

**BOMBAY BEACH/HOT MINERAL SPA
COMMUNITY AREA PLAN**

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NOTE: For the Most Current Zoning Designations, Please see Imperial County Land Use Ordinance (Title 9) Division 5.

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I. INTRODUCTION

A. Preface

The Imperial County General Plan, adopted November 9, 1993, designates the communities of Bombay Beach and Hot Mineral Spa as "Community Areas." Community areas are generally characterized as primarily second home, retirement, or recreation areas with limited commercial or employment opportunities as well as limited urban services such as water and sewer.

The Imperial County's 1973 Ultimate Land Use Plan designated Bombay Beach as a preservation and recreation area and Hot Mineral Spa as a recreation and urban area. This document, known as the "Bombay Beach/Hot Mineral Spa Community Area Plan" supersedes and replaces the 1973 Plan as well as the "Hot Mineral Spa Area General Plan" adopted May 1965 by the Imperial County Board of Supervisors.

This plan is incorporated into the Land Use Element of the Imperial County General Plan and is intended to guide land use decisions for the area illustrated in Figure 1. It shall have the full force and effect of the County General Plan, as authorized and required by Section 65300 et. seq. of the California Government Code.

The existing land uses within the Bombay Beach and Hot Mineral Spa Community Areas as well as the facilities and services which provide the public infrastructure to support their uses are described in this Plan. The Goals and Objectives and the Policies and Programs to guide future growth in the two (2) communities are also delineated in the Plan.

B. Purpose

The purpose of the Bombay Beach/Hot Mineral Spa Community Area Plan is to implement the Land Use Element of the General Plan and to identify and update the goals, objectives and policies for the area. Each community area designated in the Land Use Element of the General Plan represents a distinct area that has its own unique characteristics, topography, and requirements.

This Plan designates the proposed distribution, general location and extent of the uses of land for housing, business, industry, open space, recreation, public buildings and grounds, solid waste disposal facilities and other categories of public and private uses of lands. In addition, the Plan includes the land use designations and standards. It is to be consistent with the goals, objectives, and policies of the Land Use Element as well as all other General Plan Elements.

The Bombay Beach/Hot Mineral Spa Community Area Plan shows in a general way a range of land uses within the planning area without projecting when or how a use will be developed. The designation of "Community Area" is not intended to preclude incorporation of any townsite or community. The intent of the County of Imperial in preparing the Bombay Beach/Hot Mineral Spa Community Area Plan is to maintain and protect the existing rural character as well as the recreational opportunities of the communities.

II. EXISTING CONDITIONS AND TRENDS

A. Location and Setting

The Bombay Beach/Hot Mineral Spa Community Area is 19,726 acres of private land located on the east shore of the Salton Sea, 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 Recreation Area, Townships 9 South R9E, 10E, 11E, 12E, SBB&M.

Bombay Beach and Hot Mineral Spa have been described as a winter paradise - a destination for all who enjoy the desert and the relaxed pace it can offer.

Bombay Beach

The townsite of Bombay Beach, located on the east shore of the Salton Sea, was originally owned by R.E. Gilliagan who through Map Number 317 on October 8, 1929 "created" the townsite. The townsite quickly drew people from Southern California for weekend "getaways" for desert living and the water recreation opportunities.

On July 25, 1961, the Imperial County Board of Supervisors approved the formation of the Bombay Beach Community Services District to provide community management and maintenance services. With this formation a number of improvements were implemented.

In 1968, a study was prepared to ascertain the water and sewer services needed from the Coachella Valley County Water District, now known as the Coachella Valley Water District (CVWD). In 1969, CVWD supported a bond indebtedness for \$175,000 to construct a water system and in 1970 water was available to the residents of Bombay Beach. Through another bond, a sewage system was completed in 1974. The Imperial County Department of Public Works in 1974 graded and black topped the majority of the streets.

In January 1976, the close proximity of the Salton Sea became a threat to the townsite as the Sea began to rise and impact the existing structures. To ward off the impending inundation, a water pump and a sump pump was placed at the corner of 5th Street and Aisle of Palms, the lowest point in town. However, the Salton Sea continued to rise and as a result, all of the lots and structures below 5th street were inundated and are still under water.

The townsite of Bombay Beach has evolved from a weekend "get-away" to an established community of primarily retired residents, with a mixture of weekenders and a increasing number of younger residents. In addition, several local service orientated commercial establishments are located within the townsite.

Hot Mineral Spa Area

The Hot Mineral Spa is located North of State Highway 111 bounded on the East by the Coachella Canal, North by Riverside County, West and South by State Highway 111. The area is best known for the hot mineral waters and relaxed desert living.

Prior to the 1930's the area was largely vacant desert land. The first discovery of the hot mineral waters was in 1938 by a construction crew working on the Coachella Branch of the All American Canal. The second discovery of the waters was in the late 1940's by another construction crew improving State Highway 111. With the second discovery the area quickly attracted people who believed the waters had restorative powers.

Through "word of mouth" the area began to attract many weekenders from the Southern California region. The area and the hot mineral pools became known as "Old Spa." Old Spa offered the mineral pools, nightly entertainment at the "cement circle" such as singing, skits and friendship. Theodore Pilger was the first of many to lease the land from the Government and manage the Spa. When his lease expired Old Spa was closed yet people continued to arrive and utilize the pools. The Old Spa campers formed a number of organizations, one being the Hot Wells Association. Through this organization and with volunteer labor and donations, the campers made a number of improvements. The Old Spa continued to grow with travel trailers, tents and mobile homes surrounding the pools.

In order to construct additional improvements Old Spa was closed April 1, 1964, by R.J. Mullendore who was sub-leasing the property from the County of Imperial. However, many problems continued to affect Old Spa for the re-opening as well as its continued viability.

The success of the Old Spa brought development of additional spas to the area. In 1963, Oscar and Retha Bashford bought land across from the Old Spa, which was to become known as Bashfords Hot Mineral Spa. Linden Haines developed the Lark Spa, located five miles from Old Spa also in the early 1960's. The last spa, Fountain of Youth Spa, was developed by J.T. Trily and Frank Domeno.

The Hot Mineral Spa area has remained mainly a destination for tourists, vacationers and a retirement population who enjoys desert living and the hot mineral pools.

