DESERT COMMUNITY COLLEGE DISTRICT
Riverside County, California

Draft Program Environmental Impact Report (SCH No. 2014111025)

FOR THE COLLEGE OF THE DESERT WEST VALLEY CAMPUS MASTER PLAN AND PHASE I PROJECT

PREPARED FOR

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January 6, 2016

**COD WEST VALLEY CAMPUS
MASTER PLAN AND
PHASE I PROJECT**

DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT

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ENVIRONMENTAL SUMMARY MATRIX

This Draft Environmental Impact Report (DEIR) has been prepared to assess the potential environmental impacts that may result from the development of the proposed College of the Desert (COD) West Valley Campus and Phase I Project. The campus master plan calls for a total of approximately 330,000 square feet to be constructed on 29± acres across five phases. Development will include academic facilities, administrative offices, laboratories and test facilities, library, conference center and incidental on-campus retail. Special curricula planned for the campus include the College's four academic pillars: 1) Hospitality and Culinary Arts, 2) Film and Media Arts, 3) Healthcare and Services, and 4) Sustainable Technologies. The COD Campus will be comprised of academic and support facilities to accommodate an enrollment of approximately 8,040 full-time and part-time students.

Development of the project site will include the demolition of the existing and largely vacant mall building, site excavation and grading, and other site preparation. The Phase I Project will initiate development of the new campus and will occupy the north-central portion of the site. The distribution of campus buildings has been strategic in maximizing the possible synergies between the College and the high school and the Camelot Festival Theaters and the College Film and Media Arts School.

Project Boundary is defined by Farrell Drive and future residential on the east, a single-family residential neighborhood to the west, multi-family neighborhood to the north, and Baristo Road and the Palm Springs High School to the south. The proposed campus site is located approximately 0.25 miles west of the civic center and the Coachella Valley iHUB. The site is also about one mile east of the central city business district and hotel and restaurant district. The campus site can also be described as occurring within the west 1/2 of the southeast 1/4 and in the east 1/2 of the southwest 1/4 of Section 13, T.4S., R.4E., SBB&M. Access to the site is from signalized driveways on Tahquitz Canyon Way and Baristo Road, and from uncontrolled driveways located along each of the three streets bounding the site.

The following discussion briefly summarizes each category of analysis, including existing conditions, project impacts and applicable mitigation measures recommended to reduce impacts to acceptable or insignificant levels. Levels of impact include:

Significant Impacts: Those impacts, which constitute a potentially significant adverse change in the environment.

Insignificant Impacts: Those impacts, which, by virtue of the environmental conditions, predisposing existing development, or the implementation of mitigation measures, are reduced to acceptable or “insignificant” levels.

Unavoidable Impacts: Those impacts, which occur as a result of project development whose adverse effects cannot be entirely eliminated or reduced to a level of insignificance.

Areas of Controversy: There are no know areas of controversy that are not resolved by project design, development management and operation, mitigation measures or standard on-going monitoring.

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
A. Land Use Planning	Less than Significant	1. Access to the site is from signalized driveways on Tahquitz Canyon Way and Baristo Road, and from uncontrolled driveways located along each street bounding the site.	COD	Adherence to and consistency with Master Plan, Phase I Project and other applicable plans regulating land use to be confirmed during all project plan reviews.
B. Transportation Planning	Less than Significant	1. The construction activities shall meet or exceed all federal, state and local statutory requirements for public safety. Access to and parking for the existing fast food and restaurant businesses shall be maintained throughout the demolition and construction activities.	COD, Bond Office Program Manager, City Public Works and Engineering Department	Through each stage of development, as appropriate.
		2. All necessary permits or approvals shall be secured prior to the initiation of demolition, grading, and building construction activities. Prior to the initiation of site development, the College shall confer with the City Public Works Department to ensure that demolition and construction activities are carried out in a manner that causes minimal disruption to traffic on adjoining city streets.	COD, Bond Office Program Manager, City Public Works Department	Demolition, excavation and grading, all phases of construction.
		3. The General Contractor shall be required to identify and promptly repair any project-related damage to existing public roads upon completion of the construction activities within the project site. The contractor shall monitor the condition of these routes throughout the construction process and, in the event of an accidental load spill, to arrange for the immediate clean up of any spilled material with street sweeping or other procedures, as needed.	Construction Manager	Demolition, excavation and grading, all phases of construction.

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
		4. The final location and design of the site access points and the internal circulation improvements shall comply with City of Palm Springs access and design standards, and be reviewed by the City Engineer. The applicant shall submit street improvement and striping plans to the City Engineer for review and approval, prior to the issuance of driveway permits.	COD, Bond Office Program Manager, Constriction Manager, City Engineer	Prior to the issuance of roadway encroachment permits.
		5. Properly designed and maintained street, roadway, and walkway lighting shall be provided within the campus at every intersection on-site and at mid-block locations, as needed, to facilitate the safe movement of vehicular, pedestrian, and bicycle traffic and ensure good visibility under both daylight and nighttime conditions. Adequate and uniform illumination levels shall be provided throughout the off-street parking areas and along the walkways connecting the parking areas to the buildings.	COD, Project Architect and Landscape Architect, Program Manager, Construction Manager	Prior to authorization to proceed with construction of each phase of development.
		6. The project proponent should coordinate with SunLine Transit Agency regarding required public transit facilities on and adjacent to the project site. Any required public transit facilities should be furnished, constructed and installed in conjunction with construction of the associated street improvements.	COD, Program Manager	Prior to initiation of Phase I Project and on-going.
C. Air Quality & GHGs	Less than Significant	<u>Mitigation Summary</u> The following summarizes the numerous mitigation measures that address Air Quality and Greenhouse Gases. A complete listing of mitigation measures can be found in Section III-C & Appendix B.	COD, Program Manager, General Contractor, Sunline Transit Agency	Approved demolition and dust control plan prior to the issuance of authorization to demolish, grade or otherwise disturb the site. Adherence to be confirmed during all project plan reviews.

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
		The COD WVC Master Plan incorporates several sustainable design strategies. Further, a range of general control and mitigation measures are expected to minimize project impacts to air quality and climate change to the greatest extent feasible. In compliance with SCAQMD requirements, all construction activities on the site shall be subject to Rule 401 Visible Emissions, Rule 402 Nuisance, and Rule 403 Fugitive Dust, including preparation of dust control plans for construction and demolition sites, and appropriate grading and construction management programs. Architecture and building design and materials for COD facilities shall utilize sustainability principals and otherwise comply with SCAQMD Rule 1113 (Architectural Coatings). Construction Mitigation Construction equipment shall use aqueous fuels, filters, oxidation catalysts, etc. during all construction activities. Minimize site disturbance and maximize demolition debris and soil stabilization. Coordinated and managed materials hauling. Maximize recycling of demolition and construction waste materials. Maintain construction equipment.		
D. Biological Resources	Less than Significant	1) Migratory Bird Treaty Act (MBTA) In order to avoid impacting nesting birds, either avoidance of project-related disturbance during the nesting season (generally from January 15 through July 31 for the Coachella Valley) or nesting bird surveys conducted by a qualified ornithologist or biologist not more than 30 days prior to site disturbance during the nesting season will be required. In the event active nests are found, exclusionary	COD, Project Biologist	Not more than 30-days and not less than 3-days prior to the authorization to begin demolition or other significant site disturbance.

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
		fencing shall be placed 200 feet around the nest until such time as nestlings have fledged.		
		2) To avoid the possibility of significantly impacting any roosting bats during project demolition, a qualified biologist shall conduct a pre- construction survey to determine if active roosts of special-status bats are present on or in areas bordering the project site. The survey shall be conducted no earlier than 30 days prior to commencement of any demolition activity that would occur during the breeding season of native bat species potentially utilizing the site (April 1 through August 31). If roosting bats are found (prior to the establishment of an active maternity roost), coordinate with CDFW to exclude the bats from establishing maternity roosts by removing suitable roost features. If an established maternity roost is found, either (A) postpone or halt construction within 200 feet of the roost until the roost is vacated and juveniles have fledged, or (B) require that a qualified biologist coordinate with CDFW to develop alternative measures.	COD, Project Biologist	Not more than 30-days and not less than 3-days prior to the authorization to begin demolition or other significant site disturbance.
		3. Project design shall include the predominant use of native and other non-invasive drought-tolerant landscaping plants to provide suitable habitat for indigenous animal species. The landscape palette shall conform to that set forth in the West Valley Campus Master Plan and the CVMSHCP, and shall avoid invasive and other undesirable plants set forth in the Coachella Valley MSHCP or otherwise identified.	COD, Landscape Architect	Prior to approval of the final Phase I development plans.

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
E. Soils and Geology	Less than Significant	Mitigation Summary Development of the COD WVC will require a review of the site-specific geotechnical investigations to assure compliance with the full range of recommendation. Mitigation measures include: - Clearing the site of demolition waste and all undocumented fill, vegetation prior to grading - Proper compaction of excavated and imported soils (ASTM D 1557). - Approval of grading plans including soil erosion prevention/dust control plans. - Post-construction planting, hydroseeding and other erosion controlling methods shall be implemented to minimize slope erosion and improve slope stability. A complete listing of required mitigation measures can be found in Section III-E	COD Construction Manager, Program Manager, Geotechnical Consultant, Project Engineer, Project Architect	Prior to the issuance of grading permits. Incrementally with review and approval of demolition plans, foundation and building plans. Adherence to be confirmed during all project plan reviews.

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
F. Hydrology	Less than Significant	No significant flooding or hydrology-related impacts are anticipated to result from development of the COD WVC. The following summarizes a range of measures that will further reduce potential impacts. A complete listing of mitigation measures can be found in Section III-F.		
		1. The WVC Master Drainage Plan and final grading plan shall quantify retention/detention volumes and comply with stormwater management provisions. The Master Drainage Plan shall be reviewed and approved by the Division of the State Architect and other agencies with jurisdiction.	COD, Program Manager, Division of State Architect, California Regional Water Quality Control Board	Prior to the issuance of grading permits. Incrementally with review and approval of development plans. Adherence to be confirmed during all project plan reviews.
		2. The City Engineer shall be given the opportunity to review and comment on the WVC Master Drainage Plan and mitigation plans for conformance with the County's NPDES permit.	COD, Construction Manager, Program Manager, City Engineer	Prior to the issuance of grading permits. Incrementally with review and approval of development plans. Adherence to be confirmed during all project plan reviews.
		3. The College shall prepare a State Water Pollution Prevention Plan (SWPPP) and submit the same to the California Regional Water Quality Control Board.	COD, Construction Manager, California Regional Water Quality Control Board	Prior to the issuance of grading permits. Incrementally with review and approval of development plans. Adherence to be confirmed during all project plan reviews.
G. Water Quality Resources	Less than Significant	The proposed COD West Valley Campus and Phase I Project will have a less than significant impact on local and regional water resources and water quality. Nonetheless, the WVC Master Plan calls for a high level of water conservation through the application of design and technological solution. The following additional measures are recommended to further the Plan's goal of high efficiency water use and conservation.		

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
		1. Development shall substantially conform to the WVC Master Plan and its landscaping plan and pallet, which consist of native and non-native drought tolerant species, including those that may not require long-term irrigation. Boulders, cobble, gravels and crushed granitic materials shall be used throughout landscaped areas to naturalize the design, provide additional structure and pattern, stabilize soil and minimize water demands.	COD, Landscape Architect, Construction Manager, Program Manager	Prior to the issuance of grading permits. Incrementally with review and approval of development plans. Adherence to be confirmed during all project plan reviews.
		2. Consistent with the WVC Master Plan, the campus shall not use turf grasses or comparable high water-demanding groundcovers in the project. Artificial turf that does not require irrigation is permissible.	COD, Landscape Architect, Construction Manager, Program Manager	Prior to the issuance of grading permits. Incrementally with review and approval of development plans. Adherence to be confirmed during all project plan reviews.
		3. The campus landscape irrigation system shall utilize smart controllers and efficient water application techniques that minimize runoff and evaporation, and maximize effective watering of plant roots. Irrigation systems shall include moisture detectors and evapotranspiration (ET) controllers to gauge water needs and maximize irrigation efficiency. Landscape plans shall be approved by DWA prior to installation.	Landscape architect, Construction Manager, DWA	Prior to the issuance of grading permits. Incrementally with review and approval of development plans. Adherence to be confirmed during all project plan reviews.
		4. To the greatest extent practicable, all campus buildings shall utilize the most water efficient faucets, fixture, showerheads and appliances available, and in conformance with Section 17921.3 of the Health and Safety Code, Title 20, California Code of Regulations Section 1601(b), and applicable sections of Title 24 of the State Code. Onsite water demands shall strive to be reduced by a minimum of 20% beyond the baseline	COD, DWA, Landscape Architect, Construction Manager	Prior to the issuance of grading permits. Incrementally with review and approval of development plans. Adherence to be confirmed during all project plan reviews.

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
		water demand estimate.		
		5. In accordance with the General Construction Activities Stormwater Permit issued by the California State Water Resources Control Board, a stormwater pollution prevention plan (SWPPP) specifying best management practices (BMPs) to reduce construction-related stormwater runoff pollution to acceptable levels shall be prepared for the Phase I Project and subsequent phases of development.	COD, Construction Manager	Prior to the issuance of grading permits. Incrementally with review and approval of development plans. Adherence to be confirmed during all project plan reviews.
		6. Prior to the issuance of authorization to proceed with site grading and/or development for each phase of campus development, the College shall review and approve a Water Quality Management Plan (WQMP), which shall describe the site design, source control and Best Management Practices (BMPs) to be implemented and managed over the life of the project.	COD, Project Civil Engineer, Construction Manager, California Regional Water Quality Control Board	Prior to the issuance of authorization to proceed with site grading and/or development for each phase of campus development
H. Hazardous and Toxic Materials	Less than Significant	Demolition of the existing mall could release hazardous airborne substances, including asbestos and lead. New construction will involve the application of solvents, paints, and other architectural coatings, and the temporary fueling and maintenance of construction vehicles. Operational storage and use of building and grounds maintenance chemicals, and those used in laboratories, will occur onsite. The subject property is located in Zone E of the Riverside County Airport Land Use Compatibility Plan, and therefore, is subject to height and other restrictions, which are not exceeded by proposed campus buildings. The following summarizes mitigation measures set forth in Section III-H to further assure that project-		

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
		related hazards are avoided or reduced to insignificant levels.		
		1. Due to the possible presence of asbestos and/or lead in buildings to be demolished, a comprehensive Phase I environmental site assessments (per ASTM Standard E1527-05) shall be conducted.	COD, Construction Manage, Program Manager, Qualified Lead and Asbestos Inspectors	Prior to authorization to begin building demolition
		2. Prior to the start of any activity that might disturb materials potentially containing asbestos, lead, and/or other hazardous or potentially hazardous materials, a qualified and licensed contractor shall be hired to complete necessary abatement procedures. All demolition and other project related actions that might potentially disturb hazardous materials shall be performed by properly trained and qualified personnel.	COD, Construction Manage, Program Manager, Qualified Lead and Asbestos Abatement Contractors	Prior to authorization to begin and approval of lead or asbestos remediation plan.
		3. During project construction and implementation, the handling, storage, transport, and disposal of all chemicals, including herbicides and pesticides, runoff, hazardous materials and waste used on, or at, the project site, shall be in accordance with applicable local, state, and federal regulations.	COD, Program Manager, Construction Manager	Prior to the authorization to begin demolition or other significant site disturbance.
		4. If surficial or buried materials within the campus site are found to contain potentially hazardous materials (such as: asbestos-containing material, lead-based paint, and mercury or PCB-containing material) such materials shall be removed properly prior to any further site disturbance in the affected area, and disposed of at appropriate landfills or recycled, in accordance with the regulatory guidance provided in California Code of Regulation (CCR) and following the requirements of the Universal Waste Rule (40 CFR part 9).	COD, Program Manager, Construction Manager	Adherence to be confirmed during all project plan reviews. On-going.

