

# *ARCHITECTURAL*



# *PACKET*

Salton Community Services District  
760.394.4446  
Architectural Committee Building Approval Form  
Plan # \_\_\_\_\_

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 # _____
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 SCSO CC&R'S, BUT MAY NOT MEET IMPERIAL COUNTY TITLE 9 LAND ORDINANCES.**

**ARCHITECTURAL PLAN REVIEW:**

Eva Angel \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Date \_\_\_\_\_

John Connelly \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Date \_\_\_\_\_

Michael Friese \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Date \_\_\_\_\_

Randy Rynearson \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Date \_\_\_\_\_

Connie Jenkins \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Date \_\_\_\_\_

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Lot #: \_\_\_\_\_ Block #: \_\_\_\_\_ Tract #: \_\_\_\_\_ Zone: \_\_\_\_\_

APN: \_\_\_\_\_ Lot Size: \_\_\_\_\_

**Living Area**

Dimensions: Width \_\_\_\_\_ Length \_\_\_\_\_ Total Square Feet \_\_\_\_\_

**Patios**

Dimensions: Width \_\_\_\_\_ Length \_\_\_\_\_ Total Square Feet \_\_\_\_\_

**Carport or Garage**

Dimensions: Width \_\_\_\_\_ Length \_\_\_\_\_ Total Square Feet \_\_\_\_\_

Carport \_\_\_\_\_ Garage \_\_\_\_\_ Material Used \_\_\_\_\_

**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.*

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Name Printed

\_\_\_\_\_  
Daytime Phone Number

\_\_\_\_\_  
Address, City, State and Zip Code

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



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POST OFFICE BOX 5268  
SALTON CITY, CALIFORNIA 92275-5268  
TELEPHONE: (760) 394-4446  
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scsd@saltoncsd.ca.gov

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## **INTERESTED IN BUILDING OR MOVING A MOBILE HOME ONTO YOUR LOT?**

The Salton Community Services District (SCSD) and The Architectural Committee are pleased to furnish you with information to help you get started on your project.

- Step 1. If you were not given a copy of the CC&R's for your tract when you purchased your lot, you may obtain a copy by going to the Salton Community Services District website at [www.saltoncsd.ca.gov](http://www.saltoncsd.ca.gov) or by coming into the District office. This will tell you what type of structure, fence, etc. you are allowed to build, as well as any special requirements for your particular tract.
- Step 2. Obtain a copy of the Imperial County building requirements. You can call Imperial County Planning & Development Department at (760) 482-4236. They are located at 801 North Main Street, El Centro.
- Step 3. You will need an Architectural Building Approval Form and a Site Plan that are also available on the web site and at the District office. Fill out the forms completely. You can draw your own site plan or have one drawn by an architect. Be sure your site plan includes setbacks, closest fire hydrants, and all proposed utility lines. Bring these two forms and a check for \$50.00 to the SCSD office for submission to the Architectural Committee. Once you have been approved by the Committee you are ready for the next step.
- Step 4. Take your approved application and site plan to Imperial County Building and Planning Department in El Centro. From these plans, they will determine the square footage and give you a form to take to Coachella Valley School District to pay your school tax. The Coachella Valley School District office is located at 83-733 Ave. 55, Thermal, CA. 92274. Their phone number is (760) 398-5909 ext. 216. **NO CASH, PERSONAL CHECKS, OR COMPANY CHECKS ACCEPTED.**
- Step 5. The school tax receipt is then returned to Imperial County Building and Development Department in El Centro. Your plans will be processed through the various departments for final approval. This process usually takes a while so be patient. You will be contacted regarding their permit fees.

The above is a general outline of steps to follow. However, you should check with the proper agencies involved for possible changes.



