plan it shall mean dwelling units per gross acre and shall be determined for each separate and individually owned lot or parcel based on the gross area within the exterior boundary lines of a property. Existing public rights-of-way, railroad rights-of-way, and canals or drains shall be excluded from the gross area when calculating permitted dwelling units.

Density Bonus Per State Law - The California Government Code, Section 65915 et seq., requires each city and county to provide incentives, which may include a 35 percent density bonus, reduced parking requirements etc. for development of lower income housing units in residential projects of five or more dwelling units. This provision, as presently stated in the Government Code or as it may hereafter be amended, is applicable to the Imperial County General Plan. For more information, please refer to the Housing Element of the General Plan.

C. Land Use Designations and Standards

In order to define a clear distribution of development and preservation, the following categories have been defined: Agriculture, Community Area, Government/Special Public, Industry, Recreation/Open Space, Special Purpose Facility, Specific Plan Area, and Urban Area.

The following designations and standards rely on the land use descriptions specified above. Where uses are indicated as permitted in a land use category, limitations on such uses may be required by implementing zoning, such as limiting the location or intensity of such a use, or by requiring a conditional use permit and a site-specific environmental assessment, or other form of discretionary review.

1. Agriculture

This category is intended to preserve lands for agricultural production and related industries including aquaculture (fish farms), ranging from light to heavy agriculture. Packing and processing of agricultural products may also be allowed in certain areas, and other uses necessary or supportive of agriculture. The Agriculture category includes most of the central irrigated area known as the Imperial Valley, the Bard/Winterhaven Valley and the south end of the Palo Verde Valley.

Where this designation is applied, agriculture shall be promoted as the principal and dominant use to which all other uses shall be subordinate. Where questions of land use compatibility arise, **the burden of proof shall be on the non-agricultural use to clearly demonstrate that an existing or proposed use does not conflict with agricultural operations and will not result in the premature elimination of such agricultural operations.** No use should be permitted that would have a significant adverse effect on agricultural production, including food and fiber production, horticulture, floriculture, or animal husbandry. All non-agricultural uses in any land use category shall be analyzed during the subdivision, zoning, and environmental impact review process for their potential impact on the movement of agricultural equipment and products on roads located in the Agriculture category.

No land shall be removed from the Agriculture category except for annexation to a city, where needed for use by a public agency, for renewable energy purposes in accordance with the Renewable Energy and Transmission Element, where a mapping error may have occurred, or where a clear long term economic benefit to the County can be demonstrated through the planning and environmental review process.

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.

A defined area of land consisting of a multitude of smaller parcels, which are each less than 10 acres in size, with an aggregate of less than 40 acres (at adoption of this plan), that is already impacted with residential units of 5 or more contiguous residences may, on a case by case basis be considered for further subdivision. Small existing parcels less than 15 acres in size that cannot be combined with larger parcels due to geographic or topographic features may on a case by case basis and with appropriate findings be considered for submission into parcels not less than 25% of their original size and in no case for more than four lots. Provided also that approved potable water and approved waste

disposal facilities will be provided. (Reference standards for evaluation in the Agriculture Element, Exhibit "C", page C-1 to C-3).

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:

Commercial uses are not permitted except those directly associated with sales of agricultural goods such as feed, grain, fertilizers, pesticides.

Maximum floor area 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).

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.

Renewable Energy projects may be permitted with an appropriate Conditional Use Permit subject to zoning and environmental review.

Maximum floor area 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. A lesser height may be required by the Airport Land Use Compatibility Plan.

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 locate 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.

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

Open Space/Recreation Standards:

Open space and recreation land uses within this category consists of environmentally sensitive areas, parks, fault zones, floodways and floodplains, agricultural lands, and areas designated for the managed production of mineral resources.

Commercial recreation enterprises including hunting clubs, fishing lakes, equestrian centers, dude ranches, and similar uses, however, a conditional use permit may be required by implementing zoning regulations for some types of commercial recreation enterprises.

