3.10 LAND USE AND PLANNING

<table>
<thead>
<tr>
<th>LAND USE AND PLANNING – Would the Project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Physically divide an established community?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
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<tr>
<td>b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</td>
<td>☐</td>
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<tr>
<td>c) Conflict with any applicable habitat conservation plan or natural community conservation plan?</td>
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</tbody>
</table>

3.10.1 Environmental Setting

The Project area is located 2 miles east-northeast of Niland, Imperial County, in the central basin of the Colorado Desert. Niland is a small community on the southeast side of the Salton Sea, approximately 80 miles southeast of Palm Springs and 19 miles north of Brawley. During World War II, the Project area was part of Camp Dunlap, a USMC base activated in 1942 and deactivated in 1945 (see Section 2.3.1, Camp Dunlap). When the land containing Camp Dunlap was quitclaimed back to the State of California, only the concrete slab foundations from the former buildings remained (Anglin 1997). In the mid-1960s, a few individuals began to establish residences on the cement foundations that remained from Camp Dunlap. Homes included buildings constructed of plywood, discarded lumber, and other materials that remained from the dismantling of Camp Dunlap, as well as mobile homes and RVs. A small community was formed that became known as Slab City. Slab City continues to attract occupants and visitors.

Another attraction to the Project area is Salvation Mountain, a 50-foot-tall structure built into a hillside using concrete, adobe, and paint that includes interior spaces, large panels of biblical verses, and a cross. Salvation Mountain was built by Leonard Knight, who visited Slab City in the early 1980s, began working on Salvation Mountain in 1984, and spent years rebuilding the structure after its collapse in 1990 (Bremmer 2015). A nonprofit organization, Salvation Mountain Inc. has maintained Salvation Mountain since 2014. A history of Slab City and Salvation Mountain is provided by Anglin (1997).

3.10.2 Regulatory Setting

State planning law requires each city and county to prepare and adopt a comprehensive, long-term general plan for its physical development (Gov. Code, § 65300 et seq.). Imperial County’s General Plan is a blueprint for development through
the community. The Land Use Element identifies the goals, policies and standards of
the General Plan that guide the physical growth of the County, including the elements
necessary to support such growth such as the “general distribution and general location
and extent of the uses of the land for housing, business, industry, open space, including
agriculture, natural resources, recreation and enjoyment of scenic beauty, education,
public buildings and grounds, solid and liquid waste disposal facilities, and other
categories of public and private uses of land” (see Gov. Code, § 65302, subd. (a)).

3.10.3 Impact Analysis

a) Physically divide an established community?

No Impact. The proposed sale of School Lands does not include any construction or
modification of existing conditions that could physically divide an established
community. The proposed sale of School Lands will sell the land and transfer ownership
of the School Lands to two nonprofit organizations that have applied to the CSLC to
purchase the current State-owned lands.

b) Conflict with any applicable land use plan, policy, or regulation of an agency
with jurisdiction over the Project (including, but not limited to the general plan,
specific plan, local coastal program, or zoning ordinance) adopted for the
purpose of avoiding or mitigating an environmental effect?

c) Conflict with any applicable habitat conservation plan or natural community
conservation plan?

No Impact. The proposed sale of School Lands does not include any construction or
modification of existing conditions that could physically divide an established community
or conflict with any applicable habitat conservation plan or natural community
conservation plan. The proposed sale of School Lands to two nonprofit organizations
that have applied to the CSLC to purchase the current State-owned lands will transfer
ownership of the School Lands to these organizations.

3.10.4 Summary

Based upon the above considerations, no land use and planning-related impacts are
expected to occur as a result of the proposed sale of School Lands. The proposed
purchasers of the School Lands parcels plan to continue the existing uses (current
baseline conditions) associated with the respective parcels. The Project does not
include any construction or ground-disturbing activities. Any other uses and potential
impacts are too speculative for evaluation.