

APPENDIX A

Initial Study, Notice of Preparation (NOP) and Responses to NOP

Prepared by

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October 31, 2014

And

Public Scoping Meeting Summary

Prepared by

Terra Nova Planning and Research, Inc.
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November 22, 2014



COLLEGE OF THE DESERT DESERT COMMUNITY COLLEGE DISTRICT WEST VALLEY CAMPUS

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

Lead Agency: College of the Desert
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Comment Period: November 3, 2014 to December 2, 2014

A. Introduction

The Desert Community College District established the College of the Desert in the early 1960s to serve the Coachella Valley region of Riverside County. The College of the Desert main campus is located in the City of Palm Desert but for many years the College has operated campuses and provided classes elsewhere in the valley and in a variety of venues. As an essential part of the College's long-term plans, the District is establishing permanent campuses and educational centers throughout its service area to better serve the growing population and need for community college services.

As a part of this long-term program, the District has identified a well-situated and underutilized site in the urbanized area of the City of Palm Springs, which currently includes the largely vacant Palm Springs Mall, the Camelot Theaters (Palm Springs Film Festival venue) and a fast food restaurant. The Project calls for the demolition of the mall, which dates from the 1960s, and to construct the new West Valley Campus at this location. The campus master plan will also make provision for a City, College or joint use library. It may be necessary to relocate businesses still leasing space at the mall at the time of demolition, in which case this will be accomplished in compliance with applicable California Government Code and implementing regulations.

The Project to be analysed in the Environmental Impact Report (EIR) includes the demolition of the mall building, the West Valley Campus Master Plan, and the Phase I Project, which will implement the master plan. The College is concurrently conducting planning and design, and preparing and processing requisite environmental analysis for this project in conformance with the California Environmental Quality Act (CEQA). Therefore, the subject EIR will provide both project-specific analysis for the Phase I Project and programmatic analysis for the Campus Master Plan.

The subject property will be acquired by purchase or eminent domain. Eminent domain can only be authorized after conducting a hearing on a resolution of necessity and having the resolution adopted by the Board of Trustees of the Desert Community College District. It should also be noted that the District's compliance with the CEQA process does not constitute a decision or commitment to proceed with eminent domain.

B. Project Description

The Desert Community College District will serve as the Lead Agency for review, processing and certification of the EIR, as set forth in CEQA. Any other agency wishing to tier off of this EIR for permitting purposes or for the issuance of other discretionary approvals, including the City of Palm Springs, shall be a "Responsible Agency".

COD WVC Master Plan Description (Preliminary)

The College of the Desert/Desert Community College District (District) proposes to develop its West Valley Campus (WVC) on approximately 29± acres currently occupied by the largely vacant Palm Springs Mall. The site also includes Camelot Theaters and an associated but separate parcel, and an important venue for the Palm Springs Film Festival. A Jack-in-the-Box restaurant also occupies the site. These two building would remain and will be integrated into the overall master plan. A land exchange between the District and the owners of the Camelot Theaters may also be a part of the project.

The Palm Springs Mall building encompasses approximately 332,000 square feet and would be demolished to allow development of the campus. The subject property is located in the heart of the City of Palm Springs in the Coachella Valley area of Riverside County. In addition to the master planning for the West Valley Campus, the subject CEQA IS also evaluates the proposed Phase I Project that will initiate development of the campus.

The WVC campus master plan is expected to call for a total of approximately 330,000 square feet to be constructed in phases and to include core campus, academic pillar/partnership space, ancillary campus buildings, a conference center and limited campus-oriented retail. The COD West Valley Campus will be comprised of classrooms, lecture halls, labs, conference facilities, administrative offices, and other support facilities to accommodate an enrollment of approximately 3,000 full-time equivalent students (FTES).

A variety of facilities are planned to support core and academic pillar curricula while achieving the District's goal of a sustainable campus. Other site improvements will include areas for open space and stormwater management, parking, campus and grounds maintenance shops, and storage. Ancillary retail facilities will include such uses as a bookstore, food court, copy center, convenience goods and services.

The West Valley Campus may integrate renewable energy technologies, primarily photovoltaic (PV), on campus buildings and parking structures; the application of solar thermal technology and passive solar design will also be considered. Campus PV facilities could meet a substantial portion of the campus' electrical energy needs. Other aspects and components of sustainable design, including water use, are also being considered for incorporation into the campus design. The following is a preliminary allocation of planned space at the new West Valley Campus; it is expected to evolve with the development of the campus master plan and Phase I project.

Phase I Project

The preliminary plans for the Phase I project call for the development of 40-50,000± square feet of new building space. A total of 159± parking spaces should also be provided for the Phase I Project, along with temporary overflow parking for an additional 50 vehicles. Parking demand will require further evaluation through the EIR process.

**College of the Desert
 West Valley Campus
 Preliminary Space Allocation**

Development Phase		Academic SF	Ancillary Uses SF²	Total SF	FTES	Parking
Phase I		50,000			200	160
Phase II		50,000			808	240
Phase III		50,000			500	160
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Phase V		50,000			686	210
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Conference Center			40,000			200
Campus Retail			10,000			30
Totals		250,000	80,000	330,000	3,000	1,330

The West Valley Campus master plan is not expected to adversely affect the existing Camelot Theaters and associated parking, or the fast-food restaurant, both of which will be carefully considered during project planning. There are a variety of campus design drivers, including the possible synergies with the theaters. Proximity to the high school and a signalized intersection and bus stop on Baristo Road may also offer Phase I cost-efficiencies and can immediately establish a physical link with the newly renovated high school campus and street and transit facilities. These and other considerations are expected to help shape Phase I and overall campus design, and will be evaluated as part of the environmental analysis.

C. Purpose and Need

As growth has continued within the service area of the Desert Community College District, the College has continued to develop and evolve plans that assure that all the communities have access to the educational programs that COD has to offer. The District has already expanded into facilities in the eastern areas of the Coachella Valley, including the Mecca-Thermal campus and the Indio Educational Center. Many of the community college services to be provided by the WVC will also be augmented by main campus facilities and services in Palm Desert.

The College of the Desert West Valley Campus Master Plan maps the future development of this campus and implements the College's 2010 Educational Master Plan. The West Valley Campus is a direct outgrowth of the District's assessment of need for the geographic area this campus will serve. The planning process has occurred over several years led by District educators and administrators, and by architects, planners and engineers.

The College's 2010 Education Master Plan maps demographic trends in the District's service area, evaluating both headcount and Full-Time Equivalent Student (FTES) counts from 1991 onward. This analysis indicates that the College has seen an average increase in Fall enrollment of 2.9% per year, with recent years' growth ranging from 4.0% to 7.2% in some years. It should also be noted that a major portion of students (55.4% in 2009) were 22 years of age or older, with a full 42% being 25 years of age or older.

In conjunction with the Phase I Project planning documents, the WVC Campus Master Plan will guide the development of the West Valley Campus for years to come. The Campus Master Plan sets forth the priorities and course of action for future campus development. It is based upon a sound understanding of the student body that will be served by the campus and assures that it provides the instructional/support facilities that address the educational needs of the growing populations in the District and especially in the western Coachella Valley.

D. Environmental Setting and Surrounding Land Uses

The COD West Valley Campus and Phase I project is proposed for development at the site of the now largely vacant Palm Springs Mall, which was built in the 1960s. The site is in the heart of the urbanized portion of the City of Palm Springs, on the valley floor in the western portion of the Coachella Valley. The foothills of the San Jacinto Mountains are located approximately one mile to the west. The subject property also houses the Camelot Theaters and a Jack-in-the-Box fast-food restaurant. The mall building would be demolished but the theaters and restaurant would remain. The Palm Springs High School is located to the immediate south, and Tahquitz Creek Wash and the future CV Link multi-modal path are located approximately 1.5 miles to the south. Palm Springs City Hall, the City iHUB innovation center, and the Palm Springs International Airport are located approximately one-half mile to the east.

Surrounding Land Uses

North: Medium and High Density Residential in one, two and three story development
East: Office, Vacant Medium Density Residential
South: School (PSUSD/Palm Springs High School)
West: Very Low Density Residential and Office along Tahquitz Canyon Way

Adjacent and Surrounding Land Use designations: North of the proposed COD WVC site the land use designation is High Density Residential; lands along Tahquitz Canyon Way and west of the subject property are designated for Office development; lands along the north side of Tahquitz Canyon Way and east of the subject property are designated High Density Residential, while lands on the south are designated Office but primarily Medium Density Residential. Lands to the southeast are designated Office, Estate Residential and Public Quasi-Public; lands to the south are designated School and lands to the west are designated Low Density Residential.

Project Location and Limits

The site is located within the west $\frac{1}{2}$ of the southeast $\frac{1}{4}$ and in the east half of the southwest $\frac{1}{4}$ of Section 13, T.4S., R.4E., SBB&M. The subject lands are currently the site of the largely vacant Palm Springs Mall and are bounded on the north by Tahquitz Canyon Way, on the east by Farrell Drive, on the south by Baristo Road, and on the west by a single-family residential neighborhood and limited professional office along Tahquitz Canyon Road. Access to the site is from signalized driveways on Tahquitz Canyon Way and Baristo Road. Other existing site access is from three uncontrolled driveways located along Tahquitz Canyon Way and two drives along Farrell Drive.

The campus master plan directly or indirectly involves the following parcels:

- 502-190-003, 004, 008, 015, 017, 018, 019 and 020

Environmental Setting

Following is a brief description of the COD West Valley Campus planning area, the City of Palm Springs, and the Coachella Valley in which the planning area is located. Environmental resources, which may be adversely impacted by the proposed by the Plan's implementation and environmental hazards, which currently affect the planning area or may do so in the future, are also described.

The COD WVC and City of Palm Springs are located in northwestern portion of the Coachella Valley, which is located in the central portion of the Riverside County, in Southern California. The COD campus site occurs within the northwestern-most extension of the Salton Trough, a fault-controlled valley basin with expansive and varying geography and biological habitats. The Coachella Valley is characterized as the Colorado Desert sub-area of the Sonoran Desert environment with large and smaller scale alluvial fans, rocky/sandy washes draining local mountains, and sand dunes and fields occurring on the valley floor.

The physical character of the area and the Coachella Valley is a direct consequence of the seismic activity occurring on the San Andreas and San Jacinto Fault Zones and other faults that pass through the region. Regional topography is characterized by extreme variations in elevation and terrain, ranging from a sub-sea level geologic sink (Salton Sea) to mountain peaks rising more than two miles above sea level, including Mt. San Jacinto immediately west of the planning area. The Salton Sea is a terminal lake located at the southern end of the valley and occurs at an elevation approximately 230 feet below sea level. The planning area is relatively level with an elevation of about 420 feet above mean sea level.

Urbanization in the valley initially occurred along the coves formed by the Santa Rosa and San Jacinto Mountains, and has spread southeast from Palm Springs. The region is served by several major transportation arteries, including U.S. Interstate-10, numerous state highways (111, 74, 62, 86) and the Union Pacific Railroad. Palm Springs International Airport serves as the region's major airport.

E. Areas of Potential Environmental Concern

Introduction

The attached Initial Study has been prepared for the proposed COD WVC Master Plan and Phase I Project in accordance with the California Environmental Quality Act (CEQA). Implementation of the proposed Plan may have impacts to important environmental resources and may be affected by potential environmental hazards. These areas of potential environmental concern have been identified and are briefly described below and in the Initial Study. A more in-depth analysis of each of these areas of concern will be provided in the EIR being prepared for the proposed Project.

Aesthetic and Scenic Resources

The proposed West Valley Campus Master Plan and Phase I Project are located in Palm Springs, in the northwest portion of the Coachella Valley, where views are dominated by the steep San Jacinto Mountains to the immediate west. Other scenic viewsheds as seen from the subject property include the foothills of the Santa Rosa Mountains to the south and the more distant San Bernardino and Little San Bernardino Mountains to the northwest and north, respectively. The proposed campus project could introduce new sources of light and glare beyond those currently occurring on site. The future placement of campus buildings and other structures, as well as interior and exterior lighting, could have a significant impact on these resources and should be considered in project design and analysed in the Project EIR.

The proposed campus is being planned to replace the existing retail mall built in the late 1960s. While the mall has been remodeled over several decades, it is comprised of large, flat and unarticulated surfaces, which is typical of this type of retail building. While new campus development is expected to better complement the surrounding visual character of the site, campus planning and architecture could either add to or detract from the current visual character and quality of the site. Mitigation by design is anticipated and should be assessed in the project EIR.

Land Use Compatibility

Land use compatibility is essential to the planning and development of a coherent and cohesive campus that is compatible with surrounding lands and transportation facilities. Land use compatibility implies a logical and complementary distribution of uses, and provides a spatial organization of uses that represents a gradient of type and intensity.

The subject property is currently comprised of a largely vacant retail mall (Palm Springs Mall), the Camelot Festival Theaters that are an important venue for the Palm Springs Film Festival, and a Jack-in-the-Box restaurant. Previous but now vacated mall businesses included department stores, a grocery, a drug store, store and a variety of smaller stores, restaurant and food court. Only a branch of the Kaplan College and a Radio Shack store are now in the mall building. The theaters and fast-food restaurant remain as going concerns. The proposed campus and Phase I project could pose compatibility issues in association with nearby residences and other sensitive receptors.

Also, in anticipation of concerns being voiced by the Riverside County Airport Land Use Commission, an FAA Form 7460 evaluating the potential for the campus project to create a navigational obstruction for aircraft will be prepared and submitted to the FAA.

Transportation/Circulation

The buildout of the campus may result in change in traffic generation compared to that associated with the existing retail mall; the relative difference in traffic generation when compared to a fully occupied retail mall requires additional analysis. Local arterial streets that could be impacted by the project include Farrell Drive, Tahquitz Canyon Way, Baristo Road, Ramon Road, Vista Chino, Mid-Valley Parkway, Highway 111 and others. A traffic impact analysis is being prepared. The results of this analysis will be integrated into the Campus Master Plan, Phase I Project and EIR.

Hydrology

The COD WVC planning area is located outside a mapped floodplain or flood hazard zone. There is occasionally localized street flooding during heavy rain events, which are largely contained within the street right-of-way and in subsurface drains. The subject property is full developed and utilizes surface drainage to convey runoff to the City storm sewer system, which includes catch basins along the perimeter of the subject property. The area is also approximately 3.5 miles southeast of and outside the Tachevah Creek Detention Reservoir Dam Failure Inundation Pathway. The Riverside County Flood Control and Water Conservation District (RCFCWCD) has jurisdiction over major flood control facilities in the City, including the Tahquitz Creek drainage located 1.25± miles south of the proposed campus site.

Geology/Seismicity

The San Andreas Fault Zone and the San Jacinto Fault are the primary active faults with the potential to significantly impact the planning area. The region is considered a prime candidate for major seismic activity within the next 20 to 30 years. Major earthquakes have occurred in and around the Coachella Valley in the past two decades.

The planning area is located in a seismically active region, in proximity to major fault systems with high earthquake-recurrence rates. The subject property is located approximately 4.25 miles south of the Garnet Hill fault, and approximately 6.5 miles southeast of the South Pass fault. It is approximately 8 miles south of the Banning Pass Fault. The planning area is outside any Alquist-Priolo Earthquake Fault Zone as designated by the State Geologist.

There is no evidence of active or potentially active faulting occurs within the planning area. Seismically induced geotechnical hazards include groundshaking and ground settlement; beyond strong groundshaking, the potential for other seismic hazards is considered low. Planning area soils have a very low expansion potential, and are not expected to be vulnerable to shrinking and swelling. While no significant geotechnical constraints have been identified with the development of the West Valley Campus at the subject property, a more detailed assessment of potential impacts associated with geology and seismicity will be provided in the EIR.

Hazards and Hazardous Materials

The proposed West Valley Campus development project will involve the demolition of the existing 332,000± square foot mall, construction of which dates to the mid-to late 1960s. The existing mall building has the potential to include asbestos, lead and possibly other hazardous materials, which could be emitted from the site during demolition. These potential impacts can be mitigated to levels of insignificance by applying industry standard removal, management and transport protocols, which should be discussed in the project EIR.

The project site is located immediately north of the Palm Sprigs High School, which should be considered a sensitive receptor for the release of hazardous materials at the subject property. The proposed college campus may include chemistry and other laboratories that handle potentially hazardous or toxic materials. The demolition of the existing mall, and the construction and operation of the proposed college campus could result in the emission of hazardous or toxic materials, and this potential should be assessed in the project EIR.

Also, in anticipation of concerns being voiced by the Riverside County Airport Land Use Commission, an FAA Form 7460 evaluating the potential for the campus project to create a navigational obstruction for aircraft will be prepared and submitted to the FAA.

Air Quality

In general, air quality in the City of Palm Springs area is good, particularly in comparison to other localities in Southern California. However, continued regional urbanization in the past few decades has contributed to the degradation of the air quality due to population growth, increased traffic, construction activities and various other site disturbances. The planning area, the City of Palm Springs and the Coachella Valley are located within the Salton Sea Air Basin (SSAB). The South Coast Air Quality Management District (SCAQMD) is responsible for establishing air quality management criteria and management policies for the SSAB and neighboring air basins. Pollutant levels are monitored daily by SCAQMD. In the Coachella Valley, local monitoring stations are located in Indio and at the Palm Springs International Airport.

Ozone and PM₁₀ are the two pollutants of concern in the Coachella Valley. Under the federal Clean Air Act, the planning area and vicinity are located within Federal "Non-attainment" areas for suspended particulates and ozone. Suspended particulates, including PM₁₀ (particulate matter measuring smaller than 10 microns in diameter) and PM_{2.5} (measuring smaller than 2.5 microns in diameter), and ozone present the major threat to local air quality and are the primary pollutants of concern in the Coachella Valley.

The California Air Resource Board approved the Coachella Valley PM10 Redesignation Request and Maintenance Plan on February 25, 2010 to redesignate PM10 from serious non-attainment to attainment based on EPA's National Ambient Air Quality Standard. CARB submitted a letter to EPA in March 2010 to approve the redesignation; however, as of September 2014, the Environmental Protection Agency has not redesignated the PM10 classification for the Coachella Valley from "serious non-attainment" to "attainment". The Coachella Valley is currently designated attainment/unclassifiable for PM2.5. Carbon monoxide, nitrogen dioxides, sulfur dioxide are designated as attainment within the Coachella Valley.

While PM10 levels can be attributed to both natural climatic/geomorphic conditions, suspended particulate levels are also associated with anthropogenic sources. Most of the ozone pollution in the valley is imported from air basins to the west, and conveyed into the valley on strong prevailing westerly winds. The planning area is located within a region identified as susceptible to wind erosion in the Palm Springs General Plan, conditions which can contribute to the elevated levels of suspended particulates.

Air quality emissions also contribute pollutants known as greenhouse gases (GHG) that contribute to climate change and global warming. The master plan for the COD West Valley Campus may incorporate renewable, non-polluting energy systems in the form of solar photovoltaic and perhaps thermal. In addition, the COD WVC architectural design and preliminary plans strive to achieve a high degree of performance. New buildings and structures at the campus site will be planned for high energy efficiency, and operational emission from natural gas and electricity usage are expected to be minimal. Therefore, actual GHG emissions generated from operations are expected to be equal to or less than those associated with the existing mall. Air quality constraints and potential adverse (and beneficial) impacts of Plan implementation on air quality, including those associated with GHGs, will be further assessed in the project EIR.

Cultural Resources

The subject property and the entire Coachella Valley lie within the historic territory of the Desert Cahuilla, a Native American Tribe of pre-historic and historical eras. It should be noted that the subject property has been in development since at least the 1960s and earlier. As a covered shopping mall, the Palm Springs Mall opened in 1970 and has gone through extensive interior and exterior renovations over the years, the most significant being in the 1980s. The mall architecture is typical of that time and is comprised essentially of a series of boxes with extensive areas of unarticulated façade.

There have been significant changes over time, especially to entrances that have significantly altered the original design and appearance of the mall. The Palm Springs Mall does not constitute an historic resource and has not been so recognized or listed as such in any City list of historic buildings. There are no records of Native American cultural sites on or in the immediate vicinity of the subject property. Nonetheless, building demolition and new construction could conceivably uncover archaeological resources, provision for which should be made in the project EIR.

