

SALTON COMMUNITY SERVICES DISTRICT

Architectural Committee **Agenda**

1209 Van Buren Ave. Salton City, CA 92275

www.saltoncsd.ca.gov

September 10, 2026

Open Session 9:30 a.m.

COMMITTEE MEMBERS:

Israel Gonzales, Chairperson
Lizabeth Flowers, Committee Member
Barbara Quiroz, Committee Member
Juan Ventura, Committee Member

STAFF:

Jazmine Madrigal, Administrative Assistant

1. CALL TO ORDER:

9:30 A. M.

2. ROLL CALL:

3. PLEDGE OF ALLEGIANCE: Israel Gonzales, Chairperson

4. PUBLIC COMMENTS:

Pursuant to California Government Code Section 54954.3 members of the public may address the Board at this time on any items of public interest that are within the Board's subject matter jurisdiction. The Ralph M. Brown Act, however, prohibits the Board from taking action on any matter not appearing on the agenda. Personal attacks on individuals, slanderous comments, or comments, which may invade an individual's personal privacy, are prohibited. Those who wish to address the Board should come to the microphone. Members of the public will be given three (3) minutes to address the board on any items of public interest. Public comments will be limited to a maximum of (30) thirty minutes per meeting.

5. CONSENT CALENDAR ITEMS:

Consent calendar items are expected to be routine and non-controversial, to be acted upon by the Architectural Committee at one time without discussion. If any committee member requests that an item be removed from the consent calendar, it will be removed so that it may be acted upon separately.

- A. Approve the Minutes for the Architectural Committee on July 09, 2026.

6. OLD BUSINESS:

7. NEW BUSINESS:

Plan #3170

Jesus Bracamonte 1442 Carpenter Ave. Salton City Ca, 92274 APN:007-853-005-000

Plan #3171

Jesus A. Cruz Avila 3106 California Ave Salton City Ca, 92274 APN:011-402-008-000

8. ADJOURNMENT:

Upon written request, this agenda will be made in appropriate alternative format to persons with disabilities as required by Section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the Secretary of the Board at least 72 hours before the meeting. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at 1209 Van Buren St, Suite 1, Salton City, California 92275.

SALTON COMMUNITY SERVICES DISTRICT

Architectural Committee Minutes

1209 Van Buren Ave. Salton City, CA 92275

www.saltoncsd.ca.gov

July 09, 2026

Open Session 9:30 a.m.

COMMITTEE MEMBERS:

Israel Gonzales, Chairperson
Lizabeth Flowers, Committee Member
Barbara Quiroz, Committee Member
Juan Ventura, Committee Member

STAFF:

Jazmine Madrigal, Administrative Assistant

1. CALL TO ORDER:

9:30 A. M.

2. ROLL CALL:

3. PLEDGE OF ALLEGIANCE: Israel Gonzales, Chairperson

Chairperson Israel Gonzales announces for Barbara Quiroz to read agenda due to his tonsil stones.

4. PUBLIC COMMENTS:

Pursuant to California Government Code Section 54954.3 members of the public may address the Board at this time on any items of public interest that are within the Board's subject matter jurisdiction. The Ralph M. Brown Act, however, prohibits the Board from taking action on any matter not appearing on the agenda. Personal attacks on individuals, slanderous comments, or comments, which may invade an individual's personal privacy, are prohibited. Those who wish to address the Board should come to the microphone. Members of the public will be given three (3) minutes to address the board on any items of public interest. Public comments will be limited to a maximum of (30) thirty minutes per meeting.

5. CONSENT CALENDAR ITEMS:

Consent calendar items are expected to be routine and non-controversial, to be acted upon by the Architectural Committee at one time without discussion. If any committee member requests that an item be removed from the consent calendar, it will be removed so that it may be acted upon separately.

- A. Approve the Minutes for the Architectural Committee on June 11, 2026.
Lizabeth Flowers motioned to approve the minutes for June 11, 2026. Barbara Quiroz seconded the motion.

Roll Call:

Israel Gonzales: Yes

Juan Ventura: Yes

Lizabeth Flowers: Yes

Barbara Quiroz: Yes

6. OLD BUSINESS:

7. NEW BUSINESS:

Plan#3169

Miguel Hernandez 1257 Nile Dr. Thermal Ca, 92274 APN:008-713-003-000

Lizabeth Flowers motioned to approve Plan# 3169 Miguel Hernandez 1257 Nile Dr. Thermal Ca, 92274 Apn:008-713-003-000. Juan Ventura Seconded the motion.

Roll Call:

Israel Gonzales: Yes Juan Ventura

Lizabeth Flowers: Yes

Barbara Quiroz: Yes

Israel Gonzales motioned to take the month of August off. Barbara Quiroz seconded the motion.

Roll Call:

Israel Gonzales: Yes Juan Ventura: Yes

Lisabeth Flowers: Yes

Barbara Quiroz: Yes

8. ADJOURNMENT:

Meeting Adjourned at 9:39 AM

Jazmine Madrigal, Administrative Assistant

Israel Gonzales, Chairman

Upon written request, this agenda will be made in appropriate alternative format to persons with disabilities as required by Section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the Secretary of the Board at least 72 hours before the meeting. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at 1209 Van Buren St, Suite 1, Salton City, California 92275.

Salton Community Services District

Architectural Committee Building Approval Form

Plan# 3170

Chartered by Chapter 59 of 1985 Codes and Laws – state of CA
Plans must conform to covenants, Conditions and Restrictions of tract.