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**SEWER CONNECTION POLICY**

1. ALL CONSTRUCTION PROJECTS WITHIN THE DISTRICT WILL BE PRESENTED TO THE ARCHITECTURAL COMMITTEE FOR APPROVAL.
2. AFTER ARCHITECTURAL COMMITTEE APPROVAL, A BUILDING PERMIT MUST BE APPLIED FOR AT THE IMPERIAL COUNTY BUILDING AND PLANNING DEPARTMENT.
3. AFTER ISSUANCE OF A BUILDING PERMIT BY IMPERIAL COUNTY, A SEWER PERMIT WILL BE ISSUED BY THIS DISTRICT, AND POSITIVELY NOT BEFORE.
4. WHEN THE SEWER PERMIT IS ISSUED, THE DISTRICT WILL PLACE A STAKE IN THE LOCATION OF WHERE THE SEWER CONNECTION IS TO BE MADE BY THE DISTRICT.
5. THE SEWER CONNECTION WILL BE MADE ONLY AFTER THE DISTRICT IS SATISFIED THAT ALL COMPLIANCES HAVE BEEN MET. THERE MUST BE A SEWER LINE CLEAN OUT AT THE AREA OF CONNECTION.
6. ANY CONNECTION TO THE SEWER BY PERSONS OTHER THAN THE DISTRICT IS A VIOLATION OF THE LAW AND WILL CAUSE PROSECUTION.

GENERAL MANAGER

cc: Directors

2/2/86



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**MINIMUM "SETBACKS" FOR R-3/R-4 PARCELS IN SALTON CITY AREA**

<b><u>MINIMUM SETBACKS IN ZONES</u></b>	<b><u>R-4</u></b>	<b><u>R-3</u></b>	<b><u>R-1</u></b>
FRONT YARD	20'	20'	25'
SIDE YARD - CORNER LOT	20'	20'	15'
SIDE YARD - INTERIOR LOT	5'	5'	5'
REAR YARD – NO ALLEY	20'	15'	20'
REAR YARD – WITH ALLEY	10'	10'	10'

PARKING SPACES: A MINIMUM TWO 9' X 20' FOR SINGLE FAMILY DWELLINGS.

**UTILITIES AND SERVICES FOR SALTON CITY AND DESERT SHORES**

**WATER**

Coachella Valley Water District  
P.O. Box 1058  
Coachella, CA 92236

1-800-262-2651  
760-391-9600

**SEWER**

Salton Community Services District  
1209 Van Buren Avenue Suite 1  
P.O. Box 5268  
Salton City, CA 92275

760-394-4446

**Connection charge is currently \$2,700.00 plus a Sewer Capacity fee of \$1,000.00.**

**Please note: Connection and Capacity fees will not be accepted until lateral is inspected by Imperial County Building and Planning. \* NOTICE: Tract 571 in Desert Shores has an assessment fee of \$951.27, plus sewer connection & capacity charge.**

**ARCHITECTURAL COMMITTEE**      **760-394-4446**

**Salton Community Services District Architectural Committee meets to review plans the 2<sup>nd</sup> & 4<sup>th</sup> Wednesday of every month. All plans need to be submitted by 12:00 pm the Wednesday before the monthly meeting.**

**The plan review fee is \$50.00 per plan for new construction or additions**  
**NO EXCEPTIONS!**

**ELECTRIC**

Imperial Irrigation District  
135 S. Plaza Street  
Brawley, CA 92227

1-800-303-7756  
760-335-3640

**BUILDING PERMITS**

Imperial County Courthouse  
801 Main Street  
El Centro, CA 92243

760-482-4236

**TRASH PICK-UP SERVICE (Optional)**

Burrtec Waste Management  
41-575 Electric St  
Palm Desert, CA 92260

760-393-0635

**Please Note: Please check with appropriate agency involved for correct fees.**



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## **NOTICE**

**To all Developers and  
Contractors**

**When finishing your work at the end of the day**

**Or when your project is over for that day**

**Please pick up your loose trash, bottles, cans,  
and food wrappers. Please also place all  
building materials in a suitable container.**

**OTHERWISE ALL CONSTRUCTION ON THAT SITE  
MAY BE SHUT DOWN**

**Thank you,**

**SALTON COMMUNITY SERVICES DISTRICT**



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**NOTICE TO ALL BUILDERS**  
**EFFECTIVE JANUARY 31, 2005**

**PLEASE NOTE:** Some of the District's sewer lines are at a depth of five (5) feet, therefore any sewer line leaving a structure at more than thirty (30) inches below floor grade will not be connected.

**IN ADDITION:** No connection will be made prior to Imperial County Planning and Development Department sign off on that portion of the sewer system.

