

4.11 LAND USE AND PLANNING

4.11.1 INTRODUCTION

This section describes the existing land uses at and surrounding the project sites and evaluates potential impacts on those land uses from the proposed project. Land use regulations that address land use planning in the study area are provided for evaluation of land use compatibility. Potential land use impacts from project construction and operation are evaluated and mitigation measures that would avoid or reduce significant impacts are identified, where necessary. This section includes a discussion of a conservation area as it relates to the ID8 WBA Water Treatment Facility site. Please refer to Section 4.5 Biological Resources for complete discussion. Agricultural land use is discussed in Section 4.3 Agricultural and Forestry Resources.

This section also discusses environmental justice, which is not an impact on the physical environment as defined under CEQA; however, an evaluation of environmental justice is associated with Clean Water State Revolving Fund, CEQA-Plus requirements. The information in this section is provided in order to describe the environmental justice implications of the project as related to existing land use settings and regulations that address land use planning in the study area. While there are currently no formal requirements or procedures to evaluate potential environmental justice impacts under CEQA, there is existing federal policy that addresses environmental justice. Additionally, several state agencies provide guidance regarding their environmental justice requirements and procedures. Existing federal policy and state environmental justice processes are discussed under 4.11.3, Regulatory framework.

4.11.2 ENVIRONMENTAL SETTING

The proposed project facilities would be located in the cities of Desert Hot Springs, Palm Desert, Rancho Mirage, La Quinta, Indio, and the unincorporated community of Thermal. The study area for land use includes the project sites and surrounding land uses.

Existing land uses were identified and characterized based on field visits, aerial photographs, computer-aided street view tours, and review of planning documents. Nearly all of the project facilities are located on sites already owned by CVWD. The location of these facilities and any off-site utilities is as follows:

- The SBA and WBA well sites are already developed with CVWD potable water infrastructure, and all project-related improvements at those sites would occur within the fenceline. There will be no land use change at these sites. Construction staging for these facilities is also expected to be located within the CVWD-owned project sites and on adjacent public rights of way for SBA sites receiving new access ways.
- The proposed CRRF would be on an undeveloped part of the CVWD-owned WRP-4 site; a portion of the CRRF potable water pipeline would be located within an easement on private property; and any pipelines from the CRRF facility to WRP-4 would be located on undeveloped land adjacent to the WRP-4. Construction and staging for the CRRF is also expected to be located on the WRP-4 parcel, on adjacent public rights of way, and agricultural fields along the potable water pipeline alignment.

- The La Quinta WBA Water Treatment Facility would be on a CVWD-owned parcel within the Greg Norman Golf Course, and raw and treated water, and sanitary sewer pipelines would be located within public rights of way. Construction staging for this facility is expected to be located within the CVWD-owned project site, within a temporary construction easement around the site in the Greg Norman Golf Course, and on adjacent public right of way.
- The ID8 Water Treatment Facility would be located on undeveloped CVWD-owned land in Desert Hot Springs, and the raw and treated water pipelines would be located within public rights of way and an undeveloped privately-owned parcel to be acquired by CVWD adjacent to the ID8 Site. Construction staging for these facilities is also expected to be located within the ID8 Site or on adjacent public rights of way.

Table 4.11-1 summarizes surrounding land uses at the SBA and WBA well sites. None of these sites are located within a habitat conservation plan or natural community conservation plan area. Land use information for the WBA treatment facilities, CRRF, and associated water pipelines is provided on Table 4.11-1.

ID8 WBA Water Treatment Facility and Pipelines

The ID8 WBA Water Treatment Facility would be located on an approximately 22.58-acre undeveloped site, as shown on Figure 3-39 in Chapter 3. The site is located in the City of Desert Hot Springs and designated for rural residential (RR) land uses. The site is also located within the Willow Hole Conservation Area, which is part of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). Certain CVWD activities within conservation areas are permitted under the CVMSHCP. The use of the CVWD-owned parcel for water infrastructure is not considered a “covered” activity under the CVMSHCP. Additional information on the CVMSHCP is provided in Section 4.11.3, Regulatory Setting.