Approved: _____ Disapproved: _____ Date: _____ Expiration Date: _____

Architectural Committee Review Fees:

Existing Building Additions:	\$50.00	Check#	_____
New Construction:	\$50.00	Check#	<u>1525</u>
Sewer Capacity Fee:	\$1000.00	Check#	_____
Sewer Connection Fee:	\$2700.00	Check#	_____ (Deposit) _____

(Capacity Fee/Connection Fee Payable at time of sewer connection. Plan Approval fee and Developer fee due at time of plan submission) **THIS APPROVAL MEETS ALL SCSD CC&R'S, BUT MAY NOT MEET IMPERIAL COUNTY TITLE 9 LAND ORDINANCES.**

We ONLY accept money orders or checks payable to Salton Community Services District.

ARCHITECTURAL PLAN REVIEW:

Israel Gonzalez: _____ Approved/updated: _____ Disapproved: _____ Date: _____

Barbara Quiroz: _____ Approved: _____ Disapproved: _____ Date: _____

Lizabeth Flowers: _____ Approved: _____ Disapproved: _____ Date: _____

Juan Ventura: _____ Approved: _____ Disapproved: _____ Date: _____

_____: _____ Approved: _____ Disapproved: _____ Date: _____

Street Address: 1442 Carpenter Ave City: Salton City, CA

Lot# 6 Block# 21 Tract# 753 Zone: R-1

APN: 607-853-005 Lot Size: 11,014

Living Area

Dimensions: Width: _____ Length: _____ Total Square Feet: _____

Patios

Dimensions: Width: 24 Length: 50 Total Square Feet: 1200

Carport or Garage

Dimensions: Width: _____ Length: _____ Total Square Feet: _____

Room Addition

Dimensions: Width: _____ Length: _____ Total Square Feet: _____

Mobile/Manufactured/Modular Homes Only

Date of Manufacture: _____ Expected Date of Delivery: _____

I, the undersigned, certify all information to be true and accurate description of my plans and intentions.

Danirha Bracamonte Danirha Bracamonte (760)880-2467
Owner's Signature Owner's Name (Printed) Daytime Phone Number

1442 Carpenter Ave. Salton City, CA 92275
Address, City, State, Zip Code

A permit must be obtained within 2 years (24 months) from date of approval. If permit is not obtained, you will be required to re-submit for approval

SITE PLAN

I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (760) 482-4236

READ INSTRUCTIONS ON THE BACK! USE PEN TO DRAW - DO NOT USE PENCIL!

DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!

DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!

1

69.24

109.53

Water Line

Sewer

Gas Line

Flow Line

House

5'

50

12

STORAGE

12

50

5'

25

5'-106.30

CARPENTER AVE

4-26

NAME OF APPLICANT 2 Danirha Bracamonte	APPLICANT PHONE NO. 3 (760) 880-2467	SIZE OF PARCEL 4 11,014
PROJECT SITE ADDRESS 5 1442 Carpenter Ave. Salton City, CA		ASSESSORS PARCEL NO. 6 007-853-005

WHITE - OFFICE MASTER / YELLOW - ASSESSORS / PINK - APPLICANT

DECLARATION OF RESTRICTIONS

TRACT 753

THIS DECLARATION, made this 22nd, day of December, 1965, by SALTON RIVIERA, INC., a California Corporation, having its principal place of business in the City of Azusa, Los Angeles County, California, hereinafter referred to as the Declarant.

WHEREAS, the Declarant is the owner of that certain Tract No. 753, Imperial County, California, as per plat thereof recorded in Book 10, Pages 65 of Final Maps, records of said County, and

WHEREAS the Declarant is about to sell, dispose of or convey the lots in said Tract No. 753 above described, and desires to subject the same to certain protective covenants, conditions, restrictions (hereinafter referred to as "Conditions") between it and the acquirers and/or users of the lots in said Tract.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Declarant hereby certifies and declares that it has established and does hereby establish general plans for the protection, maintenance, development and improvement of said Tract, that

THIS DECLARATION is designed for the mutual benefit of the lots in said Tract and Declarant has fixed and does hereby fix the protective conditions upon and subject to which all lots, parcels and portions of said Tract shall be held, leased, or sold, and/or conveyed by them as such owners, each and all of which is and are for the mutual benefit of the lots in said tract and of each owner thereof, and shall run with the land and shall inure to and pass said Tract and each and every parcel of land therein, and shall apply to and bind the respective successors in interest thereof, and are, and each thereof is imposed upon said Tract as a mutual, equitable servitude in favor of each and every parcel of land therein as the dominant tenement or tenements.

SAID CONDITIONS ARE AS FOLLOWS:

THAT all of the lots in said tract shall be designated as R-1 Single Family Residence Lots and shall be used, occupied, and improved under the conditions hereinafter set forth under ZONE R-1 REGULATIONS.

IN THE EVENT THAT ANY OF THE PROVISIONS OF THIS DECLARATION CONFLICT WITH ANY OF THE SECTIONS OF ORDINANCE 249 COUNTY OF IMPERIAL, THE MORE RESTRICTIVE OF THE TWO SHALL GOVERN.