Mobile home parks and recreational vehicle parks and campgrounds are strictly prohibited.

Solid and Liquid Waste Disposal Facilities:

Landfills, and or other waste disposal/treatment facilities a are not allowed within this category.

2. Community Area

The Community Area category represents land uses associated with the unincorporated communities of Hot Mineral Spa/Bombay Beach, Ocotillo/Nomirage, and Palo Verde. Their land use orientation is primarily toward relatively low density second home and retirement dwellings and recreational services, rather than urban residential, commercial, and industrial uses. Community Areas usually include small local- and tourist-serving central business districts with a rural orientation.

Urban services, including sewer, water, and physical improvements such as curbs and sidewalks are limited. Ocotillo/Nomirage is provided water service by private water companies and individual water wells; Palo Verde by the Palo Verde County Water District; and Hot Mineral Spa/Bombay Beach by the Coachella Valley Water District. Only Bombay Beach has a public sewage system, also operated by the Coachella Valley Water District, the others rely on subsurface septic systems or facilities operated by mobile home and RV parks. Except in the Hot Mineral Spa area, future growth is expected to consist primarily of infill on existing lots, rather than expansion of community boundaries, except at very low densities. The designation of "Community Area" is not intended to preclude incorporation of a particular community.

All development within Community Areas shall also be reviewed by affected local agencies and County departments to determine that an adequate level of public services exist to serve the proposed project. This would include the off-site circulation system (County Department of Public Works), adequate water supply and pressure for fire suppression (County or City Fire Marshal), police services (County Sheriff or City Police Department), schools (local school district and County Department of Education), potable water (local water district), sewage disposal (local sanitation district or County Health Department), local park facilities (County Parks and Recreation Department), and other services which the Planning/Building Department may identify as impacted.

Residential Development Standards:

Residential land uses at a population density from less than 1 dwelling unit per acre to a maximum of 4 dwelling units per acre. Higher densities may be allowed pursuant to an approved "Master Plan" for the overall Community Area where adequate public infrastructure exists.

Residential building intensity is determined by available public facilities and services and physical or environmental factors which may affect the site, including soil characteristics, groundwater conditions, etc.

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

A minimum lot size of 20,000 square feet (net area exclusive of road and other easements) is required for new residential units where sewer service is not presently available. A larger lot size may be required for an on-site sewage disposal system to be approved by the County Environmental Health Services Division. Smaller lots may be considered if the approving agencies accept an engineered alternative that can provide the same or better level of sewage treatment. The purpose is to allow for changing technology to be considered and therefore allow for better land utilization.

An on-site potable water supply approved by the County Health Department is required for all residential development.

Commercial Development Standards:

Low to medium intensity commercial land uses, which can be shown to be compatible with adjacent existing or planned residential uses, including neighborhood and general commercial uses. Only neighborhood commercial uses will be permitted in the Ocotillo/Nomirage Community Area.

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

Building height maximum of 50 feet (consistent with C-1 zone).

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

Industrial Development Standards:

Manufacturing/industrial zoning and land uses are generally not permitted in this category. Implementing zoning may allow limited assembly and manufacturing of "craft" items such as stained glass, pottery, wood, and fabric products. Zoning for more intensive industrial use may be allowed pursuant to an approved Master Plan for the overall Community Area where adequate public infrastructure exists.

Agricultural Land Use Standards:

Agricultural land uses within this category consist of light and medium agricultural uses.

Agricultural land uses located within the Community Area category may be subject to limitations with respect to animal keeping, setbacks, building height, and other regulations of the County Zoning Ordinance.

Due to potential groundwater overdraft conditions, commercial agricultural uses are prohibited in the Ocotillo-Coyote Wells groundwater basin.

Open Space/Recreation Standards:

Open space land uses within this category consist of environmentally sensitive areas, fault zones, flood ways and flood plains.

Recreational 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, and swim and tennis clubs. Other more intensive commercial recreation uses may be allowed pursuant to an approved Master Plan for the overall Community Area where adequate public infrastructure exists. Due to potential groundwater overdraft conditions, only passive recreation uses are allowed in the Ocotillo-Coyote Wells groundwater basin.