Noise

The demolition of the existing retail mall and the construction of the proposed campus have the potential to generate noise levels in excess of City and other standards. Demolition and new construction will be short-term impacts and will end with the completion of demolition. Campus development will proceed in phases and intervening periods of no construction are expected. Once the campus is built out there will be no further construction-related noise impacts. While the campus education master plan is in place, the campus master plan and Phase I Project are currently in development. The project EIR should

further analyse the potential impacts of the project on short-term and long-term noise environment. Also, whether the project could expose persons to noise levels in excess of established standards should be further evaluated.

Public Services and Facilities

The buildout of the College of the Desert West Valley Campus could increase the need for fire, police and other municipal services, although whether the campus' demand will exceed that of the mall is unclear. The need for public services and facilities will be further evaluated, and the impacts will be addressed in the EIR. Similarly, the increase in population within the planning area may also impact schools and parks.

Fire Protection

Fire protection services are provided to the planning area by the Palm Springs Fire Department, which provides fire, paramedic and emergency services within the corporate boundaries of the City and also has mutual agreements with the County and Cathedral City. The station closest to the project site is Station #443, located at 300 N. El Cielo Road approximately one-half mile from the project site. Fire response time should be well under five minutes.

Police Protection

The Palm Springs Police Department headquarters are located at 200 South Civic Drive, approximately 7 miles northeast of the College Park project site. It is the City's policy to maintain a ratio of at least one sworn police officer per 1,000 City residents.

Schools and Libraries

The Palm Springs Unified School District (PSUSD) provides K through 12 public education services and facilities to the planning area. Schools serving the planning area include the Palm Springs High School located immediate south of the subject property. The proposed COD West Valley Campus will bring a wide range of community college programs to the planning area and region, including certificate programs in sustainable technologies, as well as associate degree programs and liberal arts curricula.

The City of Palm Springs Public Library is currently located in Sunrise Park, approximately one mile west of the project site. It provides comprehensive library and information services, offers internet and computer facilities, provides a passport service and runs a wide range of public educational events and adult literacy programs. Funding for the library comes from the City's General Fund and it is administered by a board of trustees. The City and College are discussing the inclusion of a City or joint City/College library on the subject property, which will be further discussed in the campus master plan and EIR.



COLLEGE OF THE DESERT DESERT COMMUNITY COLLEGE DISTRICT

43500 Monterey Avenue
Palm Desert, California 92260
Phone: (760) 773-2511

ENVIRONMENTAL INITIAL STUDY

Project Title: West Valley Campus Master Plan and Phase I Project

Project No: WVC 14-01

**Lead Agency
Name and Address:** College of the Desert
43500 Monterey Avenue
Palm Desert, California 92260
(760) 773-2511

Applicant: Desert Community College District

Representative: Terra Nova Planning & Research, Inc.
42635 Melanie Place, Suite 101
Palm Desert, California 92211
Phone: (760) 341-4800 Fax: (760) 341-4455

**Contact Person:
And Phone Number:** John D. Criste, AICP
Phone: (760) 341-4800, Fax: (760) 341-4455

Project Location: Southwest Corner of Tahquitz Canyon Way and Farrell Drive, City of Palm Springs, Riverside County

General Plan Designation: Palm Springs General Plan: Mixed Use/Multi-Use

Zoning Designation: Planned Development (PD)

PROJECT DESCRIPTION

The College of the Desert/Desert Community College District (District) proposes to develop its West Valley Campus (WVC) on approximately 29.11± acres currently occupied by the largely vacant Palm Springs Mall. The site also includes Camelot Festival Theaters (an important venue for the Palm Springs Film Festival) and an associated parcel, and, and a Jack-in-the-Box restaurant. These two building would remain. The Palm Springs Mall building encompasses approximately 332,000 square feet and would be demolished to allow development of the campus. The subject property is located in the heart of the City of Palm Springs in the western Coachella Valley area of Riverside County. In addition to the master planning for the West Valley Campus, the subject CEQA IS also evaluates the proposed Phase I Project that will initiate development of the campus. A land exchange between the District and the owners of the Camelot Theaters may also be a part of the project.

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Project Location and Limits

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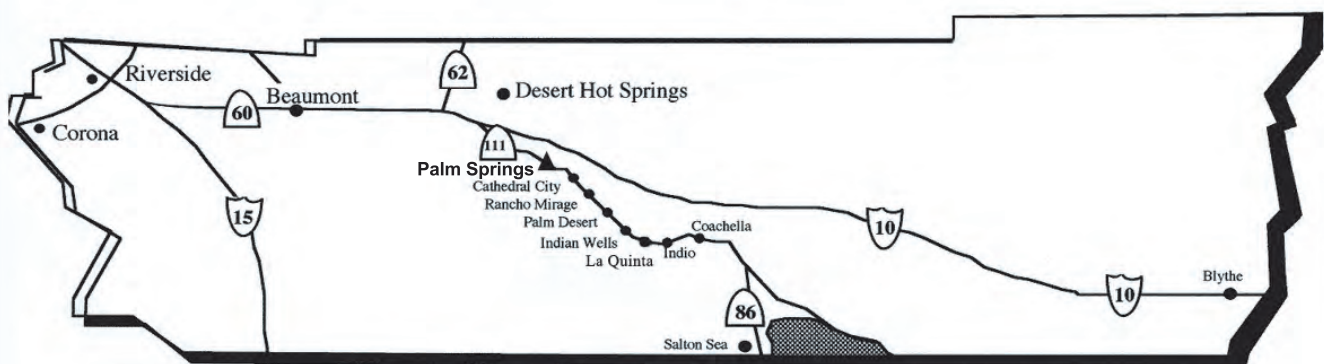
Land Use and Setting

North:	Medium and High Density Residential on one, two and three story development
East:	Office, Vacant Medium Density Residential (approved residential project)
South:	School (PSUSD/Palm Springs High School)
West:	Very Low Density Residential and Office along Tahquitz Canyon Way

CALIFORNIA



No Scale



RIVERSIDE COUNTY

10.29.14



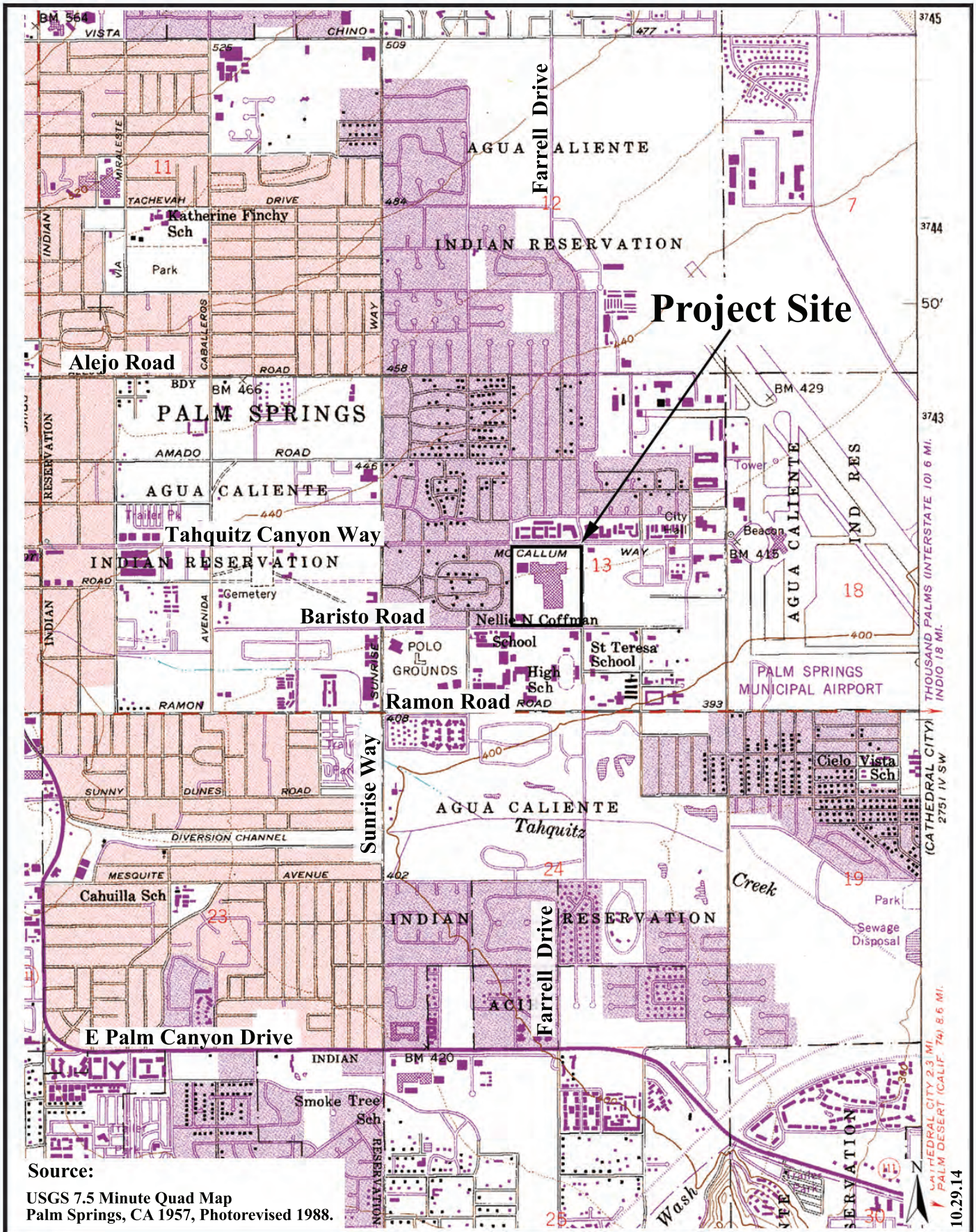
TERRA NOVA®
Planning & Research, Inc.

College of the Desert - West Valley Campus
Regional Map
Palm Springs, California



Exhibit

1





Source: Google Earth 04.27.14

















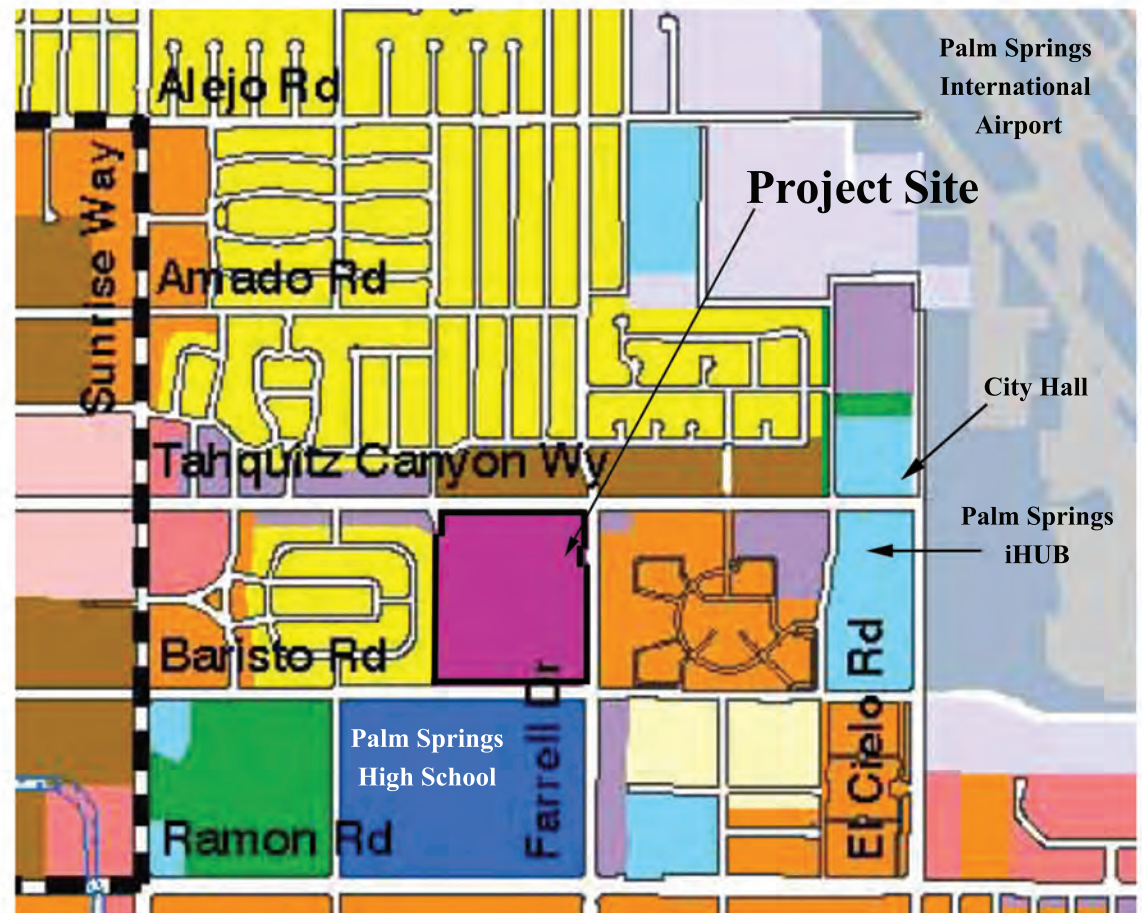
10.29.14



Source: Google Imagery 2014

College of the Desert - West Valley Campus
Aerial View
Palm Springs, California

-  Estate Residential (0 - 2.0 du/ac)
-  Very Low Density Residential (4.1 - 6.0 du/ac)
-  Low Density Residential (4.1 - 6.0 du/ac)
-  Medium Density Residential (6.1 - 15.0 du/ac)
-  High Density Residential (15.0 - 30.0 du/ac)
-  Small Hotel
-  Tourist Resort Commercial
-  Neighborhood/Community Commercial
-  Mixed Use/Multi-Use
-  Office
-  Industrial
-  Regional Business Center
-  Public/Quasi-Public
-  School
-  Airport
-  Open Space
-  Specific Plan
-  Project Site



Source: Palm Springs General Plan 2007

N
10.29.14

EVALUATION OF ENVIRONMENTAL IMPACTS:

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:


The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist or represents an area of concern that should be further analysed, as indicated on the following pages.

<input checked="" type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry Resources	<input checked="" type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology /Soils
<input checked="" type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards & Hazardous Materials	<input checked="" type="checkbox"/>	Hydrology / Water Quality
<input checked="" type="checkbox"/>	Land Use / Planning	<input type="checkbox"/>	Mineral Resources	<input checked="" type="checkbox"/>	Noise
<input type="checkbox"/>	Population / Housing	<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation
<input checked="" type="checkbox"/>	Transportation/Traffic	<input checked="" type="checkbox"/>	Utilities / Service Systems	<input checked="" type="checkbox"/>	Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

 Signature: John D. Criste, AICP District Planning Consultant Desert Community College District	<u>10.31.14</u> Date:
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Environmental Checklist and Discussion:

The following checklist evaluates the proposed project's potential adverse impacts. For those environmental topics for which a potential adverse impact may exist, a discussion of the existing site environment related to the topic is presented followed by an analysis of the project's potential adverse impacts. When the project does not have any potential for adverse impacts for an environmental topic, the reasons why there are no potential adverse impacts are described.

1. AESTHETICS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Field surveys and preliminary site assessment.

- a, d) **Potentially Significant Impact.** The proposed West Valley Campus Master Plan and Phase I Project are located in Palm Springs, in the northwest portion of the Coachella Valley, where views are dominated by the steep San Jacinto Mountains to the immediate west. Other scenic viewsheds as seen from the subject property include the foothills of the Santa Rosa Mountains to the south and the more distant San Bernardino and Little San Bernardino Mountains to the northwest and north, respectively. The proposed campus project could introduce new sources of light and glare beyond those currently occurring on site. The future placement of campus buildings and other structures, as well as interior and exterior lighting, could have a significant impact on these resources and should be considered in project design and analysed in the Project EIR.
- b) **Less Than Significant Impact.** The subject property is currently fully developed, although the retail mall building is largely vacant. The site is also essentially flat with a very gentle north to south slope. There are no significant on-site scenic resources. Vegetation is limited to parking lot trees and foundation plantings; there are no rocky outcroppings, no historic buildings occur on site and there are no state-designated scenic highways in the project vicinity.
- c) **Less Than Significant With Mitigation.** The proposed campus is being planned to replace the existing retail mall built in the late 1960s. While the mall has been remodeled over several decades, it is comprised of large, flat and unarticulated surfaces, which is typical of this type of retail building. While new campus development is expected to better complement the surrounding visual character of the site, campus planning and architecture could either add to detract from the current visual character and quality of the site. Mitigation by design is anticipated and should be assessed in the project EIR.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

2. AGRICULTURE AND FORESTRY RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Palm Springs General Plan 2007; California Department of Conservation; Farmland Mapping & Monitoring Program. 2001.

a-c) **No Impact.** The proposed West Valley Campus site is located in the heart of the City and is fully developed. There are no agricultural lands within several miles of the site, which is designated as “Urban and Built-Up Lands” on the Department of Conservation Farmland maps. The project will not impact any significant agricultural resources, will not convert designated farmlands of importance, or otherwise induce the conversion of farmlands.

Mitigation Measures:

None required

Mitigation Monitoring and Reporting Program:

None required

3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: SCAQMD AQMP, 2012; Coachella Valley PM₁₀ SIP, 2003; South Coast Air Quality Management District CEQA Handbook, 1993.

Background:

- a) **Potentially Significant.** Riverside County, the City of Palm Springs and the Desert Community College District are subject to the provisions of the 2012 South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan, which describes the District's plan to achieve Federal and State air quality standards set forth in Federal and State Clean Air Acts. The City of Palm Springs and the District are located in the Salton Sea Air Basin (SSAB) and are subject to the rules and regulations imposed by the SCAQMD including Rule 403-1, which governs fugitive dust emissions from project construction within the Coachella Valley.

The proposed project should be designed and constructed to be consistent with the goals and policies of the City of Palm Springs General Plan Air Quality Element, which calls for prudent measure that limit the emission of air pollutants. The proposed project is intended to replace existing, underutilized development with a new community college campus that will serve the educational needs of young and older adults in the western portion of the valley. Emissions associated with the proposed campus should be analysed in the project EIR and consistency with local and regional air quality standards should also be evaluated.

- b & c) **Potentially Significant.** An impact is potentially significant if concentration of emissions exceed the State or Federal Ambient Air Quality Standards. The two primary pollutants of concern in the Coachella Valley, including the City of Palm Springs, are ozone (O₃) and particulate matter (PM₁₀ and PM_{2.5}).

Ozone (O₃) is formed when byproducts of combustion react in the presence of ultraviolet sunlight. This process occurs in the atmosphere where oxides of nitrogen combine with reactive organic gases, such as hydrocarbons, in the presence of sunlight. Ozone is a pungent, colorless, toxic gas, and a common component of photochemical smog. Although also produced within the Coachella Valley, most ozone pollutants are transported by coastal air mass from the Los Angeles and Riverside/San Bernardino air basins, thereby contributing to occasionally high ozone concentrations in the Valley. The Coachella Valley has a history of exceeding regulatory ozone standards, although the number of days and months the Federal one-hour standard is exceeded has dropped steadily over the past decade.

Particulate Matter (PM₁₀ and PM_{2.5}) consist of fine suspended particles of ten microns or smaller in diameter, and are the byproducts of road dust, sand, diesel soot, windstorms, and the abrasion of tires and brakes. The elderly, children and adults with pre-existing respiratory or cardiovascular disease are most susceptible to the effects of PM. Elevated PM₁₀ and PM_{2.5} levels are also associated with an increase in mortality rates, respiratory infections, occurrences and severity of asthma attacks and hospital admissions. The SSAB is a non-attainment area for PM₁₀ and is classified as attainment/unclassifiable for PM_{2.5}.

South Coast Air Quality Management District (SCAQMD), in conjunction with the Coachella Valley Association of Governments (CVAG), Riverside County and local jurisdictions, prepared the "2003 Coachella Valley PM₁₀ State Implementation Plan," which includes PM₁₀ control program enhancements and requests an extension of the region's PM₁₀ attainment date. The Coachella Valley is designated as a serious non-attainment area for PM₁₀ and is subject to the 2003 State Implementation Plan (SIP) and local dust control regulations and guidelines. A State Implementation Plan that addresses how Southern California will meet federal standards for finer particulate matter (PM_{2.5}) was adopted in 2007. The Coachella Valley is designated as unclassifiable/attainment for PM_{2.5}.