II. GENERAL

- A. No building, fence, patio, or other structure shall be erected, altered, added to, placed, or permitted to remain on said lots or any of them or any part of any such lot until and unless the plans showing flood areas, external design and the ground location of the intended structure along with a plot plan and a checking fee in the amount of five dollars (\$5.00) have been first delivered to and approved in writing by any two (2) members of a "Committee of Architecture" which shall be initially composed of BISHOP MOORE, JAMES A. NICHOLSON, and DELORES LUKINA, provided that any vacancy on such committee caused by death, resignation, or disability to serve shall be filled on the nomination of SALTON RIVIERA, INC. It shall be the purpose of this committee to provide for the maintenance of a high standard of architecture and construction in such manner as to enhance the aesthetic properties of the developed subdivision. Notwithstanding other requirements imposed, this committee shall require not less than twelve hundred (1200) square feet of floor area for any single family residence INCLUDING carport, garage, covered porches, covered contiguous patios, etc., with a minimum floor area of eight hundred (800) square feet for living area in the dwelling portion of the structure. All structures shall basically be of ONE LEVEL construction and no two-story structure shall be permitted unless, in the opinion of the "Committee of Architecture" such a structure conforms to the over-all design and pattern of development. On commercial structures submitted for approval, this "Committee" may require changes, deletions, or revisions in order that the architectural and general appearance of all such commercial buildings and grounds be in keeping with the architecture of the neighborhood and such as not to be detrimental to the public health, safety, general welfare and architectural appearance affecting the property values of the community in which such use or uses are to be located.
- B. It shall remain the prerogative and in the jurisdiction of the "Committee of Architecture" to review applications and grant approvals for exceptions to this declaration, variations from requirements and, in general, other forms of deviations from those restrictions imposed by this declaration, when such exceptions, variances and deviations do, in no way, detract from the appearance of the premises, nor in any way be detrimental to the public welfare or to the property of other persons located in the vicinity thereof, in the sole opinion of the "Committee".
- C. All buildings shall have septic tank and leeching pit or pits, as may be required, installed in the rear yard, in accordance with Imperial County Ordinance No. 239 and regulations accompanying same.

III. RESIDENTIAL ZONES

- A. As used in this declaration, "Residential Zones" means zones R-1, R-2 and R-3, and R-4, as defined in Imperial County Ordinance 249, unless otherwise stated in this Declaration.
- B. A person shall not use any premises in any residential zone, which is designed, arranged or intended to be occupied or used for any purpose, other than expressly permitted in this declaration.
- C. In any building project, during construction and sixty (60) days thereafter, property in a residential zone may be used for the storage of materials used in the construction of the individual buildings in project and for the contractor's temporary office. Said construction period shall not exceed ninety (90) days, unless specifically approved by the Committee of Architecture.
- D. A person shall not keep or maintain any live pig or hog or livestock or goats, cows or fowl of any age in any residential zone, whether such animals are kept or maintained for the personal use of the occupants or otherwise.
- E. No person shall cause to be erected a sign, advertisement billboard or advertising structure of any kind on any of the unimproved residential lots, except that a temporary permit, limited to a ninety-day period, for signs for houses to be sold or exhibited be first obtained by application to the architectural committee. The architectural committee may approve the location of these signs within the front set-back of the lot.
- F. No temporary buildings, basement, cellar, tent, shack garage, barn or other outbuilding or structure shall, at any time, be used for human habitation, temporarily or permanently.
- G. A trailer may be used as a residence of the owner and his family during construction by such owner of a permanent residence, but only after approval has been gained from the architectural committee for such residence, but in no event shall said trailer be used longer than ninety days.
- H. The exterior portions of all buildings, which are constructed of wood, stucco or cement shall be painted or stained immediately upon completion or shall have color mixed in the final structural application.
- I. Residences shall have complete and approved plumbing installations before occupancy.
- J. A temporary Real Estate tract office, for the purpose of conducting the sale of property in the sub-division, upon which such office is located, for a period not to exceed one year, provided such tract office is not used for conducting a general real estate business. Any structure, used for such purpose, shall, at the end of such one year period, be either removed or used for a purpose permitted in the zone in which it is located.
- K. The storage of tools, landscaping instruments, household effects, machinery or machinery parts, empty or filled containers, boxes, or bags, trash, materials or other miscellaneous items that shall, in appearance, detract from the aesthetic values of the property, shall be so placed and stored to be concealed from view from the public right of way. Trash for collection may be placed at the street line on regular collection days for a period not to exceed eighteen hours, prior to pick up.
- STORAGE OF MATERIALS
- LIVESTOCK
- SIGNS
- TEMPORARY BUILDINGS
- TRAILER USE
- BUILDING EXTERIOR
- PLUMBING
- TEMPORARY OFFICES
- STORAGE OF TOOLS AND TRASH

ZONE R-1 REGULATIONS

A. PROPERTY IN ZONE R-1 MAY BE USED FOR:

1. A single family residence, together with outbuildings customary to such use, located on the same lot or parcel of land, including:
 - a. A private garage with a capacity not to exceed three (3) automobiles.
 - b. A boat repair or storage building for the personal use of the occupant.
 - c. A children's playhouse.
 - d. Lath or greenhouses.
 - e. Tool houses.
 - f. Hobby shops not used commercially.
2. The following auxiliary uses, if they do not alter the character of the premises as single family residences:
 - a. One detached guest house on the same premises as and not less than twenty (20) feet from the main building for the use of temporary guests of the occupants of the premises, if such quarters have no kitchen or kitchen facilities and are not rented or otherwise used as a separate dwelling.
 - b. Fences, walls, or hedges may be erected, started or maintained to a height of 72" above the adjacent grade when used as a property line or boundary separation, except that no fence, wall, or hedge may be used for this purpose in the front setback area of a lot in excess of 42" above the adjacent grade.

B. BUILDING SETBACKS:

1. Front yard setbacks shall conform to a minimum depth of twenty-five (25) feet.
2. A side yard shall be maintained of at least five (5) feet in depth from all side property lines to the building line of any structure, with a minimum clearance of 30" from eaves or other projections to the side property line, EXCEPT on corner lots which shall maintain a minimum setback of twelve (12) feet from side street line. An attached garage, a detached garage or other auxiliary buildings or structures, not intended or used for human habitation, shall be located to provide a minimum 12" clearance from the side property line to eaves or other projections, when the auxiliary building or structure is a minimum of twenty (20) feet to the rear of the front wall of the residence nearest the street if attached; or forty (40) feet to the rear of the residence nearest the street if detached.
3. A rear yard shall be maintained of at least twenty-five (25) feet from the property line to the furthest structural projection, where there is no alley, fences, walls, and hedges when used as a boundary line separation which shall be ten (10) feet from the rear property line.