Solid and Liquid Waste Disposal Facilities:

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

transfer and recycling stations may be permitted with appropriate zoning and environmental review.

3. Government/Special Public

This designation indicates lands generally owned by public agencies which are presently, and for the foreseeable future, used for a specific governmental purpose. This designation includes military bases, schools or school related facilities and public parkland and may also be applied to airports, sewer and water facilities, cemeteries, and other public utilities and facilities.

Federal Lands:

The County has no jurisdiction over federally-owned lands and the use and intensity on such lands will be determined by the appropriate federal agency, such as the Department of the Navy for the Naval Air Facility and bombing ranges which are designed Government/Special Public. Also in this category are the Salton Sea, Cibola, and Imperial National Wildlife Refuges.

Land uses on Indian Reservations are also not regulated by the County. These lands, however, are generally not designated Government/Special Public. The Quechan and Fort Yuma Indian Reservations in the southeastern corner of the County are generally designated Agriculture. Portions of the Torres-Martinez Indian Reservation in the northwestern corner of the County are designated Recreation/Open Space or Urban Area.

State Lands:

Portions of four California State Parks are within Imperial County: Anza Borrego Desert State Park, Ocotillo Wells State Vehicle Recreation Area, Salton Sea State Recreation Area, and Picacho State Recreation Area. Use of these lands, which are designated Government/Special Public, are under the jurisdiction of the State Department of Parks and Recreation.

County and Other Local Agency Lands:

Existing County Parks are Sunbeam Lake, Wiest Lake, Red Hill Marina, Heber Dunes, Walker Park, and Palo Verde Park, most of which are designated Government/Special Public. Other local agency lands may also be placed within this land use category.

Private Lands:

Where private land, such as in holdings, exist within an area designated Government/Special Public, the Development Standards shall be the

same as for the Recreation/Open Space category. Development of such lands shall also be evaluated for compatibility with existing and planned uses on nearby public lands.

4. Industry

Industrial land uses within this category consist of heavy manufacturing land uses located in areas with the necessary supporting infrastructure and located away from conflicting existing or planned land uses. Generally, these lands are not suitable for agricultural use and are located adjacent to major transportation systems.

The Industry category is intended to designate areas outside of existing cities where heavy industrial uses exist, such as Plaster City, or can be accommodated without impacting residential or agricultural land uses. Zoning to allow heavy industrial uses may be applied to these areas, and may also be applied to certain Specific Plan Areas, but should not be applied in other unincorporated areas of the County or in other land use designations of the General Plan.

Residential Development Standards:

Residential land uses are limited to one single family dwelling unit 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 or Planning Commission.

Industrial Development Standards:

Heavy manufacturing land uses.

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

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

Building height maximum of 150 feet, except where a lesser height is required by the Airport Land Use Compatibility Plan.

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

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

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

Commercial Development Standards:

General commercial land uses which are necessary to and/or supportive of permitted industrial uses. This would include agricultural and horticultural sales, and equipment sales and services for business, industrial, construction, and agricultural purposes.

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

Building height maximum of 35 feet.

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

Solid and Liquid Waste Disposal Facilities:

Landfills are prohibited within this category.

Hazardous waste treatment, incineration, recycling, stabilization/solidification, residual repository, and transfer/ storage facilities may be sited but must be consistent with the siting criteria of the Imperial County Hazardous Waste Management Plan and the County Integrated Waste Management Plan and require a conditional use permit.

5. Open Space/Recreation/Preservation

The Open Space/Recreation/Preservation categories recognizes the unique recreational character of Imperial County and includes desert, mountain, and waterfront areas with the potential for development as public or private parks and recreation facilities in appropriate areas. Primarily, however, areas designated Open Space/Recreation/Preservation are characterized by a low intensity of human utilization and include mountain areas, sand dunes, desert lands and other open lands that are essentially unimproved and not predominantly used for agriculture. The majority of the land in this category is public land administered by the U.S. Bureau of Land Management (BLM) and owned by either BLM or the U.S. Bureau of Reclamation.