The concerted adoption of District and local controls in the Coachella Valley resulted in this area attaining the 24-hour PM₁₀ standard by the 2006 attainment date. On January 8, 2010, the District adopted the PM₁₀ Redesignation Request and Maintenance Plan for the Coachella Valley (Coachella Valley PM₁₀ Maintenance Plan). The plan officially requests this area be redesignated to attainment for the PM₁₀ standard and charts the course for continued maintenance of the standard.

Initial development (Phase I) and long-term use (buildout) of the COD West Valley Campus project have the potential to generate emissions of various types in association with demolition of the existing mall, operations of construction vehicles, the generation of fugitive dust from site disturbance and grading activities, traffic associated with the new community college campus, and the use of electricity and the consumption of natural gas.

State and federal standards have been established for PM₁₀ and PM_{2.5}, as well as ozone and are set forth in the table below.

Table 3-1 State and Federal Ambient Air Quality Standards				
	State Standards		Federal Standards	
Pollutant	Averaging Time	Concentration	Averaging Time	Concentration
Ozone	1 hour	0.09 ppm	1 hour	0.12 ppm
	8 hour	0.07 ppm	8 hour	0.08 ppm
Carbon Monoxide	1 hour	20.0 ppm	1 hour	35.0 ppm
	8 hours	9.0 ppm	8 hours	9.0 ppm
Nitrogen Dioxide (NO2)	1 hour	0.18 ppm	AAM	0.053 ppm
	AAM	0.030 ppm		
Sulfur Dioxide	1 hour	0.25 ppm	AAM	0.03 ppm
	24 hours	0.04 ppm	24 hours	0.14 ppm
Particulate Matter (PM10)	24 hours	50 µg/m ³	24 hours	150 µg/m ³
	AAM	20 µg/m ³	AAM	50 µg/m ³
Particulate Matter (PM2.5)	AAM	12 µg/m ³	AAM	15 µg/m ³
			24 hours	35 µg/m ³
Notes: ppm = parts per million ; µg/ m3 = micrograms per cubic meter; AAM = Annual Arithmetic Mean Source: California Air Resources Board, March 2008				

The Coachella Valley has a history of exceeding regulatory ozone standards and is classified as a “severe-15” ozone non-attainment area under the federal Clean air Act. The Coachella Valley is also designated a serious non-attainment area for PM₁₀ and is subject to the 2003 SIP and local dust control guidelines.

Potential Impacts From COD West Valley Campus Development and Operation

The proposed COD WVC master plan and Phase I project is located in an area of the City designated with potentially strong winds where development and operational impacts to local and regional air quality could be exacerbated. The future campus' location and the proximity of the student base it will serve should be carefully evaluated in the project EIR. In order to provide an estimate of potential impacts, an assessment of potential development and future operational emissions should be calculated. The following are potential sources of future operational emissions:

- Demolition-related emissions
- Vehicle emissions
- Fugitive dust related to construction and vehicle travel
- Combustion emissions associated with natural gas use
- Emissions associated with electricity use
- Landscape maintenance equipment emissions
- Architectural coatings

These various construction and operational activities would result in emissions of volatile organic compounds, or VOC's, as well as NO_x, CO, PM_{2.5}, PM₁₀, and SO_x. The EIR analysis should include a summary of the emissions caused by the projected build out of the COD West Valley campus.

- d) **Potentially Significant.** The nearest sensitive receptor is a single-family residential development located immediately west of the project site. Multi-family residential occurs immediately north of the site and Tahquitz Canyon Way, while single-family and multi-family residential has recently been approved for vacant lands located immediately east of the site and Farrell Drive. Finally, the subject property is located immediately north of the Palm Springs High School. Each of these surrounding developments is sensitive receptor and an assessment of potential impacts to these receptors should be conducted and discussed in the project EIR.
- e) **Less Than Significant with Mitigation.** The proposed West Valley Campus project will include incidental food service and may also include instructional kitchens in the culinary arts. Therefore, the project has the potential to generate potentially objectionable odors. Conventional restaurant hoods, filters and scrubbers and likely to be a part of any kitchen activities on the site, which are expected to assure that on-site cooking odors are less than significant.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

4. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: General Plan, City of Palm Springs, 2007; Biological Resources Report for the Palm Springs General Plan, 2007; Coachella Valley Multiple Species Habitat Conservation Plan, prepared by the Coachella Valley Association of Governments, 2007;

- a) **Less than Significant.** The subject property has been fully developed since the late 1960s and there is no native habitat located on site. Neither the site nor the vicinity is expected to harbor habitat for any candidate, sensitive, or special status species. On-site landscaping may offer limited nesting sites for birds protected by the international Migratory Bird Treaty Act (MBTA); however, this potential is considered to be less than significant given the urban context of these lands. Nonetheless, the project EIR should require pre-construction nesting bird surveys if the initiation of construction occurs within the nesting season. The site is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) but is not located within a Conservation Area. Neither does the proposed project conflict with any local or regional plans, policies, or regulations, or other promulgated by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.
- b) **No Impact.** There is no riparian habitat on this fully developed site. Therefore, the proposed college campus will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service
- c) **No Impact.** The subject property is located in an urbanized area of the City and away from any natural or manmade drainage or wetlands. Therefore, the proposed campus project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act.

- d) **No Impact.** The subject property is located in a nearly fully urbanized area of the city, which is largely absent of viable native habitat that could support or provide a migratory or movement corridor for wildlife. There are no aquatic resources on site or in the vicinity that could support fish. There are no native wildlife nursery sites on the subject property. Therefore, the proposed campus project is not expected to interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e, f) **No Impact.** As noted in response 4.a., the subject property is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) but is not located within a Conservation Area. The site is fully developed and has very limited vegetation. Development of the proposed college campus will not conflict with any city or county policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The proposed project's development on this already developed site will not conflict with the provisions of the Coachella Valley MSHCP or any other adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The proposed project will not be subject to the payment of MSHCP development impact fees, full site development having occurred prior to threshold year 1996.

Mitigation Measures:

None required

Mitigation Monitoring and Reporting Program:

None required

5. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: General Plan, City of Palm Springs, 2007; Cultural Resources Technical Memo for the Palm Springs General Plan, 2007; Historic Resources Assessment Report of Palm Springs High School Campus, Daly & Associates, March 2013; Palm Springs Historic Site Preservation Board Class I and Class II Historic Sites and Historic Districts, December 2013.

- a) **Less Than Significant.** Records provided by the City of Palm Springs indicate that development at the site of the Palm Springs Mall began in the early 1960s by the Hahn Company. As a covered shopping mall, the Palm Springs Mall opened in 1970 with San Diego-based Walker-Scott and other retailers. The mall has gone through extensive interior and exterior renovations over the years, the most significant being in the 1980s. The mall architecture is typical of that time and is comprised essentially of a series of boxes with extensive areas of unarticulated façade. There have been significant changes over time, especially to entrances that have significantly altered the original design and appearance of the mall. The Palm Springs Mall does not constitute an historic resource and has not been so recognized or listed as such in any City list of historic buildings.
- b, d) **Less Than Significant.** The subject property has been developed at least since the early 1960s, which has resulted in extensive site disturbance, excavation and grading, and other impacts. The site is also located on a portion of the valley floor well removed from the traditional settlement areas of the local Cahuilla people, who primarily utilized the lands in the vicinity of the mountain canyons where food, fiber and shelter were more readily available. There are no records of Native American cultural sites on or in the immediate vicinity of the subject property. Nonetheless, building demolition and new construction could conceivably uncover archaeological resources, provision for which should be made in the project EIR.
- c) **No Impact.** The subject property is located on sandy soils deposited by aeolian processes and are comprised of interbedded sand dunes composed of silty sand, sand and gravels. The site is essentially flat and has no unique geological features. The site is also located more than one mile from the San Jacinto foothills and is unlikely to harbor important paleontological resources. The demolition of the existing mall and the development of the proposed West Valley Campus are not expected to directly or indirectly destroy any unique paleontological resources, resource site, or unique geologic feature.

Recommended Minimization Measures

- A. Upon the uncovering or other discovery of artifacts or cultural resources during construction activities associated with the project's development, all disturbance activities in the vicinity of the find shall be halted, and a qualified archaeologist shall be called to the site to identify the resource and recommend mitigation in the event of the resource's cultural significance.
- B. In the event of human remains being discovered during project development, the State of California requires a coroner be contacted and all activities cease to assure proper disposal. The proposed project is not expected to disturb human remains.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

6. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Palm Springs General Plan 2007; Safety Element Technical Background Report-Palm Springs General Plan, prepared by ECI, September 2005; Palm Springs High School Field House Geotechnical and Seismic Hazard Report, prepared by Earth Systems Southwest, December 12, 2013.

- a) i. **No Impact.** This site is not located within an Alquist-Priolo Fault Zone, nor are there active faults located on-site or in the project vicinity. The nearest active fault is the Banning Branch of the San Andrea Fault and is located several miles to the northeast. Therefore, no impacts associated with fault rupture on the project site are expected to occur.
- ii. **Less than Significant.** The City of Palm Springs is located in an area where numerous active faults are present. At least two active or potentially active faults extend through northern portions of the City: the Banning fault and the Garnet Hill fault. Other faults in the region, such as the San Andreas, San Jacinto, and San Gorgonio Pass faults, also have the potential to produce strong seismic shaking in Palm Springs. The San Andreas Fault is capable of generating a moment magnitude 7.4. All structures in the planning area will be subjected to this shaking, and could be seriously damaged if not properly designed. The proposed project will not substantially alter the exposure of people to risks associated with strong seismic ground shaking. All campus construction will be required to abide by applicable seismic design standards thereby reducing impacts related to strong ground shaking to less than significant levels.
- iii. **Less than Significant.** Plate 1-3 of the Technical Background Report for of the Palm Springs General Plan indicates the project site is located in an area of "low" liquefaction susceptibility. This area is characterized by fine-grained granular sediments that may be susceptible to liquefaction; however, the depth to ground water at this located is greater than 100-feet, greatly reducing the potential for

liquefaction at this site. The site is located in an area that is susceptible to high levels of groundshaking and may result in localized impacts related to liquefaction around saturated foundations or other load-carrying structures. The project area is mapped as having a moderate susceptibility to seismically induced settlement. With proper foundation and structural engineering, impacts associated with liquefaction and ground failure are expected to be less than significant.

- iv. **Less than Significant.** The Palm Springs General Plan and associated technical studies indicate that potential landslide hazard is primarily located in hillsides or mountainous areas of the City. The subject property is located in an area designated as having a “low” susceptibility to landslides. There is the potential for the collapse of trenches and larger excavations, and caution should be taken to shore up trenches and excavations to avoid catastrophic collapse. The potential for landslides, including those that may be seismically induced, is considered to be less than significant.
- b) **Less than Significant.** The project is located in an area with silty sand, sand and some gravel, and is considered to be susceptible to both wind and water erosion. Erosion control should be incorporated into demolition and project grading plans to avoid or limit soil erosion during and following project development. The associated loss of topsoil or induced soil erosion will be less than significant.
- c) **Less than Significant.** This project is located within an area that has a low susceptible to landslides. The site has been in a fully developed state for at least the past 40 years and is not located on an unstable geologic unit nor do on-site soils indicate any significant instabilities. Neither is there any indication that on-site soils would become unstable as a result of the project. Development of the campus project is not expected to result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.
- d) **No Impact.** The project site is primarily made up of silty sand, sand and gravel deposits. Geotechnical data indicate that the site does not include expansive soils. Impacts related to expansive soils are not anticipated.
- e) **No Impact.** The on-site soils are capable of supporting on-site septic tanks and leach fields. However, the subject property is served by the local municipal sewer system and on-lot septic systems will not be required.

Mitigation Measures:

None required

Mitigation Monitoring and Reporting Program:

None required

7. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: CalEEMod Version 2013.2.2.

a-b) **Less than Significant with Mitigation.** Air quality has become an increasing concern because of human health issues, but also because air pollutants are contributing to global warming and climate change. The primary contributor to air pollution is the burning of fossil fuels through the use of automobiles, power and heat generators, and industrial processes. Emissions from the combustion of fossil fuels are responsible for the poor air quality that is evident in industrial centers worldwide.

Over the last few decades studies have shown that elevated greenhouse gas (GHG) emissions are linked to global warming. Countries around the world are working on new strategies and policies for reducing GHG emissions. In 1992, the United States joined other countries around the world in signing the United Nations Framework Convention on Climate Change (UNFCCC) with the goal of controlling greenhouse gas emissions. A Climate Change Action Plan was created in the United States based on the UNFCCC signing, and provides more than 50 voluntary programs aimed at reducing GHG emissions.

The State of California has taken a leading role to curb GHG emissions, and has developed new laws and regulations to reduce these emissions. State legislation and regulations call for better integrated land use planning, and curtailing energy production away from nonrenewable sources and toward new renewable sources, such as solar and wind. California SB 375 in part implements greenhouse gas reduction targets set forth in AB 32 and encourages regional land use planning to reduce vehicle miles traveled and requires jurisdictions to adopt a sustainable communities strategy. The California Air Resources Board is continuing to draft regulations to implement the Scoping Plan. Senate Bill 2X requires that by the year 2020, 33% of the electricity used in California is from renewables, to help reduced GHG emissions in the state.

The COD WVC master plan and Phase I Project EIR should summarize the potential generation and emission of GHG pollutants associated with mall demolition, and construction and day-to-day operations of the proposed campus, including GHG emissions from power plants, and those associated with the consumption of natural gas and vehicular emissions. Sources of GHG emissions that should be evaluated in the EIR include those from the use of natural gas and electricity, mobile sources, solid wastewater use and others. Mitigation measures should also be provided in the EIR that reduce GHG emissions to the greatest degree practicable.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

8. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Palm Springs General Plan, 2007; Safety Element Technical Background Report-Palm Springs General Plan, prepared by ECI, September 2005; Palm Springs High School Field House Pipeline Proximity Report, prepared by Earth Systems Southwest, December 6, 2013; Riverside County Airport Land Use Compatibility Plan Policy Document, March 2005; Cortese List http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm)

- a-b) **Less than Significant with Mitigation.** The proposed West Valley Campus development project will involve the demolition of the existing 332,000± square foot mall, construction of which dates to the mid-to late 1960s. The existing mall building has the potential to include asbestos, lead and possibly other hazardous materials, which could be emitted from the site during demolition. These potential impacts can be mitigated to levels of insignificance by applying industry standard removal, management and transport protocols, which should be discussed in the project EIR.
- c) **Less than Significant with Mitigation.** The project site is located immediately north of the Palm Sprigs High School, which should be considered a sensitive receptor for the release of hazardous materials at the subject property. The proposed college campus may include chemistry and other laboratories that handle potentially hazardous or toxic materials. The demolition of the existing mall, and the construction and operation of the proposed college campus could result in the emission of hazardous or toxic materials, and this potential should be assessed in the project EIR.
- d) **Less Than Significant.** The project site is not located on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, no impacts are expected.

- e, f) **Less than Significant.** The project is located within the airport land use plan developed for the Palm Springs International Airport, which is located approximately one-half mile east of the subject property. Flights approaching and departing the Palm Springs International Airport do not typically fly over the project site, which is located perpendicular to the mid-runway area of the airport and outside the airport operations take-off and landing approach zones (Map PS-2). Based upon the airport land use compatibility plan, the subject property is located just within Compatibility Zone E and is one-quarter mile outside the airport's 60 CNEL noise compatibility contour for operations year 2020. No land use incompatibilities with the current or long-term operations of the airport are expected. Nonetheless, the relationship of the airport to the proposed West Valley Campus should be further evaluated in the project EIR. Also, in anticipation of concerns being voiced by the Riverside County Airport Land Use Commission, an FAA Form 7460 evaluating the potential for the campus project to create a navigational obstruction for aircraft will be prepared and submitted to the FAA.
- g) **Less than Significant.** The site is bounded on three sides by public roads, two of which are four-lane arterial roadways. Sufficient room exists on site to facilitate building demolition, construction equipment and materials storage and staging, and all development activities. Except for connections to infrastructure located in the public rights-of-way, the project is not expected to interfere with emergency or other vehicular traffic on the surrounding roadways. Therefore, the proposed campus development project will not impair the implementation of or physically interfere with any adopted emergency response plan or emergency evacuation plan.
- h) **Less than Significant.** The site is not located in a wildland fire hazard area. Therefore, the proposed project has a less than significant potential to expose people or structures to a significant risk of loss, injury or death involving wildland fires.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

9. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Palm Springs General Plan 2007; Safety Element Technical Background Report-Palm Springs General Plan, prepared by ECI, September 2005; Master Drainage Plan for the City of Palm Springs, prepared by Riverside County Flood Control & Water Conservation District, 1982.

- a) **Less than Significant.** The proposed West Valley Campus project would be developed on an already fully developed commercial site, which drains both building roof and parking lot runoff to the city storm sewer facilities located in Farrell Drive and Baristo Road rights-of-way. It is expected that campus development will also utilize city drainage facilities and may include additional on-site facilities to detain and treat runoff before discharge off-site. The project engineer will assure that the operational BMPs for the project satisfy local, state, and federal standards. Best management practices will assure that storm flows leaving the site during and after construction are not polluted, and do not contain silt or other materials. These standard requirements ensure that the project's potential impact to water quality from runoff will be less than significant.
- b) **Less than Significant.** As noted herein, the subject property is fully developed and, while the existing retail mall is largely vacant, it was heretofore generated a demand for and has been able to rely on groundwater resources managed and delivered to the site by Desert Water Agency. Development of the subject campus is not expected to adversely impact or interfere with groundwater recharge. It is uncertain

at this time what the water demand from the new campus will be and how that may compare to the existing mall when it was fully operational. The project is not expected to substantially deplete local groundwater supplies. Nonetheless, the project EIR should further analyse existing potential water demands and those associated with the proposed West Valley Campus project.

- c,d) **No Impact.** As noted above, there is very limited or no on-site stormwater retention, and all stormwater flows discharge to city drainage facilities located adjacent to the site. It is uncertain at this time whether and to what extent the development of the subject West Valley Campus may require the development of on-site stormwater retention facilities. In any event, development of the campus will not substantially alter the existing drainage pattern of the site or area, or substantially increase the rate or amount of surface runoff in a manner that could result in flooding on or off site. Therefore, no impacts to drainage or an increase in runoff are expected as a result of project development. Nonetheless, the management on on-site stormwater should be further evaluated in the project EIR.
- e,f) **Less Than Significant.** The subject property is located within the boundaries of the Palm Springs Master Drainage Plan and is bounded on the east and south by sub-surface drainage facilities, including Drainage Line 20 and Lateral 20E, which convey storm flows south to Tahquitz Creek. The quality of storm runoff from the project site is expected to be equal or superior to that under current site conditions. Improved first-flush facilities are expected to improve the quality of stormwater leaving the site. Therefore, the project will not create or contribute runoff that could exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The project will not have a significant adverse effect on local or regional ground water quality or quantity. With the implementation of required Best Management Practices (BMPs) applied to project design and maintenance, no significant long-term impact to water quality would result. Therefore, impacts associated with water quality will be less than significant.
- g,h) **No Impact.** The proposed project will not result in the development of housing either within or outside a 100-year flood plain. The proposed project is not located within a 100-year flood zone. No impact is expected.
- i-j) **No Impact.** The proposed West Valley Campus site is not located near a levee or dam. The project site is not located near areas with the potential for inundation by seiche, tsunami, or mudflow. Therefore, no impacts are expected.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

10. LAND USE AND PLANNING - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Palm Springs General Plan 2007; Coachella Valley Multiple Species Habitat Conservation Plan, 2007.