The pipelines conveying raw water from the WBA well sites in Desert Hot Springs would be located within existing public rights of way in the vicinity of the wells, and on a 19-acre undeveloped privately-owned parcel to be acquired by CVWD. Land uses along the raw water pipeline alignment are generally rural residential and undeveloped. The raw water pipeline follows Dillon Road east to an undeveloped parcel that extends from Dillon Road south along the eastern edge of the ID8 Site. This parcel is privately-owned and would be acquired by CVWD, and is also located within the Willow Hole Conservation Area, a desert vegetated area. This parcel would be used to access the ID8 Site and all utilities (raw water pipeline, treated water pipeline and Southern California Edison power) would also be located below-grade within the parcel. From the ID8 Site, the treated water line would also be located within this parcel and travel north to Dillon Road, where it would turn east to Langlois Road and then south to the existing CVWD reservoir. Land uses along Dillon Road are a mix of undeveloped, residential communities, and commercial properties. Land uses along Langlois Road are primarily undeveloped and low density residential.

La Quinta WBA Water Treatment Facility and Pipelines

The La Quinta WBA Water Treatment Facility would be located on an undeveloped parcel within the Greg Norman Golf Course, with access off of Airport Boulevard. The parcel is designated Golf Course by the La Quinta General Plan. The parcel is adjacent to the Hole #7 tee boxes within the golf course. Residential land uses are located within the golf course area, and are also located to the south across Airport Boulevard. The raw and treated water pipelines would be located within the Madison Street and

Airport Boulevard rights of way. The sewer line would be located within the Airport Boulevard right of way. Land uses along the pipeline alignments are exclusively residential, and are within the PGA West, Palms Golf Course and Greg Norman Golf Club gated communities.

CRRF and Offsite Water Pipeline

The CRRF would be located on CVWD-owned land within the WRP-4 facility site, south of the unincorporated community of Thermal. The WRP-4 lands surround the site. Beyond the WRP-4 site, land uses are primarily agricultural. The Coachella Valley Stormwater Channel is located approximately 1,600 feet to the east, and the Avenue 64 agricultural drain is located approximately 200 feet to the south. The offsite potable water pipeline would traverse land that is in agricultural production from Polk Street to Fillmore Street. The CRRF and offsite water pipeline parcels are designated Agriculture by the Riverside County General Plan.

TABLE 4.11-1: LAND USES SURROUNDING SBA AND WBA WELL SITES			
CVWD Well/Site No.	Jurisdiction	Surrounding Land Uses	Applicable Land Use Plan
3408-1	Desert Hot Springs	Residential land uses located southwest and north across 6th Avenue; undeveloped land surrounds the site on all remaining sides.	Comprehensive Desert Hot Springs General Plan
3409-2	Desert Hot Springs	Adjacent residential lot west of the site; undeveloped on remaining sides.	Comprehensive Desert Hot Springs General Plan
3410-1	Desert Hot Springs	Adjacent manufactured home subdivision lot north of the site; undeveloped on remaining sides.	Comprehensive Desert Hot Springs General Plan
ID8 WBA Water Treatment Facility	Desert Hot Springs	Rural residential land uses; vacant lands.	Comprehensive Desert Hot Springs General Plan
4510-1	Rancho Mirage	Residential uses are located south and west; Pete Dye Resort Golf Course is located southwest; north of Dinah Shore Road are undeveloped land uses; and east across Bob Hope Drive are commercial land uses.	Rancho Mirage General Plan
4610-1	Palm Desert	I-10 right-of-way to the north; undeveloped land to the west; commercial areas south and east of the site.	Palm Desert Comprehensive General Plan
4720-1	Palm Desert	North and east are Sun City Palm Desert Community recreational vehicle parking; across Adams Street to the west is Sun City Palm Desert Community; south across Avenue 38 are residential parcels.	Palm Desert Comprehensive General Plan
4721-1	Palm Desert	Golf course maintenance parking to the north; Sun City Palm Desert Community golf course and residential housing to the west and south; undeveloped land across Adams Street to the east.	Palm Desert Comprehensive General Plan
4722-1	Palm Desert	Sun City Palm Desert Community residential land uses on all sides; undeveloped land east across Adams Street.	Palm Desert Comprehensive General Plan
5632-2	Palm Desert	I-10 right-of-way to the north; residential land uses south and east; golf course to the west.	Palm Desert Comprehensive General Plan
5657-2	Palm Desert	Amtrak railroad right-of-way to the north; service industrial and commercial land uses on all remaining sides.	Palm Desert Comprehensive General Plan
5664-1	Palm Desert	I-10 right-of-way north; residential land uses in all remaining directions.	Palm Desert Comprehensive General Plan
5676-2	Palm Desert	Undeveloped land uses on all sides with the exception of the Desert Willow Golf Course to the east.	Palm Desert Comprehensive General Plan
5677-1	Palm Desert	Desert Willow Golf Course is east and south; residential land uses are on all remaining sides.	Palm Desert Comprehensive General Plan
5678-1	Palm Desert	North are residential land uses; Desert Willow Golf Course is west and south; commercial hotels are located to the east.	Palm Desert Comprehensive General Plan