B. Land Uses

Bombay Beach

Bombay Beach has two (2) distinct areas, Bombay Beach "South" and Bombay Beach "North". Bombay Beach "South" consists of the townsite, being all of the lots south of First Street to Fifth Street. Bombay Beach "North" consists of approximately 99.1 developable acres north of First Street and south of State Highway 111 of an approved Specific Plan.

The existing land uses of Bombay Beach "South" area consist primarily of 500 single family homes, including a significant number of mobile homes, on 704 buildable lots. Due to the past rising level of the Salton Sea, 536 lots south of Fifth Street were inundated and as a consequence are no longer viable building lots.

There are several commercial establishments -- The Ski Inn, Bombay Market,--Dean Marine Hardware and Boat Repair and, J'Pats Yardage and Craft's.

Public services and facilities located in Bombay Beach include a community center, community lending library, medical clinic, marina, Seaside Baptist Church and a park. The community center serves as a meeting place for numerous civic and social

gatherings as well as the meeting place for the Bombay Beach Community Services District.

Bombay Beach "North" is an approved Specific Plan (1985) planned for 280 residential units, as well as commercial and recreational uses.

Hot Mineral Spa

Hot Mineral Spa is primarily occupied by four (4) mobile home and recreational vehicle parks: Bashford's Hot Mineral Spa, Fountain of Youth Spa, Imperial Sea View Spa - (a County owned 235 mobile home and recreational vehicle park) and Lark Spa. These parks also include some self-contained camping spaces. Other housing exists throughout Hot Mineral Spa on individual lots.

Other land uses consist of four (4) aquaculture businesses: Imperial Fish Farm, Pacific Aqua Farm, F&L Warmwater and California Desert Fish Farm. This operation is the controlled growing of fish invertebrates and plants in marine, brackish and fresh water. The Hot Mineral Spa fish farms raise talapia and catfish in warm artesian water which are sold primarily to the Southern California Fish Market.

Five (5) sand and gravel operations are located east of Frink Road. They include three (3) operated by Caltrans: Artesia, Frink and Frink Canal; Ryerson-Desert Gravel, and one (1) operated by the County of Imperial Public Works Department.

C. Population

According to the 1990 census, Bombay Beach and the Hot Mineral Spa has a population of 929.

In 1992 a survey of the Bombay Beach Townsite was undertaken by the Imperial County Economic Development Department through a consultant, Laurin Associates. The purpose was to conduct a housing condition and household income survey. 187 Household Income Survey Forms were returned from a distribution of 250. Of those responding to the written survey, 77% were owners and 23% were renters.

D. Local Economy

Bombay Beach

Bombay Beach's economy is based primarily on the local commercial establishments. The townsite supports one (1) restaurants- the Ski Inn Restaurant; one (1) grocery store- the Bombay Market; one (1) crafts store- J'Pats Yardage and Crafts; and one (1) motel- The B and B Motel.

The Bombay Beach "North" Specific Plan designates approximately 9.52 acres for commercial development.

The economy is primarily based on and will be in the foreseeable future local commercial establishments and supporting service enterprises for highway travelers.

Hot Mineral Spa

The Hot Mineral Spa's economy revolves around the four mobile home and recreational vehicle parks. A convenience store - The Snack Shoppe is located within the Fountain of Youth for sundries and food items. The fish farms and the sand and gravel operations provide limited employment.

Primarily, the Hot Mineral Spa area economy is based on the seasonal recreational and tourism population that accompanies the parks.

E. Water, Sewer, and Utilities

Bombay Beach

The townsite of Bombay Beach is unique in that it is designated as a Community Area yet receives municipal services as an urban area. The Coachella Valley Water District (CVWD) which covers 1,000 square miles, supplies domestic water and sewer services to the entire townsite. The CVWD sewage treatment plant is located on the north side of Highway 111 and the Southern Pacific Railroad. The CVWD treatment plant is currently operating at below capacity and has the capacity to supply additional development.

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

In addition to the County of Imperial addressing the communities maintenance and concerns, the non-profit Bombay Beach Community Services District is a quasi-legislative body charged with community management and the maintenance of public buildings and areas. The District receives funds from property taxes and fund raising events which are utilized for the maintenance of the community services building, street lighting and the park. The five (5) member elected board also may acquire property to facilitate required functions as well as incur bond indebtedness.

Hot Mineral Spa Area

A portion of the Hot Mineral Spa Community Area receives domestic water from Coachella Valley Water District. Any development outside the boundary would require a land use permit from the County of Imperial for a residential water well.

Due to the Hot Mineral Spa falling outside CVWD boundary for sewer services, individual residences rely on subsurface septic systems. The mobile home and recreational vehicle parks utilize oxidation ponds. Adequate area exists for expansion of the CVWD sewage treatment plan to eventually serve Hot Mineral Spa in the future.

The County Department of Public Works maintains County roads in both communities. Any street improvements, abandonments, dedications for any proposed development would be handled through the appropriate County Permit process.

There is no storm drainage/flood control system other than natural drainage.

Imperial Irrigation District supplies the electrical power to Hot Mineral Spa and maintains all existing lines.

Pacific Bell provides telephone service to both communities. Cable television service is provided by the Premier Cable Company.

One (1) solid waste disposal facility is located on Bureau of Land Management (BLM) property in the Hot Mineral Spa area. This facility serves the Hot Mineral Spa and Bombay Beach.

F. School Facilities

Bombay Beach and Hot Mineral Spa are located in the Calipatria Unified School District. However, no educational facilities are currently located in either community.

The nearest Calipatria School District Facilities are located 17 miles east in Niland for elementary education at the Niland Elementary School (k-8) and Fremont Elementary School (K-8). Secondary education (9-12) is available 30 miles southwest in Calipatria at Calipatria High School.

As of October 1999, the Calipatria Unified School District enrolled approximately 1,298 students. Within the District, approximately 42 students were from the Bombay Beach and the Hot Mineral Spa area.

Advanced education is available at two colleges - Imperial Valley Community College and San Diego State University- Calexico Campus.

G. Circulation

State Route (SR) 111, an undivided two lane highway is the only transportation route through the area. SR 111 serves the east side of the Salton Sea and carries agricultural and commercial truck traffic as well as highway travelers to Riverside County, and into Imperial County and Mexico.