- a) **No Impact.** The proposed project will result in the demolition of the existing and largely vacant Palm Springs Mall building and the construction of a new 330,000± square foot community college campus and associated facilities. The project will not divide an established community. As a result, no impact is expected.
- b) **Less than Significant.** The subject property is designated “*Mixed Use/Multi-Use*” in the Palm Springs General Plan. The proposed project has been evaluated within the context of the following City General Plan definitions and policies:

“Mixed-use/Multi-use (Maximum of 15 dwelling units per acre for residential uses and a maximum 0.50 FAR for nonresidential uses). Specific uses intended in these areas include community-serving retail commercial, professional offices, service businesses, restaurants, daycare centers, public and quasi-public uses. Residential development at a maximum density of 15 units per acre is permitted; planned development districts may allow residential densities up to 30 du/acre and also ensure that all proposed uses are properly integrated and allow the implementation of development standards that are customized to each site.” (Emphasis added)

It should first be noted that the proposed COD West Valley Campus project falls under the jurisdiction of the Desert Community College District. Nonetheless, this Initial Study and the forthcoming EIR assess the compatibility of the proposed project with City policies and ordinances. The project will have a footprint comparable to that of the existing mall and will take access from public streets in largely the same manner. The proposed campus is compatible and consistent with the “public and quasi-public uses” cited above. It will not significantly alter existing natural features or land forms.

The City General Plan also notes that the subject property is:

“Located along one of the City’s most visible corridors, the Palm Springs Mall presents an opportunity to inject new vitality along Tahquitz Canyon Way, which serves as the City’s most important east-west corridor linking Downtown and the Airport. As a mixed/multi-use area comprised of residential, office, and commercial uses, it is envisioned that this node will provide an opportunity for more efficient use of an underutilized commercial site that can complement the civic and office uses currently existing along the corridor.” (Emphasis added)

The General Plan includes numerous policies that are relevant to the proposed change in land use at the subject property, as described below.

“LU1.2 Encourage the exchange of public and private lands and the consolidation of parcels to create buildable sites and to achieve greater efficiency of land use.”

“LU1.4 Encourage the expansion of existing facilities or the introduction of new uses that are considered to be of significant importance and contribute exceptional benefits to the City.”

“LU1.7 Require new construction to mitigate impacts on the City’s housing, schools, public open space, childcare facilities, and other public needs.”

“GOAL LU2: Maintain the City’s unique “modern urban village” atmosphere and preserve the rich historical, architectural, recreational, and environmental quality while pursuing community and business development goals.”

“LU2.4 Encourage the renovation or replacement of deteriorating structures through the full use of code enforcement and redevelopment powers.”

“LU4.4 Encourage the reuse of obsolete commercial properties and discourage the proliferation of strip commercial centers through rezoning, parcel consolidation, or incorporation of midblock residential development in selected areas.”

“GOAL LU5: Provide lifelong learning opportunities for the residents of Palm Springs.”

“LU5.1 Allow for and encourage the development of land uses that provide educational opportunities for the City’s residents.”

“LU5.3 Pursue opportunities to establish higher education or college facilities in Palm Springs.”

As indicated by the above General Plan goals and policies, the proposed COD West Valley Campus should be considered to be consistent with the City General Plan. The site has been recognized by the City as being significantly underutilized since at least 2007 and the ability of the retail mall to retain tenants has steadily decreased to the point where there are only two uses left in the mall (Kaplan College and Radio Shack).

The proposed West Valley Campus project will greatly improve long-term land use efficiencies on site and in the project vicinity, complementing the existing Camelot Festival Theaters and the Palm Springs High School. The site may also serve as the future home for the new City Library or a joining City/College library, and will contribute significant benefits to the City and its residents. The project will also significantly enhance the provision of educational facilities and opportunities in the City and western portion of the Coachella Valley.

The development of the campus will result in the removal of the existing obsolete retail mall and the development of a new, integrated community college campus providing upper level educational opportunities on an urban village scale, provide an important and valuable reuse for the existing commercial site, provide life-long learning opportunities for area residents, and meet the identified need for college facilities in the City and the western Coachella Valley.

Palm Springs Zoning Ordinance

The subject property is designated “Planned Development” (PD) by the City Zoning Ordinance and official map (Section 94.03.00, Palm Springs Municipal Code). Relevant portions of the ordinance are cited below.

“Purpose.

The planned development district is designed to provide various types of land use which can be combined in compatible relationship with each other as part of a totally planned development. It is the intent of this district to insure compliance with the general plan and good zoning practices while allowing certain desirable departures from the strict provisions of specific zone classifications.”

“4. Additional uses may be permitted in the PD including churches, nursery and day schools for pre-school children, when these uses are located on a secondary or major thoroughfare as indicated on the general plan street plan or when these uses are integrated into an overall development plan and when in both instances the proposed use would not adversely affect the uses of property in adjoining areas.”

The proposed campus project is a use that would be permitted under the City PD zoning designation, the ordinance recognizing the appropriateness of institutional uses such as schools. If properly planned, the proposed campus will be compatible with the uses that will remain on site and with those surrounding the property. The project is compliant with the General Plan and good zoning practices.

As noted elsewhere in this Initial Study, the subject property is located at the edge of Airport Land Use Compatibility Zone E, which is generally considered compatible with the proposed school use. Nonetheless, in anticipation of concerns being voiced by the Riverside County Airport Land Use Commission, an FAA Form 7460 evaluating the potential for the campus project to create a navigational obstruction for aircraft will be prepared and submitted to the FAA.

- c) **No impact.** As noted in Section 4: Biological Resources of this Initial Study, the City of Palm Springs participates in the Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP), and by extension the Desert Community College District benefits from the City’s role as a “Permittee” under the Plan. The CV MSHCP is a comprehensive regional plan encompassing a planning area of approximately 1.1 million acres and conserving approximately 240,000 acres of open space. The Plan is intended to address the conservation needs of a variety of plant and animal species and natural vegetation communities that occur in the Coachella Valley region. The CV MSHCP was finalized in October 2008 and establishes a system of preserves outside of urbanized areas in the valley in order to protect lands with high conservation value. It streamlines permitting processes by implementing state and federal endangered species acts while providing for land development within its planning area. The proposed campus project is not located within the boundaries of any MSHCP Conservation Area.

The subject property was developed prior to 1996, the threshold date after which converted lands from undeveloped to developed are subject to the MSHCP impact mitigation fee. The development of the subject property for the COD West Valley Campus is not subject to the MSHCP development impact fee.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

11. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Palm Springs General Plan 2007; "Mineral Land Classification: Aggregate Materials in the Palm Springs Production-Consumption Region", prepared by California Department of Conservation-Division of Mines and Geology, 1988; Soils Survey of Riverside County, California, Coachella Valley Area," U.S. Soil Conservation Survey, September, 1980.

- a,b) **No Impact.** The subject and surrounding lands are located on lands designated MRZ-3 in the referenced mineral land classification study prepared by the State of California. The MRZ-3 designation is assigned to lands containing aggregate deposits, the significance of which cannot be evaluated from available data. The subject property is located on silty sand, sand and gravel type soils and are unlikely to yield minable aggregate resources. While it is not known for certain whether retrievable aggregate mineral resources occur at depth on-site or in the vicinity of these lands, their circumstance does not lend them to being exploited for mineral extraction. The proposed project would result in no impacts to a known mineral resource or to the availability of a locally important mineral resource.

Mitigation Measures:

None required

Mitigation Monitoring and Reporting Program:

None required

12. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Palm Springs General Plan 2007; Riverside County Airport Land Use Compatibility Policy Document, March 2005.

- a) **Less than Significant with Mitigation.** The demolition of the existing retail mall and the construction of the proposed campus have the potential to generate noise levels in excess of City and other standards. Demolition and new construction will be short-term impacts and will end with the completion of demolition. Campus development will proceed in phases and intervening periods of no construction are expected. Once the campus is built out there will be no further construction related noise impacts. While the campus education master plan is in place, the campus master plan and Phase I Project are currently in development. The project EIR should further analyse the potential impacts of the project on short-term and long-term noise environment. Also, whether the project could expose persons to noise levels in excess of established standards should be further evaluated.
- b) **Less than Significant.** This project will not result in permanent ground vibration or ground noise. Short-term increases in this type of noise would be limited to the demolition and subsequent construction phases. These impacts would be short-term in nature and would occur during the less sensitive daytime hours. Impacts are expected to be less than significant.
- c, d) **Less than Significant with Mitigation.** As discussed in the Project Description and Transportation/Traffic section below, the project is expected to generate daily vehicle trips that are roughly comparable to those generated by the fully operational uses currently located on the subject property. The campus master plan and Phase I Project are currently in development and it is not certain whether any proposed campus uses could result in a substantial increase in ambient noise levels. The project EIR should further analyse the potential impacts of the project on long-term noise environment.
- e, f) **Less Than Significant.** The subject property is located within the airport land use plan developed for the Palm Springs International Airport, which is located approximately one-half mile east of the subject property. Flights approaching and departing the Palm Springs International Airport do not typically fly over the project site, which is located perpendicular to the mid-runway area of the airport and outside the airport operations take-off and landing approach zones (Map PS-2).

Based upon the airport land use compatibility plan, the subject property is located just within Compatibility Zone E and is one-quarter mile outside the airport's 60 CNEL noise compatibility contour for operations year 2020. The airport compatibility plan also indicates that schools in Compatibility Zone E are "generally compatible". No land use incompatibilities with the current or long-term operations of the airport are expected. Nonetheless, the relationship of the airport to the proposed West Valley Campus should be further evaluated in the project EIR.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

13. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Palm Springs General Plan 2007; 2010 US Census; "4/2000 to 1/2009 City Population Percent Change Rankings", California Department of Finance; "City of Palm Springs General Plan Housing Element," adopted October 2007

- a) **Less than Significant.** The City of Palm Springs population in year 2000 was 42,805. State Department of Finance estimates show a 2009 City population of 47,601; however, the 2010 US Census put the City's 2010 population at 44,552 which is a 4.1% increase from the Year 2000 population. Population growth in the City has historically been moderate. The City also hosts a large seasonal population. More than half of all residences in the City are single-family homes; multi-family units comprise slightly over one-third of the housing stock in the City. There are a substantial number of seasonal homes, including vacation rental units such as condominiums.

The COD WVC planning area is located in the heart of the City's contiguous urban development pattern. This area encompasses several established neighborhoods, including those providing ownership and rental multi-family developments. In addition to existing single-family and multi-family residences, there is a recently approved single and multi-family project immediately east of the proposed campus site on the east side of Farrell Drive.

At buildout and full operation, the proposed COD West Valley Campus is expected to employ several hundred full and part-time employees, which will be a substantial contribution to the local jobs market and could affect local population and housing availability. Some of these jobs may replace those lost due to the fall off in retail activity in the mall. These issues should be further analysed in the COD WVC EIR.

- b,c) **No Impact.** No housing currently exists within the project boundary and the proposed action will not directly or indirectly displace existing housing, affordable housing, or people. (Project Description).

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

14. PUBLIC SERVICES –	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Palm Springs General Plan, 2007; Palm Springs General Plan Update Draft Environmental Impact Report, 2007; Palm Springs Unified School District Developer's Fees, <http://www.psusd.us/Index.aspx?page=602>.

- a) **Less than Significant, No Impact.**

Fire Protection

Fire projection for the City of Palm Springs is provided by the Palm Springs Fire Department, which currently has five fire stations staffed by 18 firefighters per shift. Station location, staffing and equipment are listed below. Staffing is per shift.

- Station No. 441, 277 North Indian Canyon Drive: 1 ladder truck, 1 paramedic truck, each staffed with 2 firefighters per shift. There is 1 quick attack truck, staffed as needed.
- Station No. 442, 300 North Cielo Road: Command vehicle with 1 staff; Aerial platform with 3 staff. The following equipment is staffed as needed: 1,800 gallon water tender, breathing support vehicle,

heavy rescue/trench rescue vehicle. This station also has airport crash trucks with 3 staff. It is located less than one mile from the subject property.

- Station No. 443, 590 East Racquet Club: 2 fire trucks, staffed by 2 firefighters; 1 quick attack truck, staffed as needed.
- Station No. 444, 1300 Laverne Way: 2 fire trucks with 2 staff; 1 quick attack truck staffed as needed.
- Station No. 445, 5800 Bolero Road: 1 fire truck with 2 staff; 1 reserve fire truck staffed as needed.

The Palm Springs Fire Department constantly monitors the fire hazard in the city, and has ongoing programs for investigation and alleviation of hazardous situations. Fire fighting resources in the Palm Springs area include distributed fire stations so that the response time to any resident or business is under 5 minutes. If needed, additional fire assistance can be provided by any of the thirteen fire stations that the Riverside County Fire Department maintains in the upper Coachella Valley and fire stations from nearby Cathedral City. The City has a mutual aid agreement with the County and Cathedral City.

The proposed campus project will generate a demand for fire services that is roughly equivalent to that generated by the existing mall. Current planning calls for predominantly one and two-story construction, fires and related emergencies at which the City Fire Department can effectively suppress. Therefore, the proposed project has a less than significant potential to expose people or structures to a significant risk of loss, injury or death involving structure or wildland fires. Therefore, the proposed project will not significantly impact City fire fighting capabilities or affect response times.

Police

The Palm Springs Police Department (PSPD) provides police protection services within the City limits. The department is headquartered at 200 South Civic Drive in Palm Springs, approximately one-quarter mile east of the subject property. Currently, staffing includes approximately 95 sworn officers and 37.5 non-sworn personnel (includes one part-time staff). The Operations Division is staffed by 77 personnel including officers, sergeants and lieutenants; this division provides patrol, airport law enforcement, crime suppression, traffic enforcement and investigation.

The Services division includes investigation, jail operations, records, communications, personnel and training, and animal control. The PSPD has established a desired response time of 5 minutes for emergency calls and 30 minutes for non-emergency calls. It has mutual aid agreements for support from law enforcement agencies in nearby locales. The PSPD also implements a Community Policing Program designed to promote public safety through enhancing community policing involvement by the City's residents and business owners. As set forth in the City General Plan Safety Element, it is the City's policy to maintain a ratio of at least one sworn police officer per 1,000 City residents.

The proposed campus project will generate a demand for police services that is roughly equivalent to that generated by the existing mall. Current planning calls for a student population of approximately 3,000 full time equivalent students (FTES), as well as faculty, administration, and maintenance and security staff. The proposed campus project will not increase traffic enforcement, responses to altercations or criminal activities at the new campus, and will generate a less than significant increase in demand for law enforcement services.

Schools

The proposed West Valley Campus will be a substantial enhancement to the range of higher education services that will be available in the western Coachella Valley. College-level core academics, as well as vocational training and certificate programs will be offered. In addition to core academics, the campus will also provide four academic pillars focused on sustainable technology, health services, media arts and the hospitality industry.

The new college campus is also expected to complement the adjacent Palm Springs High School and its programs, as well as the Camelot Festival Theaters located on site and being the home of the Palm Springs International Film Festival. The phased development of the proposed campus will generate new jobs in the fields of instruction, administration, management, maintenance and security. The associated amount of household formation that may be associated with these new jobs may be comparable to the number (if not type) of jobs that were generated by the retail mall when it was fully occupied.

Parks:

The proposed campus will not include the development of residential uses, but may modestly induce a limited amount of residential development. This limited new growth in household formation may modestly increase demand on existing City or regional parks. However, the development of the new campus is not expected to require the development of new recreational facilities, or cause an increased use of existing recreation facilities. Therefore, there will be less than significant impacts associated with the development and operation of the West Valley Campus.

Electricity/Natural Gas

The project site is within the service boundaries of Southern California Edison (SCE), which provided electric power throughout the western Coachella Valley. The proposed campus will rely on the electric power grid for its operations and may also be a major generator of its own electric power through the planned integration of solar photovoltaic systems into the development of the campus. The proposed campus is expected to generate an electric power demand that is roughly equivalent to that generated by the mall when it was fully leased. The subject property is also supplied with natural gas by the Southern California Gas Company (Sempra Energy) and campus demand is expected to be roughly equivalent to that generated by the mall.

Mitigation Measures:

None required.

Mitigation Monitoring and Reporting Programs:

None required.

15. RECREATION –	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Palm Springs General Plan and EIR 2007.

- a, b) **Less than Significant.** The City of Palm Springs and the project site are located near thousands of acres of National Park and National Monument lands, and U.S. Forest Service wilderness lands, as well as state, regional and tribal parks, within which are miles of hiking, biking and equestrian trails. The City Parks and Recreation Department owns and operates approximately 160 acres of parks, and the City is interspersed with a variety of multi-modal trails and paths. The subject property is located less than one-half mile from Sunrise Park and approximately 1.25 miles northwest of Demuth Park. The Tahquitz Creek multi-purpose path is located about 0.75 miles to the southwest.

The proposed project will essentially be a compact “urban” campus with limited on-site recreational facilities. COD baseball, football and baseball will continue to operate from the Palm Desert campus. The proposed campus project is not expected to significantly increase demand on City or regional recreational facilities. No adverse impacts to recreational facilities are expected.

Mitigation Measures:

None required

Mitigation Monitoring and Reporting:

None required

16. TRANSPORTATION/TRAFFIC – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Palm Springs General Plan and EIR, 2007; “Institute of Traffic Engineers Trip Generation Manual,” 7th Edition, 2003; “2007 Riverside County Congestion Management Program”, Riverside County Transportation Commission, 2007.

- a, b) **Less than Significant with Mitigation.** The proposed campus project will replace the now largely vacant Palm Springs Mall. While the comparative number of vehicle trips generated by the mall at full occupancy versus trip generated by the future campus have not yet been analysed, it is believed that they are roughly equivalent. The peak hours of trip generation between the two uses may differ, and the modal split (bus versus car, versus bicycle) may also differ and will be further evaluated in the project EIR. A traffic impact analysis will be prepared to evaluate the potential impacts of the proposed campus on intersections, roadway segments, and bikepaths and sidewalks. A variety of transportation management strategies are expected to be presented in the campus master plan and the EIR that will effectively address traffic demand and impacts. The project is not expected to conflict with the County congestion management plan or to exceed level of service standards established by the City or County.
- c) **Less than Significant.** The project site is located within proximity of the Palm Springs International Airport, which provides excellent connection to regional, national and even international airports. The proposed community college campus will have a limited impact on, and will not increase air traffic or result in the change of air traffic patterns at the airport. The convenience of the campus and the planned conference center could have a modest effect on airline traffic but this impact would be less than significant. The proposed campus will not change the location of airport facilities or result in an airport related safety hazard, including obstructions to navigation or land use incompatibility. Therefore, the proposed project will have a less than significant impact on air traffic patterns and airport facilities and operations.
- d, e) **No Impact.** The proposed project will not result in the modification to any adjoining roadway. Access to the site is expected to remain substantially as it currently exists. Enhanced bicycle access is being considered. The campus master plan and Phase I Project should consider the need for emergency access and plan accordingly. The proposed campus project will not substantially increase hazards due to a design

feature or incompatible uses, and should be designed to avoid or minimize obstruction to effective emergency access and response.

- f) **Less than Significant.** A preliminary analysis of existing parking and campus-related parking demand indicates that the site currently has sufficient or even excess parking that can more than adequately meet the long-term needs of the proposed campus. It is also anticipated that the campus and the Camelot Festival Theaters will occasionally take advantage of reciprocal parking that compliments the operations of both facilities. A land swap between the owners of the theaters and the College may also be used to better serve both land uses.
- g) **No Impact.** Public transportation in the City of Palm Springs is provided by SunLine Transit Agency, and the mall site and vicinity are currently serviced by SunLine. Two bus turnouts currently service the subject property, one on the northern portion of Farrell Drive and another on Baristo Road; these bus turnouts are expected to remain. Therefore, no existing transit infrastructure will be affected. The proposed project will not interfere with applicable city programs or the CVAG Non-Motorized Transportation Plan. Therefore, there will be no conflict with applicable transit plans or policies.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

17. UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Palm Springs General Plan 2007; John G. Rau and David C. Wooten, "Environmental Impact Analysis Handbook," 1980; "City of Palm Springs Sanitary Sewer System Management Facilities Plan", 2009; "Master Drainage Plan for the Palm Springs Area", 1982.

a,b) **Less than Significant.** The City of Palm Springs provides wastewater treatment collection and treatment services for the City, with secondary-treated effluent being conveyed to the Desert Water Agency wastewater treatment facilities for tertiary treatment. The Colorado River Basin Regional Water Quality Control Board (CRBRWQB) regulates wastewater treatment requirements for the City of Palm Springs. The subject property is connected to the City's wastewater collection and treatment system. It is currently unknown whether or to what extent the proposed campus development will increase demand for wastewater treatment facilities. However, given the demand generated by the mall when it was fully occupied, any increase in sewage waste discharge to the City system is expected to be less than significant.

c) **Less than Significant with Mitigation.** The NPDES implements the federal Clean Water Act and was adopted in 1990. It requires the development, adoption, and implementation of plans and programs for storm water management, which must, among other things, effectively prohibit non storm water discharge into the storm drain and require controls to reduce the discharge of pollutants from stormwater systems to waters of the United States. Currently, Riverside County municipalities and agencies, including the City of Palm Springs, Riverside Flood Control and Water Conservation District joined together to develop and implement the Stormwater Management Plan. This Plan was designed to manage and control stormwater runoff to the maximum extent practical.