TABLE 4.11-1: LAND USES SURROUNDING SBA AND WBA WELL SITES			
CVWD Well/Site No.	Jurisdiction	Surrounding Land Uses	Applicable Land Use Plan
5679-1	Palm Desert	Undeveloped land is north and residential land uses are located on the remaining sides, separated by Tamarisk Row Drive (west) and a utility right-of-way (east).	Palm Desert Comprehensive General Plan
5720-1	Palm Desert	Surrounded by residential and recreation (golf course) land uses.	Palm Desert Comprehensive General Plan
5711-2	La Quinta	North across Avenue 48 are residential land uses; Rancho La Quinta County Club residential land uses and golf course are located west and south; the Adams Street entrance to Rancho La Quinta County Club is located east of the site.	2035 La Quinta General Plan
6701-1	La Quinta	North and east of the site is La Quinta Resort Dunes Course with residential lots just beyond; noise barrier wall and Washington Avenue located to the west; to the south is a substation owned by Imperial Irrigation District.	2035 La Quinta General Plan
6726-1	La Quinta	Residential land uses.	2035 La Quinta General Plan
6728-1	La Quinta	Residential land uses.	2035 La Quinta General Plan
6734-1	La Quinta	Residential and mobile home park land uses.	2035 La Quinta General Plan
6724-1	La Quinta	PGA West Country Club residential land uses.	2035 La Quinta General Plan
6725-1	La Quinta	La Quinta Golf Resort and Club residential land uses.	2035 La Quinta General Plan
6723-1	La Quinta	PGA West Country Club golf course management facilities to the north and south; residential land uses west and east	2035 La Quinta General Plan
La Quinta WBA Water Treatment Facility	La Quinta	Golf course and residential to the north, east and west, roadway to the south.	2035 La Quinta General Plan
5717-1	Indio	Monticello development residential land uses on all sides.	Indio General Plan
5718-1	Indio	Monticello Park on the west and south; commercial uses located east; across Fred Waring Drive to the north are residential uses (part of the Bermuda Dunes Country Club).	Indio General Plan
5719-1	Indio	Across 40 th Avenue to the north are undeveloped land uses; east and south are residential land uses; a portion of the Shadow Hills Golf Course is to the west.	Indio General Plan
6805-1	Riverside County	Agricultural uses.	Riverside County General Plan
6808-1	Riverside County	Agricultural uses with one residential lot located northeast.	Riverside County General Plan
CRRF	Riverside County	WRP-4 facilities and agricultural lands.	Riverside County General Plan

4.11.3 REGULATORY FRAMEWORK

4.11.3.1 Federal

Executive Order 12898

Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations (February 11, 1994), requires that each federal agency make achieving environmental justice part of its mission by identifying and addressing, as appropriate, disproportionately high and adverse human health or environmental effects of its programs, policies, and activities on minority and low-income populations. Executive 12898 further specifies that federal agencies shall collect, maintain, and analyze information on the race, national origin, income level, and other readily accessible and appropriate information for areas surrounding facilities or sites expected to have a substantial environmental, human health effect, or economic effect on the surrounding populations.