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
		5. Campus planners, designers and development managers shall coordinate with the City Fire Department to reduce the level of risk and facilitate fire department response to emergency events.	COD, Program Manager, Construction Manager, City Fire Department	Prior to authorization of demolition of other significant site disturbance. Incrementally with review and approval of development plans.
		6. Campus planners, designers and development managers shall ensure that storage of hazardous materials and waste shall be secured so as to minimize risk of upset in the event of groundshaking associated with earthquakes.	COD, Program Manager, Construction Manager, City Fire Department, County Department of Environmental Health	Prior to the issuance of building permits. Adherence to be confirmed during all project plan reviews. On-going
		7. Landscaping and building maintenance crews or others regularly using potentially hazardous chemicals or materials on campus shall comply with all applicable City, County, State and Federal regulations for use, storage and handling of such materials.	COD, Program Manager, Construction Manager	On-going.
I. Noise	Less than Significant	Construction Noise		
		1. The contractors responsible for implementing the proposed project shall comply with all applicable federal, state and local laws related to noise. Cal OSHA implements the Occupational Health and Safety Act of 1970 (29 Code of Federal Regulations [CFR] 1910.95), which regulates the exposure of workers over an 8-hour workday where noise levels exceed 90 dBA. Hearing protection will be required in areas where the noise exposure exceeds 85 dBA and these areas shall be posted as "high noise areas."	COD, Program Manager, Construction Manager	On-going throughout project construction
		2. Noise and groundborne vibration impacts during demolition and	COD, Acoustical Engineer, Program Manager, Construction	Prior to the initiation of demolition. Incrementally with

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
		construction activities shall be regulated through compliance with the Construction Site Regulations (Section 8.04.220 of the Palm Springs Municipal Code), the environmental specifications in the construction contract, and the Noise Control Act of 1972, which sets noise emission standards for construction machinery.	Manager	review and approval of development plans. Adherence to be confirmed during all project plan reviews. On-going.
		3. Construction activities shall comply with the hours of operation and noise levels identified in the City of Palm Springs Noise Ordinance. Construction activities on-site shall be restricted to the hours between 7:00 a.m. and 7:00 p.m. on weekdays and the hours of 8:00 a.m. and 5:00 p.m. on Saturday to minimize the potential for noise impacts during more sensitive time periods, as specified by Palm Springs Municipal Code, Section 8.04.220. No construction will be permitted on Sundays or on Thanksgiving Day, Christmas Day, New Years Day, July 4th, Labor Day or Memorial Day.	COD, Program Manager, Construction Manager	Prior to the initiation of demolition. Incrementally with review and approval of development plans. Adherence to be confirmed during all project plan reviews. On-going.
		4. If the demolition or construction noise produced at the property line disturbs the peace and quiet of any person of normal sensitivity, the contractor shall comply with the Construction Site Regulations set forth in the Palm Springs Municipal Code (Section 8.04.220) which limit construction work to the hours between 7:00 a.m. and 7:00 p.m. on weekdays and between 8:00 a.m. and 5:00 p.m. on Saturdays and prohibit construction work on Sundays and six national holidays. Stationary sources of noise shall comply with the provisions of the City of Palm Springs Noise Ordinance.	COD, Program Manager, Construction Manager	On-going.
		5. To protect residential areas and other sensitive land uses, and to minimize	COD, Program Manager, Construction Manager	Prior to the initiation of demolition or other significant

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
		impacts associated with exposure to excessive noise all practicable noise reducing measures should be incorporated in the construction specifications to ensure that the potential for adverse noise impacts on the adjacent community is reduced to the maximum extent feasible.		site disturbance.
		6. Prior to the issuance of building permits, the architect shall demonstrate to the COD's satisfaction that the structures to be constructed within the site shall incorporate noise reduction features sufficient to achieve the City of Palm Springs noise standards.	COD, Architect, Program Manager, Construction Manager	Prior to the issuance of building permits.
J. Cultural & Paleontological Resources	Less than significant.	No significant cultural resources have been identified within the campus master plan area and the likelihood of their occurrence is considered low. Development of the WVC Master Plan will not result in a significant adverse change to any known cultural resource and no further cultural resources investigation is warranted. However, the site is located within the Traditional Use Area of the Agua Caliente Band of Cahuilla Indians. Therefore, the following measures are set forth to ensure that no significant adverse impacts occur to undiscovered cultural resources.		
		1. Should buried human remains be discovered, in accordance with State law,	COD, Program Manager, Project Archaeologist	On-going throughout project construction.

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
		the County coroner shall be contacted. If the remains are determined to be of Native American origin, the Native American Heritage Commission shall be contacted to determine the Most Likely Descendent (MLD). COD shall work with the designated MLD to determine the final disposition of the remains.		
		2. Should paleontological resources be discovered, the monitor shall, upon discovery of any fossils, quickly salvage them as they are unearthed to avoid construction delays. The monitor shall remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall have the authority to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens.	COD, Program Manager, Construction Manager, Project Paleontologist.	At the time buried human remains are discovered.
K. Recreational Resources	No Impact	No mitigation measures required.	None required.	N/A
L. Visual Resources	Less than significant.	The WVC Master Plan addresses issues of visual resource impacts through a high standard of architectural design, prescriptive design and development standards and guidelines, and through an explicit design philosophy that values the physical setting and aesthetic values of the West Valley Campus site. These measures are referred to as "Mitigation by Design". These measures include effective site planning, architecture guidelines, standards for landscaping, and lighting plans. Further explanation of the Mitigated by Design measures can be found in Section III of the COD WVC DEIR.		

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
		Additional Mitigation Measures While the overall impacts to visual resources of the West Valley Campus planning area appear to be less than significant, the additional mitigation measures are recommended to further assure that impacts are less than significant.		
		1. Landscaping plans and materials applied to the perimeter of the campus shall serve to create a harmonious transition between the natural and built environment. Visual order to landscape designs and materials should be used to establish or enhance visual order to streetscapes, parking areas, building perimeters and common open space areas.	COD, Division of State Architect, Project Architect, Program Manager	Prior to the initiation of site grading permits. Concurrent with project construction.
		2. Free-standing walls and fences, where contemplated, shall be constructed as so as to maintain open vistas to the greatest extent practicable, and to define and delineate surrounding areas. Where planned, they shall incorporate landscaping to frame views, obscure or soften hard edges and enhance security. Internal security fencing shall use quality materials, and perimeter walls and fences shall not exceed six feet in height.	COD, Division of State Architect, Project Architect, Program Manager	Concurrent with project construction.
		3. All outdoor lighting shall be in compliance with the Dark Sky Ordinance of Section 93.21.00 of the Palm Springs Municipal Code and the WVC Facilities Master Plan design guidelines. Other lighting recommendations include the following:	COD, Division of State Architect, Project Architect, Program Manager	Prior to the issuance of building permits.
		4. Landscape lighting shall be shielded to direct and limit areas of illumination to the subject property. No up-lighting that spills into the night sky shall be used on the campus. Landscape lighting shall be included with landscape plans.	COD, Division of State Architect, Project Architect, Program Manager	Prior to the issuance of grading and/or building permits.

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
		5. Exterior building and other security lighting shall be integral to the building architecture and/or landscape plan, shall avoid excessive lighting levels and direct and shield illumination to protect adjoining properties and night skies.	COD, Division of State Architect, Project Architect, Program Manager	Prior to the issuance of grading and/or building permits.
		6. All on-site electrical power lines shall be installed underground. Transformers and other power conditioning equipment shall be pad-mounted or placed in underground vaults, as determined appropriate by the College and SCE.	COD, Division of State Architect, Project Architect, Program Manager	Prior to the issuance of building permits.
		7. The development shall provide adequately and appropriately screened outdoor storage/loading and other service areas, protected and enhanced outdoor seating areas, as necessary, and appropriate levels of lighting, limited signage, and the thoughtful use of landscaping that preserves and enhances visual resources.	COD, Division of State Architect, Project Architect, Program Manager	Prior to the issuance of building permits.
		8. All project signage shall be in compliance with the Design Guidelines set forth in the WVC Master Plan. Signage shall be limited to the minimum size, scale and number needed to provide adequate exposure for identification and to provide direction, while minimizing impacts on traffic safety, streetscape, scenic viewsheds and the aesthetic character of the development.	COD, Division of State Architect, Project Architect, Program Manager	Prior to the issuance of building permits.
		9. Final site plan, architectural elevations, including building materials and colors, landscaping and lighting, and other design elements that affect the appearance of the West Valley Campus shall substantially conform with those set forth in the West Valley Campus Master Plan.	COD, Division of State Architect, Project Architect, Program Manager	Prior to the issuance of building permits.

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
M. Energy and Mineral Resources	Less than Significant	1. COD shall review and condition all implementing projects to assure that sufficient energy resources and facilities are available to meet the energy demand of the proposed project and associated uses.	COD, Program Manager, Architect, Division of the State Architect, Construction Manager	Prior to the issuance of grading permits. Incrementally with review and approval of development plans. Adherence to be confirmed during all project plan reviews.
		2. COD shall review and condition all development and building plans to assure that energy conservation and efficiency standards of Title 24 are met. Every effort shall be made throughout the development review process to assure the highest level of energy conservation and efficiency practicable.	COD, Program Manager, Architect, Division of the State Architect, Construction Manager	Prior to the issuance of grading permits. Incrementally with review and approval of development plans. Adherence to be confirmed during all project plan reviews.
		3. To the greatest extent practicable, the College shall utilize alternative and renewable energy sources and systems, including but not limited to active and passive solar thermal and electric technologies.	COD, Program Manager, Architect, Division of the State Architect, Construction Manager	Prior to final building design and concurrent with project construction
		4. Consistent with the sustainable development standards and guidelines set forth in the WVC Master Plan, designers and architects shall incorporate passive solar design, including but not limited to building orientation for appropriate seasonal solar access and shade. The use of thermal mass materials in building floors and walls, appropriate landscaping, natural lighting, and energy efficient building materials shall also be used to the greatest extent practicable.	COD, Program Manager, Architect, Division of the State Architect, Construction Manager	Prior to final building design and concurrent with project construction
		5. Consistent with the sustainable development standards and guidelines set forth in the WVC Master Plan, appliances selected for culinary arts, food service, on-campus residences, etc., shall meet the requirements of the EnergyStar™ program. This standard is 15 percent	COD, Program Manager, Architect, Division of the State Architect, Construction Manager	Prior to issuance of building permits

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
		more efficient than compliance with the Title 24 requirements. This additional efficiency shall typically be accomplished through the use of tight/thermally efficient construction, energy-saving windows, improved insulation, most efficient heating/cooling systems, and the use of energy efficient appliances.		
		6. To the greatest extent practicable, the College shall utilize building products that contain post-consumer recycled materials. Such construction material may be comprised of salvaged or refurbished materials.	COD, Program Manager, Architect, Division of the State Architect, Construction Manager	Prior to issuance of building permits
		7. To the greatest extent practicable, construction materials shall be obtained from local and regional sources in order to limit impacts from transportation and to support the local economy.	COD, Program Manager, Architect, Division of the State Architect, Construction Manager	Prior to the issuance of building permits. Incrementally with review and approval of development plans. Adherence efforts to be confirmed during all project plan reviews.
		8. Where applicable, the College shall specify the use of reflective, EnergyStar™ cool roofs in flat roof construction, thereby reducing roof maintenance and replacement costs, and improving building climate control, reducing cooling costs and surrounding air temperatures.	COD, Program Manager, Architect, Division of the State Architect, Construction Manager	Prior to the issuance of building permits. Incrementally with review and approval of development plans. Adherence efforts to be confirmed during all project plan reviews.
		9. The following design features shall be incorporated into all onsite development to the greatest extent practicable: a. motion detectors or dimmers to control lighting; b. efficient security, street, and parking lot lighting (e.g., low pressure sodium and LED fixtures); c. low-E windows and/or awnings d. optimal ceiling and wall insulation;	COD, Program Manager, Architect, Division of the State Architect, Construction Manager	Prior to the issuance of building permits. Incrementally with review and approval of development plans. Adherence efforts to be confirmed during all project plan reviews.

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
		e. Energy Management Systems to control HVAC f. use of natural ventilation		
		10. Consistent with the COD WVC Master Plan design standards and guidelines, the College shall specify the use of sand and gravels, cobble and boulders as integral building and landscape materials, to reduce water-related energy demand, enhance the cohesiveness of the over all design and extend the physical character of the natural into the built environment.	COD, Program Manager, Landscape Architect, Division of the State Architect, Construction Manager	Prior to the issuance of building permits. Incrementally with review and approval of development plans. Adherence efforts to be confirmed during all project plan reviews.
		11. To the maximum extent practicable, the development of the campus shall rely on local building materials and energy resources to reduce the need for the off-site mining and transport of these materials.	COD, Program Manager, Architect, Division of the State Architect, Construction Manager	Prior to the issuance of building permits. Incrementally with review and approval of development plans. Adherence efforts to be confirmed during all project plan reviews.
		12. The College shall use recycled building materials and other "green-sourced" construction materials wherever feasible and cost-effective. The construction waste stream will be minimized, and wastes will be recycled wherever feasible in conformance with requirements for LEED certification.	COD, Program Manager, Division of the State Architect, Construction Manager	Prior to the issuance of building permits. Incrementally with review and approval of development plans. Adherence efforts to be confirmed during all project plan reviews.

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
N. Utilities/Service Systems and Public Service	Less than significant.	Fire Protection New structures and activities related to development and operation of the COD West Valley Campus has the potential to increase demand for fire protection services in the City. In order to reduce potential demand for fire protection services, the following mitigation measures are recommended:		
		1. Prior to issuance of building authorization and as appropriate, the project designers and architects shall demonstrate conformance with prevailing Uniform Building Code, Uniform Fire Code, and all applicable fire regulations and codes, and requirements of City Fire Dept.	COD, Project Architects, Division of the State Architect, Program Manager, City Fire Department.	Prior to the issuance of building permits. Incrementally with review and approval of development plans. Adherence to be confirmed during all project plan reviews.
		2. A minimum of two fire truck accessible roads into the campus shall be provided at all times, with paving of the secondary access road deferrable but with interim improvements sufficient to support for fighting equipment and vehicles.	COD, Program Manager, Project Architects, Division of the State Architect, City fire Department, General Contractor.	Prior to approval of development plans. Adherence to be confirmed during all project plan reviews.
		3. Fire hydrant locations, fire department connection locations, primary fire flow pressure analysis and knox-box locations shall be reviewed and approved by the Palm Springs Fire Department.	COD, Program Manager, Project Architects, Division of the State Architect, City Fire Department.	Prior to approval of development plans. Adherence to be confirmed during all project plan reviews.
		4. The siting of buildings and facilities that may involve the use and/or storage of hazardous, flammable, or explosive materials shall be conducted in such a manner that ensures the highest level of safety, and strict conformance with the Uniform Fire Code and other applicable codes and regulations.	COD, City of Palm Springs Police Department, Campus Security	Prior to the issuance of building permits. Incrementally with review and approval of development plans. Adherence to be confirmed during all project plan reviews.
		5. All plans for sprinklers, fire alarms and other fire protection measures shall be submitted to the Division of the State Architect and/or the City Fire Marshall.	Campus Security, City of Palm Springs Police Department, COD	Prior to submittal of new building plans the Division of the State Architect.

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
		6. Prior to submittal of new building plans to the Division of the State Architect, the College shall submit, as appropriate, standard facility identification plans to the Palm Springs Fire Department that demonstrate conformance with all applicable fire regulations and codes and the requirements.	Campus Security, City of Palm Springs Police Department, COD	Prior to submittal of new building plans the Division of the State Architect.
		7. Fire protection measures for the COD West Valley Campus shall be provided in accordance with Division of the State Architect, NFPA, UFC and UBC or any recognized and applicable Fire Protection Standards.	COD, Architect, Division of the State Architect, Program Manager	Prior to submittal of new building plans the Division of the State Architect.
		8. The City and the Desert Community College District shall continue to confer with the Desert Water Agency to assure adequate water supplies and pressure for existing and proposed development.	COD, Program Manager, Desert Water Agency	Ongoing
	Less than Significant.	Police Protection The College plans to increase campus safety by optimizing site surveillance by police officers and on-site security personnel, which will reduce the need for active police responses. To assure the highest level of security and police protection within the campus, the following mitigation measures shall be implemented:		
		1. As part of the planning review process, COD, the Palm Springs Police Chief, and College security personnel shall evaluate project development plans from a "defensible space" perspective to maximize safety.	COD, City Police Department, Campus Security, Program Manager	Prior to the approval of development plans for individual projects in the planning area.
		2. The College should develop a coordinated	COD, City Police Department,	On-going

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
		program that allows the City Police Department to augment and work in coordinated efforts with campus security.	Campus Security, Program Manager	
		3. The College shall implement a security system in accordance with the provision of the Campus Standards Handbook.	COD, Program Manager, Campus Security	Prior to the issuance of building occupancy permits.
	Less than Significant	Schools No mitigation required.	None required.	None required.
	Less then Significant	Medical Facilities No mitigation measures are required.	None required.	None required.
	Less than Significant	Library The following measures shall be implemented to ensure that library facilities remain adequate: 1. The College shall continue to monitor and assess COD library access, usage rate and level of service to determine the need for additional services and facilities on-campus.	City Librarian, COD Librarian	On-going
		2. The College and City shall regularly confer and coordinate library facilities planning and development to assure that these complement one another.	City Librarian, COD Librarian	Prior to the issuance of building permits. Incrementally with review and approval of development plans. Adherence to be confirmed during all project plan reviews.