The subject property is located within the boundaries of the Palm Springs Master Drainage Plan and is bounded on the east and south by sub-surface drainage facilities, including Drainage Line 20 and Lateral 20E, which convey storm flows south to Tahquitz Creek. Storm runoff from the proposed campus is expected to be equal to or less than that under current site conditions. Therefore, the project will not create or contribute runoff that could exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff.

d) **Less than Significant.** The Desert Water Agency (DWA) provides domestic water to most of the City, including the subject property. DWA obtains most of its water supply from groundwater. The City is located within and is supplied by the Coachella Valley Ground Water Basin. DWA's service area is located within two subbasins of the Coachella Valley Ground Water Basin: the Mission Creek subbasin, and the Garnet Hill and Palm Springs subareas of the Whitewater or Indio Subbasin. The Whitewater River Subbasin is separated into "upper" and "lower" Subbasins. The Palm Springs subarea is part of the Upper Whitewater River Subbasin, which is estimated to contain about 14.2 million acre-feet of groundwater within the first 1,000 feet below the ground surface. DWA sources for water supply include locally diverted surface water, natural groundwater, and imported Colorado River water that is artificially recharged to augment natural groundwater replenishment. Other sources include water from exchanges/transfers as well as recycled wastewater.

DWA and Coachella Valley Water District (CVWD) work together to manage the groundwater stored in the Upper Whitewater River Subbasin. DWA and CVWD both extract naturally and artificially replenished groundwater from the Upper Whitewater River Subbasin. Based on data provided by the Department of Water Resources, the groundwater basin in the Coachella Valley is in a state of overdraft¹, a condition where outflow exceeds inflow.² While the proposed campus is expected to generate a water demand comparable to that of the retail mall when fully occupied, the project EIR should further evaluate water demand and potential impacts on water supplies.

- e) **Less than Significant.** The City of Palm Springs provides wastewater collection and treatment facilities. Its wastewater treatment plant (WWTP) is located at 4375 Mesquite Way. The plant provides secondary treatment and has a capacity of approximately 10.9 million gallons per day (mgd); it is treating an average of approximately 6 mgd. Effluent from the City plant is delivered to the Desert Water Agency (DWA), which performs an additional (tertiary) step to the treatment and delivers that effluent to the municipal golf course and other landscape areas. There are currently no plans to expand the existing plants' operating capacity. Operation of the City and DWA WWTPs is regulated by the Regional Water Quality Control Board (RWQCB). The proposed campus project is expected to generate wastewater at a rate that is roughly equivalent to that expected for the retail mall when fully occupied. Nonetheless, the comparative wastewater generation of the two land uses should be further analysed in the project EIR.
- f) **Less than Significant with Mitigation.** Palm Springs Disposal Service (PSDS) provides solid waste collection and disposal to the City. Once collected, solid waste generated in the City is taken to the Edom Hill recycling transfer station located in the City of Cathedral City, which is an 8-acre facility operated by Waste Management Inc. The transfer station at Edom Hill is permitted to receive 2,600 tons of waste per day. From there solid waste is taken to the Lamb Canyon landfill in Beaumont, which has a permitted capacity of 3,000 tons per day, and a remaining capacity of 20,908,000 cubic yards. Its projected closure date is 2023. As an alternative to the Lamb Canyon facility, PSDS transports solid waste to the Badlands Landfill in Moreno Valley. This facility has a daily permitted capacity of 4,000 tons, and a remaining capacity of 21,866,000 cubic yards. The estimated closure date is 2016.

The proposed project includes the demolition of the 332,000 square foot retail mall building, which will generate a substantial amount of building waste, including concrete and concrete products, wood and steel framing, drywall, piping and other metal materials, insulation and a variety of other waste products. The demolition may also provide a significant opportunity for materials recycling. Issues associated with building demolition, construction-related waste streams, and on-going campus waste streams should be further evaluated in the project EIR.

- g) **No Impact.** The District intends to ensure compliance with federal, state, and local statutes regulating solid waste. Development of the proposed project will not conflict with federal, state, and local statutes regulating the disposal of solid waste. There will be no impacts.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

¹ "Coachella Valley Investigation: Bulletin 108," prepared by the California Department of Water Resources, 1964.

² "Coachella Valley Final Water Management Plan," prepared by MWH, September 2002.

18. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **Less than Significant.** As discussed in the responses in Sections 4 (Biological Resources) and 5 (Cultural Resources), the project is expected to have less than significant impacts to biological and cultural resources. Minimization and/or avoidance measures will also be provided in the project EIR that further assure that impacts to these resources will be less than significant.
- b) **Less than Significant.** See response 18-a, above. Incremental effects of the project are less than significant.
- c) **Less than Significant with Mitigation.** The development of the subject community college campus will require the demolition of the existing retail mall, site grading and phased campus construction. Demolition and other development activities may affect local air quality and could adversely affect nearby residents, students and others in the project vicinity. Short-term noise could also adversely impacts those living or attending school in the area, and these potential impacts should be further analysed in the project EIR.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

LIST OF EXHIBITS

1. Regional Location Map
2. Vicinity Map
3. Aerial of Vicinity
4. Project Site Aerial View
5. General Plan Land Use Map

APPENDICES

- A. Project Site Photo Survey, Terra Nova Planning & Research, Inc., 2014.

REFERENCES

City of Palm Springs General Plan, 2007

Historic Resources Assessment Report of Palm Springs High School Campus, Daly & Associates, March 2013; Palm Springs

Historic Site Preservation Board Class I and Class II Historic Sites and Historic Districts, December 2013

Safety Element Technical Background Report-Palm Springs General Plan, prepared by ECI, September 2005

Master Drainage Plan for the City of Palm Springs, prepared by Riverside County Flood Control & Water Conservation District, 1982

Air Quality Management Plan, prepared by the South Coast Air Quality Management District, 2012

Coachella Valley PM₁₀ State Implementation Plan, 2003;

CalEEMod Version 2013.2.2.

Coachella Valley Multiple Species Habitat Conservation Plan, prepared by the Coachella Valley Association of Governments, 2007

California Air Resource Board, website, <http://www.arb.ca.gov/cc/ccms/ccms.htm>.

Cortese List http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm)

California Department of Conservation; Farmland Mapping & Monitoring Program. 2001.

“Mineral Land Classification: Aggregate Materials in the Palm Springs Production-Consumption Region”, prepared by California department of Conservation-Division of Mines and Geology, 1988

Soils Survey of Riverside County, California, Coachella Valley Area,” U.S. Soil Conservation Survey, September, 1980

Palm Springs High School Field House Geotechnical and Seismic Hazard Report, prepared by Earth Systems Southwest, December 12, 2013

Palm Springs High School Field House Pipeline Proximity Report, prepared by Earth Systems Southwest, December 6, 2013

Riverside County Airport Land Use Compatibility Plan Policy Document, March 2005

Trip Generation Manual, 7th Edition, prepared by the Institute of Traffic Engineers, 2003

2007 Riverside County Congestion Management Program, Riverside County Transportation Commission, 2007

Coachella Valley Investigation: Bulletin 108, prepared by the California Department of Water Resources, 1964

Coachella Valley Final Water Management Plan, prepared by Coachella Valley Water District, September 2002

COLLEGE OF THE DESERT

WEST VALLEY CAMPUS

APPENDIX A
PHOTO SURVEY OF PROJECT SITE



1. View of northwest portion of Palm Springs Mall from Tahquitz Canyon Way.



2. View of southeast portion of Palm Springs Mall from Farrell Drive



3. View of northeast portion o Palm Springs Mall from Tahquitz Canyon Way.



4. View of northeast portion of Palm Springs Mall from Farrell Drive.



5. View of southwest portion of Palm Springs Mall and Camelot Festival Theaters on left from Baristo Road



6. View of south portion of Palm Springs Mall from Baristo Road.

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: College of the Desert West Valley Campus Master Plan & Phase 1 Project

Lead Agency: Desert Community College District

Contact Person: John D. Criste

Mailing Address: 43500 Monterey Avenue

Phone: 760-341-4800

City: Palm Desert, CA

Zip: 92260

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Palm Springs

Cross Streets: Tahquitz Canyon Way and Farrell Drive

Zip Code: 92262

Longitude/Latitude (degrees, minutes and seconds): 33 ° 49 ' 16 " N / 116 ° 31 ' 11 " W Total Acres:

Assessor's Parcel No.:

Section: 13

Twp.: 4, S.

Range: 4, E.

Base: SBB & M

Within 2 Miles: State Hwy #: 111

Waterways: Tahquitz Creek

Airports: Palm Springs International

Railways: None

Schools: P.S. High School

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☒ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☐ Other:**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☒ Educational: 330,000 square feet on ~26 of 29± acre site☐ Recreational:☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☐ Other:**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☒ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other:**Present Land Use/Zoning/General Plan Designation:** Present Use: Retail Mall, Theater, Free-standing Fast Food.

General Plan: Mixed Use/Multi-Use; Zoning: Planned Development (PD)

Project Description: (please use a separate page if necessary)

The Desert Community College District (District) proposes to develop it's West Valley Campus (WVC) on 29± acres currently occupied by the 332,000± sq. ft. Palm Springs Mall. Also located on the subject property are the Camelot Festival Theater and a free-standing fast food restaurant, both of which are to remain. The largely vacant mall building would be demolished to make way for the new campus. The District WVC master plan is under development but is currently planned to provide approximately 330,000 sq. ft. of community college facilities, including a conference center and library. The library may be a sole use or joint-use facility shared by the College and City.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input checked="" type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>7</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: <u>Coachella Valley Association of Governments</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date November 3, 2014 Ending Date December 2, 2014

Lead Agency (Complete if applicable):

Consulting Firm: Terra Nova Planning & Research, Inc.
Address: 42635 Melanie Place, Suite 101
City/State/Zip: Palm Desert, CA 92211
Contact: John D. Criste
Phone: 760-341-4800

Applicant: College of the Desert
Address: 43500 Monterey Avenue
City/State/Zip: Palm Desert, CA 92260
Phone: 760-773-2511

Signature of Lead Agency Representative: _____

Date: 10.31.14

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Notice of Preparation

FILED
RIVERSIDE COUNTY

NOV 05 2014

LARRY W. WARD, CLERK

By *M. Meyer* M. Meyer
Deputy

Notice of Preparation

To: _____

From: Desert Community College District

43500 Monterey Avenue

(Address)

Palm Desert, CA 92260

Subject: Notice of Preparation of a Draft Environmental Impact Report

Desert Community College District will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (☒ is ☐ is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to College of the Desert Bond Office at the address shown above. We will need the name for a contact person in your agency.

Project Title: West Valley Campus Master Plan and Phase I Project

Project Applicant, if any: Desert Community College District

Date November 3, 2014

Signature

John D. Rust
Title District Planning Consultant

Telephone 760-341-4800

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

County Clerk
Neg Declaration
No Determination
Filed per P.R.C. 21152
POSTED

NOV 05 2014

DEC 11 2014

Removed:
By: _____
County of Riverside State of California
Dept. _____



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



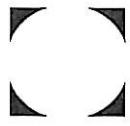
Ken Alex
Director

Memorandum

Date: November 10, 2014
To: All Reviewing Agencies
From: Scott Morgan, Director
Re: SCH # 2012061098
College of the Desert West Valley Campus Master Plan & Phase 1 Project

The State Clearinghouse distributed the above-referenced **Notice of Preparation** on **November 4, 2014** to your agency for review and comment. It has come to our attention that the document was issued an *incorrect* State Clearinghouse Number in error. For all future correspondence regarding this project, please use the new State Clearinghouse Number **2014111025**. We apologize for any inconvenience this may have caused. All other project information remains the same.

cc: John D. Criste
Desert Community College District
43500 Monterey Avenue
Palm Desert, CA 92260

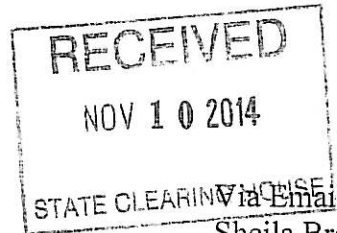


TRANSMITTAL

2014111025

TERRA NOVA PLANNING & RESEARCH, INC.®

42635 Melanie Place, Suite 101
Palm Desert, CA. 92211
Phone: (760) 341-4800
FAX#: (760) 341-4455
E-mail: kcuza@terranovaplanning.com



DATE: November 10, 2014

TO: California State Clearinghouse
Office of Planning and Research
1400 Tenth Street, Room 113
Sacramento, CA 95814
915-322-2318

Sheila.Brown@OPR.CA.GOV

FROM: John D. Criste, AICP

RE: Notice of Preparation (NOP) of a Draft EIR for the College of the Desert West Valley Campus Master Plan and Associated Phase I Project, City of Palm Springs, Riverside County, California

Sheila,

Per your telephone conversation this morning with Kimberly in my office, we are formally requesting a new State Clearinghouse number be assigned to the above referenced project.

This project is in a new location, miles away from the previous location. It is also much smaller in scale and involves the demolition of a retail mall. Because this is an entirely new project, and in an effort to avoid any confusion, we are requesting a new number be assigned.

If you have any questions or need any further information, please do not hesitate to contact John Criste or me at 760-341-4800.

Thank you!

Cc: file

klc

Enclosures: ☒ Yes ☐ No
☐ E-Mail

Documents to follow: ☒ FEDEX/UPS
☐ Mail

Confidentiality Notice: This transmittal is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the above address via the U.S Postal Service. Thank You.



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

Notice of Preparation

November 10, 2014

To: Reviewing Agencies

Re: College of the Desert West Valley Campus Master Plan & Phase 1 Project
SCH# 2014111025

Attached for your review and comment is the Notice of Preparation (NOP) for the College of the Desert West Valley Campus Master Plan & Phase 1 Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

John D. Criste
Desert Community College District
43500 Monterey Avenue
Palm Desert, CA 92260

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2014111025
Project Title College of the Desert West Valley Campus Master Plan & Phase 1 Project
Lead Agency Desert Community College District

Type NOP Notice of Preparation
Description The Desert Community College District proposes to develop it's West Valley Campus on 29 acres currently occupied by the 332,000 sf. Palm Springs Mall. Also located on the subject property are the Camelot Festival Theater and a free-standing fast food restaurant, both of which are to remain. The largely vacant mall building would be demolished to make way for the new campus. The District WVC master plan is under development but is currently planned to provide approximately 330,000 sf of community college facilities, including a conference center and library. The library may be a sole use of joint-use facility shared by the College and City.

Lead Agency Contact

Name John D. Criste
Agency Desert Community College District
Phone 760 341-4800 **Fax**
email
Address 43500 Monterey Avenue
City Palm Desert **State** CA **Zip** 92260

Project Location

County Riverside
City Palm Springs
Region
Cross Streets Tahquitz Canyon Way and Farrell Drive
Lat / Long 33° 49' 16" N / 116° 31' 11" W
Parcel No.
Township 4S **Range** 4E **Section** 13 **Base** SBB&M

Proximity to:

Highways Hwy 111
Airports Palm Springs Int'l
Railways No
Waterways Tahquitz Creek
Schools P.S. HS
Land Use PLU: Retail Mall, Theater, Free Standing Fast Food
GP: Mixed Use/Multi-Use
Z: Planned Development

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Economics/Jobs; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Parks and Recreation; Resources, Recycling and Recovery; Department of Water Resources; Department of Fish and Wildlife, Region 6; Native American Heritage Commission; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 8; Air Resources Board; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 7

Date Received 11/04/2014 **Start of Review** 11/04/2014 **End of Review** 12/03/2014

NOP Distribution List

W

County: Riverside

SCH# 20141110253

Resources Agency

☒ Resources Agency
Nadell Gayou

☐ Dept. of Boating & Waterways
Nicole Wong

☐ California Coastal Commission
Elizabeth A. Fuchs

☐ Colorado River Board
Lisa Johansen

☐ Dept. of Conservation
Elizabeth Carpenter

☐ California Energy Commission
Eric Knight

☐ Cal Fire
Dan Foster

☐ Central Valley Flood Protection Board
James Herota

☐ Office of Historic Preservation
Ron Parsons

☐ Dept of Parks & Recreation
Environmental Stewardship Section

☒ California Department of Resources, Recycling & Recovery
Sue O'Leary

☐ S.F. Bay Conservation & Dev't. Comm.
Steve McAdam

☒ Dept. of Water Resources Agency
Nadell Gayou

Fish and Game

☐ Dept. of Fish & Wildlife
Scott Flint
Environmental Services Division

☐ Fish & Wildlife Region 1
Donald Koch

☐ Fish & Wildlife Region 1E
Laurie Harnsberger

☐ Fish & Wildlife Region 2
Jeff Drongesen

☐ Fish & Wildlife Region 3
Charles Armor

☐ Fish & Wildlife Region 4
Julie Vance

☐ Fish & Wildlife Region 5
Leslie Newton-Reed
Habitat Conservation Program

☒ Fish & Wildlife Region 6
Tiffany Ellis
Habitat Conservation Program

☐ Fish & Wildlife Region 6 I/M
Heidi Sickler
Inyo/Mono, Habitat Conservation Program

☐ Dept. of Fish & Wildlife M
George Isaac
Marine Region

Other Departments

☐ Food & Agriculture
Sandra Schubert
Dept. of Food and Agriculture

☐ Dept. of General Services
Public School Construction

☐ Dept. of General Services
Anna Garbeff
Environmental Services Section

☐ Delta Stewardship Council
Kevan Samsam

☐ Housing & Comm. Dev.
CEQA Coordinator
Housing Policy Division

Independent

Commissions/Boards

☐ Delta Protection Commission
Michael Machado

☐ OES (Office of Emergency Services)
Dennis Castrillo

☒ Native American Heritage Comm.
Debbie Treadway

☐ Public Utilities Commission
Leo Wong

☐ Santa Monica Bay Restoration
Guangyu Wang

☐ State Lands Commission
Jennifer Deleong

☐ Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Cal State Transportation Agency CalSTA

☒ Caltrans - Division of Aeronautics
Philip Crimmins

☐ Caltrans - Planning
HQ LD-IGR
Terri Pencovic

☒ California Highway Patrol
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

☐ Caltrans, District 1
Rex Jackman

☐ Caltrans, District 2
Marcelino Gonzalez

☐ Caltrans, District 3
Eric Federicks - South
Susan Zanchi - North

☐ Caltrans, District 4
Erik Alm

☐ Caltrans, District 5
Larry Newland

☐ Caltrans, District 6
Michael Navarro

☐ Caltrans, District 7
Dianna Watson

☒ Caltrans, District 8
Mark Roberts

☐ Caltrans, District 9
Gayle Rosander

☐ Caltrans, District 10
Tom Dumas

☐ Caltrans, District 11
Jacob Armstrong

☐ Caltrans, District 12
Maureen El Harake

Cal EPA

☒ Air Resources Board

☒ All Other Projects
Cathi Slaminski

☐ Transportation Projects
Nesamani Kalandiur

☐ Industrial/Energy Projects
Mike Tollstrup

☐ State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

☐ State Water Resources Control Board
Jeffery Werth
Division of Drinking Water

☐ State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

☐ State Water Resources Control Board
Phil Crader
Division of Water Rights

☒ Dept. of Toxic Substances Control
CEQA Tracking Center

☐ Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

☐ RWQCB 1
Cathleen Hudson
North Coast Region (1)

☐ RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)

☐ RWQCB 3
Central Coast Region (3)

☐ RWQCB 4
Teresa Rodgers
Los Angeles Region (4)

☐ RWQCB 5S
Central Valley Region (5)

☐ RWQCB 5F
Central Valley Region (5)
Fresno Branch Office

☐ RWQCB 5R
Central Valley Region (5)
Redding Branch Office

☐ RWQCB 6
Lahontan Region (6)

☐ RWQCB 6V
Lahontan Region (6)
Victorville Branch Office

☒ RWQCB 7
Colorado River Basin Region (7)

☐ RWQCB 8
Santa Ana Region (8)

☐ RWQCB 9
San Diego Region (9)

☐ Other _____

☐ Conservancy _____

WARREN D. WILLIAMS
General Manager-Chief Engineer



RECEIVED
DEC 17 2014

1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

166459

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

City of Palm Springs
Department of Planning and Building
Post Office Box 2743
Palm Springs, CA 92263-2743

Attention: John D. Criste

Ladies and Gentlemen:

Re: NOP of a DEIR for the College of
the Desert West Valley Campus

The District does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check city land use cases, or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District has not reviewed the proposed project in detail and the following checked comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety or any other such issue:

- ☐ No comment.
- ☐ This project would not be impacted by District Master Drainage Plan facilities nor are other facilities of regional interest proposed.
- ☒ This project involves District Master Plan facilities. The District will accept ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection and administrative fees will be required. Palm Springs Line 20 and Lateral 20 EA
- ☐ This project proposes channels, storm drains 36 inches or larger in diameter or other facilities that could be considered regional in nature and/or a logical extension of the adopted Master Drainage Plan. The District would consider accepting ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection and administrative fees will be required.
- ☐ This project is located within the limits of the District's Area Drainage Plan for which drainage fees have been adopted; applicable fees should be paid by cashier's check or money order only to the Flood Control District or City prior to issuance of grading permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
- ☐ An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities. For further information, contact the District's encroachment permit section at 951.955.1266.
- ☐ The District's previous comments are still valid.

GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped flood plain, then the City should require the applicant to provide all studies, calculations, plans and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation or other final approval of the project, and a Letter of Map Revision (LOMR) prior to occupancy.

If a natural watercourse or mapped flood plain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Game and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,


HENRY OLIVO
Engineering Project Manager

c: Riverside County Planning Department
Attn: Kristi Lovelady
SKM:blm

Date: December 9, 2014



South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

November 12, 2014

Mr. Mac McGinnis, Bond Manager
College of the Desert Bond Office
43500 Monterey Avenue
Palm Desert, CA 92260

**Notice of Preparation of a CEQA Document for the
College of the Desert West Valley Campus Master Plan and Associated Phase I Project**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the CEQA document upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is

recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf?sfvrsn=4>.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at jbaker@aqmd.gov or call me at (909) 396-3176.

Sincerely,

Jillian Baker

Jillian Baker, Ph.D.
Program Supervisor
Planning, Rule Development & Area Sources



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

December 3, 2014

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

Steve Manos
Lake Elsinore

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

Mr. Mac McGinnis, Bond Manager
College of the Desert Bond Office
Desert Community College District
43-500 Monterey Avenue
Palm Desert CA 92260

Mr. John D. Criste, AICP
Terra Nova Planning & Research, Inc.
42-635 Melanie Place, Suite 101
Palm Desert CA 92211

Re : West Valley Campus Master Plan and Phase I Project – Notice of Preparation of an
Environmental Impact Report – NEW SITE

Dear Mr. McGinnis and Mr. Criste:

Thank you for providing the Riverside County Airport Land Use Commission (ALUC) with a copy of the Initial Study and Notice of Preparation for the West Valley Campus Facilities Master Plan and Phase I Project at the proposed new site.

We see that the District has reconsidered its previous proposed location for the West Valley Campus. The new site is still located in the Palm Springs International Airport Influence Area, but within Airport Compatibility Zone E. A major advantage is that Zone E airport land use compatibility criteria impose no numerical restrictions on population intensity at the proposed new site.

Section 21670(f) of the California Public Utilities Code (CPUC) clarifies the legislative intent that “special districts, school districts, and community college districts are included among the local agencies that are subject to airport land use laws.”

On this basis, given that the proposed project would remain within the Airport Influence Area, it should be submitted for an official ALUC review and determination of consistency with the Palm Springs International Airport Land Use Compatibility Plan concurrently with the Environmental Impact Report (EIR) process. A determination would be required prior to project approval by your District Board.

Additionally, new structures on this property could require notice to the Federal Aviation Administration Obstruction Evaluation Service, depending on structure height and distance from the nearest point on the runway at Palm Springs International Airport.

For additional information, please refer to ALUC’s website, www.rcaluc.org. Under the Plan tab, you may access the Palm Springs International Airport Land Use Compatibility Plan, the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, and

www.rcaluc.org

other pertinent information. Submission and meeting schedules and other helpful background information are available under the Agenda tab.

If you have any questions, please contact John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JJGJG

cc: Ron Bolyard, Aviation Planner, California Division of Aeronautics
Thomas Nolan, Executive Director, Palm Springs International Airport
Simon Housman, ALUC Chairman
ALUC Staff

Y:\ALUC\PalmSprings\COD West Valley Campus NEW SITE NOP Response - Desert CC Dist LTR.doc

Subject: FW: College of the Desert West Valley Campus - NOP and Initial Study
Date: Monday, November 24, 2014 at 12:30:58 PM Pacific Standard Time
From: Andrea Randall
To: kclark@terravaplaning.com
CC: jcriste@terravaplaning.com

Kim & John,

I was writing the Fire portion of DEIR Section III for COD WVC. I contacted the Deputy Fire Chief (Ron Beverly) for info. & he forwarded the email below.

Kim - you requested comments on the Initial Study. These are the Fire Dept.'s responses, but they were never sent to you. Hope it's not too late to revise the Initial Study.

Andrea

From: Ron Beverly [mailto:Ron.Beverly@palmsprings-ca.gov]
Sent: Monday, November 24, 2014 12:17 PM
To: arandall@terravaplaning.com
Subject: FW: College of the Desert West Valley Campus - NOP and Initial Study

I just found this Andrea – it looks like someone from your company reached out to the Fire Chief who prepared this but did not send...

Ron Beverly, CFM, CFI
Deputy Fire Chief / Fire Marshal
Palm Springs Fire Department
300 N. El Cielo Road
Palm Springs, CA 92262
(760) 323-8187 (o)
ron.beverly@palmspringsca.gov

Page 32 of COD WVC IS 10.31.14:

a) **Less than Significant, No Impact.**

Fire Protection

Fire protection for the City of Palm Springs is provided by the Palm Springs Fire Department, which currently has ~~five~~ ~~four~~ fire stations staffed by ~~18~~ ~~16~~ firefighters per shift. Station location, staffing and equipment are listed below. Staffing is per shift.

- Station No. 441, 277 North Indian Canyon Drive: ~~1 ladder truck, 1 paramedic truck, each staffed with 2 firefighters per shift.~~ One Fire Engine staffed with 3 firefighters, one reserve Fire Truck and 1 quick attack truck, staffed as needed.
- Station No. 442, 300 North El Cielo Road: Command vehicle with 1 staff; ~~105' Fire Truck Aerial platform~~ with 3 staff.

The following equipment is staffed as needed: 1,800 gallon water tender, breathing support vehicle,

heavy rescue/trench rescue vehicle and 1 quick attack truck. This station also has airport crash trucks with 3 staff. It is located less than one mile from the subject property.

- Station No. 443, 590 East Racquet Club: ~~2 fire trucks, staffed by 2 firefighters; 1 quick attack truck, staffed as needed.~~ One Fire Engine staffed with 3 firefighters, one reserve Fire engine staffed as needed.
- Station No. 444, 1300 Laverne Way: ~~2 fire trucks with 2 staff; 1 quick attack truck staffed as needed.~~ One Fire Engine staffed with 3 firefighters, one reserve Fire engine and 1 quick attack truck, staffed as needed.
- ~~Station No. 445, 5800 Bolero Road: 1 fire truck with 2 staff; 1 reserve fire truck staffed as needed.~~ Closed

The Palm Springs Fire Department constantly monitors the fire hazard in the city, and has ongoing programs for investigation and alleviation of hazardous situations. Firefighting resources in the Palm Springs area include distributed fire stations so that the response time to any resident or business is under 5 minutes. If needed, additional fire assistance can be provided by any of the thirteen fire stations that the Riverside County Fire Department maintains in the upper Coachella Valley and fire stations from nearby Cathedral City. The City has a mutual aid agreement with the County and Cathedral City.

The proposed campus project will generate a demand for fire services that is roughly equivalent to that generated by the existing mall. Current planning calls for predominantly one and two-story construction, fires and related emergencies at which the City Fire Department can effectively suppress. Therefore, the proposed project has a less than significant potential to expose people or structures to a significant risk of loss, injury or death involving structure or wildland fires. Therefore, the proposed project will not significantly impact City fire fighting capabilities or affect response times.

Page 9 of COD WVC NOP 10.31.14:

Fire Protection

Fire protection services are provided to the planning area by the Palm Springs Fire Department, which provides fire, paramedic and emergency services within the corporate boundaries of the City and also has mutual agreements with the County and Cathedral City. The station closest to the project site is Station ~~#443~~, #442 located at 300 N. El Cielo Road approximately one-half mile from the project site.

Fire response time should be well under five minutes.

Respectfully,

John R. Allen
Fire Chief
Palm Springs Fire Department
760-323-8188

From: Joanne Bruggemans
Sent: Thursday, November 20, 2014 11:18 AM
To: Jay Thompson; Dave Barakian; Savat Khamphou; Flinn Fagg; Edward Robertson; Douglas C. Holland; Al Franz; John Allen; 'info@pschamber.org'
Cc: Kim Cuza (kcenza@terranovalplanning.com)
Subject: FW: College of the Desert West Valley Campus - NOP and Initial Study
Importance: High

Morning everyone,

As requested by Kim of Terra Nova Planning & Research, I am forwarding the above attachments for your review and distribution.

Thank you,

Joanne

Joanne Bruggemans
City of Palm Springs
Planning Services Department
3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262
Phone: (760) 323-8245 Fax: (760) 322-8360
Email: joanne.bruggemans@palmspringsca.gov

From: Kim Cuza [<mailto:kcuza@terrannovaplanning.com>]
Sent: Thursday, November 20, 2014 10:56 AM
To: Joanne Bruggemans
Cc: John Criste
Subject: College of the Desert West Valley Campus - NOP and Initial Study
Importance: High

Good morning Joanne,

Per our phone conversation this morning, it seems that the attached Notice of Preparation and Initial Study did not get to all the departments intended at the City when hand delivered by John Criste on November 4th. In an effort to supply the City with the document for review in the most timely manner, I have attached pdf copies of the entire packet. Could you please make sure these get forwarded to the appropriate person in each of the following departments:

- City Clerk
- Public Works Department
- Planning Department
- City Attorney
- Chamber of Commerce
- Police Department
- Fire Department

Thank you for your help in expediting the ability for the City to provide comments in the allotted comment period of November 3rd to December 2nd, 2014.

If you have any questions, or need any further information, please do not hesitate to contact John Criste or me.

Thank you,

Kimberly Cuza



TERRA NOVA PLANNING & RESEARCH, INC.®
42635 Melanie Place, Ste 101
Palm Desert CA. 92211
Phone: (760) 341-4800
FAX#: 760-341-4455
E-Mail: kcuza@terrannovaplanning.com

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West SACRAMENTO, CA 95691
(916) 373-3710
Fax (916) 373-5471



December 5, 2014

AMENDED

NOP
Clear
12/03/14
late 2

John D. Criste
Desert Community College District
43500 Monterey Avenue
Palm Desert, CA 92260

201411025

RE: SCH# 2012061098 College of the Desert West Valley Campus Facilities Master Plan & Phase I Project,
Riverside County.

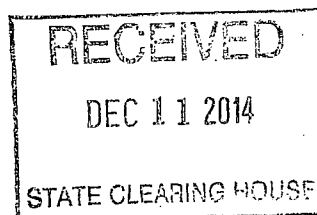
Dear Mr. Criste,

The Native American Heritage Commission (NAHC) has reviewed the Notice of Preparation (NOP) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064.5(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. **SFL Check Completed with Negative Results**
 - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached**
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) Guidelines §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered cultural items that are not burial associated, which are addressed in Public Resources Code (PRC) §5097.98, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, PRC §5097.98, and CEQA Guidelines §15064.5(e), address the process to be followed in the event of an accidental discovery of any human remains and associated grave goods in a location other than a dedicated cemetery.

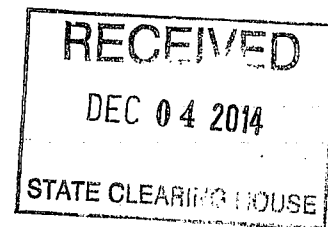
Sincerely,

Katy Sanchez
Associate Government Program Analyst





November 24, 2014



John D. Criste
Desert Community College District
43500 Monterey Avenue
Palm Desert, CA 92260

NOP
clear
12/03/14
late

201411025

RE: SCH# 2012061098 College of the Desert West Valley Campus Facilities Master Plan & Phase I Project, Riverside County.

Dear Mr. Criste,

The Native American Heritage Commission (NAHC) has reviewed the Notice of Preparation (NOP) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. USGS 7.5-minute quadrangle name, township, range, and section required
 - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. Native American Contacts List attached
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) Guidelines §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered cultural items that are not burial associated, which are addressed in Public Resources Code (PRC) §5097.98, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, PRC §5097.98, and CEQA Guidelines §15064.5(e), address the process to be followed in the event of an accidental discovery of any human remains and associated grave goods in a location other than a dedicated cemetery.

Sincerely,

Katy Sanchez

Katy Sanchez
Associate Government Program Analyst

CC: State Clearinghouse

**Native American Contact List
Riverside County
August 14, 2015**

Cabazon Band of Mission Indians
Doug Welmas, Chairperson
84-245 Indio Springs Cahuilla
Indio , CA 92203
(760) 342-2593

(760) 347-7880 Fax

Augustine Band of Cahuilla Mission Indians
Mary Ann Green, Chairperson
P.O. Box 846 Cahuilla
Coachella , CA 92236
(760) 398-4722
(760) 369-7161 Fax

Ramona Band of Cahuilla Mission Indians
Joseph Hamilton, Chairman
P.O. Box 391670 Cahuilla
Anza , CA 92539
admin@ramonatribe.com
(951) 763-4105

(951) 763-4325 Fax

Morongo Band of Mission Indians
Denisa Torres, Cultural Resources Manager
12700 Pumarra Road Cahuilla
Banning , CA 92220 Serrano
dtorres@morongo-nsn.gov
(951) 572-6004 Fax

Soboba Band of Mission Indians
Rosemary Morillo, Chairperson; Attn: Carrie Garcia
P.O. Box 487 Luiseno
San Jacinto , CA 92581 Cahuilla
carrieg@soboba-nsn.gov
(951) 654-2765

(951) 654-4198 Fax

Cabazon Band of Mission Indians
Judy Stapp, Director of Cultural Affairs
84-245 Indio Springs Cahuilla
Indio , CA 92203
jstapp@cabazonindians-nsn.gov
(760) 342-2593

(760) 347-7880 Fax

Santa Rosa Band of Mission Indians
John Marcus, Chairman
P.O. Box 391820 Cahuilla
Anza , CA 92539
(951) 659-2700

(951) 659-2228 Fax

Ramona Band of Cahuilla Indians
Manuel Hamilton, Vice Chairperson
P.O. Box 391670 Cahuilla
Anza , CA 92539
admin@ramonatribe.com
(951) 763-4105

(951) 763-4325 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Desert West Valley Campus Facilities Master Plan & Phase I Project, Riverside County.

**Native American Contact List
Riverside County
August 14, 2015**

Ramona Band of Mission Indians
John Gomez, Environmental Coordinator
P.O. Box 391670 Cahuilla
Anza , CA 92539
Jgomez@ramonatribe.com
(951) 763-4105

(951) 763-4325 Fax

Santa Rosa Band of Mission Indians
Terry Hughes, Tribal Administrator
P.O. Box 609 Cahuilla
Hemet , CA 92546
tkentucky@aol.com
(951) 658-5311

(951) 658-6733 Fax

Agua Caliente Band of Cahuilla Indians
Jeff Grubbe, Chairperson
5401 Dinah Shore Drive Cahuilla
Palm Springs, CA 92262
lfreogoz@aguacaliente-nsn.gov
(760) 325-3400

(760) 325-0593 Fax

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road Cahuilla
Banning , CA 92220 Serrano
(951) 849-8807
(951) 755-5200
(951) 922-8146 Fax

Agua Caliente Band of Cahuilla Indians THPO
Patricia Garcia, Tribal Historic Perservation Officer
5401 Dinah Shore Drive Cahuilla
Palm Springs, CA 92264
ptuck@aguacaliente-nsn.gov
(760) 699-6907

(760) 699-6924 Fax

Augustine Band of Cahuilla Mission Indians
Karen Kupcha
P.O. Box 849 Cahuilla
Coachella , CA 92236
(760) 398-4722

Cahuilla Band of Indians
Luther Salgado, Chairperson
P.O. Box 391760 Cahuilla
Anza , CA 92539
Chairman@cahuilla.net
(760) 763-5549
(760) 763-2631 Tribal EPA

Ernest H. Siva
Morongo Band of Mission Indians Tribal Elder
9570 Mias Canyon Road Serrano
Banning , CA 92220 Cahuilla
siva@dishmail.net
(951) 849-4676

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This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Desert West Valley Campus Facilities Master Plan & Phase I Project, Riverside County.

**Native American Contact List
Riverside County
August 14, 2015**

Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487 Luiseno
San Jacinto , CA 92581 Cahuilla
jontiveros@soboba-nsn.gov
(951) 663-5279
(951) 654-5544, ext 4137
(951) 654-4198 Fax

This list is current only as of the date of this document.

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This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Desert West Valley Campus Facilities Master Plan & Phase I Project, Riverside County.

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-018-2012-001

November 18, 2014

[VIA EMAIL TO: jcriste@terranovaplanning.com]

Terra Nova

Mr. John Criste

,

Re: EIR for the College of the West Valley Campus Master Plan

Dear Mr. John Criste,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the College of the Desert West Valley Campus, Palm Springs project. A records check of the ACBCI cultural registry revealed that the project area is within the boundaries of the ACBCI Reservation. The ACBCI THPO requests the following:

*Should human remains be discovered during construction of the proposed project, the project contractor would be subject to either the State law regarding the discovery and disturbance of human remains or the Tribal burial protocol. In either circumstance all destructive activity in the immediate vicinity shall halt and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City and Developer will work with the designated MLD to determine the final disposition of the remains.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at keskew@aguacaliente.net.

Cordially,

5401 DINAH SHORE DRIVE, PALM SPRINGS, CA 92264

T 760/699/6800 F 760/699/6924 WWW.AGUACALIENTE-NSN.GOV

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



Katie Eskew
Archaeologist
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

**COLLEGE OF THE DESERT
WEST VALLEY CAMPUS**

Community Public Scoping Meeting Summary

The College of the Desert (COD) and the Desert Community College District (DCCD) held two Community Public Scoping Meetings from 10:00 to 12:00 p.m., and from 2:00 to 4:00 pm on November 22, 2014 in the Learning Center of the Palm Springs Public Library, 300 S. Sunrise Way, in the City of Palm Springs, California. These meetings were held specifically to collect input on the scope of the Campus Master Plan and Phase I project, and to present information on local conditions and proposed campus concepts. The meetings began with a brief introduction from the College President, Dr. Joel Kinnamon and utilized an open house, come-and-go format where the public was able to review project exhibits and discuss the master plan and environmental study process with project team members.

Registration, Handouts, and Exhibits

Upon arrival at the Community Public Scoping Meeting, attendees were asked to sign in and were provided name tags and comment cards to fill out either during or at the end of the meeting. Attendees were allowed to fill out as many comment cards as they wished. Project team members staffed five project information stations regarding land use planning, sustainability strategies, transportation planning, the existing site location, and community connection.

Photographs of the Public Meeting, sign-in sheets, and individual exhibit boards are provided in Attachment 2 to this report.