Tom Cannell, General Manager  
Salton Community Services District





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**Very important information**  
**Please read before submitting your plans!**

The following items must be submitted for the Plans to be considered:

1. The Architectural Plan filled out completely, including lot, block, tract, street address and APN number.
2. A Legible Site Plan, showing front, side and rear setbacks as well as proposed utility lines. (A sample site plan is provided for you in this Building Packet).
3. Check in the appropriate amount.
4. Copy of the tract map showing the location of you lot and any easements.

**REMEMBER!**

**It is your responsibility to familiarize yourself**  
**With all Easements and Public Utility right - of- ways**  
**Before drawing/submitting plans.**



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## **PUBLIC NOTICE**

**The Salton Community Service District has in excess of 400 miles of sewer lines within our boundaries. The District has approximately 5,000 manholes and 27 pump stations to maintain.**

**Almost all District equipment is located in Public Utility right away also including water, telephone and power lines. These right of ways must be kept clear to access all these utilities.**

**In the event that anything (including fences, walls, landscape materials, storage sheds, out building, etc.) placed on these easement obstructing access to public utility lines, said obstruction will be removed at the owner's expense.**

**Any item on private property removed by the District will be replaced in kind by the district.**



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## NOTICE TO ALL BUILDERS

To expedite sewer connections being scheduled the following policy is in place as of November 28, 2005:

No sewer lateral shall leave a building more than Thirty (30) Inches below floor slab height and extend to the rear easement line Where the sewer is in the rear easement and extended to the front connection point where the sewers are in the front.

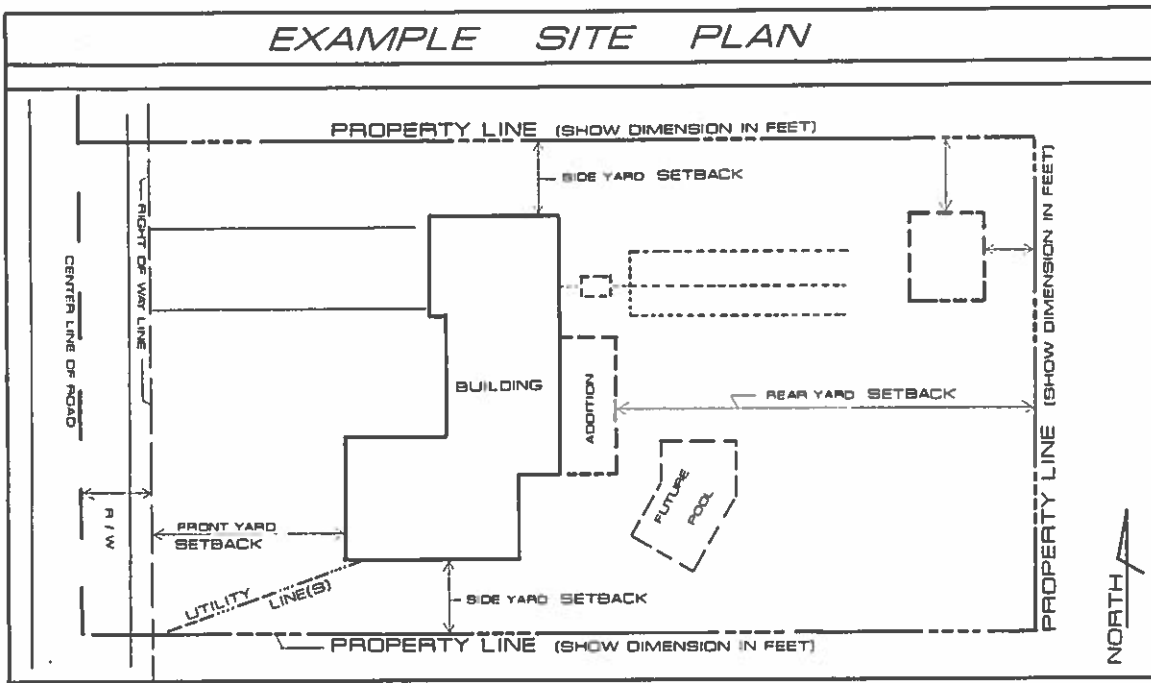
The lateral will be inspected and approved by the Imperial County Building and Planning Department at the same time as the house soil pipe.

Once the slab is poured, we will ask for the connection fee and connect the unit to our sewer line.