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
	Less than Significant.	<u>Electricity</u> The Campus is designed to ensure optimal energy efficiency through energy-conserving building design, including tight and well insulated building envelopes, natural ventilation, building shade canopies, effective use of day lighting, energy efficient lighting fixtures, lighter color "cool" roofs and pavements, and on-site solar systems. Development of the COD WVC is subject to the requirements of the Uniform Building Code and Title 24 of the California Administrative Code. It is recommended that the College consult with SCE personnel for further SCE requirements and energy conservation programs applicable to the proposed project. While the proposed campus project is not expected to have a significant adverse impact on SCE services or facilities, the following mitigation measures are nonetheless recommended:		
		1. College of the Desert shall coordinate and cooperate with Southern California Edison in implementing near and long-term connections to the grid, load management programs to level demand load on generating capacities, and to ensure the highest level of energy conservation practicable.	COD, SCE	Prior to the issuance of building permits.
		2. To the extent practicable, SCE should provide information on and promote state and federal tax credit and rebate programs directed to the use of solar PV and thermal energy systems on campus and in all sectors of the local economy.	COD, SCE	On-going.

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
	Less than Significant.	Natural Gas Although impacts to natural gas service and supplies are expected to be less than significant, the following measures are recommended to assure that impacts associated with natural gas services and supplies are minimized.		
		1. Campus development shall use the most efficient water heaters, HVAC systems and other gas-fired equipment. COD shall assure the use of the most efficient kitchen appliances practicable and shall explore and implement to the greatest extent practicable alternative, renewable energy sources, including solar thermal technologies in lieu of natural gas.	COD, SCG	Prior to issuance of building permits.
		2. The College should make every effort to assure the highest level of energy conservation practicable.	COD	Ongoing
		3. The College should confer and coordinate with Southern California Gas Company to facilitate the extension of service to the campus and to take advantage of the technical capabilities of the provider in assuring the most efficient use of natural gas practicable.	COD, SCG	Prior to issuance of building permits.
	No Impact	Telecommunications No mitigation measures are required.	N/A	N/A

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
	Less than Significant.	Solid Waste Management While solid waste impacts from campus development are expected to be less than significant, the following mitigation measures are recommended to further reduce solid waste generation and disposal.		
		1. COD shall implement recycling programs for all components of the project, including but not limited to construction waste and operations waste from all campus uses. Recycling programs should include separate recycling containers.	COD, Palm Springs Disposal Services.	Prior to building demolition..
		2. COD shall contract for landscaping services from a company which composts or hauls its waste to a green-waste recycler. On-site composting and other landscape waste recycling are also encouraged, wherever possible.	COD	Prior to landscape installation.
	Less than Significant	Wastewater Collection and Treatment Buildout of the COD West Valley Campus is not expected to have a significant adverse impact on the City's or DWA's ability to collect and adequately treat sewage wastes. Nonetheless, the following mitigation measures are recommended to ensure that impacts associated with campus wastewater collection and treatment are further reduced.		
		1. The project site will continue to be served by the existing sewage collection and treatment infrastructure. The District may be required to pay sewer system connection fees and facility fees as the Campus builds out to finance plant and other facility expansions, as needed.	COD, City, DWA	Prior to approval of building permits.
		2. The District will coordinate with the City and DWA to assure that adequate	COD, City, DWA	Ongoing.

Impact Heading	Level of Significance After Mitigation	Mitigation Measures	Responsible Party/Monitoring Party	Implementation Stage
		wastewater collection and sewage disposal and treatment facilities will be provided to the site as the Master Plan is built out (2030).		
	Less than significant	Water Services While the impacts to the local domestic water delivery system from the proposed West Valley Campus are expected to be less than significant, the following mitigation measures are recommended to further minimize potential impacts.		
		1. COD and DWA shall coordinate the Phase I and long-term planning of on-campus and DWA infrastructure.	COD, DWA	Prior to the issuance of grading permits
		2. COD shall coordinate with DWA to prepare water system improvement plans and shall submit them to DWA for review and approval prior to construction. Plans shall follow all applicable regulations and guidelines for construction of domestic water systems.	COD, Project Engineer, DWA	Prior to the issuance of grading permits
		3. COD shall coordinate with the City Engineer to secure roadway encroachment permits for any work conducted in the City right-of-way in accordance with the City's standards and regulations.	COD, City Public Works	Prior to the issuance of grading permits

COLLEGE OF THE DESERT
WEST VALLEY CAMPUS
MASTER PLAN & PHASE I PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT

I. INTRODUCTION AND PROJECT DESCRIPTION

A. Lead Agency

The Desert Community College District/College of the Desert (District or COD) is the lead agency responsible for the preparation of this Draft Program Environmental Impact Report, which has been prepared to assess the potential impacts associated with the COD West Valley Campus (WVC) Master Plan and Phase I Project. The Draft EIR serves both as a Program EIR for purposes of the WVC Master Plan and as a project-specific EIR for the Phase I Project The contact person regarding this document is Mr. John D. Criste, AICP, COD Contract Planner, (760) 341-4800. The contact person and mailing address of the College associated with this document is College of the Desert, Att. Lisa Howell, VP for Administrative Services, 43500 Monterey Avenue, Palm Desert, California 92260.

B. Introduction

This Environmental Impact Report (EIR) has been prepared in conjunction with the College of the Desert Master Plan for the West Valley Campus planned for development in the City of Palm Springs, Riverside County. The EIR also addresses the construction and implementation of Phase I of the Campus Master Plan. Under the California Environmental Quality Act (CEQA), master plans (such as the WVC Master Plan), implementation plans (such as Phase I) and potential future amendments to such plans (if any) are discretionary actions considered "Projects", the impacts of which are required to be assessed as required by CEQA. This EIR analyzes the potential environmental impacts of constructing and implementing Phase I of the Master Plan at a detailed "project-level," and analyzes the remainder of the Master Plan Project at a broader "program-level." This is consistent with CEQA in that "the degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity which is described in the EIR." (State CEQA Guidelines, § 15146.)

The environmental constraints and opportunities associated with adoption of the proposed COD West Valley Campus Master Plan and Phase I (the "Project") are herein reviewed, and mitigation measures are included to address impacts associated with their implementation. The EIR is also designed to serve as an informational document and resource to facilitate the streamlining or tiering of the environmental review process for subsequent WVC implementation projects as they become better defined and proposed for development.

This EIR analyzes impacts of the proposed West Valley Campus Master Plan and Phase I development Project within the context of the planning area, the City of Palm Springs and west valley service area, and the Coachella Valley, based on relevant technical data and information collected for these areas. It summarizes the development plans, standards and guidelines of the Campus Master Plan and the Phase I Project. A wide range of environmental issues associated with the implementation of the West Valley Campus Master Plan and Phase I Project are addressed in this EIR. They include those set forth in Appendix G of the CEQA Guidelines and the Initial Study and Notice of Preparation prepared for this project. They include, among others: land use compatibility, traffic and circulation, flooding and drainage, geotechnical and seismic safety, water quality, air quality, biological and cultural resources, noise impacts, visual and aesthetic resources, jobs and housing, and public services and facilities

In Section II of this document, the environmental setting of the Project vicinity is described. Section II also identifies environmental resources and constraints. Existing regional infrastructure, land use patterns and natural resources are also described.

Section III includes a comprehensive description of land and resources within the WVC planning area, describes the environmental baseline used for determining impacts, and assesses potential impacts to the physical environment associated with Plan implementation. An evaluation of development patterns, alterations to the physical environment, and the availability of public services and facilities are provided. Specifically, Section III identifies, characterizes and analyzes impacts associated with the WVC Master Plan (at a program-level) and the construction and implementation of the Phase I Project (at a project-level). Section III also sets forth mitigation measures, where appropriate, to reduce, avoid or eliminate impacts that may result from the Project. Levels of residual impact following the application of mitigation measures are described, as are the contribution the Project makes to cumulative impacts.

In Section IV, the EIR discusses unavoidable significant impacts. Section V presents and analyzes Project alternatives, while Section VI assesses effects on the short-term use and long-term productivity of the affected environment. The irreversible and irretrievable commitment of resources, such as water and energy, is considered in Section VII to facilitate long-range planning. Section VIII examines growth inducing and summarizes cumulative impacts associated with adoption of the Campus Master Plan and Phase I Project. Section IX lists persons, organizations and documents consulted or referenced.

C. CEQA and Other Requirements

This Environmental Impact Report has been prepared in accordance with the California Environmental Quality Act (CEQA) Statutes (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Title 14, Section 15000 et seq.).

The conclusions of the EIR must be supported by substantial evidence and must explain how significant effects have been or should be mitigated. An Initial Study was prepared as permitted by Section 15080 et seq. of the State CEQA Guidelines (see Appendix A). Because the Initial Study identified potentially significant environmental impacts that may result from the Project, the COD determined that the preparation of an EIR was required.

This EIR has been prepared to serve as an informational and analytical document that provides decision-makers, the general public and other responsible or interested agencies with an objective assessment of the environmental impacts associated with the proposed West Valley Campus Master Plan and Phase I Project. The mitigation measures proposed herein are intended to eliminate or reduce the level of environmental impacts associated with the WVC Master Plan and Phase I Project to the greatest extent feasible.

The Final EIR and the mitigation measures set forth in this EIR will be considered by the District in connection with the Project. If, after completion of the Final EIR, the Board of Trustees of the District chooses to approve the Project without applying any or some of the mitigation measures set forth in this EIR, or in the event of unavoidable significant impacts, a "Statement of Overriding Considerations" must be prepared. The Statement must demonstrate that the benefits of the Project outweigh the unavoidable significant environmental impacts that may result from the implementation of the Project.

This EIR is meant to serve two purposes, first at a program level to assess the potential impacts associated with implementation of the WVC Master Plan. The second purpose is as a project-specific EIR that evaluates the potential impacts associated with the detailed Phase I Project. Additional environmental documentation as required by CEQA will be required for subsequent development phases as their details for implementation are developed. As noted, the Draft EIR serves as an informational document to facilitate streamlining the review process for potential future individual projects that will implement the College's West Valley Campus Master Plan.

Environmental Baseline

In 1998, the State Resources Agency amended State CEQA Guidelines Section 15125 to include the term "baseline". State CEQA Guidelines Section 15125 states, "This environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant." In addition to the CEQA Statutes and Guidelines, case law has also shaped the definition of the environmental baseline against which a proposed project is analyzed. Ultimately, CEQA allows the analysis of environmental impacts as compared against a baseline of actual physical conditions that exist on the ground at the time that the Notice of Preparation is issued.

This EIR describes potential Project impacts against a baseline of existing conditions/status quo. Specifically, the baseline conditions are those resulting from the current state of physical development at the site and the current rate of occupancy (±6% occupied) of the existing mall at the time that the Notice of Preparation was issued. The baseline also includes the existing Camelot Festival Theaters and the Jack-in-the-Box restaurant, which are continuing uses that will not be affected by the proposed campus development. Additionally, and for informational purposes, the EIR briefly summarizes the potential impacts that may occur if the mall were fully occupied. This fully occupied mall scenario provides additional context and reflects the facts that the mall has in the past had 100% occupancy, and that the mall owners and/or new leasees would be only required to secure new occupancy permits for new uses or physical improvements, and that the mall's entitlements remain in place for potential revitalization of retail mall operation.

RIVERSIDE COUNTY

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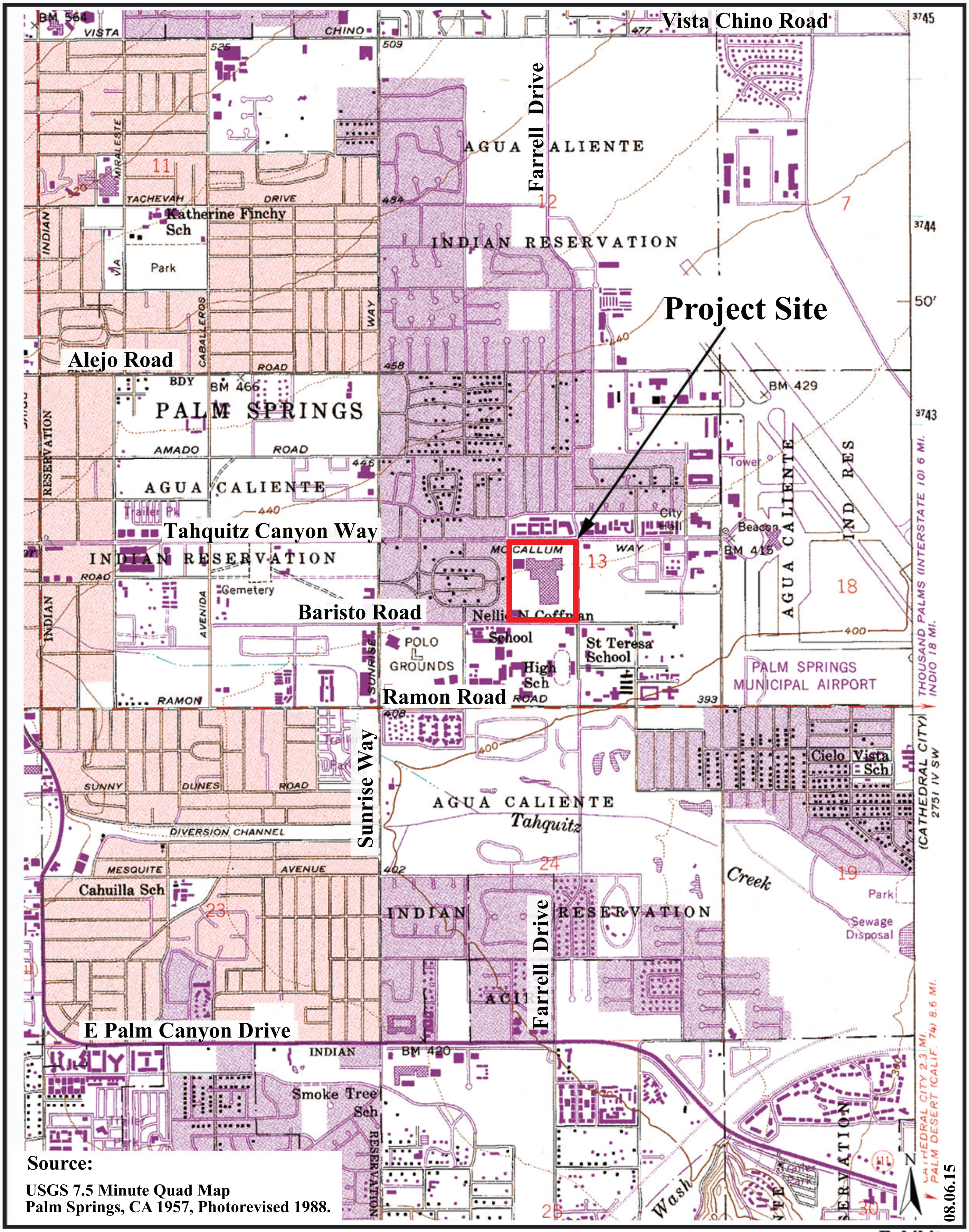
College of the Desert - West Valley Campus
Regional Location Map
Palm Springs, California

Exhibit
I-1



Source:

USGS 7.5 Minute Quad Map
Palm Springs, CA 1957, Photorevised 1988.

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

Exhibit
I-2

Source: Google Earth, 2015

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

Exhibit
I-3

Public Comment and Issues of Concern
The District circulated a Notice of Preparation (NOP) and Initial Study (IS) for the proposed West Valley Campus Master Plan and Phase I Project on November 3, 2014. The District received seven (7) comment letters on the NOP. Letters were received from the Caltrans, Native American Heritage Commission, Riverside County Airport Land Use Commission, Riverside County Flood Control and Water Conservation District, South Coast Air Quality Management District, City of Palm Springs and the Agua Caliente Band of Cahuilla Indians. These comments have been addressed where appropriate in this EIR. See NOP comments in Appendix A.