4.11.3.2 State

State of California Environmental Justice

Environmental Justice is defined by California statute as “The fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of all environmental laws, regulations, and policies.” Environmental justice has become a central concern in California, particularly after the passage in 1999 of legislation mandating that the California Environmental Protection Agency (CalEPA) and related agencies and departments administer and enforce their programs in a way that “ensures fair treatment of people of all races, cultures, and income levels, including minority populations and low-income populations.” (Public Resources Code [PRC] section 71110(a)).

The State of California has enacted two statutes addressing environmental justice: SB 115 (Solis, Chapter 690, Statutes of 1999) and SB 89 (Escutia, Chapter 728, Statutes of 2000). SB 115 established the statewide definition for environmental justice, as well as broad requirements for CalRecycle to participate with CalEPA in developing a mission statement and to incorporate environmental justice considerations into all of its programs and activities. As required by SB 89, CalEPA established an Interagency Working Group in 2002, consisting of the Secretary for Environmental Protection, the Chairs of the Air Resources Board, Integrated Waste Management Board, and State Water Resources Control Board, and the Directors of Toxics, Pesticide Regulation, Environmental Health Hazard Assessment and Planning and Research, to develop an interagency environmental justice strategy. CalEPA is required by statute to report to the Legislature every three years on progress made in its current environmental justice efforts.

4.11.3.3 Regional

Riverside County General Plan/Eastern Coachella Valley Area Plan

The Riverside County General Plan was adopted in 2003 and guides the County's land use development. The Eastern Coachella Valley Area Plan (ECVAP) is an extension of the Riverside County General Plan and Vision Statement (Riverside County 2012). The General Plan establishes policies to guide development

and conservation within the entire unincorporated County territory, while the Area Plan details standards and policy direction specifically for Eastern Coachella. The unincorporated community of Thermal is located within the ECVAP area. The CRRF and its off-site water pipeline are located near this community and, therefore, fall within the ECVAP area. These parcels are designated Agriculture by the General Plan. The ECVAP Land Use Plan depicts the geographic distribution of land uses within the plan area. These land uses derive from the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community and Community Development. The Plan recognizes the importance of preserving the Valley's agricultural resources for their economic, cultural and scenic values and contains the following policies relative to agriculture preservation:

- **ECVAP 5.1:** Retain and protect agricultural lands through adherence to the policies contained in the Agriculture section of the General Plan Land Use Element.
- **ECVAP 8.2:** Discourage industrial uses that may conflict with agricultural or residential land uses either directly or indirectly within the Eastern Coachella Valley Area Plan.

Coachella Valley Multiple Species Habitat Conservation Plan

The overall goal of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) is to enhance and maintain biological diversity and ecosystem processes while allowing future economic growth. The CVMSHCP serves two primary purposes: balancing environmental protection and economic development objectives in the CVMSHCP area, and simplifying compliance with endangered species related laws. The CVMSHCP is a comprehensive regional plan that addresses the conservation needs of 26 species of native flora and fauna (5 plants, 2 insects, 3 reptiles, 11 birds, and 5 mammals) and 24 natural vegetation communities occurring throughout the Coachella Valley region of western Riverside County. The CVMSHCP area includes approximately 1.2 million acres in the Coachella Valley and surrounding mountains. The ID8 WBA Water Treatment Facility would be located within the CVMSHCP in the Willow Hole Conservation Area of the plan. The Willow Hole Conservation Area is characterized by desert dune and blowsand habitats occurring in the southern and western reaches of the Coachella Valley. Desert dunes and blowsand habitats are important for the California State endangered and federally threatened species, the Coachella Valley fringe-toed lizard. With a CVMSHCP Joint Project Review, certain CVWD activities deemed consistent with CVMSHCP conservation objectives are permitted in the Willow Hole Conservation Area.

4.11.3.4 Local

City of Desert Hot Springs Comprehensive General Plan

The City of Desert Hot Springs Comprehensive General Plan was adopted in 2000 and provides the goals, policies and programs to guide the development of the City. The following policy within the General Plan may be applicable to the project:

- **Public Facilities Policies and Programs Policy 1:** The City of Desert Hot Springs shall encourage the development of public facilities in a manner which assures adequate levels of service, while remaining compatible with existing and future land uses.