C. VEHICLE STORAGE:

Every dwelling or other structure in Zone R-1 designed for or intended to be used as a dwelling, shall have on the same lot or parcel of land, automobile storage space conveniently accessible from the street and not located at any place where the erection of a structure is prohibited. This space shall be of sufficient capacity so as to not exceed maximum vehicle storage requirements as outlined above.

D. SUBDIVISION OF LOTS:

No lot or parcel of land shall be divided into smaller lots or parcels under any conditions or circumstances whether for lease, sale, or rental purposes.

E. REQUIRED LAND AREA:

A person shall not erect, construct, occupy, or use more than one (1) single family residence on any parcel of land or lot.

F. BUILDING HEIGHT LIMITATION:

All structures shall be of ONE-LEVEL construction unless as otherwise provided for under GENERAL of these restrictions.

These conditions shall run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1975, at which time said Conditions and Covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of the owners of a majority of the lots in said Tract, it is agreed to change said Conditions in whole or in part.

PROVIDED, FURTHER, that if any paragraph, section, sentence, clause or phrase of the restrictions, conditions, and covenants herein contained shall be or become illegal, null, or void, for any reason or shall be held by any court of competent jurisdiction to be illegal, null, or void, the remaining paragraphs, sections, sentences, clauses or phrases herein contained shall not be affected thereby. It is hereby declared that these restrictions, conditions, and covenants herein contained would have been and are imposed and each paragraph, section, sentence, clause or phrase thereof, irrespective of the fact that any one or more other paragraphs, sections, sentences clauses or phrases are or shall become or be illegal, null, or void.

PROVIDED FURTHER, that if any owner of any lot in said property or his heirs, or assigns, shall violate or attempt to violate any of the conditions, covenants and/or restrictions herein, it shall be lawful for any other person or persons owning any other lots in said property to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such conditions, covenants, and/or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violation.

PROVIDED FURTHER, that a breach of any of the foregoing conditions, covenants, and/or restrictions shall not defeat or render invalid the lien of any mortgage, or deed of trust in good faith, and for value, as to said property or any part thereof; but such conditions, covenants, and/or restrictions shall be binding upon and effective against any owner of any lot or lots in said property whose title is acquired by foreclosure, trustee's sale, or otherwise.

IN WITNESS WHEREOF, SALTON RIVIERA, INC. has caused its corporate name and seal to be hereunto affixed by its officers thereunto duly authorized this 22nd day of December, 1965.

SALTON RIVIERA, INC.

(Owner)

By s/Marcus R. Hickerson
Marcus R. Hickerson, Exec. V-Pres.

By s/Irene M. Weir
Irene M. Weir, Assistant Secy.

Salton Community Services District

Architectural Committee Building Approval Form

Plan# 3171

Chartered by Chapter 59 of 1985 Codes and Laws – state of CA
Plans must conform to covenants, Conditions and Restrictions of tract.

Approved: _____ Disapproved: _____ Date: _____ Expiration Date: _____

Architectural Committee Review Fees:

Existing Building Additions:	\$50.00	Check#	_____
New Construction:	\$50.00 <u>X</u>	Check#	<u>0006</u>
Sewer Capacity Fee:	\$1000.00	Check#	_____
Sewer Connection Fee:	\$2700.00	Check#	_____ (Deposit) _____

(Capacity Fee/Connection Fee Payable at time of sewer connection. Plan Approval fee and Developer fee due at time of plan submission) **THIS APPROVAL MEETS ALL SCSD CC&R'S, BUT MAY NOT MEET IMPERIAL COUNTY TITLE 9 LAND ORDINANCES.**
We ONLY accept money orders or checks payable to Salton Community Services District.

ARCHITECTURAL PLAN REVIEW:

Israel Gonzalez: _____ Approved/updated: _____ Disapproved: _____ Date: _____

Barbara Quiroz: _____ Approved: _____ Disapproved: _____ Date: _____

Lizabeth Flowers: _____ Approved: _____ Disapproved: _____ Date: _____

Juan Ventura: _____ Approved: _____ Disapproved: _____ Date: _____

_____: _____ Approved: _____ Disapproved: _____ Date: _____

Street Address: 3106 California Ave City: Salton City

Lot# 8 Block# 16 Tract# 553 Zone: R1

APN: 011-402-008-000 Lot Size: 10,000 sq ft

Living Area

Dimensions: Width: 24 Length: 56 Total Square Feet: 1,344

Patios

Dimensions: Width: _____ Length: _____ Total Square Feet: _____

Carport or Garage

Dimensions: Width: _____ Length: _____ Total Square Feet: _____

Room Addition

Dimensions: Width: _____ Length: _____ Total Square Feet: _____

Mobile/Manufactured/Modular Homes Only

Date of Manufacture: _____ Expected Date of Delivery: _____

I, the undersigned, certify all information to be true and accurate description of my plans and intentions.

	<u>Jesus Alberto Cruz Avila</u>	<u>760 289-2745</u>
Owner's Signature	Owner's Name (Printed)	Daytime Phone Number

3106 California Ave Salton City Ca, 92274
Address, City, State, Zip Code

A permit must be obtained within 2 years (24 months) from date of approval. If permit is not obtained, you will be required to re-submit for approval

SITE PLAN

I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (760) 482-4236

READ INSTRUCTIONS ON THE BACK! USE PEN TO DRAW - DO NOT USE PENCIL!

DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!

DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!

1

California Ave. road
80 ft.

32 ft. Front Yard Setback

LP Propane Gas
15 ft.

Driveway Parking
12 ft.

28 ft. Side yard setback

Mobile home
24' x 56'
1344 sq ft.