As required by CEQA, the District conducted a Public Scoping Meeting on November 22, 2014 at the Palm Springs Public Library located a short distance west of the subject property. Issues raised through the public scoping process included land use compatibility with the surrounding high school and residential neighborhood, traffic, adequate on-site parking, library location, compatible architecture, building heights, lighting, multi-modal accessibility, and other issues herein discussed.

In addition to the District departments responsible for reviewing this draft EIR, certain local, regional, state and federal agencies will be responsible for reviewing and commenting on this document. These agencies include, but are not limited to, the Cities of Palm Springs, Cathedral City and Desert Hot Springs. Others include the California Governor's Office of Planning and Research, South Coast Air Quality Management District (SCAQMD), Coachella Valley Association of Governments (CVAG), Palm Springs Unified School District (PSUSD), and Desert Water Agency and other utility providers serving the planning area. Other public, quasi-public and private organizations will also review the document.

In addition to analyzing the potential impacts associated with the Campus Master Plan and the Phase I Project, this EIR is intended to address or provide a basis for considering subsequent campus development projects. Other mandated permits or approvals that may be subsequently required will also be obtained, as necessary.

- Grading and Buildings - College of the Desert
- Development Plan Approvals - College of the Desert
- Construction Drawings - COD & Division of the State Architect
- Roadway Encroachment Permits – City of Palm Springs
- Stormwater Pollution Prevention Plan - Regional Water Quality Control Board
- Domestic Water Service - Desert Water Agency
- Sewer Service - City of Palm Springs/Desert Water Agency

D. Applicable Land Use Plans

Palm Springs General Plan
The Palm Springs General Plan update was adopted by the City Council in October 2007. As discussed in Section 7 of the Draft West Valley Campus Master Plan, the proposed Project helps to realize important goals and policies of the Palm Springs General Plan. General Plan goals and policies set forth in the Land Use Element of the Palm Springs General Plan, are applicable to the Project, and are intended to ensure the preservation of appropriate land use in the City. These are discussed further in Section III-A.

Palm Springs Zoning Code
The City Zoning Code serves to implement the City General Plan, providing details on permitted land uses, development standards, and other on and off-site development requirements. As discussed in Section III-A, the subject property is designated "PD" on the City Zoning Map, which requires the making of findings with regard to such matters as the appropriateness of the proposed use, its location, availability of roadways and other infrastructure, and whether compatible development standards have been applied to the proposed development.

E. Project Location and Description

Project Location

The proposed College of the Desert West Valley Campus site is located in the corporate limits of the City of Palm Springs in the Coachella Valley of central Riverside County, California. The site is located within the west ½ of the southeast ¼ and in the east half of the southwest ¼ of Section 13, T.4S., R.4E., SBB&M. The subject lands are currently the site of the largely vacant Palm Springs Mall and is 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 Way. Access to the site is from signalized driveways on Tahquitz Canyon Way and Baristo Road, and from uncontrolled driveways located along each street bounding the site.

The campus master plan directly or indirectly involves the following county assessor's parcels: 502-190-003, 004, 008, 015, 017, 018, 019 and 020, as revised.

Project Description

The primary goals and objectives of the College of the Desert West Valley Campus project are to provide a campus in the western portion of the District's service area that can better and more conveniently serve the College's base living in the Palm Springs/Cathedral City/Desert Hot Springs area. The goals and objectives also include the provisions of a West Valley Campus Master Plan designed to provide comprehensive and cohesive planning and design tools that facilitate development of the College of the Desert West Valley Campus. The WVC Master Plan leverages and optimizes campus development for expanded educational, career and cultural opportunities in the WVC service area.

The COD WVC Master Plan goals and objectives include the following:

1. Provide for the development of a community college campus with capacity for 3,000 FTES that assures that residents in the west valley service area are adequately served by academic and vocational training programs that provide a firm academic foundation and enhance opportunities for employment in business sectors associated with the "Four Pillars" programs.

2. Expand economic resources in the area by creating new jobs in education and related fields, and by providing an enhanced labor force for businesses in sustainable technologies, hospitality and culinary arts, healthcare, and film and media arts.

3. Provide for the development of partnering education and training opportunities between the College and outside foundations, institutions, and businesses.

4. Enhance and implement the College's policy on sustainability by integrating sustainable design, technologies and operations throughout all aspects of the campus.

5. Provide an appropriate and complementary mix of campus land uses – academic, vocational education and training, and application of sustainable technologies in a built environment that enhances social and academic interaction and outcomes.

6. Establish a planning context and provide development standards and guidelines for the development of the COD West Valley Campus, consistent with the City General Plan's goal of providing lifelong learning opportunities for the west valley's residents.

7. Provide for the development of public/private partnerships between the College and outside foundations and companies that would expand the opportunities for education and training.

8. Provide a community college campus that preserves appropriate and complementary uses and provides opportunities for future shared City/College library opportunities.

As noted, this EIR evaluates both the proposed COD West Valley Campus Master Plan on a programmatic level and the proposed Phase I Project implementation plan as a project-specific level. The following provides a summary of the Campus Master Plan and the Phase I Project. The entire proposed West Valley Campus Master Plan document is available on line at: www.cod.edu/wvc master plan. If you are reading this EIR from a DVD you will also find the Draft WVC Master Plan document on the disc, a copy of which is also included with each hard copy edition of this Draft EIR.

West Valley Campus Master Plan

The West Valley Campus Master Plan provides background information on the subject property, the planning area, the WVC service area and the Coachella Valley. It also provides a detailed assessment of socio-economic conditions and trends, and a statement of need for the subject West Valley Campus of College of the Desert. The WVC Master Plan also sets forth a wide range of policies, objectives, guidelines and standards that direct campus development. The Plan is comprised of text, exhibits, diagrams, tables and charts. Plans show the distribution, location and extent of proposed on-site land uses, including those that will continue during and following campus buildout.

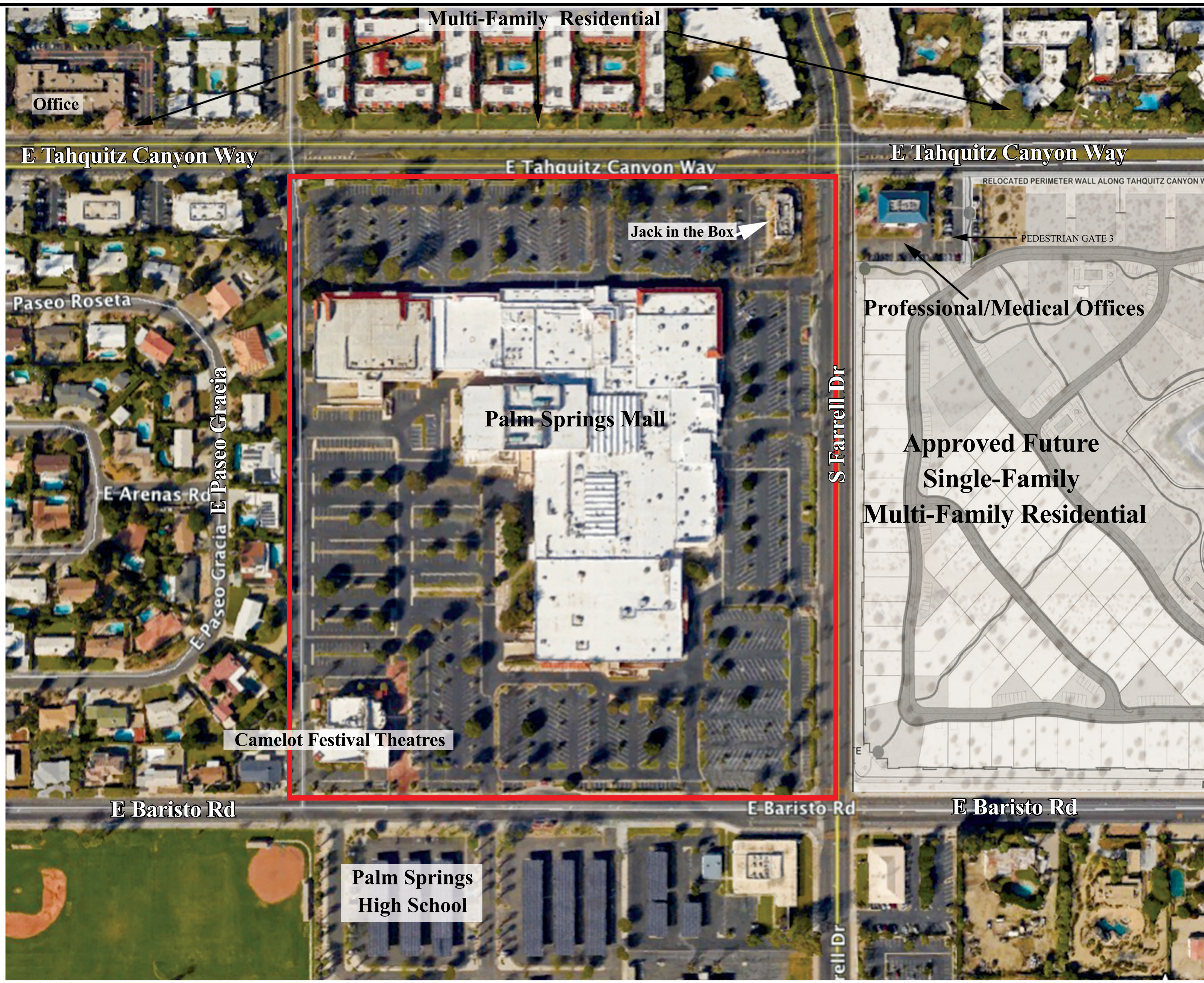
The Campus Master Plan also describes public and private transportation infrastructure that will serve the campus, as well as the location and availability of sewer, domestic water, solid waste disposal, energy and other essential facilities and services. The manner in which the Project will be implemented and how it will be funded are also discussed in the Campus Master Plan. The Campus Master Plan also incorporates the Phase I Project development plan, which includes detailed site plan, preliminary grading and drainage plans, building floor plans and elevations, and associated information. The Phase I Project is further described below.

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 the Camelot Festival Theaters and an associated parcel, and a Jack-in-the-Box restaurant. Even if the Project is approved and implemented, these two building would remain in place. The theaters are an important venue for the Palm Springs Film Festival.

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, this EIR 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 is also a part of the Project. This involves an exchange of the theater owner's parcel in the southeast corner of the site (APN 502-190-018) for lands currently improved as parking and adjacent to the theaters. Possible joint ventures between the College's School of Film and Media Arts and the theaters are being explored.

The WVC Campus Master Plan calls 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. Buildings will be distributed across the site and will be primarily two-story, although taller buildings and other structures are permissible with subsequent review and approval. 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.



Source: Google Imagery 2014

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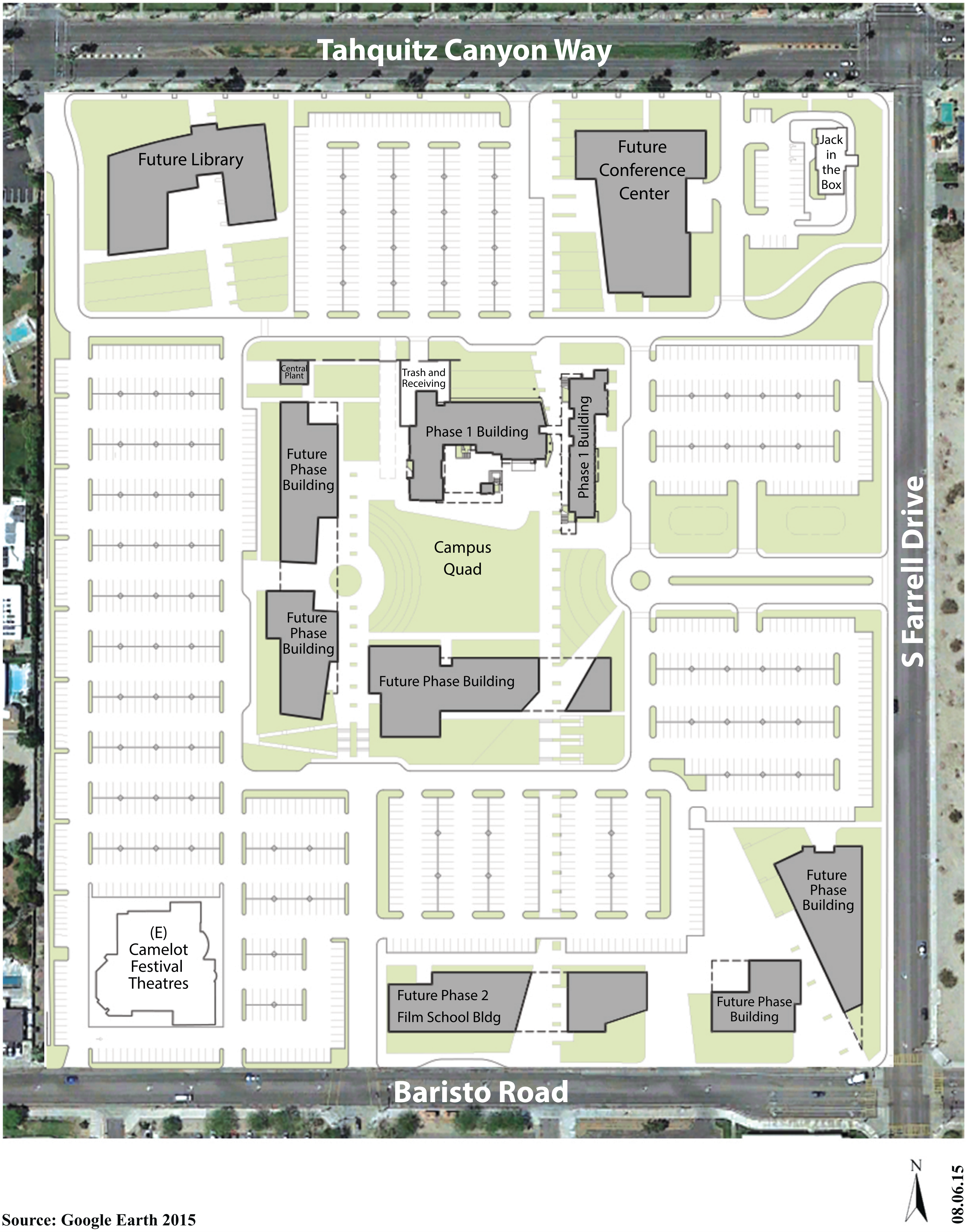
College of the Desert -West Valley Campus
Aerial View of Campus
Palm Springs, California

COLLEGE OF THE DESERT 1958

Exhibit
I-4



Source: Google Earth 2015

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College of the Desert - West Valley Campus
Campus Master Plan - Site Plan
Palm Springs, California

Exhibit
I-5

The development of the West Valley Campus will implement the District's *Policy on Sustainability Stewardship"* (2009), integrating renewable energy technologies, primarily photovoltaic (PV), on campus buildings and parking structures; the application of solar thermal technology and passive solar design is also being planned. Upon buildout, campus PV facilities are expected to meet a substantial portion of the campus' electrical energy needs. Other aspects and components of sustainable design, including high efficiency water use, are also incorporated into the campus design. The following is a planned allocation of planned space at the new West Valley Campus.

Table I-1
West Valley Campus
Development Plan and Phasing

Development Phase		Academic SF	Ancillary Uses SF	Total SF	FTES	Parking
Phase I		50,000			200	160
Phase II		50,000			808	240
Phase III		50,000			500	160
Phase IV		50,000			806	240
Phase V		50,000			686	210
Library			30,000			90
Conference Center			40,000			200
Campus Retail			10,000			30
Totals		**250,000**	**80,000**	**330,000**	**3,000**	**1,330**

Phase I Project

The development plans for the Phase I project call for the construction of 50,000± square feet of new building space, providing approximately 37,681 feet of space assignable to or available for a specific type of campus occupant, activity or use. A minimum of 159± parking spaces are also be provided for the Phase I Project, along with temporary overflow parking for an additional vehicles. Parking demand will be easily accommodated given the planned preservation of major portions of existing parking during at least the early phases of campus buildout.