Recreation-related uses include mobile home and recreational vehicle parks, and resort and recreation facilities. Development is a mixture of seasonally and permanently occupied residential units, recreation facilities, community facilities, and neighborhood commercial activities. Examples include Sunbeam Lake, Imperial Lakes, Rio Bend, Red Hill Marina, Goldrock Ranch, and Colorado River camps such as Mitchell Camp and Walter's Camp. Additional recreation sites potentially include the New and Alamo Rivers, and the Salton Sea. These

waters, however, must be cleaned up before they can be promoted as recreational resources so as not to jeopardize the health and safety of users.

Uncontrolled desert residential development has occurred in this area in past; examples are Imperial Gables and Milpitas Wash areas in northeastern Imperial County where no water, sewer, electrical, or telephone services exist. Further development of this type shall be restricted to dwellings in compliance with the Uniform Building Code and which can be supported by adequate public access, potable water, and sewage disposal satisfactory to the County Environmental Health Services Division.

Some areas designated Open Space/Recreation/Preservation contain soils suitable for agriculture, such as the East and West Mesa and Pilot Knob Units of Imperial Irrigation District, which are predominately owned by the Bureau of Land Management and not presently improved for agricultural cropland. Other areas designated Recreation/Open Space may be suitable for aquaculture, particularly where favorable groundwater conditions exist. Agricultural uses are, therefore, permitted in the Open Space/Recreation/Preservation category.

The Open Space/Recreation/Preservation category also includes lands for the preservation of natural resources; areas for the recharge of groundwater basins; rivers and lakes which are important as wildlife habitat and for the enjoyment of recreational sport fishing; areas for the conservation and managed production of mineral resources; and areas for the preservation of areas of outstanding scenic, historic and cultural value. It is intended that this category also be used to protect public health and safety, including areas that require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soils, flood plains, watersheds, and other areas required for the protection of water quality.

Residential Development Standards:

Low density land uses with not more than 1 single family dwelling per 20 acres. Maximum allowed residential use for Open Space/Recreation/Preservation is one residence per acre. Greater densities may be permitted by 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 on-site potable water supply and sewage disposal satisfactory to the County Health Department.

Maximum building height of 35 feet.

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

Agricultural Land Use Standards:

Light to medium agricultural land uses including row and field crops, orchards, aquaculture, grazing, and apiaries where groundwater resources (or imported water) are adequate to support agricultural production without impact to existing domestic water wells or community water supplies.

Agricultural uses are prohibited on all areas administered by the BLM and the U.S. Fish and Wildlife Service, and on private lands that are in holdings in "Areas of Critical Environmental Concern" (ACEC).

Open Space/Recreation Standards:

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.

Recreational 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 areas.

Intensive recreational development within this category is prohibited in areas designated by BLM as "Areas of Critical Environmental Concern" or in a National Wildlife Refuge. These areas will be preserved in the General Plan for biological resources. Unauthorized entry is prohibited by the U.S. Fish and Wildlife Service into a National Wildlife Refuge.

Solid and Liquid Waste Disposal Facilities:

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

6. Special Purpose Facility

This designation may be applied to lands which are necessary for basic governmental services which have physical or operational characteristics incompatible with most other land use categories. In particular, noise, odors, air and water quality impacts, aesthetics, and traffic may create dangerous or objectionable conditions.

Permitted uses are subject to approval of a Conditional Use Permit and include Class I, II, and III solid and liquid waste facilities, prisons, and general aviation airports, or sites approved for those purposes. It is the intent of this designation that such proposed and existing facilities be protected from encroachment by development or incompatible land uses.