Thomas R. Cannell, General Manager

Amended: November 21, 2005

## EXAMPLE SITE PLAN



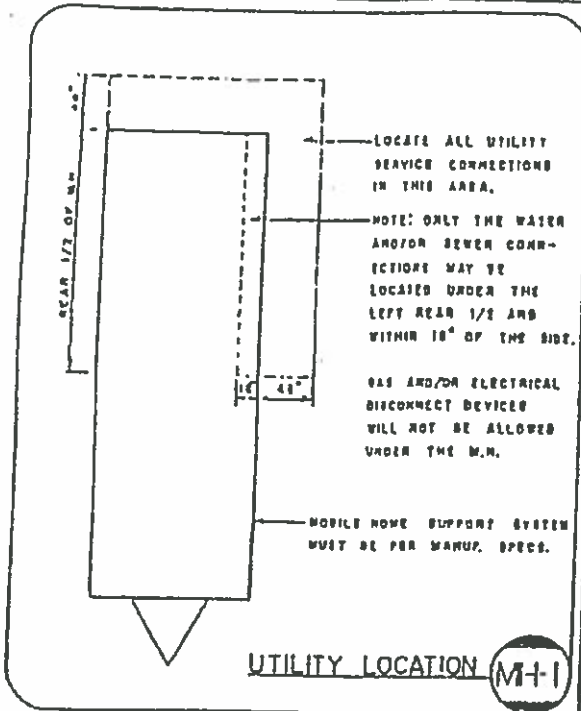
**READ INSTRUCTIONS ON REQUIRED INFORMATION!**

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.

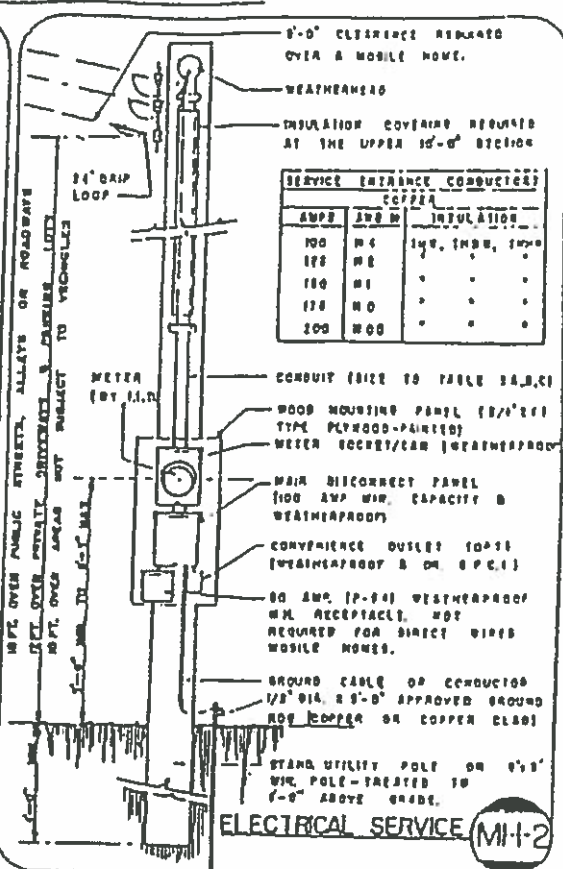
- a: Show the property lines including their dimensions.
- b: Show the location of all existing and/or proposed structures, both above and below ground.
- c: Show the location of the utility lines (electrical, water, sewer, gas, phone, etc.) Show whether they are above or below ground.
- d: Show the north orientation.
- e: Show the scale of the drawing, (i.e. 1/4" = 1'-0" or 1/8" = 1'-0" etc.).
- f: Show all dimensions of the structure(s).
- g: Show all distances 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 5 copies of the SITE PLAN along with your application.
- k: Provide the information requested in all of the numbered spaces at the bottom of the form.