28 ft. Side yard setback

125 ft.

25 ft.

Electricity meter/pole
31 ft.

33 ft. Rear Yard setback

Water utility line

sewer utility line

electric utility overhead

electric pole service

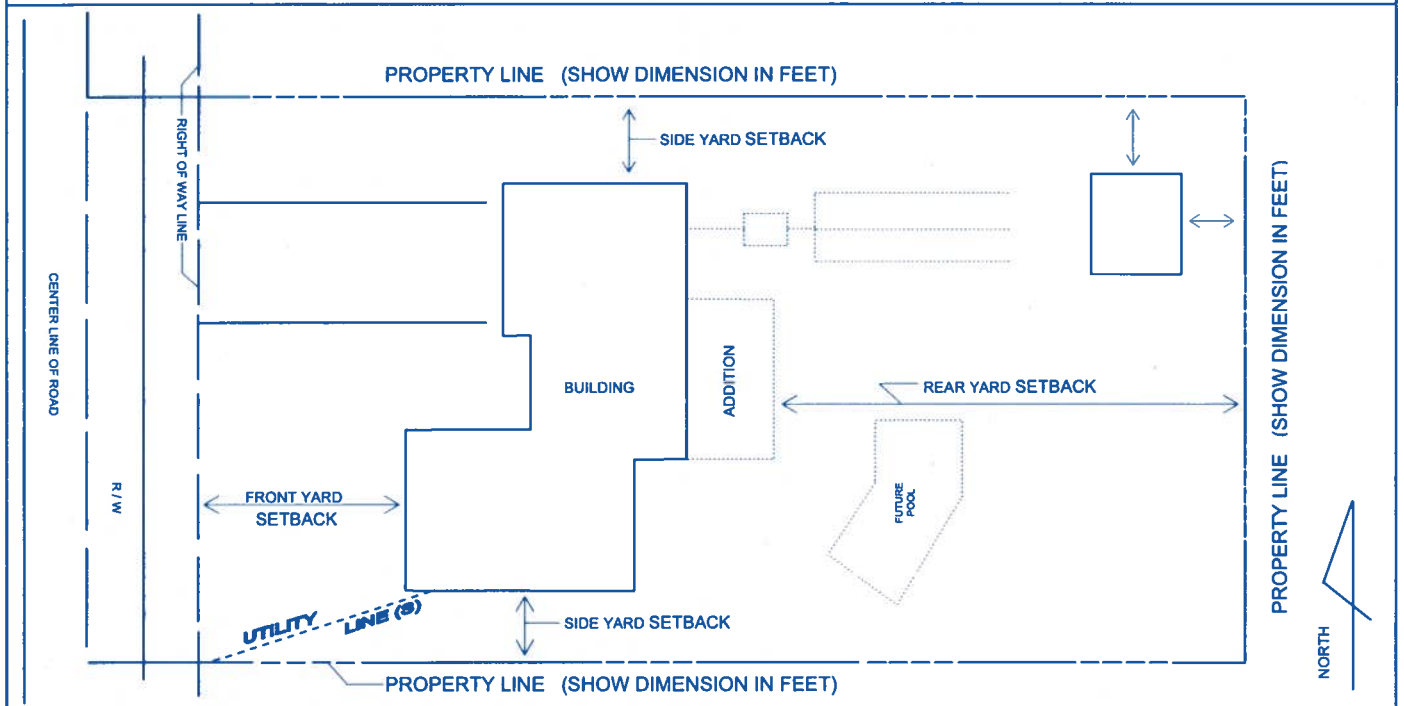
80 ft.

N ↓

NAME OF APPLICANT 2 Jesus Alberto Cruz Avila		APPLICANT PHONE NO. 3 760 289 2745	SIZE OF PARCEL 4 10,000 sq. ft.
PROJECT SITE ADDRESS 5 1306 California Ave. Salton City, CA 92274		ASSESSORS PARCEL NO. 6 011-402-008-000	

WHITE - OFFICE MASTER / YELLOW - ASSESSORS / PINK - APPLICANT

EXAMPLE SITE PLAN



READ INSTRUCTIONS ON REQUIRED INFORMATION!

The following information and detail must be shown on the site Plan. Please read the information, view the example and prepare a site plan for your project to accurately and correctly depict the necessary information.

- a. Show the property lines including their dimensions.
- b. Show the location of all existing and/or proposed structures, both above and below ground.
- c. Show the location of the utility lines (electrical, water, sewer, gas, phone, etc.). Show whether they are above or below ground.
- d. Show the north orientation.
- e. Show the scale of the drawing, (i.e. $\frac{1}{4}" = 1'0"$ or $\frac{1}{8}" = 1'0"$, etc.).
- f. Show all dimensions of the structure(s).
- g. Show all distanced from the property line(s) to the structures.
- h. Show distances between structures.
- i. Show the adjacent streets, and all entrances to the property from the street.
- j. Provide 3 copies of the SITE PLAN along with the application. (if you are not using the County's Site Plan form)
- k. Provide the information in all of the numbered spaces at the bottom of the form.
- l. Landscaping is required for certain projects. Please check with the Staff to verify what and if it will be required for your proposed project.

NOTE: You may submit a site plan in a larger format, or on a blue line or on another format, however it must include all the information shown above, and must be drawn on substantial paper with a non-erasable medium, i.e. not in pencil.

DECLARATION OF RESTRICTIONSTRACT 553

THIS DECLARATION, made this 10th day of August, 1958, by SAVON RIVIERA, INC., a California Corporation, having its principal place of business in the City of AZUSA, Los Angeles County, California, hereinafter referred to as the Declarant.