Solid Waste Facility Development Standards:

All new solid waste facilities, including all classes of landfills, which receive local and state approval shall be placed within this category through a General Plan Amendment, if not already so designated and operating in conformance with an approved Conditional Use Permit. The designation shall include all contiguous or adjacent lands owned or otherwise controlled by the individual, corporation, or other entity which owns, operates, or proposes to own or operate, the landfill in order to provide an adequate buffer from other land uses. The minimum required buffer for any area proposed for the permanent placement of solid waste (i.e., the actual landfill portion of the facility) shall be 1,320 feet (one-quarter mile) from any lands not owned or controlled by the landfill owner or operator. Where public lands dedicated to open space uses or landfill related industrial development or mining operations are located within the said 1,320 feet, the buffer may not be required as determined by the public agency. The potential long term environmental impacts to the neighboring land uses or development may be considered in making this determination.

All solid waste facilities shall conform to the County Integrated Waste Management Plan (COIWMP), when adopted, and shall be subject to approval of a conditional use permit pursuant to the County Zoning Ordinance which shall specify standards for the establishment, operation, and closure of such facility and related or buffer-area land uses. Additional review and approval is required from the California Integrated Waste Management Board (CIWMB) and the County of Imperial Health Department acting as the Local Enforcement Agency (LEA) designated by the CIWMB. Review and/or approval by the following agencies is also required in most cases: Imperial County Air Pollution Control District, County Department of Public Works, State Water Resources Control Board, State Air Resources Board, State Department of Fish and Game, U.S. Environmental Protection Agency, and U.S. Fish and Wildlife Service. Due to the large amount of land in Imperial County under the control of the U.S. Bureau of Land Management, approval by that agency may also be required.

Related Landfill Facilities:

In addition to the landfill itself, the solid waste facility may include necessary and incidental support and operations facilities including intermodal transfer facilities (e.g., from rail line to truck), equipment repair, maintenance, and storage, administration and employee buildings, fueling

and petroleum products storage, water reclamation and treatment facilities, landfill gas and energy recovery facilities, electrical substation, and water storage tanks or reservoirs.

Other Permitted Uses:

Other uses may be permitted within the Special Purpose Facility land use designation which provide a necessary governmental or public service use not appropriate in other land use designations or for which suitable land is not adequately available.

Also permitted are uses which are appropriate, supportive, or compatible with the principal Special Purpose Facility use of the site. Such uses shall be described in the conditional use permit and other local, state, and federal approvals as may be required and may include: commercial, industrial, agricultural uses; facilities operated by public agencies or public utilities, renewable energy facilities, solid waste sorting, recovery, and recycling facilities; mining and processing of mineral, aggregate, or other natural resources; private or public parks or recreation facilities; employee residences where not subject to adverse air quality or other impacts incompatible with residential use.

7. Specific Plan Area

The Specific Plan Area (SPA) designation may be used where a Specific Plan has been approved or must be approved prior to development. Land within this category usually has environmental constraints or unique land use concerns or opportunities which require special land use and/or design control. Suitable areas may also include lands proposed for large-scale urban development, for natural resource protection or historic preservation, or other use requiring more detailed planning than would typically be required by the County Zoning or Subdivision Ordinances.

Development Standards:

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, agricultural, recreational, open space, and public uses. Except as provided below, once land is designated as a Specific Plan Area no use other than agriculture 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. Future development within the vicinity of the Holtville Airport shall not preclude the long-term viability of the airstrip to be developed as a regional airport.

Interim Uses:

Prior to the approval of a Specific Plan, land within this category may be used for agriculture or underlying zone, unless such interim use is specifically prohibited by the Objectives and Policies of the particular Specific Plan Area. Other interim uses may be permitted by the County Board of Supervisors which are consistent with the Goals and Objectives of the General Plan upon specific findings clearly showing consistency. Interim uses are subject to Zoning Ordinance and CEQA review and such conditions of approval as are necessary or appropriate.

8. Urban Area

The Urban Area Classification on the Land Use Plan includes areas surrounding the seven incorporated cities; Brawley, El Centro, Westmorland, Holtville, Calipatria, Imperial and Calexico. Urban Areas also include the unincorporated communities of Niland, Heber, Seeley, Winterhaven and West Shores/Salton City. These areas are characterized by a full level of urban services, in particular public water and sewer systems, and contain or propose a broad range of residential, commercial, and industrial uses.