The potential effects and impacts of the West Valley Campus master plan on the existing Camelot Theaters and the fast-food restaurant have been carefully considered during Project planning. There are a variety of campus design drivers, including planned synergies with the theaters. Proximity to the high school, and an existing signalized intersection and bus stop on Baristo Road also provide Phase I cost and operational efficiencies. The WVC Master Plan immediately establishes a physical link at Baristo Road with the newly renovated high school campus and street and transit improvements. These synergies and other considerations have shaped Phase I and overall campus design

Phase I Project Design Criteria

The WVC Master Plan establishes five key factors to be met by development on the WVC based on the holistic approach of sustainability: Educational, Social, Environmental, Economical and Physical.

> *Educational:* Phase 1 provides general education classrooms and basic student services. It also houses one of the Four Pillars (Culinary Arts), a key component to accelerate the growth of WVC.
>
> *Social:* The new campus must be able to help create and enhance the social environment on campus. This is accomplished through the careful layout of the initial two buildings, the provision of courtyards and gathering spaces, the creation of a sense of arrival, and environmentally response landscaping. The incorporation of the Culinary Arts along side the General Education program and community spaces in Phase 1 also reaches out to the neighboring community.

Environmental: Phase I buildings have been designed to be environmentally sensitive and responsive. Their design incorporates a variety of energy and resource efficient design elements, including strategically placed shade structures, roof space for solar collectors, highly efficient building envelopes and glazing, and water efficient fixtures.

Economical: A balance between operating and maintenance cost in conjunction with long-term flexibility has been rigorously evaluated and vetted. A strong presence with highly desirable spatial quality is key to attract high community use and student commitment. The College is also continuing to partner with other public and private entities to leverage its investment in the West Valley Campus.

Physical: Phase I provides a built environment of high spatial quality, featuring gathering and learning spaces indoor and outdoor of appropriate scale and complexity addressing the different scales of the experience from intimate to expansive.

Phase I Project Land Use Plan

The Phase I Project land use plan assumes the complete demolition and removal of the existing mall building, and the performance of site grading for Phase I Project development and site management. The land use plan places Phase I in the northern-central portion of the site where it can immediately provide identity for the new campus. Phase I will be comprised of two academic buildings, courtyards and landscaped open space areas, a central plant, loading and receiving area and facilities, interim storm water retention basins, a new main access drive from Farrell Drive and reconfigured and improved parking areas also along Farrell Drive. There will be no disturbance to or operational interference with either the existing restaurant or the theaters.

Phase I hardscape areas will be primarily adjacent and in proximity to the first two academic buildings. They include both covered and uncovered courtyards and landscape areas for gathering and socializing. Those portions of the Phase I project area that will not be immediately developed will be stabilized with a drought-tolerant hydroseed mix of annuals and perennials to limit maintenance and water demand, enhance appearance and stabilize disturbed soils.

Phase I Project Access Plan

The immediate and long-term access and circulation plan for the West Valley Campus includes maintaining most of the existing site access drives, including the two signalized intersections located at Tahquitz Canyon Way and Sunset Way in the northwest corner of the site, and the signal at Baristo Road serving the High School and Camelot Festival Theaters. Primary access to the Phase I campus project will be from the new, mid-block main access drive on Farrell Drive. Most of Phase I traffic is expected to arrive and depart the site from this main access.

Internal circulation will essentially be the same as the existing condition, with access and parking surrounding the Phase I Project and the rest of the core campus. Newly constructed/configured parking for the Phase I Project will be provided adjacent to the Farrell Drive main access, with supplemental parking accessible to the north and south of the main access drive.

In the near-term, pedestrian and bicycle access and facilities will remain the same as the current condition. The campus site and Phase I Project area will continue to be fully accessible from public streets and sidewalks on three sides of the site. Class II (on-pavement) striped bike lanes are located along Baristo Road and Tahquitz Canyon Way. However, no on-pavement bike lane is provided on Farrell Drive, which is currently being considered by the City for such an improvement to link the West Valley Campus neighborhood to the CV Link multi-modal path planned for development a short distance south of the campus site.

As noted, the West Valley Campus site is well served by three bus routes operated by the SunLine Transit Agency and provides two full turnout bus stops, one along Farrell Drive and one on Baristo Road.

Phase I Project Architecture and Floor Plans

The massing and layout of Phase I Project buildings focuses on approachability and the creation of a sense of academic space even in the first phase of the campus. Sustainability will be on display as not only renewable energy sources are integrated in building systems and sharpen awareness and to become part of the teaching curricula. The Phase I building complex is planned as steel and wood construction with cladding of two tones of metal panels, stucco and glass responding to the local desert conditions.

A combination of corrugated / perforated metal trellises provide shading on the sun exposed exterior envelope. Entrances to public spaces with full height and clerestory windows will utilize high-performance glazing with a Solar Heat Gain Coefficient (SHGC): 0.29 or better, and a Visible Light Transmittance (VLT): 65% or better to minimize heat gain while allowing visual transparency into the public areas. Some operable windows and louvers will have perforated metal screens to protect from direct sun. East and west facing façades may feature egg-crate shading devices to protect from lower angled sun. Many southern exposures will have horizontal shading devices.

The floor plans for the Phase I project provide enclosed and partially enclosed open space that totals 45,807± square feet. This includes approximately 38,138 square feet of fully enclosed space on two stories. Covered space provides an additional approximately 11,861 square feet. The central plant will encompass approximately 1,050 square feet.

Table I-2
COD West Valley Campus
Phase I Development Project

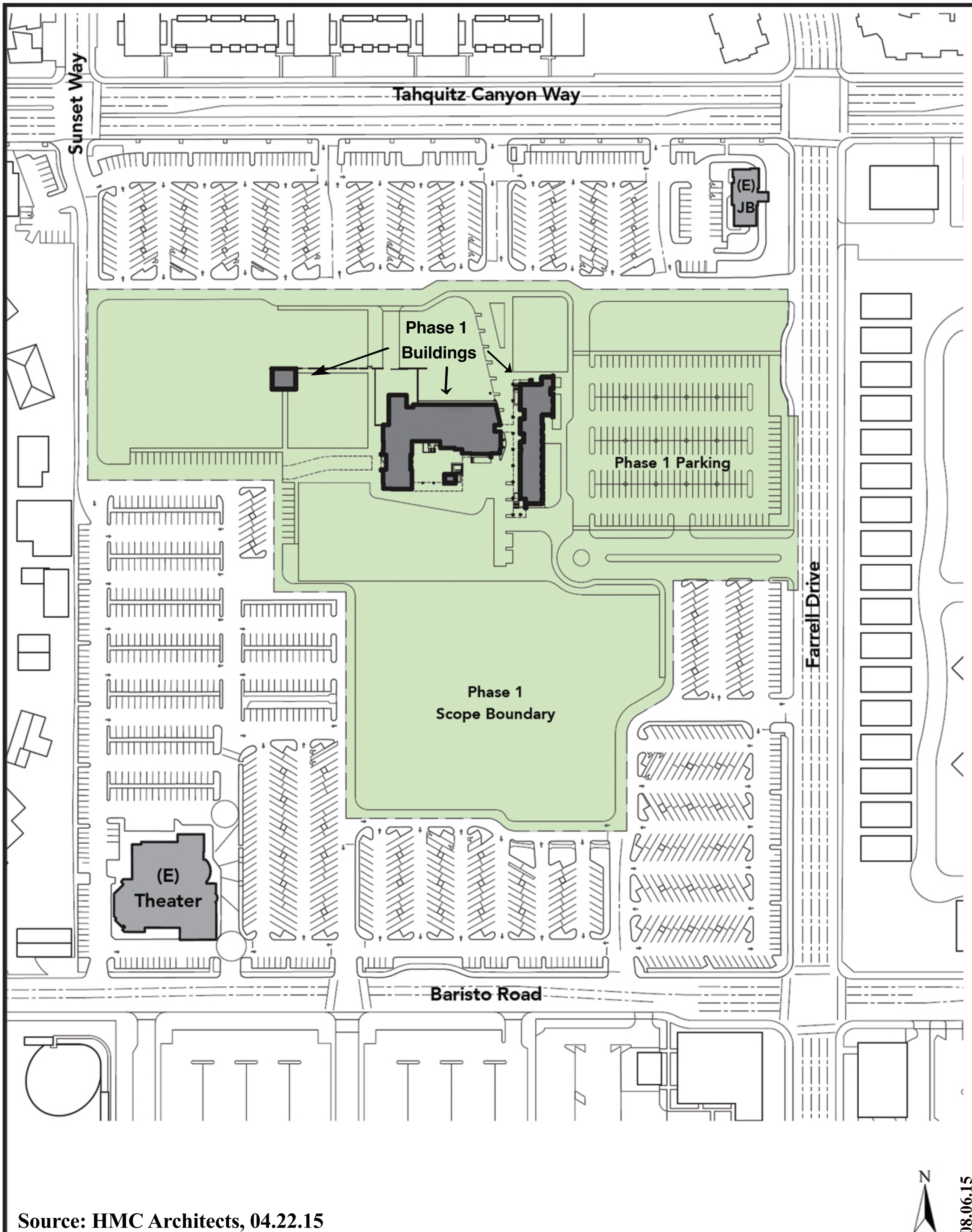
Campus Use	Assigned Space (Sq. Ft.)
Culinary Arts	7,189
Classrooms	8,475
Interdisciplinary Labs & Collaboration Space	5,977
Office/Faculty Space	5,577
Restrooms/Locker Rooms	1,876
Building Maintenance and Operation	2,700
Common Area Space	1,894
Health Office	343
Ancillary Space (approximate)	3,650
Parking	159 spaces (Min.)

Phase I Site Grading and Drainage

The design of the grading and drainage plan for the West Valley Campus and Phase I project has been well established. Existing City drainage facilities adjacent to the campus site also facilitate on-site storm water management. The City has indicated that site runoff may continue to be directly discharged into adjoining City facilities, as is the case today. However, development of the Phase I Project will include such measures as drainage swells that direct "first flush" flows to storm water retention basins where de-silting, percolation and bio-remediation can occur.

The Phase I Project Grading and Drainage Plan exhibit Shown in Section III-E of this EIR illustrates site grading and planned interim retention and treatment facilities. Three retention basins[1] (called out as WQMP Basins on the plan) are planned for the core campus area, while one additional linear basin is planned at what is currently the south end of the mall building. In addition to treating the "first flush" of storm runoff, the retention basins will also reduce storm flow volumes being directed to the public streets and City storm drain facilities during a storm event. Undisturbed portions of the site will continue to drain in the current manner.

[1] Preliminary Hydrology Report for the College of the desert West Valley Campus Master Plan, prepared by MSA Consulting. June 2015.



Source: HMC Architects, 04.22.15

08.06.15

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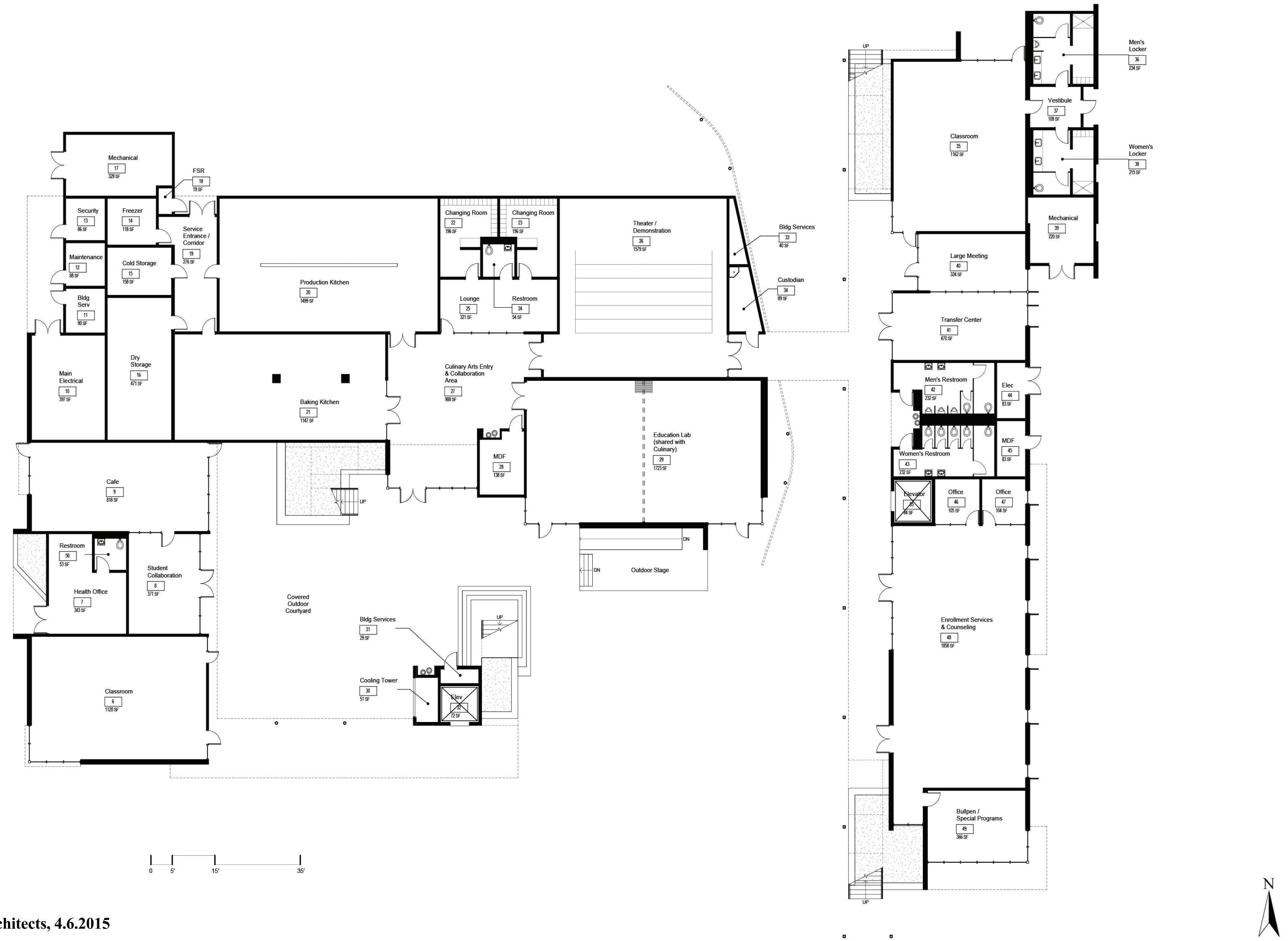
College of the Desert -West Valley Campus
Phase I Site Plan
Palm Springs, California

COLLEGE OF THE DESERT 1958

Exhibit
I-6



Source: HMC Architects, 4.6.2015

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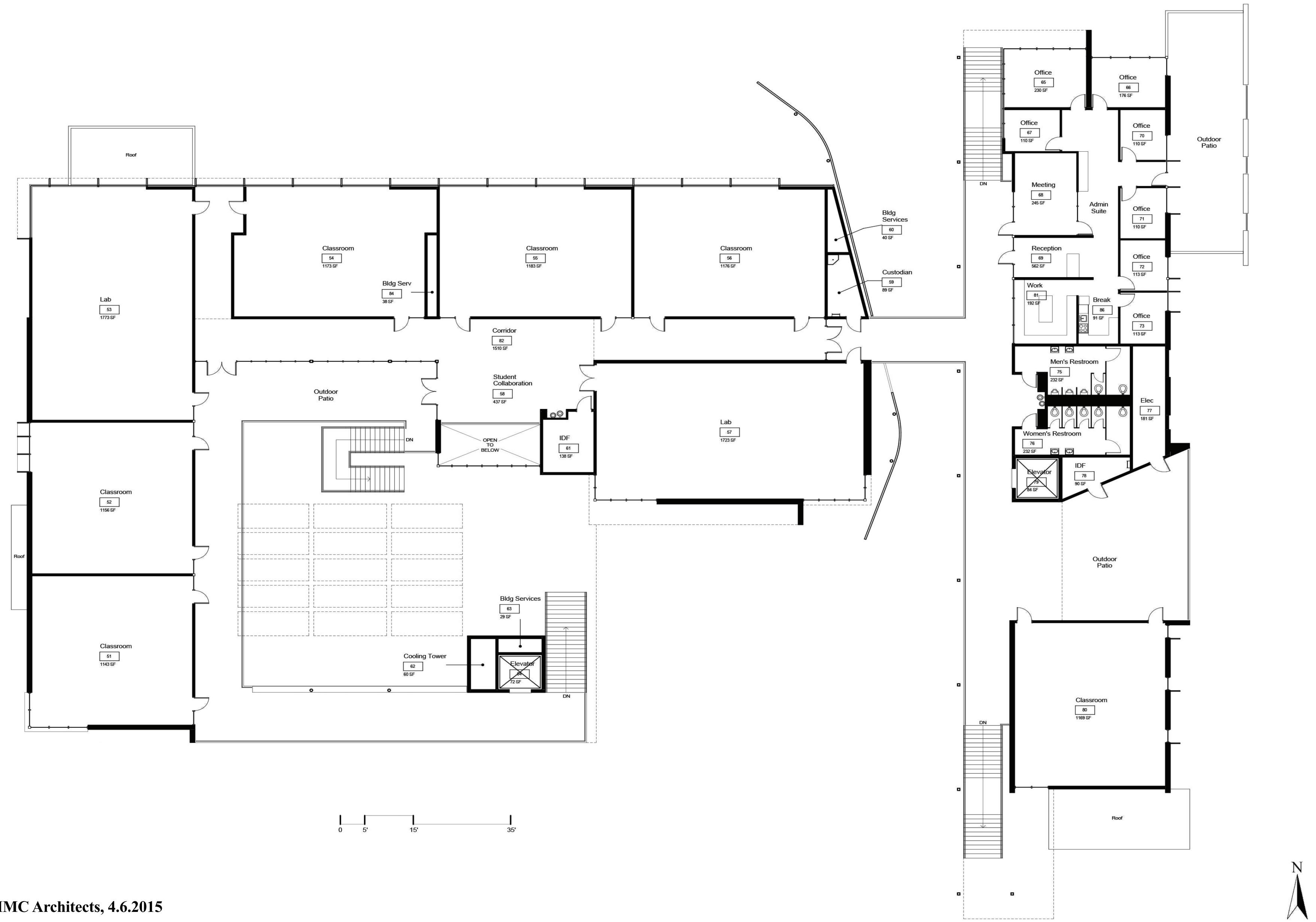
College of the Desert - West Valley Campus
Phase I Floor Plan - 1st Floor
Palm Springs, California

Exhibit
I-7A



Source: HMC Architects, 4.6.2015

TERRA NOVA®
PLANNING & RESEARCH, INC.