WHEREAS, the Declarant is the owner of that certain Tract No. 553, Imperial County, California, as per plat thereof recorded in Book 4, Pages 61, records of said County, and

WHEREAS the Declarant is about to sell, dispose of or convey the lots in said Tract No. 553 above described, and desires to subject the same to certain protective covenants, conditions, restrictions (hereinafter referred to as "Conditions") between it and the acquirers and/or users of the lots in said Tract.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Declarant hereby certifies and declares that it has established and does hereby establish general plan for the protection, maintenance, development and improvement of said Tract, that

THIS DECLARATION is designed for the mutual benefit of the lots in said Tract and Declarant has fixed and does hereby fix the protective conditions upon and subject to which all lots, parcels and portions of said Tract shall be held, leased, or sold, and/or conveyed by them as such owners, each and all of which is and are for the mutual benefit of the lots in said Tract and of each owner thereof, and shall run with the land and shall inure to and pass said Tract and each and every parcel of land therein, and shall apply to and bind the respective successors in interest thereof, and are and each thereof is imposed upon said Tract as a mutual, equitable servitude in favor of each and every parcel of land therein as the dominant tenement or tenements.

SAID CONDITIONS ARE AS FOLLOWS:

That all of Block 13 and all of Block 15 shall be designated as Multiple Residence lots and shall be improved, used, and occupied under the conditions set forth under CLASS I, ZONE R-3 REGULATIONS.

That all the remaining lots shall be designated as Single Residence lots and shall be improved, used, and occupied under the conditions hereinafter set forth under ZONE R-1 REGULATIONS.

II. GENERALCOMMITTEE
OF
ARCHITECTURE

A. No building, fence, patio, or other structure shall be erected, altered, added to, placed, or permitted to remain on said lots or any of them or any part of any such lot until and unless the plans showing floor areas, external design and the ground location of the intended structure along with a plot plan and a checking fee in the amount of five dollars (\$5.00) have been first delivered to and approved in writing by any two (2) members of a "Committee of Architecture" which shall be initially composed of C. W. Burwood, George McCarthy, and August Damon, provided that any vacancy on such committee caused by death, resignation, or disability to serve shall be filled on the nomination of SALTON RIVIERA, INC. It shall be the purpose of this committee to provide for the maintenance of a high standard of architecture and construction in such a manner as to enhance the aesthetic properties of the developed subdivision. Notwithstanding other requirements imposed, this committee shall require not less than twelve hundred (1,200) square feet of floor area for any single family residence INCLUDING carport, garage, covered porches, covered contiguous patios, etc., with a minimum floor area of eight hundred (800) square feet for living area in the dwelling portion of the structure. All structures shall basically be of ONE LEVEL construction and no 2-story structure shall be permitted unless, in the opinion of the Committee of Architecture such a structure conforms to the over-all design and pattern of development. On commercial structures submitted for approval, this committee may require changes, deletions, or revisions in order that the architectural and general appearance of all such commercial buildings and grounds be in keeping with the architecture of the neighborhood and such as not to be detrimental to the public health, safety, general welfare and architectural appearance effecting the property values of the community in which such use or uses are to be located.

SEWAGE
DISPOSAL

- B. It shall remain the prerogative and in the jurisdiction of the "Committee of Architecture" to review applications and grant approvals for exceptions to this declaration. Variations from requirements and, in general, other forms of deviation from those restrictions imposed by this declaration, when such exceptions, variances and deviations do, in no way, detract from the appearance of the premises, nor in any way be detrimental to the public welfare or to the property of other persons located in the vicinity thereof, in the sole opinion of the Committee.
- C. All buildings shall have a septic tank and leeching pit or pits, as may be required, installed in the rear yard, per specifications attached hereto and made a part hereof. In the event a lot is used for multiple residence purposes and additional pits are found necessary to properly dispose the fluids, then a greater area shall be taken in the front yard and properly connected to that in the rear. The responsibility for determining the need for additional pits shall be vested in the Desert Shores Community Services District. The Community Services District is vested with the responsibility and authority for the enforcement of these provisions.

III. RESIDENTIAL ZONES:

- | | |
|--|--|
| STORAGE
OF
MATERIALS | A. As used in this declaration, "Residential Zones" means zones R-1, R-2 and R-3. |
| | B. A person shall not use any premises in any residential zone, which is designed, arranged or intended to be occupied or used for any purpose, other than expressly permitted in this declaration. |
| | C. In any building project, during construction and sixty (60) days thereafter, property in a residential zone may be used for the storage of materials used in the construction of the individual buildings in project and for the contractor's temporary office. Said construction period shall not exceed ninety (90) days, unless specifically approved by the Committee of Architecture. |
| LIVESTOCK | D. A person shall not keep or maintain any live pig or hog or livestock or goats, cows or fowl of any age in any residential zone, whether such animals are kept or maintained for the personal use of the occupants or otherwise. |
| SIGNS | E. No person shall cause to be erected a sign, advertisement billboard or advertising structure of any kind on any of the unimproved residential lots, except that a temporary permit, limited to a ninety-day period, for signs for houses to be sold or exhibited be first obtained by application to the architectural committee. The architectural committee may approve the location of these signs within the front set-back of the lot. |
| TEMPORARY
BUILDINGS | F. No temporary buildings, basement, cellar, tent, shack garage, barn or other outbuilding or structure shall, at any time, be used for human habitation, temporarily or permanently. |
| TRAILER
USE | G. A trailer may be used as a residence of the owner and his family during construction by such owner of a permanent residence, but only after approval has been gained from the architectural committee for such residence, but in no event shall said trailer be used longer than ninety days. |
| BUILDING
EXTERIOR | H. The exterior portions of all buildings, which are constructed of wood, stucco or cement shall be painted or stained immediately upon completion or shall have color mixed in the final structural application. |
| PLUMBING | I. Residences shall have complete and approved plumbing installations before occupancy. |
| TEMPORARY
OFFICES | J. A temporary Real Estate tract office, for the purpose of conducting the sale of property in the sub-division, upon which such office is located, for a period not to exceed one year, provided such tract office is not used for conducting a general real estate business. Any structure, used for such purpose, shall, at the end of such one year period, be either removed or used for a purpose permitted in the zone in which it is located. |
| STORAGE
OF
TOOLS
AND
TRASH | K. The storage of tools, landscaping instruments, household effects, machinery or machinery parts, empty or filled containers, boxes, or bags, trash, materials or other miscellaneous items that shall, in appearance, detract from the aesthetic values of the property, shall be so placed and stored to be concealed from view from the public right of way. Trash for collection may be placed at the street line on regular collection days for a period not to exceed eighteen hours, prior to pick up. |