City of Rancho Mirage General Plan

The City of Rancho Mirage General Plan was adopted in 2005 and provides the goals, policies, programs and implementation strategies to guide the development of Rancho Mirage. The following public services and facilities policy within the General Plan may be applicable to the project:

- Policy 1: Monitor the CVWD and Regional Water Quality Control Board to preserve and protect water resources.

City of Palm Desert Comprehensive General Plan

The City Of Palm Desert Comprehensive General Plan was originally established in the 1980s, and has since been updated regularly to address current social, economic, physical and political conditions. The latest plan was adopted March 15, 2004, and an update is expected to be completed and adopted in the first quarter of 2016. The following two water, sewer and utilities policies within the Comprehensive General Plan may be applicable to the project:

- Policy 1: The City shall monitor and coordinate with the CVWD, California Regional Water Quality Control Board and Riverside County Environmental Health to preserve and protect local and regional water resources against contamination and overexploitation.
- Policy 5: The City shall confer and coordinate with utility and service providers in planning, designing and siting of distribution and supporting facilities to assure the timely expansion of facilities.

City of La Quinta General Plan

The 2035 La Quinta General Plan has established a community vision guided by eight principles that shape the Plan and provide guidance for land use planning in La Quinta. The following public infrastructure and services policy within the General Plan may be applicable to the project:

- Policy UTL1.1: The City should coordinate with the Coachella Valley Water District to assure that sufficient water supplies are available to sustain current and future development.

City of Indio General Plan

The Indio General Plan was originally adopted in 1993 and is currently undergoing an updating process. No policies within the Indio General Plan were identified as being applicable to the project.

4.11.4 IMPACTS AND MITIGATION MEASURES

4.11.4.1 Significance Criteria

Based on Appendix G of the State CEQA Guidelines, a project would have a significant impact relating to land use and planning if it would:

- a. Physically divide an established community.
- 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.

As discussed above, there are currently no formal requirements or procedures to evaluate potential environmental justice impacts under CEQA. However, the following assessment of potential disproportionate environmental effects to low-income and minority populations is consistent with the environmental justice guidelines for the National Environmental Policy Act identified in Environmental Justice: Guidance Under the National Environmental Policy Act (Council on Environmental Quality, 1997). The criterion below is used to determine if the Proposed Project would result in an environmental justice impact:

- A project could have an environmental justice impact if high and adverse project impacts disproportionately affect a minority population or a low-income population.

4.11.4.2 Approach to Analysis

This analysis evaluates the potential for land use impacts, including short-term impacts on existing land uses that could result from temporary construction activities, and long-term impacts that could result from the siting, operation, and maintenance of proposed project facilities. The analysis compares the existing land use setting with the conditions of each project site during construction and operations. Local planning documents and maps, as described above, were reviewed and site surveys were conducted to characterize existing land uses on and adjacent to the project sites. Applicable plans and policies were reviewed to determine their applicability to the project and whether a proposed project facility would be inconsistent with the relevant policy, plan or regulation.

Areas of No Project Impact

As explained below, several components of the project would not result in impacts related to three of the above-listed significance criteria, and these criteria are not discussed further for those components.

- a. Physically divide an established community?

All of the SBA and WBA well sites are owned by CVWD and used for water infrastructure; additional water treatment equipment would be installed at these sites, but there would be no change in land use. Pipelines associated with the WBA Water Treatment Facilities would be installed underground in existing road rights of way with no change to land uses.

In the City of Desert Hot Springs, raw water pipelines would be located in 16th Avenue, Carol Drive, Sycamore Road, Atlantic Avenue, and a privately-owned parcel to be acquired by CVWD; and treated water pipelines would be located in a privately-owned parcel, Dillon Road and Langlois Road. The placement of underground water pipelines would not significantly alter these roadways in a manner that would physically divide the community; and no impact would be expected to occur with project implementation. In the City of La Quinta, raw and treated water, and sewer pipelines would be located in Airport Boulevard and Madison Street. After installed, all pipelines would be underground with no identifiable surface expression. The construction

and operation of these facilities would not divide established communities. Similarly, the CRRF would be located on a CVWD-owned parcel that is adjacent to the WRP-4 facility. Therefore, development of the CRRF on this parcel would not divide an established community.