College of the Desert -West Valley Campus
Phase I Floor Plan - 2nd Floor
Palm Springs, California

COLLEGE OF THE DESERT 1958

Exhibit
I-7B

Sustainable Design
COD sustainability policies have been incorporated into campus design to address all aspects of development and operation. They recognize and reference the LEED (Leadership in Energy and Environmental Design) program developed by the US Green Building Council. Sustainable campus design addresses site selection and land planning, building standards and guidelines, sustainably sourced building materials, a high level of energy self-sufficiency, and efficiency in the use of water and other resources. Recycling of wastes and the use of recycled materials are also a major part of COD's sustainability program.

The management of campus operations also provides important opportunities to advance campus sustainability practices. These include encouraging behavioral changes and facilitating ridesharing programs and the use of mass transit to reduce campus-related vehicle miles traveled (VMT). Sustainably sourcing a full range of materials and products consumed on campus will also be incorporated into the COD sustainability program.

Specific design approaches include ventilated wall systems (thermal mass) to manage heat gain and loss. Daylighting will be used to illuminate indoor space as much as possible, solar electric and thermal systems will be widely used, and rigorous application of water-conserving technologies and landscape design will significantly limit water demand.

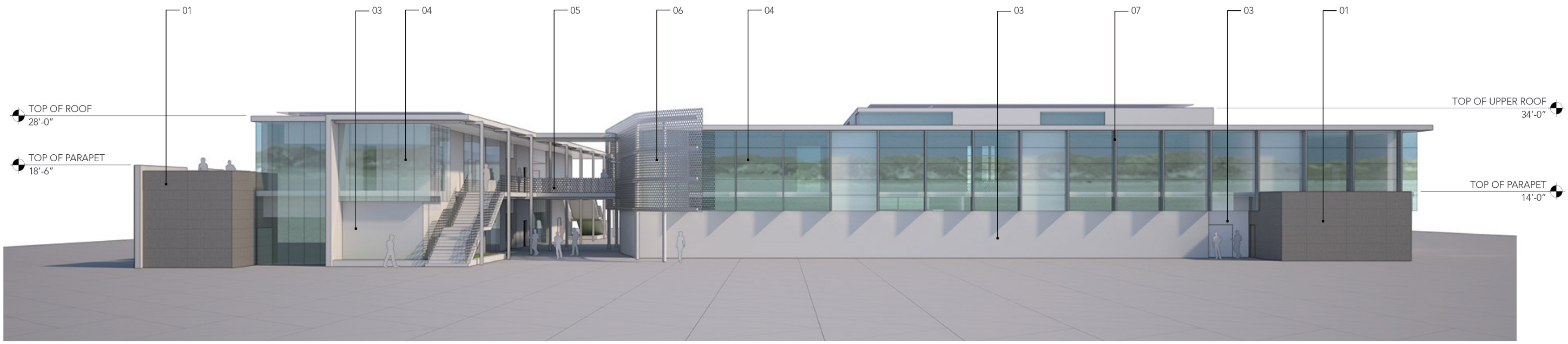
Building features are to include low-flow fixtures to reduce water consumption; motion sensor lighting systems and optimized natural light for occupied space to reduce energy; air handling units with Demand Ventilation Controls to provide fresh air; and, green housekeeping products and procedures to complement the building's design. Demolition and construction waste recycling/reuse will be implemented. Post-construction provision will be made to facilitate the collection of recyclable materials generated by students, faculty, administration and maintenance staff.

Landscape Concept
The landscape design and palette for the COD WVC and Phase I Project is responsive to the local climate and natural vegetation. While relatively lush planting may be a part of courtyard and other enclosed landscape areas, the substantial majority of the site will be planted in native and non-invasive non-native desert and other drought tolerant vegetation. The Campus Master Plan landscape design standards and guidelines also follow the College of the Desert Campus Standards Handbook guidelines for supporting landscape learning, including art in the landscape, creating outdoor spaces that respond to and provide shelter in the local climate, and which promote sustainable design and cost considerations.

The landscape of the site provides three layers of drought tolerant planting. The first layer will consist of decomposed granite, boulders, and low desert succulents and groundcover to provide visibility throughout the site. The second layer will include a tree canopy that will provide shade for parking and pedestrian circulation. The third layer of the landscape design provides skyline planting of palm trees that will be visible from a distance, identifying the subject property as a unique place. The landscape scheme also provides clear and safe pedestrian access points on the north and south sides of the campus. Exhibit I-5, above, shows the campus master site plan with the preliminary landscape plan.

The COD WVC Master Plan maps the future development of the campus and implements the College's 2010 Educational Master Plan[2]. The evolution of the West Valley Campus Master Plan and Phase I Development Plan was led by the College and a team of architects, planners, designers and engineers. In conjunction with the Phase I Project planning documents, the Campus Master Plan will guide the development of the West Valley Campus for years to come. The 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.

2 "College of the Desert Strategic Education Master Plan, 2010", prepared by Desert Community College District. 2010.



NORTH ELEVATION - FACING TAHQUITZ CANYON WAY

MATERIAL KEYNOTES

01 LARGE FORMAT PORCELAIN TILE

02 COMPOSITE METAL PANELS

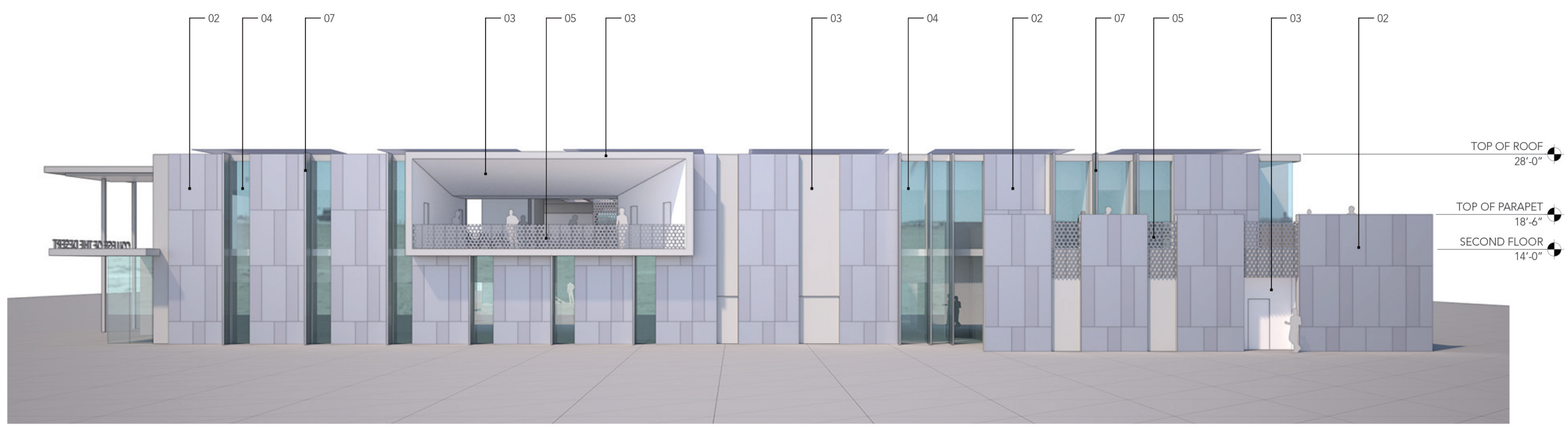
03 EXTERIOR CEMENT PLASTER, SMOOTH TROWEL FINISH

04 ALUMINUM & GLASS CURTAIN WALL

05 PERFORATED METAL GUARDRAIL

06 PERFORATED METAL SCREEN SIGNAGE/ART/ IDENTITY ELEMENT

07 METAL SOLAR SHADING DEVICE



EAST ELEVATION - FACING FARRELL DR.

COLLEGE OF THE DESERT - WEST VALLEY CAMPUS

PHASE 1 BUILDING

2015-07-23

N

08.10.15

Source: HMC Architects 07.23.15

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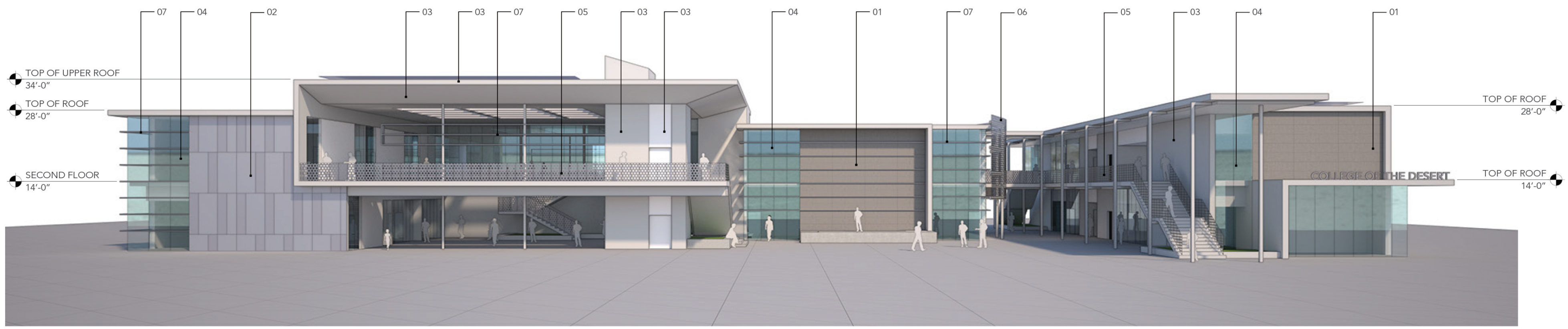
College of the Desert - West Valley Campus
Phase I Building Elevations - North and East Facing
Palm Springs, California

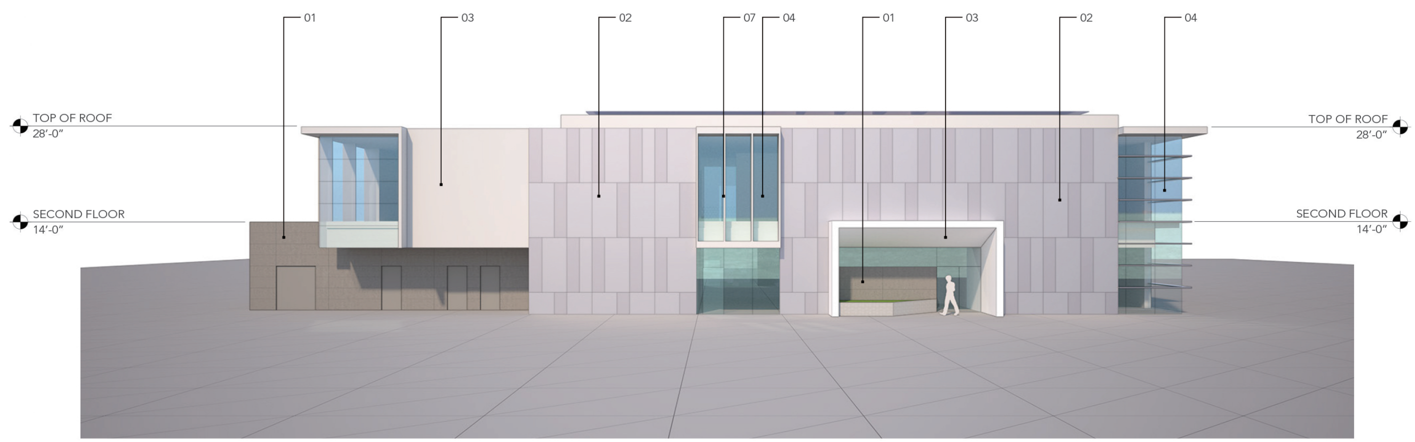
Exhibit
I-8A



SOUTH ELEVATION - FACING BARISTO RD.

MATERIAL KEYNOTES

01	LARGE FORMAT PORCELAIN TILE
02	COMPOSITE METAL PANELS
03	EXTERIOR CEMENT PLASTER, SMOOTH TROWEL FINISH
04	ALUMINUM & GLASS CURTAIN WALL
05	PERFORATED METAL GUARDRAIL
06	PERFORATED METAL SCREEN SIGNAGE/ART/ IDENTITY ELEMENT
07	METAL SOLAR SHADING DEVICE



WEST ELEVATION - FACING RESIDENTIAL NEIGHBORHOOD

COLLEGE OF THE DESERT - WEST VALLEY CAMPUS

PHASE 1 BUILDING

2015-07-23

N

09.01.15

Source: HMC Architects 07.23.15

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College of the Desert - West Valley Campus
Phase I Building Elevations - South and West Facing
Palm Springs, California

Exhibit

I-8B

WVC Conceptual Phasing Plan

The initial stages of development phasing for the West Valley Campus are taking shape with campus development being initiated in the Phase I Project, which is analysed in this EIR. Phase II development is expected to involve the School of Film and Media Arts planned north of Baristo Road and a short distance east of the existing Camelot Festival Theaters, home of the Palm Springs Film Festival. Subsequent phases of campus development are being planned based on assumptions of incremental buildout of academic and related space, followed by the WVC conference center and the City library. Campus development is expected to occur over a 15 to 20-year period, commencing in 2017.

COLLEGE OF THE DESERT
WEST VALLEY CAMPUS
MASTER PLAN & PHASE I PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT

II. ENVIRONMENTAL SETTING

Introduction

This section of the EIR provides a general introduction to the environmental setting of the project site and the Coachella Valley, in which the project is located. Particular emphasis is given to those environmental constraints and resources that would most likely be affected by the development of the project. Topics discussed in this section include existing and surrounding land use patterns, regional climate, topography, geology and soils, hazards and hazardous materials, flooding and hydrology, water resources/quality and biological resources. Also addressed are cultural resources, aesthetic/visual resources, air quality and greenhouse gas emissions, noise, traffic circulation, recreational resources, agricultural resources, mineral resources, public services and facilities, and population, housing and socio-economic resources. These areas of concern provide a broad understanding of the potential issues associated with the project and its alternatives.

A. Land Use

Palm Springs Mall Site

The subject property encompasses the existing Palm Springs Mall building, and also takes into consideration the existing Camelot Festival Theaters and the Jack in the Box restaurant, which also occur on site. These two uses are located in the southwest and northeast corners of the site, respectively, and no changes to these uses are proposed. The Palm Springs Mall opened in 1970 as a community-scale retail center providing approximately 330,000 square feet of gross leasable space at buildout. Parking is accommodated around the centrally located mall.