Avenue A is the only thoroughfare into Bombay Beach off of the south side of Highway 111.

Hot Mineral Spa Road and Frink Road provide access from SR 111 to the Hot Mineral Spa area.

SR 111 from the northeast shore of the Salton Sea to the County line has been identified in the "Master Plan of State Highways Eligible for Official Scenic Highway Designation."

Public transportation, a fixed route for both communities is available once a week through Imperial County Transit, managed by the County Department of Public Works and subsidized by the Imperial Valley Association of Governments.

Air travel is provided by the Imperial County Airport located in the City of Imperial and offers general aviation facilities and passenger service.

State Route 111 will in the foreseeable future remain the designated major access route, as part of the Circulation Element. The highway and collector streets provide access points to both communities.

H. Sheriff/Fire Facilities

Law enforcement is provided by the Imperial County Sheriff's Department for both Bombay Beach and Hot Mineral Spa area. A permanent resident Deputy Sheriff is located within Bombay Beach to further provide law enforcement.

Fire services are provided by the Niland Fire Department for both communities. Bombay Beach fire fighting capacities are further supplemented by the Bombay Beach Volunteer Fire Association.

I. Public Safety

This section identifies existing and potential hazards within the planning area. These are identified in order to minimize the risks associated with these hazards when any development is being proposed.

1. Earthquakes

Faulting in Southern California is dominated by three fault zones, the Elsinore, San Jacinto and San Andreas. A significant portion of Bombay Beach (Figure 4) and Hot Mineral Spa is located within the Alquist-Priolo Earthquake Fault Zoning Act. The planning area falls within the Durmind Quadrangle and the Frink Northwest Quadrangle of the Special Study Zones for geologic hazards. The Alquist-Priolo Act is enforced by the Imperial County Planning/Building Department to ensure that development for human occupancy such as residences and business which are built within the Special Study area are designed and constructed in compliance with Division 7, Geologic Hazards. The Special Study Maps are on file with the Planning/Building Department for public review.

2. Flooding

Both Bombay Beach and Hot Mineral Spa are subject to flooding. South of Fourth Street in Bombay Beach is located within Zone B - areas between limits of the 100 year flood and 500 year flood per the Flood Insurance Rate Map (Community Panel Number 060065-045B) administered by the Federal Emergency Management Agency. In addition, due to the proximity of the Salton Sea the entire townsite is subject to flooding in the event the sea begins to rise and exceed the capacities of the dike and sump pump.

Several areas of the Hot Mineral Spa are subject to flash floods, which are not uncommon in desert areas. These type of floods occur when sudden downpours over the mountains and/or desert create high speed floods that follow normally dry stream beds and mountain washes.

J. Land Use Issues

An analysis of the existing land uses, past history of the area and trends have defined the following land use issues.

Bombay Beach

- Future growth in Bombay Beach "South" is anticipated to consist primarily of infill on existing lots, rather than expansion by new subdivision development due to the limited developable acreage. The residential lots which are currently vacant will continue to be developed and utilized as single family residences
- Future growth in Bombay Beach "North" is dependent upon the implementation of the Bombay Beach Specific Plan. Approximately 99.1 acres of land has been designated for residential, commercial, and recreational uses.
- Due to Imperial County's previous Zoning Ordinance and the misinterpretation of "cumulative zoning" provisions, there are areas in the townsite which have land uses which are not in conformance with existing zones. The new Land Use Ordinance permits pre-existing, non-conforming land uses, and irregular lot size to remain. However, any new development is required to conform to the General Plan, Land Use Element, Bombay Beach/Hot Mineral Spa Community Area Plan and the new Land Use Ordinance provisions.
- Bombay Beach has been considered a retirement community; however, a gradual influx of a younger population has been occurring. With the available housing, Bombay Beach will be able to handle this influx. However, with the limited employment opportunities the townsite in the foreseeable future will continue to exist as a retirement community and weekend "getaways."
- The townsite of Bombay Beach has a limited circulation pattern in that Avenue A, from Highway 111 is the only access to the townsite. Transportation and circulation improvements should be undertaken to extend Aisle of Palms north to Highway 111 for additional ingress and egress. Further, a pedestrian and bicycle path should be a long term consideration to be located on top of the dike surrounding the townsite.

Hot Mineral Spa Area

- Future growth in Hot Mineral Spa is anticipated to consist of a gradual buildout of retirement residences and development of mobile home and recreational vehicle parks. Recreation and tourism present the most likely growth potential, especially based on the proximity of the Salton Sea and the availability of the mineral spas.

- Future growth of Hot Mineral Spa is impacted by the substantial federal and government holdings throughout the area. The 1965 plan forecasted a diverse community of an ultimate buildout of up to 75,000 people. However, the potential for any major development increase would require an upgrade of the existing public infrastructure and additional developable land.

The following issue impacts both communities:

- The close proximity of the Salton Sea is one of Bombay Beach and Hot Mineral Spa's greatest assets. California's largest inland body of water has enormous recreation potential. However, due to a number of issues, such as problems of water quality, salinity and selenium, the future growth and utilization of the Sea is severely limited. In the event that the Salton Sea issues of water quality and changing shoreline are resolved, the recreation, tourism and fishing opportunities would provide additional business and employment to the communities as well as increased growth.

K. Existing Zoning

There are five (5) different zoning classifications in use within the Bombay Beach Community Area: R-1 (Single Family Dwelling) Zone, R-3 (Limited Multiple Family) Zone, C-2 (General Commercial) Zone, S (Open Space) Zone and F (Recreation) Zone.

There were previously eight (8) different zoning classifications in use within the Hot Mineral Spa Community Area: R-1-T (One Family Dwelling-Mobile Home) Zone, R-4-T (Mobile Home Park) Zone, A-1-L-1 (Light Agricultural with a one acre overlay) Zone, C-1 (Neighborhood Commercial), C-1-N (Neighborhood Commercial- New zone overlay) Zone, C-2 (General Commercial), M-1 (Light Manufacturing), F (Recreation) Zone. The existing R-1-T zone and the R-4-T zone became the R-1 and R-4 Zones with the adoption of the Land Use Ordinance.