It is anticipated that these areas will eventually be annexed or incorporated and should be provided with the full range of public infrastructure normally associated with cities. Therefore, development in these areas shall provide for the extension or development of full urban services such as public sewer and water, drainage improvements, street lights, fire hydrants, and fully improved paved streets with curbs and, in many cases, sidewalks. If located within an urban area, such improvements shall be consistent with City standards as determined by the City. In cases where the Urban area is located in the unincorporated communities (i.e. Heber, Seeley, etc.) improvements shall be consistent with County standards as determined by the County engineer, department of Public Works, Fire/OES, Environmental Health Services, and Planning & Development Services.

All development within Urban Areas shall also be reviewed by affected local agencies and County departments to determine that an adequate level of public services exist to serve the proposed project. This would include the off-site circulation system (County Department of Public Works), adequate water and pressure for fire suppression (County or City Fire Marshal), police services (County Sheriff or City Police Department), schools (local school district and County Department of Education), potable water (local water district), sewage disposal (local sanitation district or County Health Department), local park facilities (County Parks and Recreation Department), and other services which the Planning/Building Department identifies as impacted. In areas potentially affected by airport operations, developments shall be reviewed for conformance to the Airport Land Use Compatibility Plan.

Residential Development Standards:

Residential land uses at a population density of 1 to a maximum of 29 dwelling units per acre.

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

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

New residential development within the vicinity of airports must be consistent with the Airport Land Use Compatibility Plan

Commercial Development Standards:

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

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

Building height maximum of 75 feet or as provided by the Airport Land Use Compatibility Plan.

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

New commercial development within the vicinity of airports must be consistent with the Airport Land Use Compatibility Plan.

Industrial Development Standards:

Light and medium industrial land uses.

Maximum floor area ratio not greater than 3:1 (i.e., 3 square feet of gross building area per 1 square foot of area within the lot or building site).

Building height maximum of 80 feet or as provided by the Airport Land Use Compatibility Plan.

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

Significant impacts associated with the 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 percent of the lot area shall be landscaped. A greater percentage of landscaping may be required for projects involving discretionary review.

New industrial development within the vicinity of airports must be consistent with the Airport Land Use Compatibility Plan.

Agricultural Land Use Standards:

Agricultural land uses within this category consist of light and medium agricultural uses.

Agricultural land uses located within the Urban Area category may be subject to limitations with respect to animal keeping, setbacks, building height, and other regulations of the County Zoning Ordinance.

Open Space/Recreation/Preservation Standards:

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

Solid and Liquid Waste Disposal Facilities:

Landfills and hazardous waste storage and transfer stations are prohibited within this category.

Solid waste transfer and recycling stations may be permitted with appropriate zoning and environmental review.

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D. Compatibility Matrix

The primary purpose of a compatibility matrix is to provide a means to evaluate and achieve compatibility between the general plan and zoning ordinance. A matrix can be used to compare the land use categories of the general plan with the zoning districts and corresponding development standards of the Zoning Ordinance.

To illustrate the extent of zoning compatibility with the general plan, the Imperial County Consistency Matrix features the following categories:

- Compatible: Zones that are compatible with the General Plan Designation
- Incompatible: Zones that are not compatible with the General Plan Designation
- Conditionally Compatible: Zones that the County could find compatible under certain circumstances, but that generally are not compatible

The conditionally compatible category is zoning that is not by itself compatible, but could be found to be compatible under unique or unusual circumstances. Such circumstances would include zoning needed to accommodate an existing legal or legal non-conforming use; when additional density or use restrictions can be included by use of an "overlay" or "combining" zone; or where a Specific Plan, conditional use permit (CUP) or other discretionary permit can be required for a proposed use and mitigating measures can be imposed to reduce or eliminate potential land use conflicts.