Project Team Members

Project team members in attendance include the following:

Mac MacGinnis – College of the Desert, EISPro (COD Bond Manager)
Lisa Howell – College of the Desert, Vice President of Administrative Services
Pam Hunter – College of the Desert, Executive Director, Title V & Institutional Advancement
Anna Davies – College of the Desert, Executive Vice President of Student Success and Student Learning
Joel Kinnamon – College of the Desert, President
John Criste – Terra Nova Planning & Research, Inc., Principal Planner
Kelly Clark – Terra Nova Planning & Research, Inc., Associate Planner

Attendance

26 people signed in for the 10:00 am meeting and 23 people signed in for the 2:00 pm meeting, for a total of 49 persons in registered attendance. Participants included members of the community, City officials, DCCD and COD staff, Library staff, and other interested parties.

Public Comment Summary

During the Community Public Scoping Meeting, attendees were invited to provide comments and general input on the proposed West Valley Campus Master Plan. Attendees had the option of leaving their completed comment sheets in drop boxes provided at the meeting, or verbalizing their comments to project staff to be recorded onto large note pads located at each exhibit station.

13 comment cards were received and approximately 40 verbal comments were recorded during the Scoping Meeting. A summary of comments received is provided in Attachment 1 of this report.

ATTACHMENT 1

Public Comment Summary

**Community Public Scoping Meeting
November 22, 2014**

College of the Desert, West Valley Campus

COD WVC PUBLIC SCOPING MEETING 11/22/14 COMMENT CARDS

Paul Zak : pauldzak@dc.rr.com

- *Light Pollution
- *Parking Provisions
- *Bldg height (2 stories?)
- *Stop Lights at Cerritos & Tahquitz Canyon Way
& Cerritos & Baristo
- *Transportation hub within campus footprint
so no on/off buses on the street

Juanita Price : pricejuanita@yahoo.com :760-905-1290

I like the direction the college is taking in reference to the 4 target educational avenues. Please keep me informed!

Ellen Strenski : strenski@uci.edu :310-740-3955

2190 Sunshine Circle South, Palm Springs, 92264

Can address community college – UC

Distance learning

Incorporating public library resources

Volunteer to help get out the message. Former professor UCI and UCLA

Alaina Bixon : alainabixon@gmail.com

I hope the architectural style will be in keeping with Palm Springs (modern or buildings that look good near midcentury modern)

Also, parking is a huge concern. We need parking for Camelot, farmers market, PS library, stadium. I was happier with the N Palm Springs location.

Thomas Duecker : tduecker@gmail.com

I have privacy issues and questions about traffic.

Jeff Clarkson : jclarkson@me.com

As a resident further north on Farrell from the site, my principal concern is traffic and speeding on Farrell. As it is, the speed limit is much too high for a residential neighborhood. If this project were to lower speed limits, I would be grateful.

Linda Futterer : homtak@earthlink.net

I prefer Library on Tahquitz, it's for COD/public use, high school has an adequate library, students come to public lib. for after school programs.

William Follett : wmfollett@gmail.com

*With so much vacant land available in the West Valley, why try to “seize” someone's property? Shouldn't that be a “last resort” option? Abuse of eminent domain?

*Bringing thousands of people into a quiet mid-century neighborhood will have a huge negative impact. What will the college due to help merininge (sic) that?

Cut through traffic, street parking, trash, crime, noise, etc. are among major concerns.

Bonnie Zee : biterz@aol.com

My concerns are the following:

1. Building heights mainly one story & protect mountain views
2. Traffic on Farrell which is planned to have traffic flow one lane in each direction plus a parking lane.
3. Parking on the side streets where there are many cul-de-sacs in the neighborhood.
4. Protect the Camelot Theater

All in all, I hope the plans are reasonable. I love to take classes & continue learning.

Jay Lippmann

How about underground parking to double the parking spaces.

Joanne Gill : jamgill@aol.com

As a 46 year resident on East Paseo Gracia, I am concern that the buildings and parking structures not overlook the existing homes. I feel a COD campus at the site is a positive move, especially for students at PSHS. Please have any parking structures be on Farrell Drive.

Harry Courtright : harrycourtright35@gmail.com

Keep library on Tahquitz st and high school has its own library

JC Miller/Steve Temme : jc@jcmillerstudio.com

We are near neighbors to the proposed campus (Calle Felicia) and we are generally supportive of the project. As details of the design/layout become available we will be able to form a complete opinion. Obvious concerns are parking and traffic (although the prior use of the site as a shopping mall blunts those concerns). The close proximity of residential properties to the west (existing) and east (proposed) pose challenges. Multi story structures would obviously need to be sited w/those adjacencies in mind. Looking forward to more information soon.

COD WVC PUBLIC SCOPING MEETING 11/22/14 BUTCHER PAD TEXT

****(BUTCHER PAD IMAGES CAN BE FOUND AT THE END OF THE TEXT. NOTE THAT COMMENTS HAVE BEEN CLARIFIED AND EXPANDED UPON)****

Image 1.

- * Lighting: Concerns about campus-related light spillage/pollution onto nearby homes.
- *Parking: Concerns there will not be adequate parking for the new student demand and that the nearby residential streets will inevitably be absorbing the parking overflow.
- *Delivery Access (for campus supplies etc.) should be located as far away from homes as possible.

Image 2.

- * Will the campus have access or connections to the proposed CV Link?
- *Possible Stop Light (Signals) at the intersections of Baristo Road and Cerritos Drive, and Tahquitz Canyon Way and Cerritos Drive
- * Pay special attention to any proposed entrances off of Baristo Road, the bus stops by the high school currently cause traffic delays and heavy pedestrian use during certain hours of the day which could affect campus ingress/egress.

*Can the Jack in the Box on the southwest corner of Tahquitz Canyon and Farrell Drive be relocated to acquire more space for the campus?

Image 3.

*Can Farrell Drive be changed from 2 lanes in each direction to 1 lane in each direction? Check with City Master Plan and follow up.

* Concern that campus-building height may diminished skyline and block viewshed of the surrounding mountains.

*Concern there will not be enough parking on-site for campus demand and parking overflow will spill onto nearby side streets.

*Privacy Concerns For Homeowners - will the buildings be looking into surrounding residential backyards etc.

*If heavily windowed/glass buildings (lots of glazing) are proposed in the campus design, there is a concern about excess glare for surrounding properties.

Image 4.

Sustainability 11.22.14 10:00am – Design Concepts for the Campus

1) Cooperation With Sustainability Office – City Of Palm Springs

2) Limited Turf

3) Drought Tolerant

4) Bicycle Racks

5) Electric Vehicle Charging Stations

6) LEED Certified Buildings

7) Automobile Technologies

(No general comments)

Image 5.

Sustainability 11.22.14 2:00 PM

1) Will there be connections/access bikeways and the proposed CV Link?

2) Chris Herman is a recommended Landscape Architect for sustainable designs.

3) Is it possible to preserve existing trees on-site/along the perimeter of the site?

Image 6.

* Any/all designs and construction along Sunset Way (on western portion of the site) should be sensitive to the adjacent residential to the immediate west.

* Don't underpark the campus.

*Parking structures (if proposed) should be planned for the eastern portion of the site.

*Joint City/College Libraries don't work well

*Tahquitz Bus Turn Out (none currently)

*Sunset Way (Onsite) should be limited access for bikes and pedestrians (Fewer Cars Along West Side).

*Campus should be designed and scaled for the public realm (Between buildings).

*Consider A "Main St" Design Concept

Image 7.

*Let social experience drive design, not the buildings. Make a memorable and compelling place that tells a story of people interacting.

Image 8.

*Best campus access point may be off of Farrell Drive.

*Include possible art gallery space in final design.

Image 9.

*Will New Student Population And Demand For Housing Raise Current Rent Of Apartments?

Image 10.

*Concerns with parking spilling onto neighborhood streets.

*Building Height should be limited or oriented in a way that limits impacts to scenic vistas and mountain viewsheds.

*Control light spillage from college onto west side neighborhood.

*Is There Enough Parking to support the college demand? Possibly consider underground parking.

*Is The Nearby Community Pool Going To Be Utilized For COD Programs?

*Which street will delivery trucks use when delivering to the campus? Concerns of noise/various issues for surrounding properties.

Image 11.

*Will Jack in the Box block a potentially major entrance to the Campus? The Jack in the Box location should be utilized to showcase the campus from Tahquitz Canyon Way. Could the Jack in the Box be relocated or purchased?

* Parking! How Will COD Share Parking with the Theater? Especially when there are showings at the theater?

Image 12.

Existing Site Station 11.22.14

* Will there be a Theater expansion?

*Future campus building height is a concern

*The proposed site is great for College/Theater Synergies.

*Keep Farrell Drive as is, no additional lanes or major improvements.

*Mall Construction dates back to 1960's.

*Concerns about Baristo Road Congestion: Recommends a different main access point.

*Library should be located along Tahquitz Canyon Way and should be a public/College library, not a high school library.

Image 1

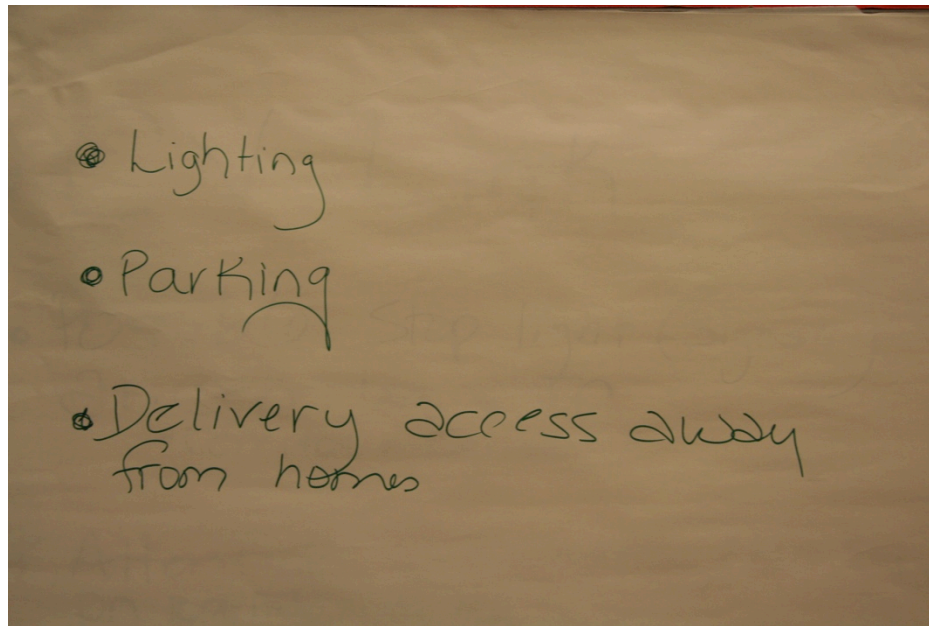


Image 2

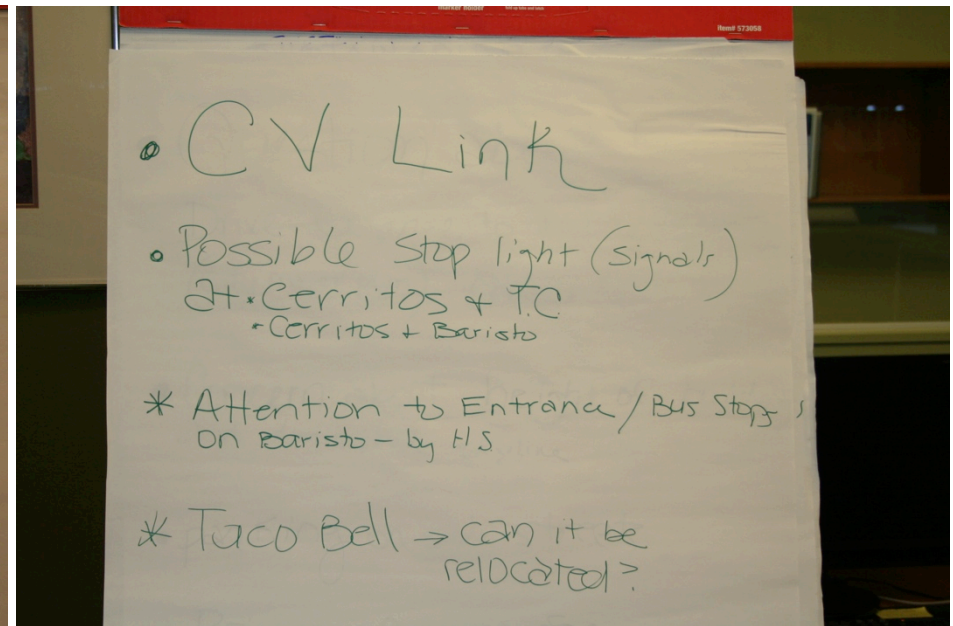


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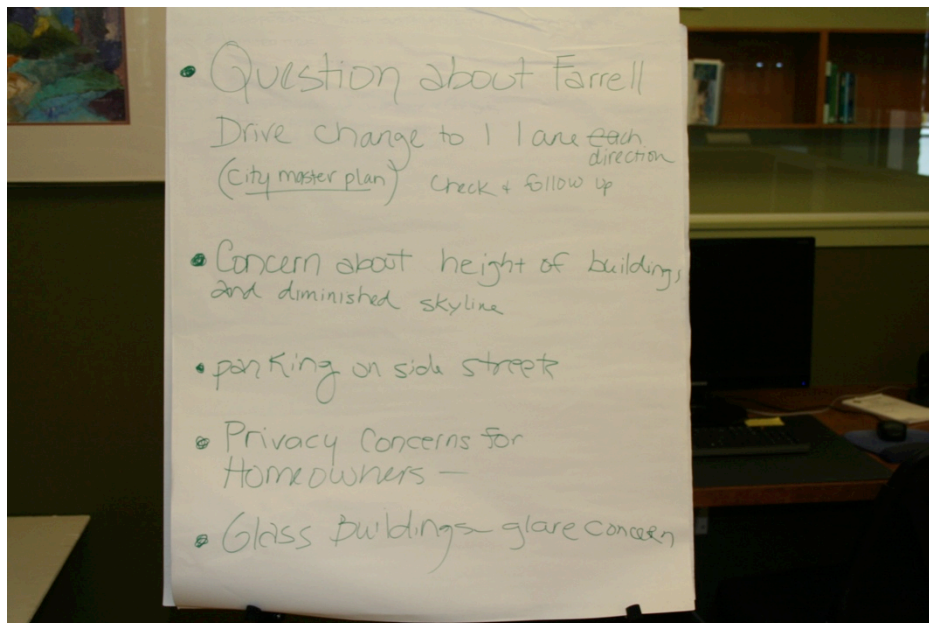