III. GOALS AND OBJECTIVES

A. Preface

The Plan's Goals and Objectives together with the Implementation Programs and Policies are the statements that shall provide direction for private development as well as government actions and programs. Imperial County's Goals and Objectives are intended to serve as long-term principals 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 these Goals and Objectives should be used as guidelines but not doctrines.

B. Regional Vision

Goal 1 : Achieve balanced economic and residential growth while preserving the unique natural, scenic and agricultural resources of Bombay Beach and the Hot Mineral Spa Area.

Objective 1.1 Maintain and improve the quality of life, the protection of property and the public health, safety, and welfare in Bombay Beach and Hot Mineral Spa.

Objective 1.2 Attain County growth and development patterns that are orderly, safe and efficient utilizing appropriate financing resources.

Objective 1.3 Protect/improve the aesthetics of Bombay Beach and Hot Mineral Spa.

Objective 1.4 Ensure safe and coordinated traffic patterns, contiguous growth, and promote a planned and consistent development.

Objective 1.5 Recognize and coordinate planning activities as applicable with the Bureau of Land Management (BLM) and the California Desert Conservation Plan.

Objective 1.6 Promote water recreation activities in suitable areas along the Salton Sea.

Objective 1.7 Identify and pursue funding sources for clean up of the Salton Sea.

Objective 1.8 All zoning within Bombay Beach and Hot Mineral Spa will be compatible with the General Plan.

C. Towns and Communities

Goal 1: Preserve and enhance distinctive historic desert towns and communities.

Objective 1.1 Preserve and enhance existing rural communities.

Objective 1.2 Encourage distinctive community identities.

D. Housing Opportunities

Housing Conservation and Maintenance of Existing Stock

Goal 1 : Encourage the compatible development of a variety of housing types and densities to accommodate regional population projections and special housing needs.

Objective 1.1 Provide sufficient, suitable residential sites and housing supply to meet projected housing needs of all segments of the population.

Objective 1.2 Promote affordable housing for residents of all income groups, including low and moderate income households.

E. Industrial Development

Goal 1: Promote orderly industrial development with suitable and adequately distributed industrial land.

Objective 1.1 Protect industrial zoned areas from incompatible adjacent land uses and from under utilization by non-industrial uses.

F. Extractive Resources

Goal 1: Identify and protect areas of regionally-significant mineral resources which are in locations suitable for extractive uses.

Objective 1.1 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.

G. Protection of Environmental Resources

Goal 1: Identify and preserve significant natural, cultural, and community character resources and the County's air and water quality.

Objective 1.1 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 1.2 Reduce risk and damage from flood hazards by appropriate regulations.

H. Public Facilities

Goal 1: Coordinate local land use planning activities among all local jurisdictions and state and federal agencies.

Objective 1.1 Ensure that all future proposed private and public facilities are adequate to meet expected population growth and the needed additional services.

Objective 1.2 Require necessary public utility rights-of-way when appropriate.

I. Circulation

Safe, Convenient, and Efficient Transportation System

Goal 1: The Bombay Beach/Hot Mineral Spa Plan will provide an integrated transportation system for the safe and efficient movement of people and goods within and through the County of Imperial with minimum disruption to the environment.

Objective 1.1 Maintain and improve the existing road and highway network, while providing for future expansion and improvement based on travel demand and the development of alternative travel modes.

Objective 1.2 Require a traffic analysis for any new development which may have a significant impact on County roads. In general, a traffic analysis should be required for projects which generate more than 500 ADT (Average Daily Trips).

Objective 1.3 Finance or seek funding for circulation system maintenance projects.

Objective 1.4 Develop and encourage a mix of transportation modes such as transit, para-transit and bus routes to meet the community's needs.

Objective 1.5 Develop and encourage bicycle routes and pedestrian walkways. Consider the needs of bicyclists in the design, construction, and maintenance of all the community's roads, with specific attention to those roads established and defined in a network of key bicycling routes.

Scenic Highways

Goal 2: The communities shall strive to develop a circulation system that highlights and preserves the environmental and scenic amenities of the area.

Objective 2.1 Preserve, enhance, and protect Bombay Beach/Hot Mineral Spa scenic resources by the removal of illicit billboards from scenic areas and restrictions on new off-site sign construction visible from designated scenic highways.

Objective 2.2 Acquire scenic easements from private owners when required.

Objective 2.3 Develop standards for aesthetically valuable sites. Design review may be required so that structures, facilities and activities are properly merged with the environment.

J. Noise Environment

Goal 1: Provide an acceptable noise environment for existing and future residents of Bombay Beach/Hot Mineral Spa.

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

Objective 1.2 Control noise levels at the source where feasible.

Project/Land Use Planning

Goal 2 : Review proposed projects for noise impacts and require design which will provide acceptable indoor and outdoor noise environments.

Objective 2.1 Work with project proponents to utilize site planning, architectural design, construction and noise barriers to reduce noise impacts as projects are proposed.

K. Land Use Planning and Public Safety

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

Objective 1.1 Ensure that data on geological hazards is incorporated into the land use review process, and future development process.

Objective 1.2 Regulate development within flood-way areas in accordance with the Federal Emergency Management Act (FEMA).

Objective 1.3 Require when possessing the authority that avoidable seismic risks be avoided and that measures commensurate with risks be taken to reduce injury, loss of life, destruction of property and disruption of service.

Objective 1.4 Regulate development adjacent to or near all mineral deposits and geothermal operations.

Objective 1.5 Require developers to provide information related to geologic and seismic hazards when siting a proposed project.

Objective 1.6 Encourage the reclamation of lands where mining, irrigation, landfills, solid waste, hazardous materials/waste storage or disposal, and natural soil erosion has occurred, so as to pose no danger to public health and safety.

Objective 1.7 Prevent and reduce death, injuries, property damage, and economic and social dislocation resulting from natural hazards including flooding, land subsidence, earthquakes, other geologic phenomena, levee or dam failure, urban and wildland fires and building collapse by appropriate planning and emergency measures.

Objective 1.8 Reduce fire hazards by the design of new developments.

Emergency Preparedness

Goal 2: Minimize potential hazards to public health, safety and welfare and prevent the loss of life and damage to health and property resulting from both natural and human related phenomena.

Objective 2.1 Reduce risk and damage due to seismic hazards by appropriate regulation.

Objective 2.2 Identify potential risk and damage due to inundation from dam failure and/or water releases.