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**TABLE 4
COMPATIBILITY MATRIX**

Land Use Categories	ZONES																			
	R-1	R-2	R-3	R-4	G/S	A-1	A-2/A2-R	A-3	AM-1	AM-2	C-1	C-2	C-3	M-1	M-2	M-3	S-1	S-2	G	L
Agriculture	■	■	■	■	■	■	○	○	○	○	■	●	●	■	■	■	●	●	○	■
Community Area	○	●	●	●	●	●	■	■	■	■	○	○	■	●	■	■	○	○	○	○
Government/Special Public	■	■	■	■	■	■	●	●	●	●	■	■	■	■	■	■	○	○	○	■
Industry	■	■	■	■	●	■	●	●	●	●	●	●	●	○	○	○	■	○	○	○
Recreation/Open Space	■	■	■	■	○	■	○	○	○	○	■	●	■	■	■	■	○	○	○	■
Rural Residential	■	■	■	■	○	○	●	●	●	●	■	●	■	■	■	■	○	○	○	○
Special Purpose Facility	■	■	■	■	■	■	●	●	●	●	■	■	■	■	●	●	■	●	●	●
Specific Plan Area	●	●	●	●	■	■	●	●	●	●	●	●	●	●	●	●	●	○	●	●
Urban Area	○	○	○	○	●	○	■	■	■	■	○	○	○	○	■	■	●	○	○	○

Note: Matrix modified to reflect the 1998 Land Use Ordinance Update.

E. Implementation Policies and Programs

Implementation of the Land Use Element is intended to be a continual process involving amendments to the County Zoning Ordinance and Zoning Maps, and discretionary review of proposed subdivisions and conditional use permits; and also involving ministerial review procedures to assure that proposed development has adequate potable water and sewage disposal, and to determine that no hazard to public health or safety will result from flooding, earthquakes, unstable soil, or other natural hazards.

1. Agriculture

Policy

Residential encroachment into agricultural areas has resulted in land use conflicts and potentially unhealthful conditions for residents due to tilling of fields and use of farm chemicals on crops. This situation also often leads to reduction in agricultural production due to complaints from new residents. The County strongly supports continued agricultural use of all areas designated "Agriculture" and exclusion of incompatible residential uses.

Program

- Existing areas designated Agriculture which are zoned A-1 will not be considered in conformance with the Agriculture land use designation and should be rezoned to the A-2 or other existing or new agricultural zone which requires a minimum lot size of 40 acres.

Policy

Over 50 old subdivisions, most in agricultural areas, have the potential to develop with incompatible residential uses. If this occurs, land use conflicts and complaints from new residents are likely to result. Procedures should be established to assure that residential development of old subdivisions do not result in conflicts with continued agricultural use.

Program

- Evaluate existing zoning of all old subdivisions in areas designated Agriculture. Consider creation of a new zone or overlay zone which would permit residences only if specific findings are made by the Board of Supervisors that continued agricultural use of surrounding lands will not be impacted and that adequate public infrastructure exists to support residential use, including on- and off-site roads, sewage disposal, and potable water. Without an approved potable water supply and an approved wastewater treatment system, these subdivisions shall not allow for individual lots to be developed..

Policy

The County of Imperial finds that farmland is one of its most vital resources. Continued preservation of this resource is paramount. The County is committed to the Williamson Act and its ideals of preserving Farmland. Since 2000 the County has put over 126,000 acres into the program. The purpose of the Williamson Act is to establish long term (10 year perpetual) contracts for the preservation of farmland. The Department of Conservation finds that "...a loss of agricultural land represents a permanent reduction in the State's agricultural land resources..." (November 2005 letter). As a way to mitigate this potential significant impact, the County concurs with the Department of Conservation's stance on preserving additional farmland to replace the loss of farmland resulting from development.