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

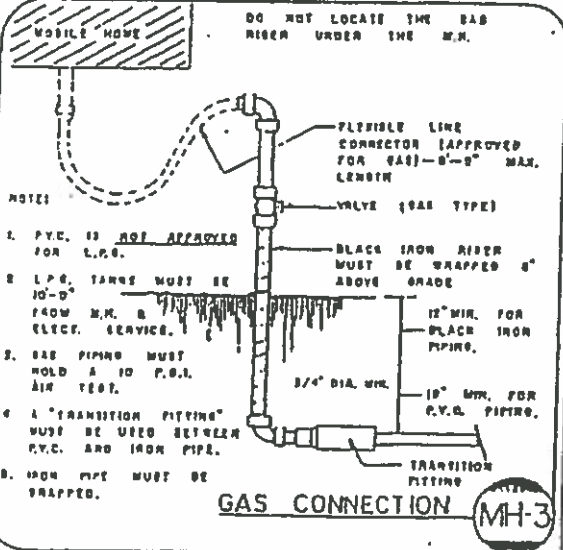
# UTILITY CONNECTION INSTRUCTIONS



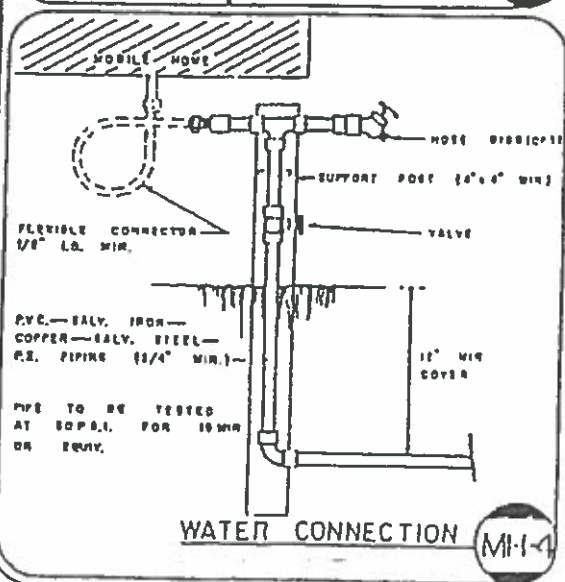
UTILITY LOCATION M-1



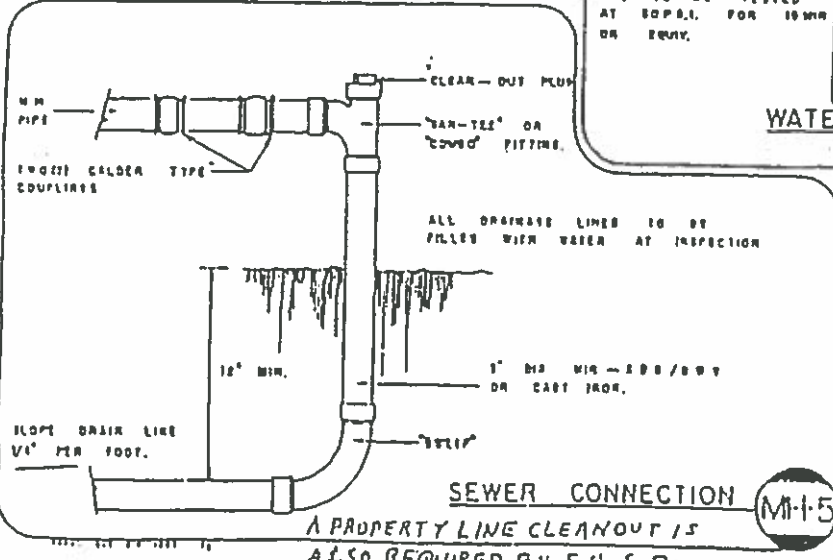
ELECTRICAL SERVICE M-1-2



GAS CONNECTION M-1-3

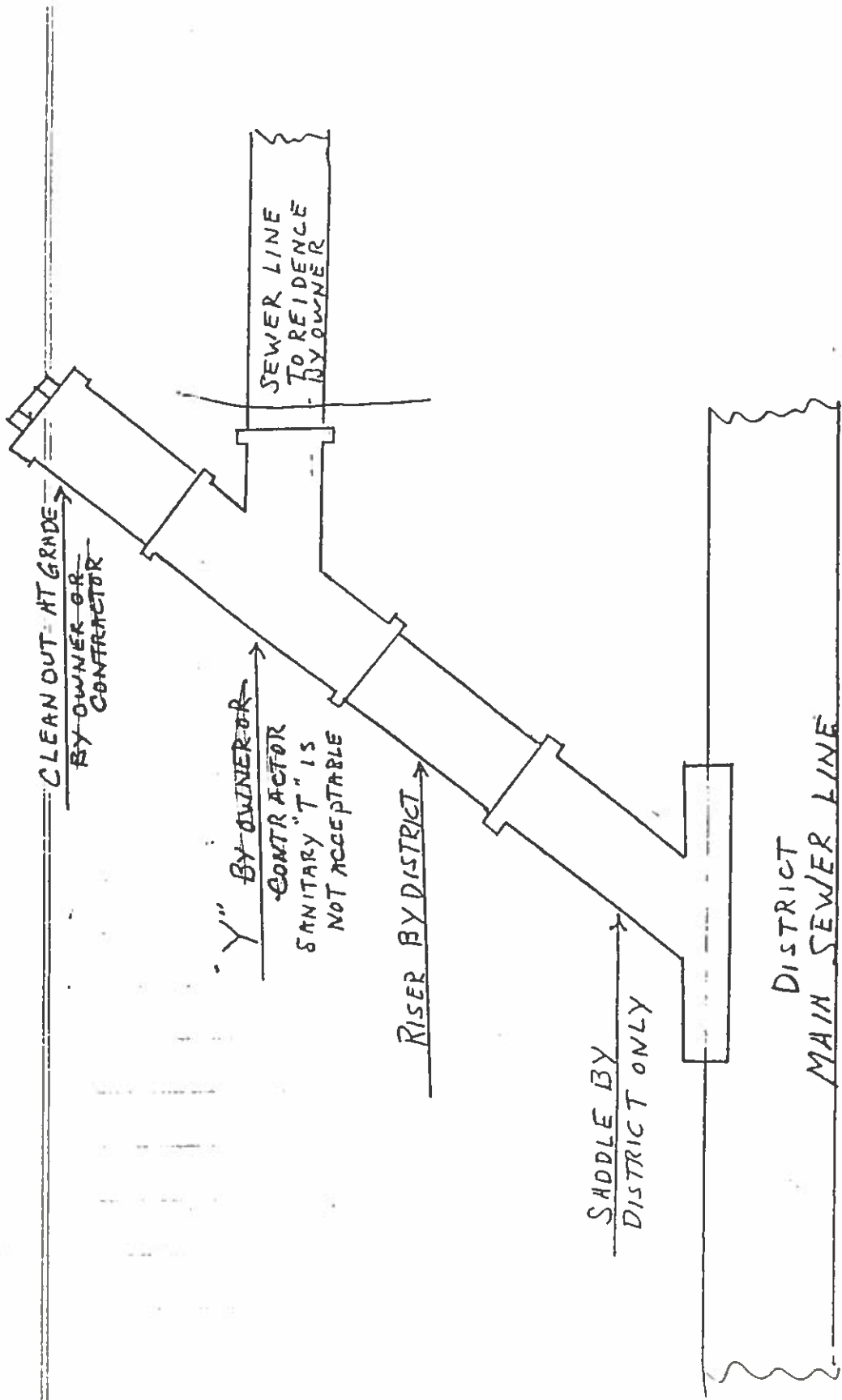


WATER CONNECTION M-1-4



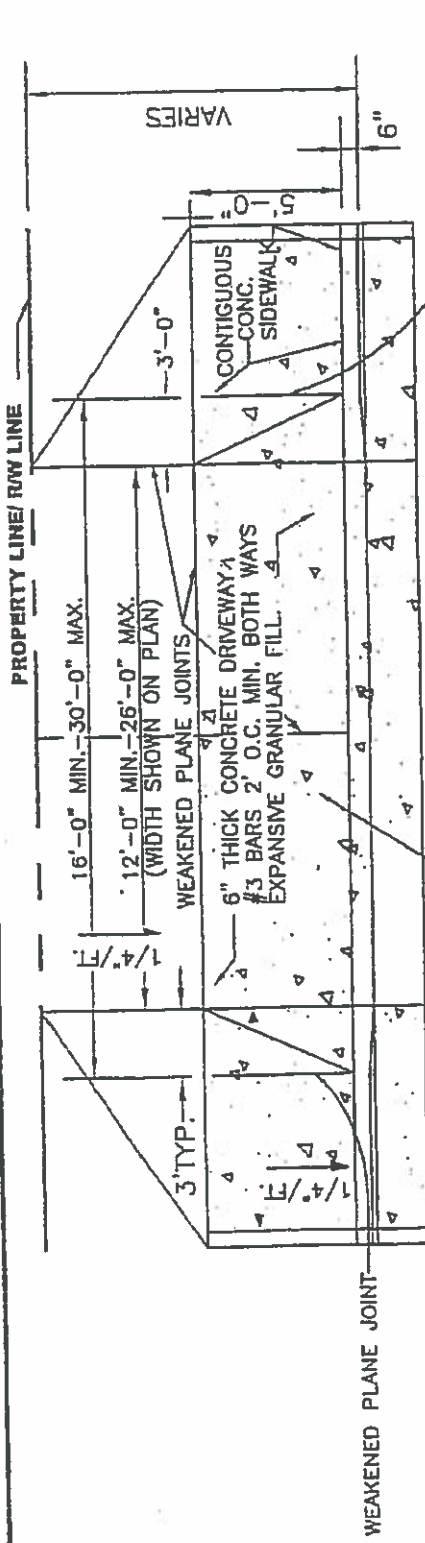
SEWER CONNECTION M-1-5

CHIEF OF BUILDING INSPECTION DIVISION COUNTY OF IMPERIAL 388-1100