L. Conservation

Conservation of Environmental Resources for Future Generations

Goal 1: Environmental resources shall be conserved for future generations by minimizing environmental impacts in all land use decisions.

Objective 1.1 Recognize that the degradation of one natural resource will have a concomitant negative effect upon the total resource base, including water, vegetation, air, wildlife, soil and minerals.

Objective 1.2 Ensure the conservation, development and utilization of the County's natural resources.

Preservation of Water Resources

Goal 2: The County will conserve, protect, and enhance the water resources in the planning area.

Objective 2.1 Protect all bodies of water, e.g. Salton Sea and water courses for their continued use and development.

M. Water

Adequate Domestic Water Supply

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

Objective 1.1 The efficient regulation of land uses that economizes on water consumption, enhances equivalent dwelling unit demand for domestic water resources, and that makes available affordable resources for continued growth and development.

Protection of Surface Waters

Goal 2: Long-term viability of the Salton Sea, Colorado River and other surface waters in the County will be protected for sustaining wildlife and a broad range of ecological communities.

Objective 2.1 A balanced ecology associated with the riparian and ruderal biological communities important as breeding and foraging habitats for native and migratory birds and animals occurring within the County.

IV. IMPLEMENTATION POLICIES AND PROGRAMS

A. Land Use Definitions

In order to provide for consistency with terms, the following definitions have been defined in the Land Use Element and this Plan.

Definitions

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 and shall be determined for each separate and individually owned lot or parcel based on the gross area within the exterior boundary lines of the 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.

B. Land Use Designations and Standards

In order to provide for a clear distribution of new and existing development, the following Land Use Designations and Standards have been defined in the Land Use Element and this Plan. Where uses are indicated as permitted in the Land Use Category limitations on such uses may be required by implementing zoning, such as limiting the location/intensity of the use or by requiring a conditional use permit and site specific environmental assessment or other forms of discretionary review.

The dominate existing land uses shall dictate the land use designations and future zone implementation in order to protect the existing land uses and future property rights.

In order to define a clear distribution of development the following categories have been established in the Land Use Element and this Plan:

1. Low Density Residential - Bombay Beach
2. Medium Density Residential - Bombay Beach
3. Low Density Residential - Hot Mineral Spa
4. Neighborhood Commercial
5. General Commercial
6. Heavy Industry
7. Government/Special Public

8. Recreation/Open Space

Refer to Figure 2 for the Bombay Beach Land Use Map and Figure 3 for the Hot Mineral Spa Land Use Map.

1. **Low Density Residential - Bombay Beach**

A land use area planned for low density type of residential developments, typically consisting of one-family dwelling unit (either conventional or manufactured housing) situated on individual lots.

Residential Development Standards

Residential land uses at a density of one dwelling (1) unit per legal lot or parcel.

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

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

2. **Medium Density Residential - Bombay Beach**

A land use area planned for medium density type of residential developments, typically consisting of duplex or multiple family dwelling units situated on individual lots.

Residential Development Standards

Residential land uses at a density of one (1) dwelling unit to twenty-one (21) dwelling units per legal lot or parcel.

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

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

3. **Low Density Residential -Hot Mineral Spa**

This designation would be applied where a rural character of development consisting of one (1) acre lot sizes are desired and/or where public facilities are limited or unavailable. Clustered or recreational developments may be permitted by conditional use permit where public facilities and services can be provided.

Residential Development Standards

Residential land uses at a population density of one (1) dwelling unit per one (1) acre or legal parcel.

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

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

A site specific geohydrology study is required if the proposed development is to be served by groundwater.

4. Neighborhood Commercial

A land use area planned for commercial uses which provide for the sale of convenience goods such as food, drugs and sundries and personal services which meet the daily needs of a local neighborhood trade area. A supermarket or convenience grocery store is usually a principal tenant.

Commercial Development Standards

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

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.

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 35 feet.

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.

Residential Development Standards

Residential zoning and land uses are generally not allowed in this category, except for pre-existing non-conforming uses.

5. General Commercial

A land use area planned for larger commercial uses typically consisting of retail outlets, regional centers, home improvement stores, business and construction support services, personal and business storage facilities, commercial recreation, health clubs

and spas, medical, financial and professional offices and facilities, hotels and motels, automobile and equipment sales and services which may be restricted by location in certain zones or by other limitations of implementing zoning.

Commercial Development Standards

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

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.

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 35 feet.

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

Residential Development Standards

Residential zoning and land uses are generally not allowed in this category, except for pre-existing non-conforming uses.

6. Heavy 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. This is a land use area typically planned for industrial plants, storage, distribution and administration facilities, mining and processing of sand, gravel, rock and other metallic or non-metallic materials.

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 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 shall be landscaped.

Solid Waste and 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.

Residential Development Standards

Residential land uses are limited to one single family dwelling unit if appurtenant to a permitted industrial or commercial uses 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 appropriate authority.

7. 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. Typical uses include schools, fire department, sheriff's substation, churches, community buildings, military bases, sewer and water facilities and other public utilities and facilities.

8. Recreation/Open Space

The Recreation/Open Space designation 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. This designation is characterized by a low intensity of human utilization and include desert lands and other open lands that are essentially unimproved. The majority of the land in this designation 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 and is reflected on the Community Area Plan Map as Recreation/Open Space - Public Owned. The County has no jurisdiction over state or federally owned land and the use and intensity on such lands will be determined by the appropriate agency.

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.

Although this designation is primarily recreation and conservation orientated, light to medium agricultural uses are permitted as well as aquaculture operations.

This designation also includes lands for the preservation of natural resources; areas for the recharge of groundwater basins; river and lakes which are important as wildlife habitat and for the enjoyment of recreational sport fishing; areas for the conservation and managed production of natural resources; areas for the preservation of areas of outstanding scenic, historic and cultural value. It is intended that this designation 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 one (1) single family dwelling per 20 acres or legal parcel. Greater densities may be permitted by a Specific Plan encompassing at least 160 acres for appropriate recreation-oriented residential development where adequate facilities and services for such use exist or can be provided.

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

An 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 impacts to existing domestic water wells or community water supplies.

Agricultural uses are prohibited on all area administered by the BLM and the U.S. Fish and Wildlife Service, and on private lands that are inholdings 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 flood plains, undeveloped desert lands, parks, and areas designated for the managed production of natural resources as well as aquaculture operations.