Program

- The developer, property owner, or agency (applicant) of a "Development project" located on land designated by the General Plan Land Use Map (Land Use Element- Figure 1) as "Agricultural" that will result in the direct and total loss of Prime Farmland in excess of 40 acres, shall provide not-

less-than 100% for un-contracted and 150% for contracted land, replacement land. Said replacement land shall to be placed under Williamson Act Preservation Contract(s). Said land shall presently have water availability (not fallowed), cultivated and located outside the path of development. This shall be accomplished one of three ways:

- (1) Place additional, applicant owned but un-contracted qualifying farmland into a new Williamson Act Preservation Contract.
- (2) Place additional land through procurement of new un-contracted qualifying farmland into a new Williamson Act Preservation Contract.
- (3) Applicant shall find a third party sponsor to voluntary place their qualifying un-contracted farmland into the County of Imperial's Williamson Act Program.

The replacement land shall be of the quality as the land proposed to be removed. For example if the land is identified as "Prime Farmland" then the replacement land shall be "Prime Farmland."

The replacement land shall be outside of the path of development and subject approval by the Imperial County Planning & Development Services Department. Outside of the path of development shall mean not-less-than two miles from a development area (i.e. city, townsite, community area, industrial or commercial area, etc.).

Policy

The General Plan covers the unincorporated area of the County and is not site specific, however, a majority of the privately owned land is located in the area identified by the General Plan as "Agriculture," which is also the predominate area where Burrowing Owls create habitats, typically in the brims and banks of agricultural fields.

Program

- Prior to approval of development of existing agricultural land either in form of one parcel or a numerous adjoining parcels equally a size of 10 acres or more shall prepare a Biological survey and mitigate the potential impacts. The survey must be prepared in accordance with the United States Fish and Wildlife and California Department of Fish and Game regulations, or as amended.

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2. Industry

Policy

New industrial development is essential to maintaining a viable County economy. Areas designated Industry or planned for industrial development, such as the Mesquite Lake SPA and Gateway of America's, need to be protected from incompatible surrounding development, in particular residential.

Program

- Review existing zoning within and adjacent to areas designated Industry. Agricultural zones, with a prohibition on residential development, are preferred adjacent to Industry. 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 areas.

3. Urban Areas

Policy

A primary concern for new development in Urban Areas, particularly those which are adjacent to incorporated cities, is the adequacy of existing public services and facilities, and the level of infrastructure improvements proposed by new development.

Program

- All proposed subdivision development and new multiple family, commercial, and industrial development within the Urban Area category, shall be required to provide full public street and drainage improvements, including the installation of curb and gutter, sidewalks, sewers and potable water. Such improvements shall comply with that City's design and improvement standards.

Policy

Existing County zoning regulations in agricultural, commercial, and industrial zones enable residential development which conflicts with planned uses envisioned by the General Plan and results in land use conflicts and loss of potential County fiscal benefits from lands zoned for commercial or industrial uses.

Program

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

4. Air Quality

Policy

The County of Imperial air basin has been classified by the U.S. Environmental Protection Agency (U.S. EPA) as an area of “moderate” to a “serious” non-attainment for PM10 and other air emissions. According to the National Clean Air Act (CAA), “serious” non-attainment areas are required to implement the more stringent Best Available Control Measures (BACM) requirements while moderate non-attainment areas are required to implement the less stringent Reasonable Available Control Measures (RACM). Therefore new and existing developments will need to meet all pertinent Local, State, and Federal Air pollution emissions standards and be subject to an air permit by the Local Air Pollution Control District.

Program

Prior to approval of development the project proponent shall comply with the Local Air Pollution Control District current air quality attainment regulations in effect at the time of development.

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APPENDIX A

GATEWAY OF THE AMERICAS SPECIFIC PLAN

APPENDIX B

MESQUITE LAKE SPECIFIC PLAN

APPENDIX C

RIO BEND SPECIFIC PLAN

APPENDIX D

IMPERIAL LAKES (SKI LAKES) SPECIFIC PLAN

APPENDIX E

McCABE RANCH SUBDIVISION SPECIFIC PLAN

APPENDIX F

RIVER FRONT SPECIFIC PLAN