1. PROPERTY IN ZONE R-1 MAY BE USED FOR:

- A. A Single family residence, together with outbuildings customary to such use, located on the same lot or parcel of land, including:
 - 1. A private garage with a capacity not to exceed three (3) automobiles.
 - 2. A boat repair or storage building, for the personal use of the occupant.
 - 3. A children's playhouse.
 - 4. Lath or greenhouses.
 - 5. Tool houses.
 - 6. Hobby shops not used commercially.
- B. Churches, temples, or other places used exclusively for religious worship shall be permitted within this zone upon approval of location and development plans by the "Committee of Architecture."
- C. The following auxiliary uses, if they do not alter the character of the premises as single family residences:
 - 1. One detached guest house on the same premises as and not less than twenty (20) feet from the main building, for the use of temporary guests of the occupants of the premises, if such quarters have no kitchen or kitchen facilities and are not rented or otherwise used as a separate dwelling.
 - 2. Fences, walls or hedges may be erected, started or maintained to a height of 72" above the adjacent grade, when used as a property line or boundary separation, except that no fence, wall or hedge may be used for this purpose in the front setback area of a lot in excess of 42" above the adjacent grade.

2. BUILDING SETBACKS:

- A. Front yard setbacks shall conform to a minimum depth of twenty-five (25) feet and a maximum depth of thirty-five (35) feet from the front property line to the furthest structural projection, including eaves, overhangs, porches of any building or structure.
- B. Side yard setbacks. A side yard shall be maintained of at least five (5) feet in depth from all side property lines to the building line of any structure, with a minimum clearance of 30" from eaves or other projections to the side property line, except that on corner lots a setback, equal to the narrowest width of the lot facing a street, shall be maintained from any portion of the furthest structural projection to the property line facing and parallel to the street adjacent to the longest side of the lot. In no case shall this required setback equal less than ten (10) feet or more than thirty-five (35) feet. An attached garage, a detached garage or other auxiliary buildings or structures, not intended or used for human habitation, shall be located to provide a minimum 12" clearance from the side property line to eaves or other projections, when the auxiliary building or structure is a minimum of twenty (20) feet to the rear of the front wall of the residence nearest the street if attached, or forty (40) feet to the rear of the residence nearest the street if detached.
- C. Rear yard setback. A rear yard shall be maintained of at least twelve (12) feet from the property line to the furthest structural projection, excepting fences, walls and hedges when used as a boundary line separation, which shall be ten (10) feet from the rear property line.

3. VEHICLE STORAGE:

Every dwelling or other structure in Zone R-1, designed for or intended to be used as a dwelling, shall have on the same lot or parcel of land automobile storage space conveniently accessible from the street and not

ZONE R-1 REGULATIONS; (continued)

located at any place where the erection of a structure is prohibited. This space shall be of sufficient capacity so as to not exceed maximum vehicle storage requirements as outlined above.

4. SUBDIVISION OF LOTS:

No lot or parcel of land shall be divided into smaller lots or parcels under any conditions or circumstances, whether for lease, sale, or rental purposes.

5. REQUIRED LAND AREA:

A person shall not erect, construct, occupy or use more than one single family residence on any parcel of land or lot, except that the parcel of land or lot shall contain a minimum of ten thousand (10,000) square feet of area for each residence.

6. BUILDING HEIGHT LIMITATION:

All structures shall be of ONE-LEVEL construction unless as otherwise provided for under GENERAL of these restrictions.

1. PROPERTY IN ZONE R-2 MAY BE USED FOR:

- A. Any use permitted in Zone R-1, except that a private garage may have a capacity of five (5) automobiles.
- B. A two-family residence, not over two stories in height, together with the outbuildings customary to such uses located on the same lot or parcel of land.

2. BUILDING SETBACKS:

- A. Front yard, side yard and rear yard setbacks shall conform to those imposed in Zone R-1.

3. VEHICLE STORAGE:

- A. Vehicle storage shall conform to those requirements imposed in Zone R-1, except that the vehicle capacity shall be sufficient to accommodate one (1) automobile for each family for the permanent housing of which each dwelling or structure on the property is designed.

4. SUBDIVISION OF LOTS:

Subdividing lots or parcels of land into smaller areas shall be prohibited for any purposes or uses, whether for sale, lease or rent.

5. REQUIRED LAND AREA:

A person shall not erect, construct, occupy or use more than one two-family residence or two one-family residence on any parcel of land or lot, except that the parcel of land or lot shall contain a minimum of ten thousand (10,000) square feet of area for each two-family residence or five thousand (5,000) square feet of area for each single family residence.

6. REQUIRED BUILDING AREA:

Notwithstanding other requirements imposed by these restrictions under GENERAL, the "Committee of Architecture" shall in two-family residences require not less than five hundred (500) square feet of living area for each one bedroom unit, or not less than six hundred (600) square feet of living area for each two bedroom unit, in addition to a minimum floor area of four hundred (400) square feet of attached garage, attached carport, covered porches, covered contiguous patios, etc.