Recreational land uses within this category are limited to mobile home and 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 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 designation with the exception of maintaining existing facilities.

C. Implementation Policies and Programs

Implementation of the Bombay Beach/Hot Mineral Spa Community Area Plan is intended to be a continual process involving amendments to the County Land Use Ordinance and zoning maps and the discretionary review of proposed land use permits such as, subdivisions, conditional use permits, zone changes, variances, mining and reclamation plans; and ensuring that ministerial review of proposed developments limit hazards to the public health and safety from flooding, earthquakes, unstable soil and other natural hazards.

Water Service: All new development is required to be serviced by the Coachella Valley Water District or have an on-site potable water source.

Sewer Service: All new development is required to be serviced by the Coachella Valley Water District or have a sufficient lot size for an approved sub-surface septic system or utilize an approved private sewer system.

Issue: A significant portion of Bombay Beach and Hot Mineral Spa is located within the Alquist-Priolo Earthquake Fault Zoning Act. The purpose of this Act is to prohibit the location of structures for human occupancy across the traces of active faults and to mitigate the hazards of fault rapture. The area falls within the Durmid Quadrangle and the Frink Northwest Quadrangle of the Special Study Zones for geologic hazards.

Program: In order to protect human life and health and comply with the Alquist-Priolo Act, any development permit or project shall be subject to Imperial County Ordinance Division 7, Chapter 1 - Geologic Hazards. This Ordinance shall regulate the specific projects within the Special Study Zones such as the definition and processing of a permit and project.

Issue: Portions of Hot Mineral Spa are located within Zone A - areas of 100 year flood of the Flood Insurance Rate Map, Community Panel Number 060065 0045 B and 060065 0050 B of the Federal Emergency Management Agency (Effective Date: March 15, 1984)

Program: In order to protect human life and health all development projects shall comply with Imperial County Ordinances regarding floodway management.

Issue: Due to the inundation of the lots south of 5th street in Bombay Beach, there are a number of structures semi and fully submerged in the Salton Sea.

Program: The County of Imperial, along with the residents, should investigate all funding sources available to remove the structures.

Issue: Bombay Beach and Hot Mineral Spa are desert communities with limited landscape regulations. As such, unwanted aesthetically offensive structures or debris may appear.

Program: County Staff in coordination with area residents will enforce applicable zoning laws and other appropriate laws and regulations to help beautify the community.

V. PUBLIC/ENVIRONMENTAL REVIEW/STAFF INVOLVEMENT

Public Meetings

The first public meeting to develop the plan was held in Bombay Beach at the Bombay Beach Community Center on Tuesday, December 21, 1993. Public notice of the community meeting was provided twice in the Imperial Valley Press on December 11, 1993 and December 19, 1993. Flyers were also posted at public gathering places throughout the two (2) communities.

The second public meeting was held in Hot Mineral Spa at the Sunrise Hall at the Fountain of Youth Spa on Thursday, February 3, 1994. Public notice of the community meeting was provided twice in the Imperial Valley Press on January 23, 1994 and January 30, 1994. Flyers were also posted at public gathering places throughout the two (2) communities.

These meetings provided the residents and responsible agencies an opportunity to express their desires for the future land uses in the Bombay Beach townsite and Hot Mineral Spa Area.

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

The revision to the Plan and proposed zone changes was discussed at a meeting of the Bombay Beach Community Services District on September 21, 1999 at 7:00 p.m. at the Community Building in Bombay Beach.

Environmental Review and Planning Commission Hearing

The Bombay Beach/Hot Mineral Spa Plan was heard at the February 25, 1994 Environmental Evaluation Committee (EEC) meeting. An Initial Study was prepared and reviewed by the Committee members which determined a Negative Declaration be prepared for the plan. The Plan was then heard by the Imperial County Planning Commission on Wednesday, March 23, 1994. After consideration of public input the Commission voted unanimously to recommend approval of the Bombay Beach/Hot Mineral Spa Community Area Plan to the Board of Supervisors.

The revised Plan and proposed map were reviewed by the Environmental Evaluation Committee on October 28, 1999, and a Negative Declaration was recommended to the Planning Commission. The Planning Commission will review the proposed changes on November 24, 1999. The Board of Supervisors will review the Plan on December 14, 1999.

Staff Involvement

The staff of the Planning\Development Services Department have been involved in the review and preparation of the Bombay Beach/Hot Mineral Spa Community Plan and a special thanks and acknowledgment of their efforts is necessary.

VI. ORGANIZATIONS AND PERSONS CONSULTED

State

CALTRANS Planning (San Diego Office)
Division of Oil and Gas
Bureau of Land Management (El Centro Office)
Department of Fish and Game (El Centro Office)

County of Imperial

Supervisor Tom Veysey, District #4
Agricultural Commissioner's Office Staff
Buildings and Grounds
Assessor's Office
Community Economic Development Department
County Administrative Office
County Counsel's Office
Environmental Health Services Department
Fire Department/Office of Emergency Services
Sheriff's Department
Public Works Department

School District

Calipatria Unified School District

Bombay Beach Community

Bombay Beach Community Services District
Audrey Hoffmeyer
Pearl Stewart

Hot Mineral Spa

Bashfords Hot Mineral Spa
Oscar Bashford
Fountain of Youth
J.T. Trily
Greg and Sandy Candelaria
Richard Cardulla
L. Aman
Louie Knight

Others

Southern Pacific Railroad
Riverside County
Imperial Irrigation District
Naval Air Facility - El Centro
Marine Corp Air Station
Pacific Bell
Coachella Valley Water District

VII. REFERENCES

County

Annual Mobile Home Report (1993)

Community and Economic Development Department Housing Condition Survey (1992)

County Ultimate Land Use Plan (1973)

County General Plan (1993)

Zoning Maps (8,56,60,61)

Bombay Beach Specific Plan

State

Census Data (1990)