As can be seen from the aerial exhibits, the single, roughly T-shaped mall building includes a westerly extension on the northwest portion of the mall that last housed a Von's supermarket and several smaller outdoor-facing stores. Previous but now vacated mall businesses included department stores, a grocery, a drug store, a variety of smaller stores and shops, restaurant and food court. Current occupancy is limited to Kaplan College, which leases approximately 20,080 square feet (~6%) of the mall the balance of which is vacant. Over the past several years, the Palm Springs Mall has passed through a variety of businesses and space changes and reallocations. Also please see Appendix G: WVC Site Photo Survey, which depicts the existing mall and other on-site buildings, and the grounds.

The Camelot Festival Theaters opened in 1967 as a 625 seat that was expanded to a triplex in the 1970s. The theaters have since gone through good and also difficult times even during the inauguration of the Palm Springs Film Festival. The Camelot Theaters were acquired in 1999 and renovated as a three-screen theatre complex. The theater provides a total of 700 seats, with the large house (548 seats) having a performance platform, and the small house (152 seats) contains a lecture stage. The theatre is programmed 52 weeks a year and also accommodates group sales and rental. The Camelot Festival Theaters provides state-of-the-art sound and projection equipment. The theater parcel encompasses approximately 1.3 acres and the theater owners also own a 1.12 acre parcel at the southeast corner of the site.

The Jack in the Box fast food restaurant building encompasses approximately 2,736 square feet, includes a drive through, provides 23 parking spaces, and takes access off of both Tahquitz Canyon Way and Farrell Drive.

Surrounding Land Use

Lands to the north of the proposed site are zoned for "Multiple-Family Residential and Hotel" uses and are occupied by medium and high density residential apartments of one, two and three story construction. Lands to the east are designated for "Planned Development and Professional" uses. The majority of these lands are currently vacant with the exception of an office building at the southeast corner of Tahquitz Canyon Way and Farrell Drive; however the vacant portion of the site has been approved for a medium density residential development.

Lands to the south are designated for "School" and are occupied by the Palm Springs High School educational and recreational facilities. Most of the lands to the immediate west are designated for "Very Low Density Residential (2.1 -4.0 du/ac)", while lands fronting onto Tahquitz Canyon Way include several small-scale professional office buildings with these lands being designated "Office". Lands immediate east of the subject property and east of Farrell Drive are designated "Medium Density Residential (6.1-6.0 du/ac)". Palm Springs City Hall, the Coachella Valley iHUB innovation center, and the Palm Springs International Airport are located approximately one-half mile to the east. The subject property site is approximately 1.5 miles east of the City's downtown resort commercial district. Surrounding existing and approved land uses are illustrated in Exhibit I-4.

Regional Land Use

Much of the urbanization in the Coachella Valley has initially taken place along the toe of the slopes of the Santa Rosa and San Jacinto Mountains, and has spread progressively onto the valley floor and southeastward from the Palm Springs area through Coachella to the communities of Thermal and Mecca. The region is noted for prime agricultural lands in the eastern valley areas, and for exclusive resort residential and world-class tourist developments primarily in the western and central portions of the valley. In these western portions, agriculture developed (primarily dates and citrus) early in the 20^{th} Century gave way to resort, residential and commercial development. The area's natural assets, including mountain views, varied wildlife and sunny weather, have become progressively important to the local economy and environment, and have contributed to the region's character and desirability.

In addition to the City of Palm Springs, the western Coachella Valley and the WVC service area includes the incorporated and unincorporated areas of the cities of Desert Hot Springs and Cathedral City. Large areas of the west valley are also occupied by open space lands that include the Chino Creek and Whitewater River floodplains, the Morongo Wash floodplain, and the foothills and mountains of the San Jacinto, Santa Rosa, and Little San Bernardino Mountain Ranges.

The region is served by major transportation arteries, including US Interstate-10, State Highways 111, 74, 62 and 86, and the Union Pacific Railroad, which (as Southern Pacific Railroad) was primarily responsible for opening up the area in the mid 1800s. The Palms Springs International Airport and secondary general aviation facilities also serve the area.

Land use and planning will be further discussed and evaluated in Section III-A.

B. Topography

The COD West Valley Campus site is located in the western valley floor of the Coachella Valley, which is within the Colorado Desert sub-area of the Sonoran Desert. The valley's topography generally rises to the northwest. The lowest point occurs at the surface elevation of the Salton Sea, a terminal lake in the eastern valley, at an elevation of approximately 233 feet below sea level. The highest point on the valley floor, approximately 1,000 feet above sea level, occurs at Windy Point near the San Gorgonio Pass, approximately eight miles northwest of the campus planning area. The valley is bordered on the north by the San Bernardino and Little San Bernardino Mountains, and on the west and south by the San Jacinto and Santa Rosa Mountains, respectively. Peak elevations in these mountains range from 9,600 to 11,502 feet above sea level, with nearby San Jacinto Peak at 10,834 feet.

The valley's terrain has been formed by movement along major fault systems, including the San Andreas and San Jacinto Fault Zones, and by the depositions of many cubic miles of sand, gravel and rock from mountain erosion (also see Sections II-D and Section III-E G). Lands on the valley floor and in the foothills are typified by alluvial fans and sand fields and dunes.

The COD West Valley Campus site and surrounding area lie on a gentle sloping gradient that in the immediate vicinity is from northwest to southeast. The highest portion of the project site is at an elevation of approximately 427± feet above mean sea level and the lowest elevation is 413± feet, which is about a 3% slope across this site. The site and the surrounding areas has previously been graded, excavated and leveled for existing urban development. Exhibit II-1 shows the existing topography of the project site.

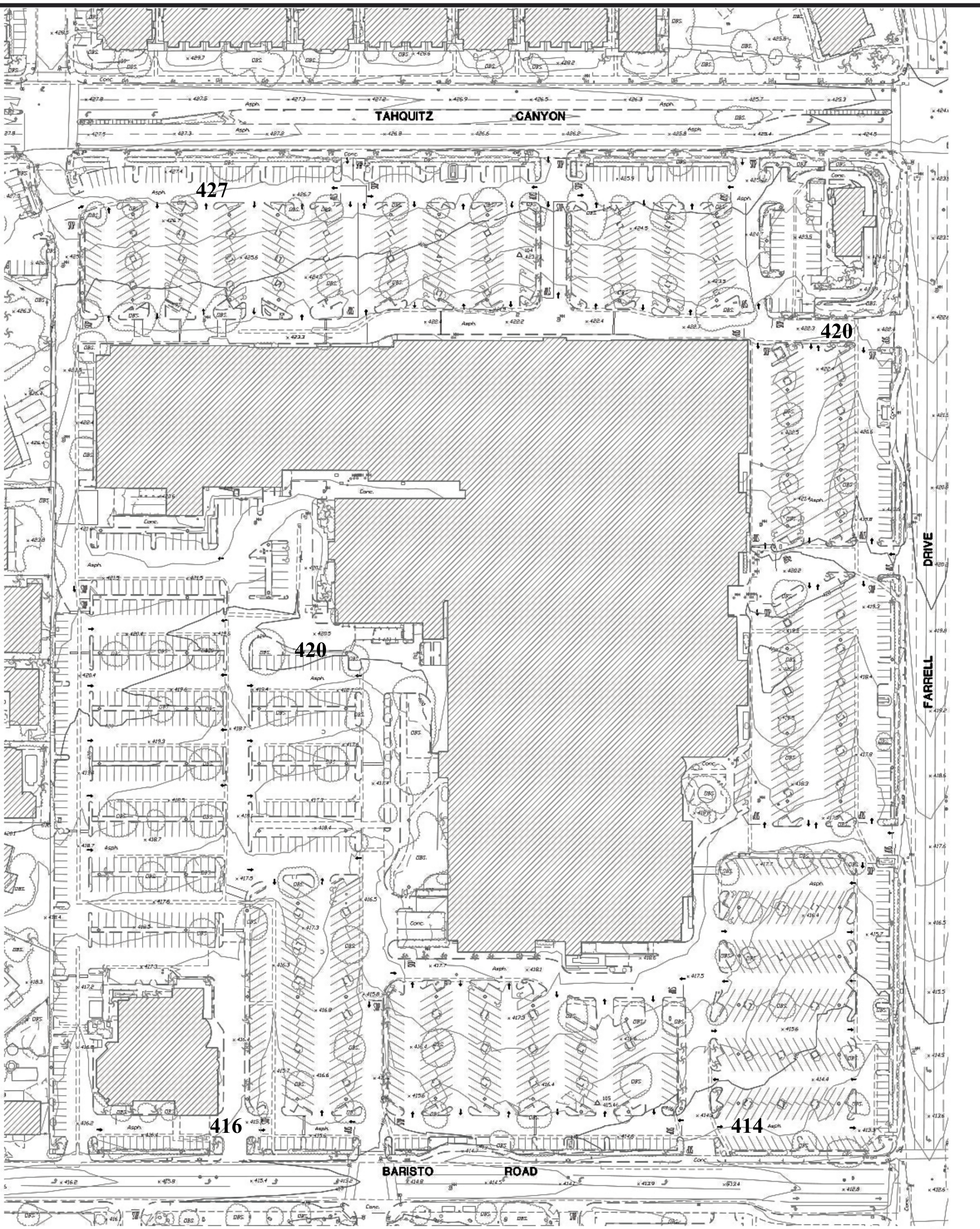
C. Climate

The Coachella Valley is an extending and spreading basin with ongoing subsidence in the vicinity of the Salton Sea, which is created by local active fault zones and local mountain building. The San Jacinto Mountains and San Bernardino Mountains, and the gap of the San Gorgonio Pass between them, form the western portions of the valley, while the Little San Bernardino and Santa Rosa Mountains form the northern and southern boundaries, respectively. Prevailing winds and weather originate from the Pacific Ocean to the west, but southeasterly Monsoon flows are also a regular seasonal pattern.

The mountains create a "rain shadow", effectively isolating the valley from the prevailing cooler and wetter marine conditions along the coast, and creating a dry, subtropical desert environment. The area is subject to daily temperature extremes ranging from approximately 30°F to 80°F in winter and summer daytime temperatures that range between 75°F and 120°F. In the surrounding mountains, temperatures are generally cooler than those on the valley floor, with an approximate 5°F decrease per 1,000 feet of elevation increase. In general, the valley floor is characterized by low humidity and rainfall, and a high percentage of days of sunshine.

Winter brings the majority of rainfall, although occasional intense storms occur in late summer or early fall that can make substantial contributions to annual rainfall. These are sometimes intense storms that result in rainfall on surrounding mountain slopes rather than on the valley floor. Mean annual rainfall averages between 2 to 4 inches on the upper desert floor and about fifteen (15) inches in the nearby mountains.

When the desert floor heats up and the valley air mass rises, the resulting thermal low pressure draws in cooler, denser marine air from the west that is funneled through the narrow San Gorgonio Pass. This effect produces strong and sustained winds, which constitute a major influence on the valley's climate. As they pass through the valley, these winds often lift and transport large quantities of sand and dust through the valley, impacting visibility and air quality. This issue is further discussed under II-K, Air Quality.



Source: MSA Consulting, 12/18/2014

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PLANNING & RESEARCH, INC.

College of the Desert - West Valley Campus
Planning Area Topography
Palm Springs, California

Exhibit

II-1

D. Geology and Soils

Geology

The Coachella Valley is located in the northwestern portion of the Salton Trough, a tectonic depression roughly 130 miles long and 70 miles wide that extends from the San Gorgonio Pass to the Gulf of Mexico. The valley is bounded by the San Bernardino Mountains on the northwest, San Jacinto Mountains on the southwest, Santa Rosa Mountains on the south, and Little San Bernardino Mountains and Indio Hills on the north. The Salton Sea, a terminal lake, is located to the southeast.

The valley's geologic composition is directly related to its proximity to the San Andreas Fault, which passes through the northeasterly portion of the valley, and other active faults. The region is susceptible to a range of geologic hazards, including ground rupture, major groundshaking, slope instability, and collapsible and expansive soils. Episodic flooding of major regional drainages, including the Whitewater River, results in the deposition of sand and gravel on the valley floor. Strong sustained winds emanating from the San Gorgonio Pass cause wind erosion and transport and deposit dry, finely granulated, sandy soils on the central valley floor.

No major active or potentially active faults are known to cross the subject property, and the site is located outside areas designated as Alquist-Priolo Earthquake Fault Zones.[1] The nearest active fault is the Banning Fault strand of the Coachella segment of the San Andreas Fault, approximately 7 miles to the northeast. Earthquake and groundshaking modeling in the immediate project area indicates that maximum earthquake magnitudes of 7.4 to 8.2 on the Richter Scale with strong peak ground accelerations could occur in the project vicinity.[2] [3] The project area is located on the valley floor and outside any areas considered susceptible to landslides or rockfalls, and it is considered to have low probability for liquefaction.[4]

Soils

Regional soils range from rocky outcrops within the mountains bordering the valley to coarse gravels of mountain canyons and recently laid fine- and medium-grained alluvial (stream deposited) and aeolian (wind deposited) sediments on the central valley floor.

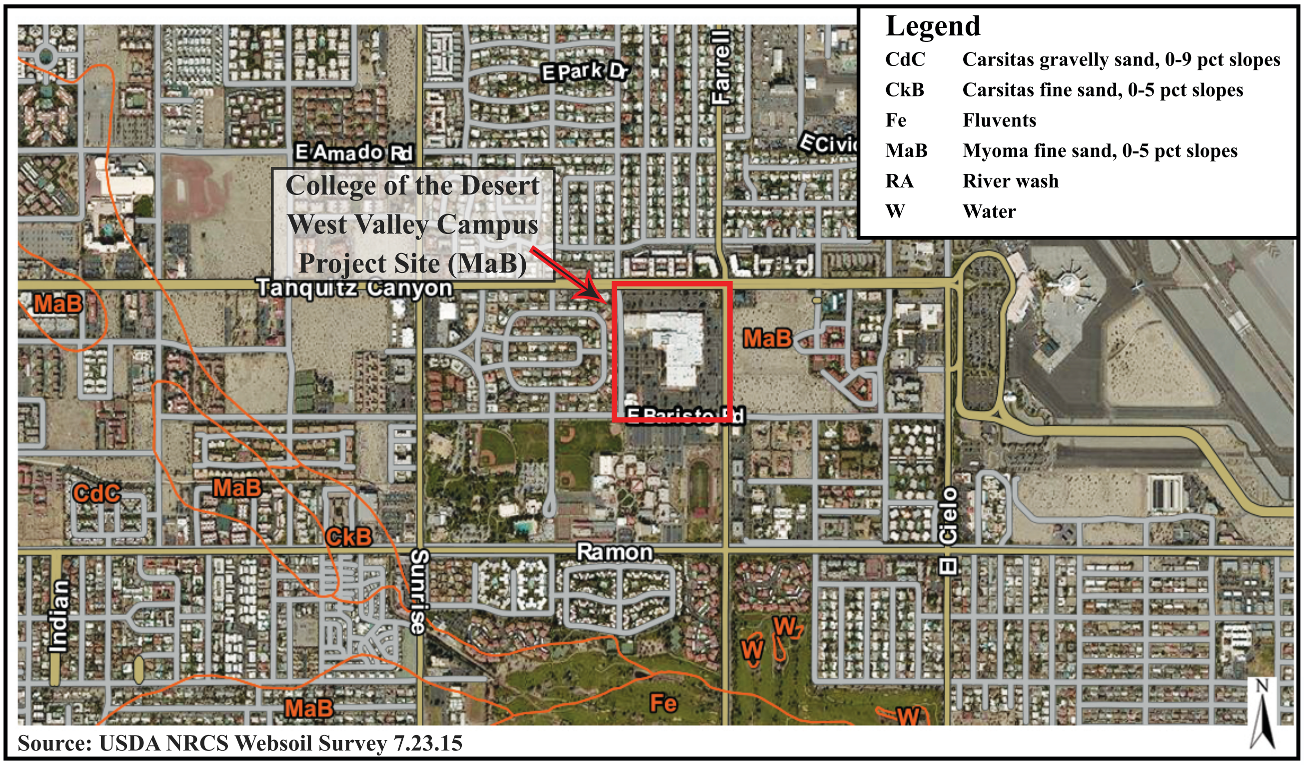
Soils on the subject property are comprised of Myoma Fine Sand (MaB)[5], with 0 to 5 percent slopes. These nearly level soils are formed in recent alluvium and can include sand, coarse sand, sandy loam, or fine sandy loam. Runoff is very slow, the erosion hazard is slight, and the blowsand hazard is high. Soils in the immediate project vicinity site have been found to be dry at depth and contain less than 15 percent of clay and silt-sized particles.[6] Therefore, the shrink-swell potential is low. On-site and area soils are in hydrologic group A, which is defined by the Riverside County Flood Control and Water Conservation District (RCFCWCD) as "soils having high infiltration rates. These soils consist of mainly deep, well drained to excessively drained sands and gravely sands. These soils have a high rate of water transmission."[7]

Detailed analysis of potential hazards associated with geology and soils is provided in Section III-E.