Image 4

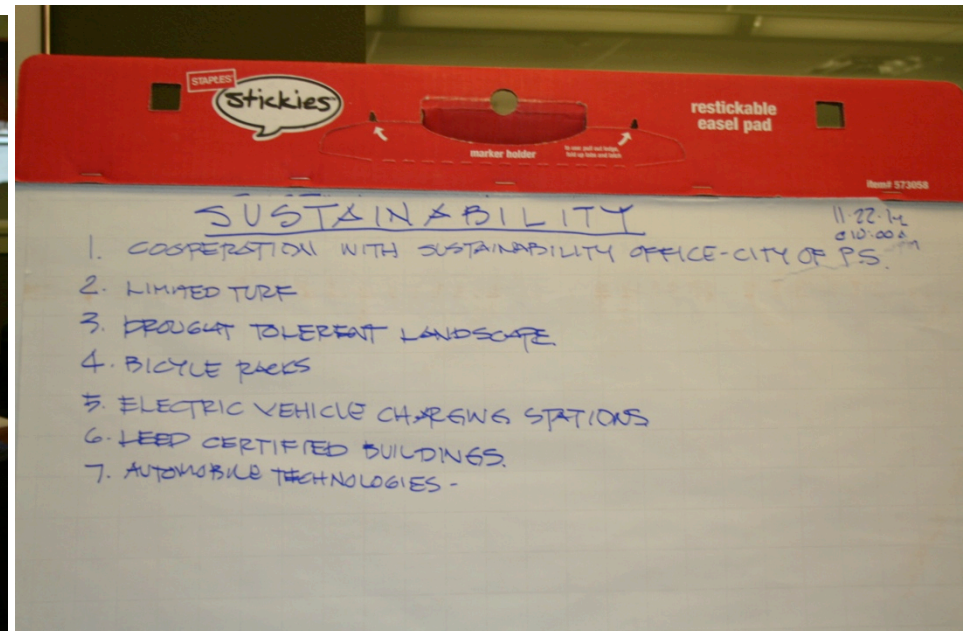


Image 5

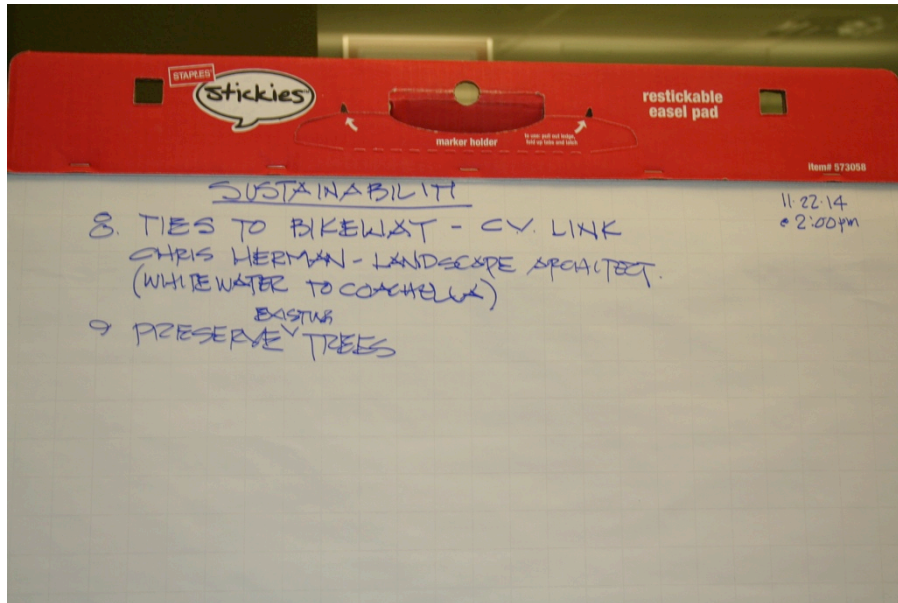


Image 6

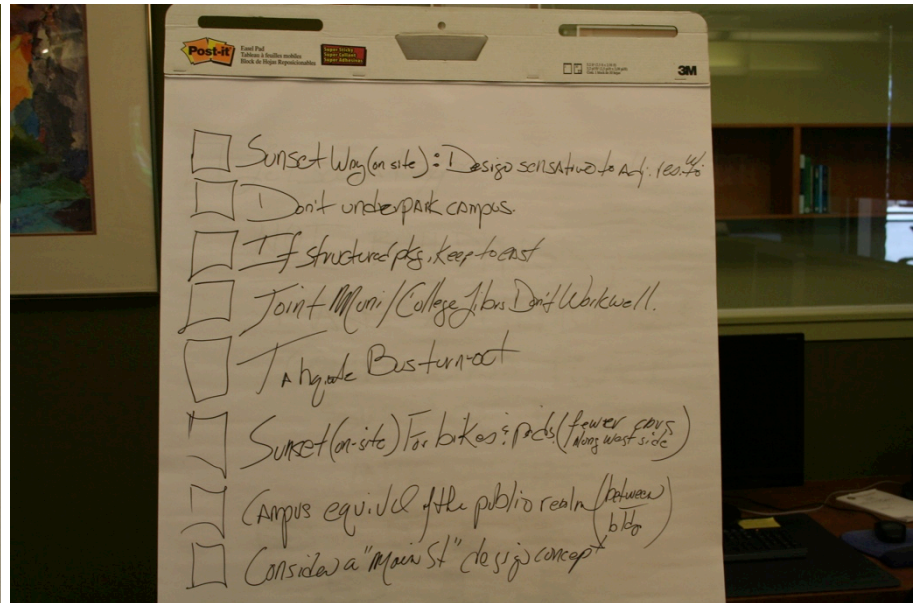


Image 7

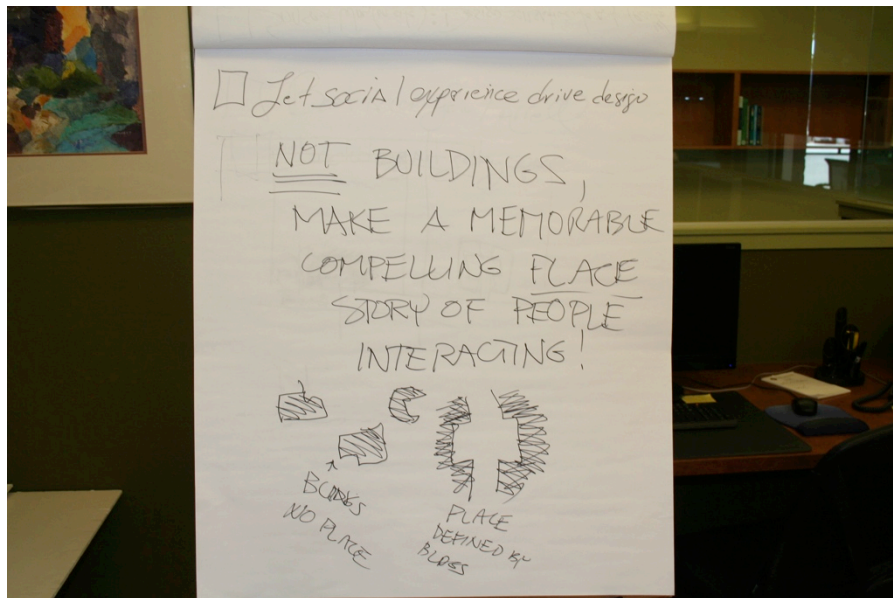


Image 8

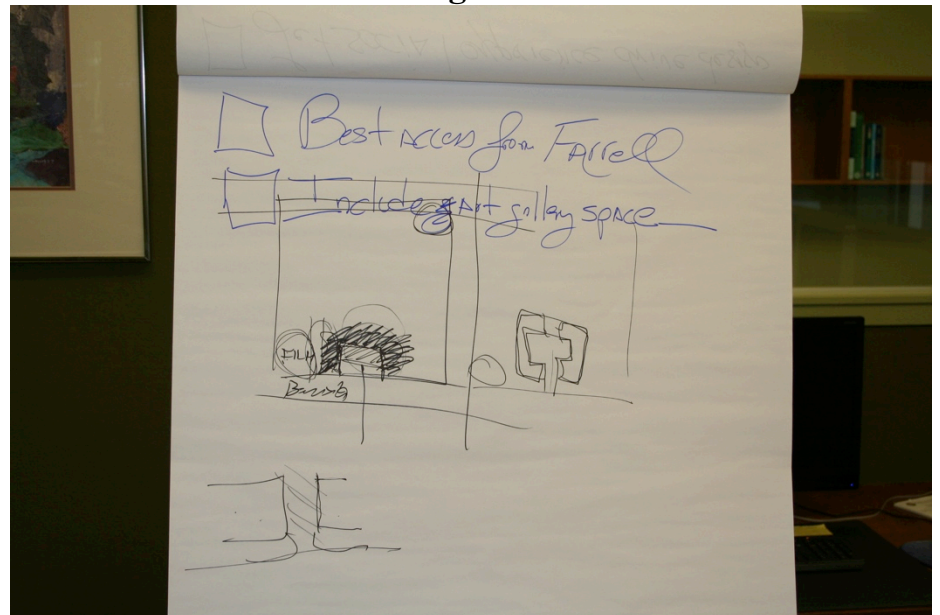


Image 9

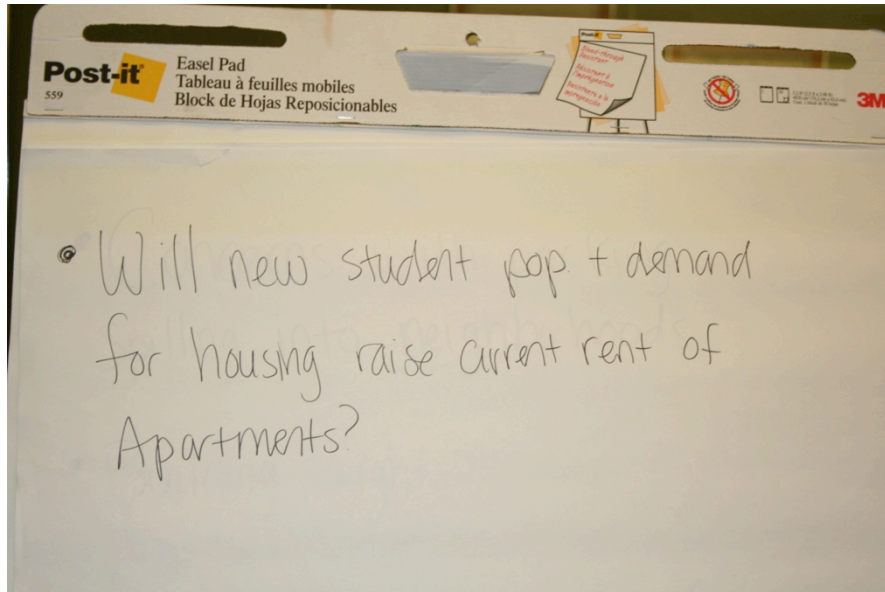


Image 10

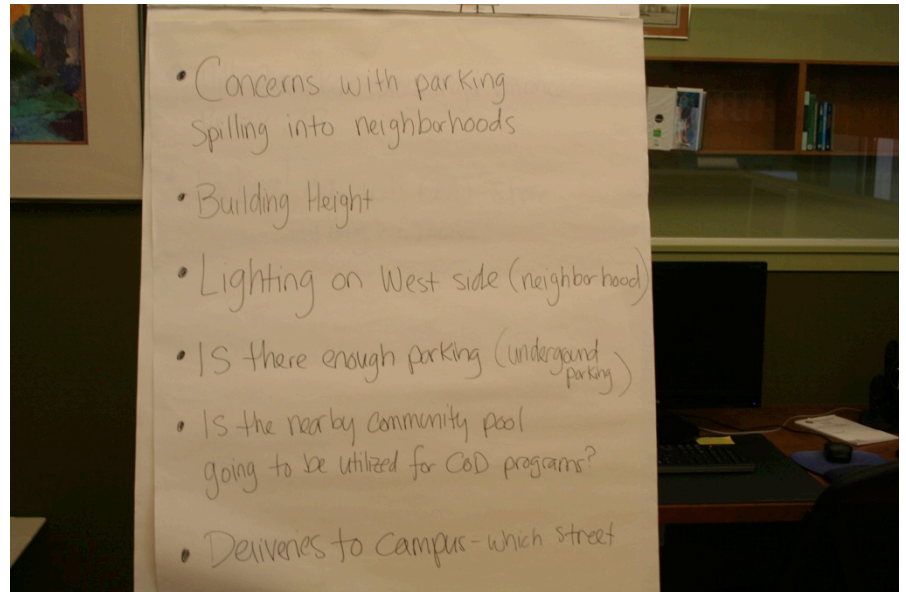


Image 11

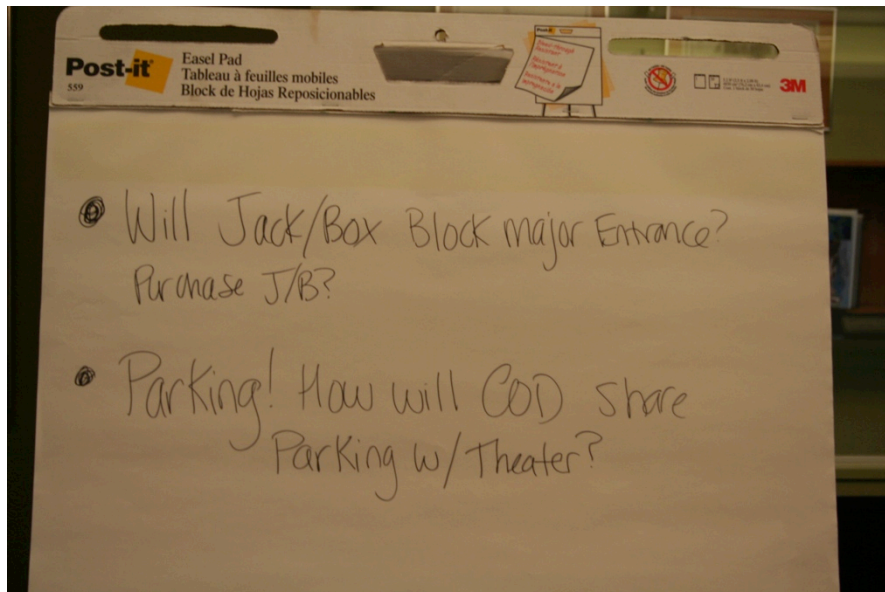
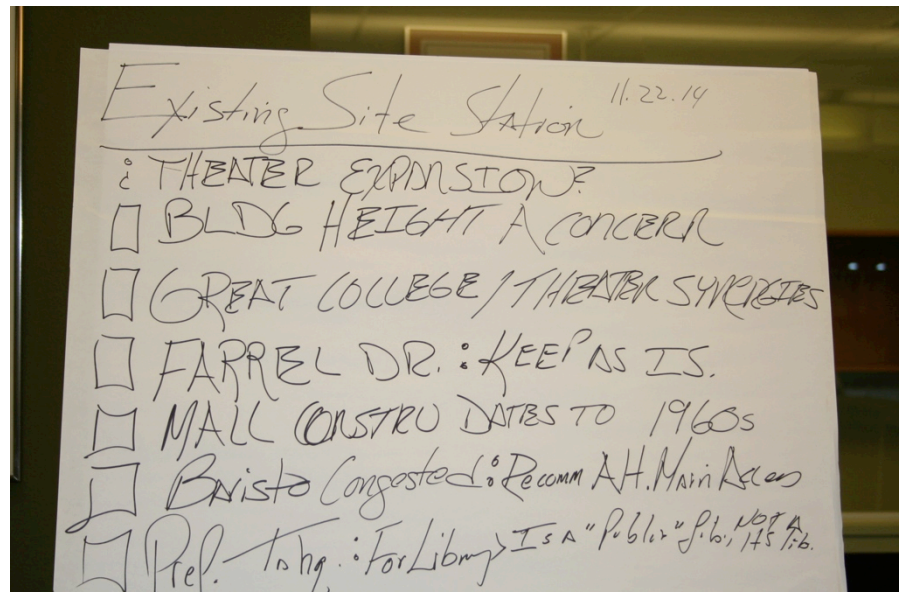


Image 12





College of the Desert Comment Card

West Valley Campus Public Scoping Meeting 11/22/14

The Desert Community College District/College of the Desert (COD) is in the process of preparing the Campus Master Plan and the Phase I Project for the West Valley Campus. The new campus is being planned on approximately 29-acres, located at the site of the existing Palm Springs Mall at the Southwest corner of Tahquitz Canyon Way and Farrell Drive. We appreciate your attendance and would value any feedback or comments you may have about the project or today's meeting.

PAUL ZAK

paul.d.zak@dc.cc.com

Name

Email or Phone Number

* LIGHT POLLUTION

* PARKING PROVISIONS

* BLDG HEIGHT (2-STORIES?)

* STOP LIGHTS AT CERRITOS + T.C

+ CERRITOS + BARISTO

* TRANSPORTATION HUB WITHIN CAMPUS FOOTPRINT

SO NO ON/OFF BUSES ON THE STREET



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Juanita Price

Name

pricejuanita@yahoo.com

Email or Phone Number

760-905-1290

I like the direction the college is taking
in reference to the 4 target educational avenues.
Please keep me informed.



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strenski@uci.edu
310-740-3955

ELLEN STRENSKI

Name

Email or Phone Number

2190 SUNSHINE CIRCLE SOUTH Palm Springs 92264

can address community colleges - UC
distance learning

incorporating public library resources

Volunteer to help get out
the message. Former professor
UCI and UCLA



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Alaina Bixon

Name

alainabixon@gmail.com

Email or Phone Number

I hope the architectural style will be in keeping with Palm Springs (modern or buildings that look good near Midcentury Modern).

Also, parking is a huge concern. We need parking for Camelot, farmers' market, PS library, stadium.
I was happier with the N Palm Springs location.



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Name

Thomas Deucker

Email or Phone Number

tdeucker@gmail.com

I have privacy issues & questions about
Traffic



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JEFF CLARKSON

JL CLARKSON@ME.COM

Name

Email or Phone Number

AS A RESIDENT FURTHER NORTH ON
FARRELL FROM THE SITE MY
PRINCIPAL CONCERN IS TRAFFIC AND
SPEEDING ON FARRELL. AS IT IS, THE
SPEED LIMIT IS MUCH TOO HIGH FOR
A RESIDENTIAL NEIGHBORHOOD. IF THIS
PROJECT WERE TO LOWER SPEED LIMITS,
I WOULD BE GRATEFUL.



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Linda Futterer

hontok@Earthlink.net

Name

Email or Phone Number

@ public library on Tahquitz. its day of Public
use. I high school has started a public library
students come to public library after school
programs



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WILLIAM FOLLETT

wmfollett@gmail.com

Name

Email or Phone Number

- With so much vacant land available in the West Valley, why try to "seize" someone's property? Shouldn't that be a last resort "option"? Abuse of Eminent Domain?
- Bringing thousands of people into a quiet mid-century neighborhood will have a huge negative impact. What will the college do to help minimize that? Cut through traffic, street parking, trash, crime, noise, etc. are among major concerns.



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BONNIE - ZEE

Biterz@gol.com

Name

Email or Phone Number

My concerns are the following:

- ① Building heights mainly one story - PROTECT MOUNTAIN VIEWS.
- ② Traffic on Farrell which is planned to have traffic flow one lane in each direction plus a parking lane.
- ③ Parking on the side streets where there are many cul-de-sacs in the neighborhood.
- ④ Protect the Camelot Theater.

All in all, I hope the plans are reasonable. I love to take classes & continue learning.



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JAY LIPPYANN

Name

Email or Phone Number

How about underground parking to double
the parking spaces.



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JoAnne Gill

JAMGILL@AOL.COM

Name

Email or Phone Number

As a 46 year resident on East Paseo GRACIA I
am concern that the buildings and parking
structures not overlook the existing homes
I feel a COD campus at the site is a
positive move, especially for students at
IPSHS. Please have any parking structures
be on Farrel Drive



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Name

Email or Phone Number

Harry Courtney
harrycourtney35@gmail.com
Keep library on Tahquitz St.
H.S. School has its own library



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JC MILLER / STEVE TENNIE JC@JCMILLERSTUDIO.COM

Name

Email or Phone Number

WE ARE NEAR NEIGHBORS TO THE PROPOSED CAMPUS (CALLE FELICIA)
AND WE ARE GENERALLY SUPPORTIVE OF THE PROJECT. AS DETAILS
OF THE DESIGN / LAYOUT OF THE PROJECT BECOME AVAILABLE WE WILL BE
ABLE TO FORM A COMPLETE OPINION. OBVIOUS CONCERNS ARE PARKING
AND TRAFFIC. (ALTHOUGH THE PRIOR USE OF THE SITE AS A SHOPPING MALL
BURNS THOSE CONCERNS). THE CLOSE PROXIMITY OF RESIDENTIAL PROPERTIES
TO THE WEST (EXISTING) AND EAST (PROPOSED) POSE CHALLENGES. MULTI STORY
STRUCTURES WOULD OBVIOUSLY NEED TO BE SITED W/ THOSE ADJACENCIES
IN MIND. LOOKING FORWARD TO MORE INFORMATION SOON.

ATTACHMENT 2

Community Public Scoping Meeting Photos and Material

Community Public Scoping Meeting
November 22, 2014

College of the Desert, West Valley Campus



College of the Desert

Sign-In Sheet

AM

West Valley Campus

Public Scoping Meeting 11/22/14

NAME	ADDRESS	PHONE	EMAIL
Bonnie-Zee	P.O. Box 5635 P.S.	760-323-3300	Biterz@aol.com
JoAnne Gill	2236 E. Paseo Gracia	(760) 327- 4176	JAMGILL@ADL.COM
JC MILLER	2022 CALLE FELICIA		JC@JCMILLERSTUDIO.COM
Curt Watts	266 N. Saturnino, 92262	760.219.6250	CWInPS@hotmail.com
Lauri Aylarian	377 W. Baristo Road	760.323.1187	aylarian@aol.com
LINDA Futterer	1647 S. Calle Rolph P.S.	760.327-559	hontak@earthlink.net
WILLIAM FOLLETT	212 N. Sunset Way P.S. 92262	760.537-7215	wmfollett@gmail.com
John Raymond	City of Palm Springs	760 323-8228	john.raymond@palmspringsca.gov
Christine MacCalla	2970 Livmar Palm Springs, CA 92262	760 416 0358	
Danielle Knox		520 576 4140	DanielleRex@gmail.com



College of the Desert

Sign-In Sheet

AM

West Valley Campus

Public Scoping Meeting 11/22/14

NAME	ADDRESS	PHONE	EMAIL
Tish Lacy	01300 Ave Esmeralda	760-799-8370	ascods@collegeofthedesert.edu
Russ Lukes	2285 E Paseo Gracia	760-327-0385	RussLukes@gmail.com.
Cathy Van Horn	2865 N B St PS	760 323 8175	you know or file
Fred Jandt	845 Biltmore PS	760 218 7137	fredjandt@yahoo.
Susan Lippmann	1828 McManus Dr.	760-323-4170	
Melissa Arango	12759 Foothill Blvd	909-251-0912	
Wiley Ma	12759 Foothill Blvd	909-251-0903	
Shelley Kaplan	67785 Foothill Rd ^{CC}	617- 861 -1674	Shelley-Kaplan@aol.com
Jeanne Kays	29809 Calle Tampico Cathedral City 92234	760-322-8375	jeannie.kays@palmspringsca.gov
FLINN FALL	3200 E TATKUTZ 92202	760-323-8269	FLINN.FALL@PALMSPRINGS.CA.GOV

[illegible]



College of the Desert

Sign-In Sheet

PM

West Valley Campus

Public Scoping Meeting 11/22/14

NAME	ADDRESS	PHONE	EMAIL
PAUL ZAK	2177 PASEO ROSETA PS 92242		pauldzak@dc.rr.com
ROBERT EMORE	↓ ↓		
David Gray	1735 Capri Cir PS		
Gale Stuart	1211 Martinique Cir, PS.		
Mary Brent Wehrli	1162 Comansk Rd		mbwehrli@aol.com
Chris Parnau	4244 Arcadia St. P.S.		
ELLEN GOODMAN	1657 S RIVERSIDE PS		EGOODMAN99@GMAIL.COM
Gordon Elkins	215 N. Helena Ct.		glelkins@gmail.com
MARGE DODGE	79305 TORONTO, LA	760-333-0733	MARGEDODGE1@AOL.COM
JEFF CLARKSON	333 N FARRELL DR	310-923-0501	JCLARKSON@ME.COM



College of the Desert

PM

West Valley Campus

Sign-In Sheet

Public Scoping Meeting 11/22/14

NAME	ADDRESS	PHONE	EMAIL
Bruce Maughan	E. Paseo Gracia		
Dave Nyczepir	2720 E. Tahquitz Canyon Way Palm Springs, CA 92262	(804) 305-5212	dave.nyczepir@gmail.com
Tim Hogan	767 E. Sunny Dune Rd (760) Palm Springs, CA 92264	218-0311	TIMEH03@hotmail.com
Alaince Bixon			alainabixon@gmail
Steve Salva	2124 E. Paseo Gracia PS, CA 92262	323-573-3715	NJLACA@earthlink.net
LAURO JIMENEZ	74.253 DE ANZA Way PALM DESERT CD.	760-674-2039	LJ.JIMENEZ@DCCB.CO.CA.US
David Bashore	2120 E Del Lago Rd Palm Springs CA 92262	760-218-7191	davidnbashore@yahoo.com
Juanita Price	68380 Turfway Rd. C.C. CA 92234	760-905-1290	pricejuanita@yahoo.com