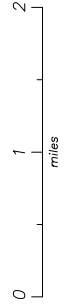
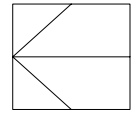
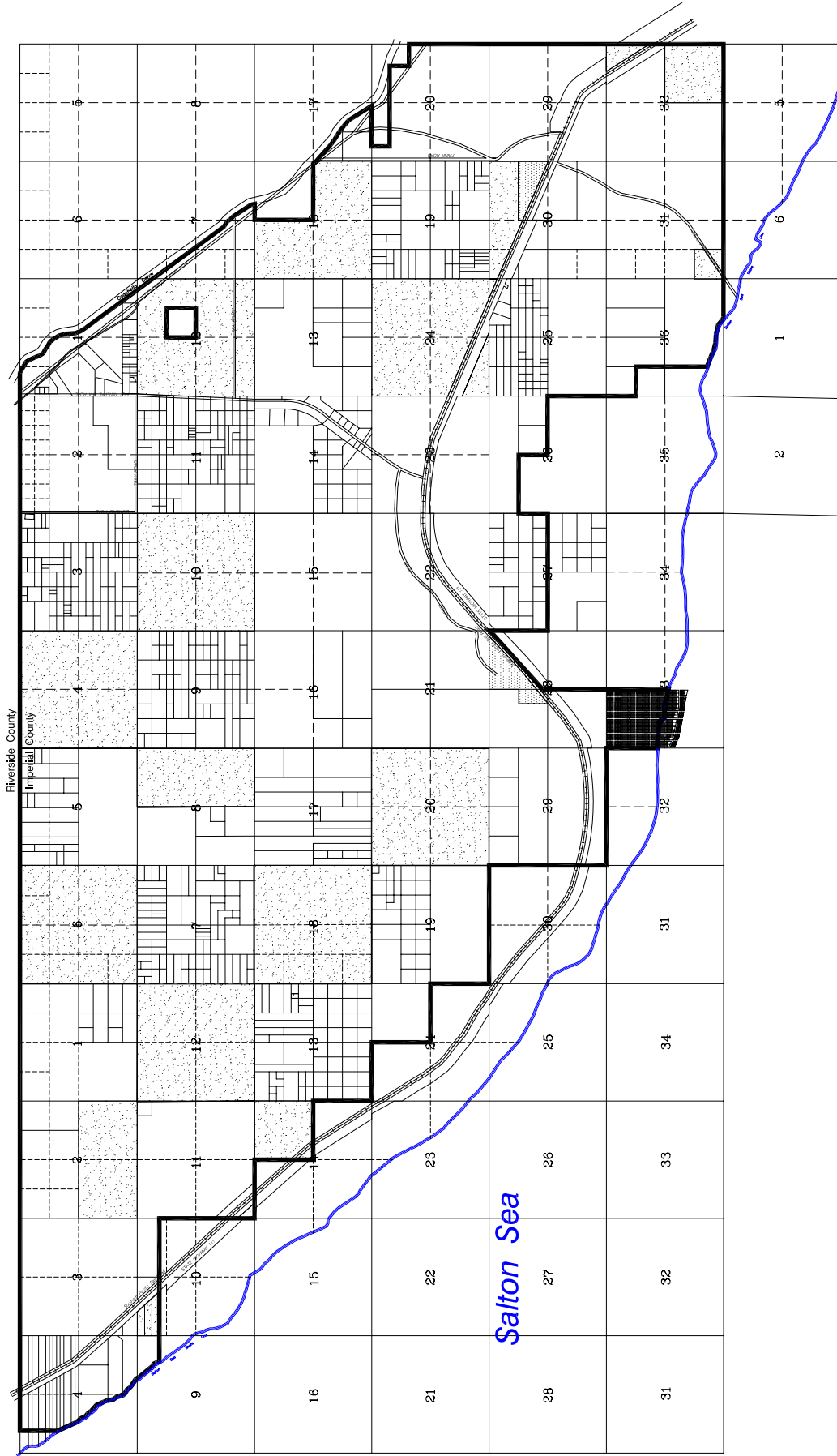
Other

California Regional Water Quality Control Board - Salton Sea Briefing Paper (December 31, 1993)

Imperial Valley C. 1968, Tracy Henderson

What Ever Happened to the Chocolate Mountain Gang? C.1982 Marian Seddon

S:/RC/JM/S:/General Plan CD/BOMBAY BEACH COMMUNITY AREA PLAN (12-14-99)