7. BUILDING HEIGHT LIMITATION:

All structures shall be of ONE-LEVEL construction unless as otherwise provided for under GENERAL of these restrictions.

ZONE R-3 REGULATIONS

I. The following regulations shall apply in Zone R-3 Multiple Dwelling Districts:

A. CLASS I

1. Any use permitted in R-2.
2. Multiple dwellings or 3 one-family dwellings of a permanent nature on each lot.
3. Hotels and Motels in which incidental business may be conducted for the convenience of the residents of the buildings.
4. Apartment buildings.

B. CLASS II

The following uses shall be classified under this zoning and shall be permitted if use, location, and development plan is approved by the "Committee of Architecture."

1. Trailer Parks.
2. Colleges and Universities.
3. Private schools.

II. BUILDING SETBACKS:

- A. Front yard setbacks shall conform to a minimum depth of twenty (20) feet from the front property line to the furthest structural projection, including eaves, overhangs and porches of any building or structure.
- B. Side yard setbacks shall conform to those required in Zone R-1, except the maximum setback from a side street shall be reduced to thirty (30) feet from any portion of the furthest structural projection to the property line facing and parallel to the street adjacent to the longest side of the lot.
- C. Rear yard Setback shall conform to those as required in Zone R-1.

III. VEHICLE STORAGE:

Every dwelling, apartment house or structure in Zone R-3, designed for or intended to be used as a dwelling, or apartment house, shall have on the same lot or parcel of land, automobile storage space conveniently accessible from the street, and not located at any place where the erection of structures is prohibited, of sufficient capacity to accommodate one (1) automobile for each family for the permanent housing of which such dwelling, apartment house or other structure is designed.

IV. SUBDIVISION OF LOTS:

No lot or parcel of land shall be divided into smaller lots or parcels under any conditions or circumstances whether for lease, sale, or rental purposes.

V. REQUIRED BUILDING AREA:

Notwithstanding other requirements imposed by these restrictions, under GENERAL, the "Committee of Architecture" shall, in all apartment buildings designed or intended to house three (3) or more families, require not less than five hundred (500) square feet of living area for each one bedroom unit, or not less than six hundred (600) square feet of living area for each two bedroom unit. In all buildings or establishments designed for, intended for, or used as Hotels or Motels, the "Committee of Architecture" shall require that each unit, room, suite or apartment capable of designed or intended bathrooms and/or kitchens where included in the individual accommodation as outlined above. In such instances where a common or shared bath or kitchen is present, only 50% of the area of such shared facilities can be contributed to the required floor area of two hundred fifty (250) square feet. In such instances where a public bathroom or toilet room or kitchen is present

as only such facilities available, the minimum required livable floor area of each individual accommodation shall contain two hundred (200) square feet.

VI. BUILDING HEIGHT LIMITATIONS:

All structures shall be of ONE-LEVEL construction unless as otherwise provided for under GENERAL of these Restrictions.

These conditions shall run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1968, at which time said Conditions and Covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of the owners of a majority of the lots in said Tract, it is agreed to change said Conditions in whole or in part.

PROVIDED, FURTHER, that if any paragraph, section, sentence, clause or phrase of the restrictions, conditions, and covenants herein contained shall be or become illegal, null, or void, for any reason or shall be held by any court of competent jurisdiction to be illegal, null, or void, the remaining paragraphs, sections, sentences, clauses or phrases herein contained shall not be affected thereby. It is hereby declared that these restrictions, conditions, and covenants herein contained would have been and are imposed and each paragraph, section, sentence, clause or phrase thereof, irrespective of the fact that any one or more other paragraphs, sections, sentences clauses or phrases are or shall become or be illegal, null, or void.

PROVIDED FURTHER, that if any owner of any lot in said property or his heirs, or assigns, shall violate or attempt to violate any of the conditions, covenants and/or restrictions herein, it shall be lawful for any other person or persons owning any other lots in said property to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such conditions, covenants, and/or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violation.

PROVIDED FURTHER, that a breach of any of the foregoing conditions, covenants, and/or restrictions shall not defeat or render invalid the lien of any mortgage, or deed of trust in good faith, and for value, as to said property or any part thereof; but such conditions, covenants, and/or restrictions shall be binding upon and effective against any owner of any lot or lots in said property whose title is acquired by foreclosure, trustee's sale, or otherwise.

IN WITNESS WHEREOF, SALTON RIVIERA, INC. has caused its corporate name and seal to be hereunto affixed by its officers thereunto duly authorized this 14th day of August, 1958

(Owner) SALTON RIVIERA, INC.

By [Signature]

By [Signature]

524 5-56 (Corporation)

STATE OF CALIFORNIA
COUNTY OF Los Angeles

} SS.

On August 19, 1958

before me, the undersigned, a Notary Public in and for said County and State, personally appeared M. Penn Phillips

known to me to be the President, and

Arthur A. Miller Secretary of

the Corporation that executed the within Instrument, known to me to be

the proper officer, and acknowledged to me that such Corporation ex-

ecuted the within Instrument pursuant to its by-laws or a resolution of its

Board of Directors.

WITNESS my hand and official seal.

(Seal) [Signature]

My commission expires August 19, 1959 in and for said County and State

DOCUMENT NO. 51
RECORDED REQUEST OF
PIONEER TITLE INSURANCE COMPANY

1958 AUG 19 PM 3:45

BOOK 1002 PAGE 432

OFFICIAL RECORDS
IMPERIAL COUNTY, CALIF.
EVALYN B. WESTERFIELD
COUNTY RECORDER

* 920 INDEXED EOW

Page 2 of 2 Pages

DESERT SHORES COMMUNITY SERVICES DISTRICT SEEPAGE PIT AND SEPTIC TANK DETAILS