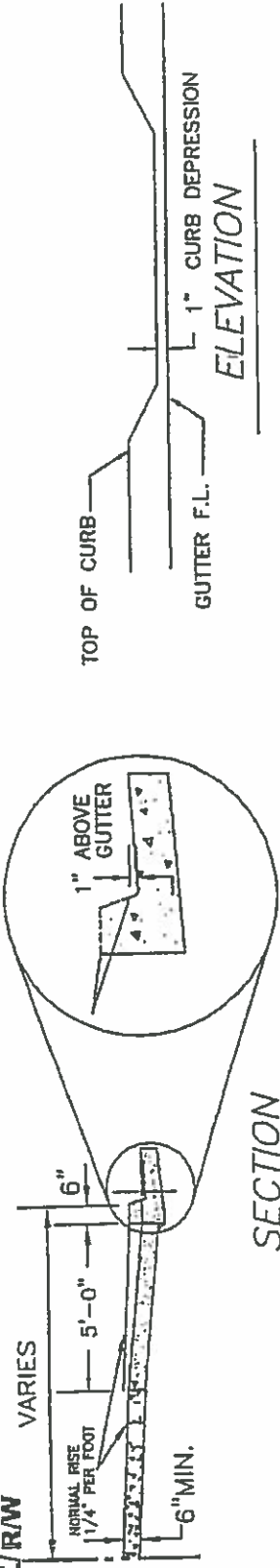
NO 90° ELBOS ACCEPTABLE ON UTILITY EASEMENT

SALTION COMMUNITY SERVICES DISTRICT



PLAN

CLASS "B" 4000 PSI CONCRETE. CONCRETE SHALL CONFORM TO THE PROJECT SPECIFICATIONS.



SECTION

NOTE:

1. SUBGRADE TO BE 12" COMPACTED TO 90% OF MAXIMUM DENSITY AND MAINTAIN A MOISTURE CONTENT OF (18% +/-2%) FOR ALL LOCATIONS UNDERNEATH CONCRETE.
2. WEAKENED PLANE JOINTS REQUIRED ON DRIVEWAY CENTER LINE
3. FOR JOINTS DETAILS SEE COUNTY STD. DWG. 400
4. WIDTH AND LOCATION AS DIRECTED BY OWNER AND APPROVED BY THE COUNTY ENGINEER OR HIS REPRESENTATIVE.
5. ENCROACHMENT PERMIT REQUIRED FROM COUNTY PUBLIC WORKS DEPT. FOR DRIVEWAY. FOR FUTURE MAINTENANCE OF DRIVEWAY AND SIDEWALK IS THE RESPONSIBILITY OF FRONTING LANDOWNER.



IMPERIAL COUNTY  
PUBLIC WORKS DEPARTMENT  
EL CENTRO, CALIFORNIA

DATE:	08/02/04
DRAWN:	J. Garcia
CHECKED:	F. Fiorenza
DWG No.	County--410A

DRIVEWAY  
ACCESS DETAIL

NOT TO SCALE