Imperial County General Plan





Bombay Beach/Hot Mineral Spa Community Area Map

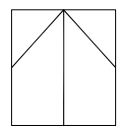
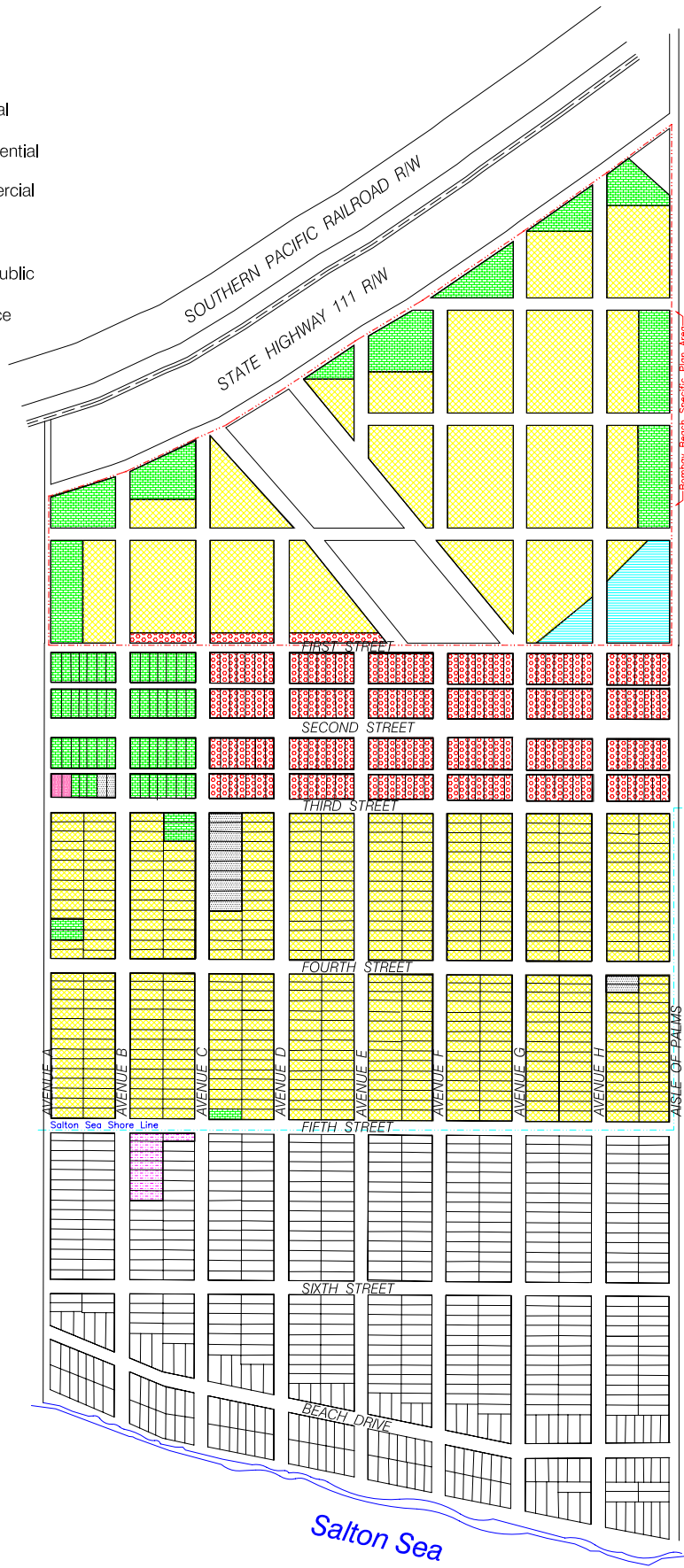
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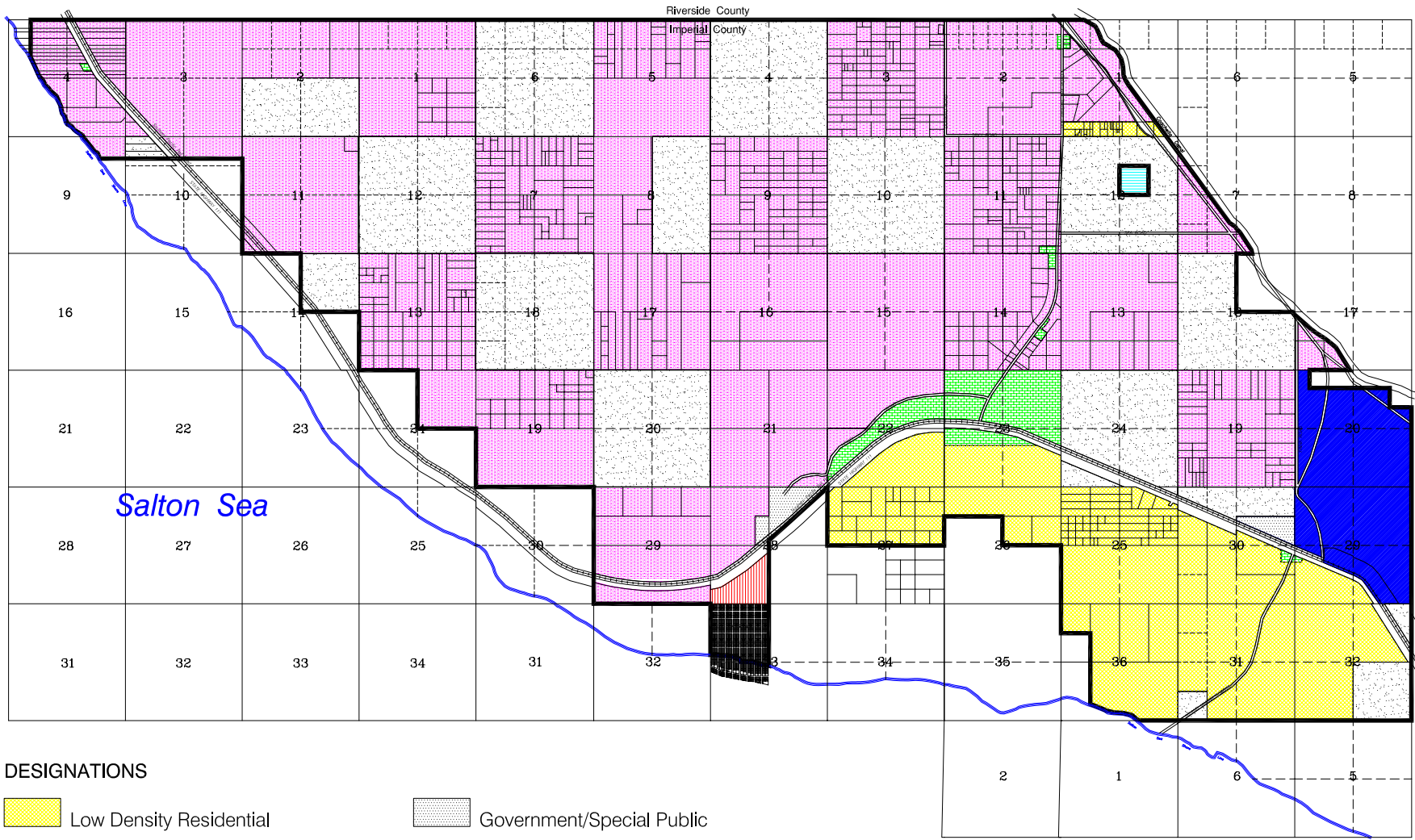
Land Use Element

**Figure
1**

DESIGNATIONS

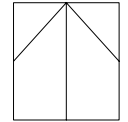
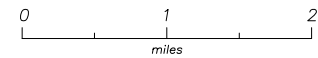
-  Low Density Residential
-  Medium Density Residential
-  Neighborhood Commercial
-  General Commercial
-  Government/Special Public
-  Recreation/Open Space
-  Floodway





DESIGNATIONS

- Low Density Residential
- General Commercial
- Heavy Industry
- Recreation/Open Space
- Government/Special Public
- Special Purpose Facility
- Recreation/Open Space-Public Owned
- Bombay Beach/Specific Plan



Imperial County General Plan

Bombay Beach/Hot Mineral Spa Community Area Map

Approved April 19, 1994 by Minute Order # 11 C

Land Use Element

**Figure
3**

SPECIAL STUDY AREA

 Earthquake Faults