Therefore, this criterion is not discussed further for SBA and WBA well sites, WBA raw and treated pipelines, ID8 WBA Water Treatment Facility and the CRRF. Impacts related to the La Quinta WBA Water Treatment Facility under this criterion are discussed in Section 4.11.4.4 below.

- 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?

CEQA requires an analysis of the potential conflict between a project and any applicable land use plan, policy or regulation of an agency with jurisdiction over the project that has been adopted for the purpose of avoiding or mitigating an environmental effect. There are two land use plans relevant to the proposed project that fall under this discussion: 1) the CVMSHCP for the ID8 WBA Water Treatment Facility and some of its offsite infrastructure improvements, and 2) the ECVAP for the CRRF and its offsite potable water pipeline. This criterion is discussed under Section 4.11.4.4 below. Agriculture as related to the ECVAP is discussed in Section 4.3 Agriculture and Forestry Resource.

For the existing SBA and WBA well sites and the La Quinta WBA Water Treatment Facility, there are no land use plans adopted for the purpose of avoiding or mitigating an environmental effect that apply to the proposed project. Therefore, this criterion is not discussed further for construction and operation of those facilities.

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

Of the project facilities, only the ID8 WBA Water Treatment Facility is located within a habitat conservation plan area, namely the CVMSHCP. None of the other facilities fall within a habitat conservation plan or natural community conservation plan area, so they are not discussed further under this criterion. Discussion of this criterion as related to the ID8 WBA Water Treatment Facility is discussed under Section 4.11.4.4 below, and in Section 4.5 Biological Resources.

Due to the nature of the proposed project, no impacts would occur related to environmental justice for the reason presented below:

- A project could have an environmental justice impact if high and adverse project impacts disproportionately affect a minority population or a low-income population.

The chromium-6 project is a water treatment project that will enable CVWD to achieve compliance with the new chromium-6 regulation that was promulgated by the State of California in July 2014. The project involves treatment of existing drinking water supplies, and does not involve an expansion of the drinking water supply system or an increase in pumping

from groundwater basins used for municipal supply. The proposed project does not include the construction of new homes or businesses in the area or the extension of new roads or other infrastructure into undeveloped areas where housing could be constructed. Once construction is completed, the proposed project would employ up to 41 full time equivalent employees, with many of these jobs being filled by existing CVWD personnel. Therefore, existing housing and school facilities are adequate to meet current demand. Additionally, the proposed project would maintain the intended land uses of the site and would not conflict with applicable land use plans or adopted policies. However, by itself, incompatibility with land use policies is not a physical effect on the environment, and, therefore, does not have the potential to result in a disproportionate effect on a minority or low-income population.

Project facilities are proposed on existing well sites, and those which are not, would be cited in locations that would not substantially change environmental impacts, and would not alter the minority and low income status of the affected population. Further, there would be no division of any communities as part of the proposed project that would have a disproportionately adverse effect on minority and low-income populations. Because the proposed project would not directly or indirectly induce population growth and would not displace existing housing or people, no potential impacts associated with environmental justice are anticipated. Additionally, the location of proposed project facilities has been evaluated on based on water quality needs and would not disproportionately effect on a minority or low-income population. Therefore, this environmental justice criteria is not applicable to the proposed project and is not discussed further.

4.11.4.3 Construction Impacts and Mitigation Measures

Impact LU-1: The proposed ID8 WBA Water Treatment Facility would not conflict with any applicable habitat conservation plan or natural community conservation plan during construction. (Less than Significant with Mitigation)

The ID8 WBA Water Treatment Facility site, access road and underground utilities would be located within the CVMSHCP Willow Hole Conservation Area. The construction of the ID8 WBA Water Treatment Facility is not a "Covered Activity" under the CVMSHCP. Covered activities are those that receive take coverage pursuant to the CVMSHCP. CVWD must comply with all other applicable terms and conditions of the CVMSHCP and Implementing Agreement, as identified in Section 4.5 Biological Resources, 4.5.4.3 Construction Impacts and Mitigation Measures. CVWD processed review of the proposed ID8 site through the Coachella Valley Conservation Commission, as required under the CVMSHCP. This resulted in mitigation measures, described in Section 4.5, Biological Resources. With the implementation of these mitigation measures, the proposed ID8 WBA Water Treatment Facility would not conflict with the CVMSHCP will be considered a covered activity under the CVMSHCP and this impact is considered to be less than significant with mitigation.

4.11.4.4 Operation Impacts and Mitigation Measures

Impact LU-2: Operation of the La Quinta WBA Water Treatment Facility in La Quinta would not divide an established community in that location. (Less than Significant)

The La Quinta WBA Water Treatment Facility would be located at the southern edge of the Greg Norman Golf Course, along Airport Boulevard. This golf course is one of six within the PGA West master planned residential communities in La Quinta. The La Quinta WBA Water Treatment Facility would be located at the edge of the golf course, would not disrupt the overall design and function of the golf course, and would take access from Airport Boulevard, not from roadways internal to the golf course. The treatment facility would also not divide any of the residential communities that make up PGA West. The treatment facility would be located within structures that are designed to be consistent and compatible with the prevalent architectural style in La Quinta, with stucco exteriors, arched decorative features and red tile roofing. Design consideration would be influenced to reflect the surrounding area to ensure that the facility would fit in with the local community. Therefore, this impact is considered to be less than significant.

Impact LU-3: The proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan during operation. (Less than Significant with Mitigation)

The ID8 WBA Water Treatment Facility site, access road and underground utilities would be located within the CVMSHCP Willow Hole Conservation Area. As discussed in Section 4.5 Biological Resources, facility design would ensure that impacts would be minimal with planned mitigation measures. Project maintenance and operation activities are not expected to result in significant adverse impacts to biological resources or to conservation objectives that could be affected by the project. Therefore, the proposed project would not conflict with the CVMSHCP and this impact is considered to be less than significant with Mitigation Measure BIO-5 & 6: Mitigation Under the CVMSHCP.

4.11.5 SIGNIFICANCE AFTER MITIGATION

Residual land use impacts would be less than significant with adherence to MM BIO-5 and MM BIO-6. These measures would ensure land use consistency with the CVMSHCP. These measures include project review and consent by the Coachella Valley Conservation Commission through their Joint Review Process, as well as, design and construction in accordance with the CVMSHCP conservation goals and objectives, and land use adjacency guidelines. Please refer to Section 4.5.5 Biological Resources.

4.11.6 CUMULATIVE IMPACTS

The geographic scope for the analysis of cumulative impacts on land use consists of each project facility site and the immediate vicinity around each of these sites where adverse land use impacts could occur. The 'vicinity' includes those parcels adjacent to project facilities, or those subject to similar local or regional plans, such as General Plans or Community Plans. The majority of project facilities are located in developed areas. Any cumulative project related to land use would be typical of the land uses in the

cumulative study area and would have no long-term or permanent effect on the character of the vicinity given their nature. This analysis was performed using the growth projection approach pursuant to State CEQA Guidelines Section 15130(b)(1)(B). Potential project conflicts or inconsistencies with applicable adopted plans, policies and regulations would be specific to an individual project component, and would not combine to result in a cumulative impact related to plan consistency. Furthermore, in cases where a potential conflict or inconsistency is identified, proposed project facilities would be consistent with implementation of mitigation measures recommended in this DEIR, thus resulting in no contribution to cumulative land use impacts. Proposed project facilities would not result in conflicts with existing zoning or cause rezoning of lands. Therefore, cumulative impacts related to disturbance or disruption of land uses would be less than significant, and the project would not make a considerable contribution to land use impacts.

4.11.7 REFERENCES

City of Desert Hot Springs. 2000. *City of Desert Hot Springs Comprehensive General Plan*.

City of Desert Hot Springs. 2000. *City of Desert Hot Springs Comprehensive General Plan Final Environmental Impact Report*.

City of La Quinta. 2013. *2035 La Quinta General Plan*.

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