---

1. Figure 6-1, Palm Springs 2007 General Plan.
2. "EQFault, Version 3.00, N.E.C. Baristo Road & N. Farrell Drive, Palm Springs, California," as contained in "Geotechnical Investigation, Proposed 24 Acre Condominium Complex, NEC Baristo Road and Farrell Drive, Palm Springs, California," Sladden Engineering, April 20, 2003.
3. "Geotechnical Engineering and Seismic Hazard Report for the Proposed Concession Building and Field House at Palm Springs High School", prepared by Earth Systems Southwest. December 12, 2013.
4. Ibid.
5. "Soil Survey of Riverside County, California, Coachella Valley Area," U.S. Dept. of Agriculture Soil Conservation Service, 1980.
6. Op.cit.
7. "Preliminary Hydrology Report, College of the Desert West Valley Campus', prepared by MSA Consulting. June 3, 2015.

Exhibit II-2
Soils Classifications
COD West Valley Campus



Source: USDA NRCS Websoil Survey 7.23.15

E. Hydrology

From an hydrologic perspective, the Coachella Valley is located in the West Basin of the Colorado River Watershed, which drains a large and diverse watershed. The terminus is the Salton Sea with a water surface elevation of approximately 233 feet below mean sea level, the lowest point of the Salton Trough. On the valley floor, mean annual rainfall ranges between 2 and 6 inches. Although in some years there is no measurable rainfall, occasionally the region is subjected to flash flood events. These are generally the result of intense late-summer thunderstorms or accelerated spring runoff from the surrounding mountains. The valley's hydrological setting has been shaped by flooding events and long-term weather conditions that generally follow a seasonal pattern of winter storms with moderate to intense rainfall coupled with rapid snow melt, tropical storms from the Southern Pacific Ocean, and monsoon season-late summer thunderstorm.

Regional drainage for portions of the valley, including Palm Springs, is managed by the Riverside County Flood Control and Water Conservation District (RCFWCD). This management includes flood planning and construction and maintenance of drainage facilities. These include the Tahquitz Canyon debris basin and storm channel, which is located approximately one-half mile south of the COD WVC campus site.

Site Specific Conditions
The West Valley Campus planning area is located in the urban core of the City and hydraulic conditions are primarily of a local nature. Local runoff is conveyed by a combination of surface and subsurface facilities that convey stormwater to the Tahquitz Creek Channel or the Whitewater River. Therefore, the planning area is subject to limited tributary flows that pass through and are managed by existing facilities located within the planning area. The components of the City's Master Drainage Plan serve the planning area. Drainage issues are further discussed in Section III-F: Hydrology.

The West Valley Campus planning area is located within Flood Hazard Zone X (Shaded) as shown on the FEMA Flood Insurance Rate Map, which delineates lands that are determined to be outside the 0.2% annual chance (500-year) floodplain."[8] It should be noted that Zone X areas protected by levees have 1% or less chance of flooding, which are conditions at the campus site. Issues related to drainage and hydrology are further considered in Section III-F.

F. Biological Resources

The Coachella Valley and the COD West Valley Campus planning area are located in the Colorado subunit of the Sonoran Desert. The rocky slopes and mountain ranges bordering the valley isolate it from marine moisture to the west. These circumstances contribute to the region's excessively hot and dry climate, and create a unique geomorphic and geographic setting that has shaped the evolution of a variety of plant and wildlife species. The resulting conditions provide an ecological environment that supports diverse and sometimes highly specialized species and natural communities. Plants and wildlife that live in the region have evolved adaptations to the extreme desert environment.

A wide range of common plant species such as mesquite, smoke tree, desert holly, creosote bush, brittlebush, and palo verde, are supported by the conditions present in the valley, as are a wide range of wildlife species. Bird species include golden eagle, western burrowing owl and a variety of others. There are also a range of sensitive plant and animal species present in the Coachella Valley, some of which have been listed as threatened or endangered by federal and state governments.

In the Palm Springs area, plant species that are federally listed as endangered include the Coachella Valley milkvetch and the triple-ribbed milkvetch. Threatened or endangered wildlife species include the Peninsular bighorn sheep, Casey's June beetle, Coachella Valley fringe-toed lizard, arroyo southwestern toad, mountain yellow-legged frog and California red-legged frog, which are considered threatened or endangered species. Sensitive bird species include the least Bell's vireo and southwestern flycatcher, both listed as endangered. In addition, there are several species of birds considered "sensitive" by state and federal wildlife resource agencies.

Site Specific Biological Resources
Biological resources in the planning area that are native to the area have been significantly impacted and in many case extirpated by on-site and adjacent development. Buildings and other structures, parking lots, streets, utilities and other urban improvements have eliminated or significantly modified remaining native habitat. The proposed COD WVC site has been impacted by urban development activities at since the early 1960s. There is no evidence of native vegetation or wildlife occurring on this site. Although there may be some species that are able to adapt to the built environment, finding roosts and nesting sites under building eaves and other sheltered areas, no evidence of such wildlife use was identified during field surveys.

Coachella Valley Multiple Species Habitat Conservation Plan[9], [10]
The Coachella Valley Multiple Species Habitat Conservation Plan (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 addresses the conservation needs of a variety of plant and animal species and plant communities that occur in the Coachella Valley region.

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8 FIRM Panel Number 06065C1556G, prepared by the Federal Emergency Management Agency, revised August 28, 2008. Full definition of designation includes: " areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. Insurance purchase is not required in these zones."

9 "Biological Resources Assessment, BLM Land Sale," prepared by AMEC Earth and Environmental, Inc., May 2009.

10 "Coachella Valley Multiple Species Habitat Conservation Plan Fact Sheet," http://www.cvmshcp.org, accessed May 27, 2010.

The Plan 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 development permit processing by providing the Plan's "Permittees" "incidental take permits" under state and federal endangered species acts. The City and the proposed COD West Valley Campus site are within the CV MSHCP planning area. The campus is located outside any CV MSHPC designated Conservation Areas (CAs). Developed prior to 1996, no MSHCP development impact fees are required of this project site.

G. Water Quality/Resources

Desert Water Agency (DWA) is the domestic water service provider for the City of Palm Springs and the COD West Valley Campus planning area. DWA also provides domestic water service to portions of the City of Cathedral City and provides tertiary wastewater treatment to the City of Palm Springs. To supply domestic water to users within its service boundaries, DWA extracts groundwater from wells located in the Palm Springs Subarea. The Subarea is part of the larger Whitewater Subbasin, which extends from the San Gorgonio Pass southeast to the Salton Sea and is divided into two large subareas, the Upper and Lower Thermal Subareas. The Whitewater Subbasin in the Coachella Valley is in a state of overdraft, a condition where groundwater extraction exceeds inflow or recharge.[11]

DWA and the Coachella Valley Water District (CVWD) coordinate to acquire new supplies and manage groundwater resources in the upper Coachella Valley. Replenishment of groundwater supplies occurs by means of natural recharge from rain and snowmelt from the surrounding mountains, as well as inflow from other basins. Colorado River water is also imported via the Metropolitan Water District's Colorado River Aqueduct, which passes through the northwestern portion of the valley. Imported water is diverted at the Whitewater River north of US Interstate-10 and again diverted into the Whitewater River groundwater recharge basins located in the northern portions of the City. Both DWA and CWVD actively promote water conservation in all use sectors even as they continue to seek new supply sources.[12]

The DWA, in cooperation with CVWD, monitors groundwater and surface water in order to assure that contaminants in the water are within an acceptable safety range for human consumption as determined by the US Environmental Protection Agency (EPA) and the California Department of Health and Services. The Water Quality Control Plan for the Colorado River Basin Region 7 is tasked with protecting surface and groundwater quality throughout the Colorado River Basin, including the Whitewater River watershed. Maximum containment levels (MCL) set by the EPA establish the maximum allowable concentration of contaminant for drinking water. As seen in the 2013 Water Quality Report, contaminants are below established MCL thresholds and there were no violations reported.[13]

DWA pumps groundwater using 29 active wells into the water system with six pressure zones, which include about 22,000 active services throughout 369 miles of pipeline and serves about 71,000 people. The agency utilizes 28 reservoirs with the capacity to store 59 million gallons. Annual production for DWA is about 43,000 acre-feet (more than 14 billion gallons) annually.

A Water Supply Assessment (WSA) will not be required for the proposed campus project. Requirements for the preparation of a WSA are set forth in Senate Bill 610 (SB 610), which was enacted in 2001 and became effective January 1, 2002. SB 610 amended Section 21151.9 of the Public Resources Code requiring cities and counties to request specific information on water supplies from the Public Water Supplier (PWS) that would serve any project that is subject to CEQA and is defined as a “Project” in Water Code Section 10912. State Water Code Section 10912 Defines a “Project” as any of the following:

1. A proposed residential development of more that 500 dwelling units.

[11] “Coachella Valley Water Management Plan-Final Report,” prepared by MWH, September 2012.
[12] “Final Coachella Valley Integrated Regional Water Management plan,” prepared by the Coachella Valley Regional Water Management Group in collaboration with the Planning Partners, December 2010.
[13] “2013 Water Quality Report,” prepared by Desert Water Agency, 2013.

2. A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.
3. A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space.
4. A proposed hotel or motel, or both, having more than 500 rooms.
5. A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.
6. A mixed-use project that includes one or more of the projects specified in this subdivision.
7. A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.

According to State Water Code Section 10912, the COD WVC is not considered a "Project", not meeting threshold criteria in terms of size or type of use, or the intensity of water demand, and therefore does not require a WSA be prepared. DWA has determined that sufficient water supplies were available to meet the forthcoming demands of the COD WVC. Water supplies and availability, as well as water demand and potential impacts to water resources and water quality from implementation of the WVC Master Plan and Phase I project, are presented in Section III-G: Water Quality/Resources of this EIR.

H. Cultural Resources

As a part of this project review, a variety of cultural resource studies and City, Tribal and PSUSD resources have been reviewed and supplemental literature reviews conducted. Local land and architectural field surveys, literature and records searches indicate a low probability of sensitive cultural and paleontological resources occurring at the project site. Related studies are referenced herein and/or can be found in Appendix D of this EIR.

Paleontological Resources
The remains of prehistoric life (fossils) such as shells, bones and teeth of fish, reptiles, and mammals, leaf assemblages and petrified wood, as well as fossil traces such as internal and external molds, impressions, and casts are known as paleontological resources. In general, paleontological resources only occur in sedimentary rock such as sandstone, siltstone, mudstone, claystone, and shale. As such, the specific soil type of a locale is a useful indicator in determining the likelihood for the presence of paleontological resources.

Soils on the valley floor portion of the City are generally post-Pleistocene age alluvium from the surrounding mountains. Such soils are generally considered recent by paleontological standards and therefore have little potential to yield fossilized remains. The City is located well outside the boundary of the ancient Lake Cahuilla, an area where most paleontological resources in the valley have occurred. Paleontological reports prepared in comparable Palm Springs locales indicate no vertebrate fossil sites (localities).

Soils on the campus site are from the Holocene epoch, of relatively recent age, and are therefore not expected to contain paleontological resources. Other lands in the planning area are on soils of relatively recent age, have been previously developed and are not expected to contain paleontological resources given that they have been previously developed. Therefore the planning area has a low potential to contain paleontological resources. Section III-J: Cultural and Paleontological Resources further discusses these issues and provides for mitigation should any paleontological resources be discovered during demolition, grading and construction on the WVC site.

Prehistoric Resources
The term prehistory generally refers to the time period prior to the arrival of non-Indians. The Coachella Valley and the City of Palm Springs lie within the historical territory of the Desert Cahuilla, a Native American Tribe. There is evidence in the valley of Cahuilla settlements dating more than 500 years ago, to a time when a large population of the tribe was living adjacent to Ancient Lake Cahuilla, which evaporated around 1,500 AD. Today, the much smaller Salton Sea occupies this terminal basin. During this prehistory period the Cahuilla society transitioned from hunting and gathering to village type settlements.

With the rapid evaporation of Lake Cahuilla, the mountains and canyons surrounding the valley became increasingly important. Canyons in proximity to Palm Springs urban areas, including Palm Canyon, Andreas and Murray Canyons, Chino, Snow Creek, and Blaisdell Canyons have yielded evidence of use by the tribe as sources of water, plant and animal foods, fiber and rock for tool-making.

The subject property is located on sands and gravels with creosote scrub habitat with no pre-European access to surface or groundwater at this location. Neither did the site or vicinity provide vegetation of ethno-botanical importance to indigenous populations or settlers. The City General Plan Cultural Resources Element identifies areas of archaeologically significant importance to occur primarily along the mountain canyons and alluvial cones, where water, game and sources of food and fiber were to be found. The General Plan does not designate the subject or surrounding lands as areas likely to yield rock shelters, lithic workshops, milling sites, village sites, middens or other archaeological artifacts.[14]

Historic Resources
The modern history of Palm Springs began in the 1870s with the purchase and subsequent subdivision of lands by John Guthrie McCallum, and the establishment of railroad stations along the Southern Pacific Railroad route through the valley. During the 1920s, the area underwent rapid expansion as Palm Springs developed a reputation as a health resort, and drew increased interest of the Hollywood movie community. Up until the end of World War II, Palm Canyon Drive was the center of hotel and retail development. Post World War II era, the area began to see rapid urban growth, stimulated by tourism; these factors have continued to influence the social and economic conditions in present-day Palm Springs.

The cultural resource assessment conducted for this project has identified seven recorded cultural resources within one-mile of the proposed WVC site. Among the sites identified as relevant to the WVC project, one consists of remnants of the World War II-era U.S. Army airfield in Palm Springs, which eventually evolved into the present-day Palm Springs International Airport. Another site was recorded east of Farrell Drive and was found to be eligible for local historical designation. Another recorded site represents the 1938-1946 vintage Palm Springs High School, located just to the south of the project area, across Baristo Road.

A recent study commissioned by the Palm Springs Unified School District[15] has concluded that four buildings on the High School campus, including the auditorium, the cafeteria, the library, and the former administration building, are eligible for listing in the National Register of Historic Places and/or the California Register of Historic Resources. Section III-E further describes the potential impacts to these and other cultural resources, and sets forth mitigation to reduce impacts from implementation of the COD WVC Master Plan and Phase I Project.

I. Aesthetic/Visual Resources

The proposed COD West Valley Campus site is located along a major east-west axis of the City bookended by Palm Springs International Airport on the east and the steep and spectacular San Jacinto Mountains on the west that range from 9,600 feet to more than 10,80 feet above sea level. The complex and active geological forces in the valley have created a low desert surrounded by the steep canyons, ridges and peaks of several mountain

[14] City of Palm Springs General Plan, Recreation, Open Space and Conservation Element. Adopted 2007.
[15] “Historic Resources Assessment Report – Palm Springs High School Campus”, prepared by Daly& Associates. 2013.

ranges, including the San Jacinto, San Bernardino, Little San Bernardino and Santa Rosa Mountains. These unique topographical features provide attractive and even dramatic scenic viewsheds that are highly valued in the region and internationally. The City is pro-active in seeking to preserve and protect these visual resources.

The planning area is situated approximately 1.5 miles east of the east front of the San Jacinto Mountains and approximately 1.5 miles north of the foothills of the Santa Rosa Mountains. Views of Mount San Jacinto, along with the Santa Rosa Mountains to the south and the San Bernardino and Little San Bernardino Mountains to the north, provide a stunning backdrop. The proposed WVC site is located in the heart of the urban core and is surrounded by development, with the exception of a remnant of undeveloped land to the east that has recently been approved for residential development. Tahquitz Canyon Way, which bounds the subject property on the north, considered one of the City's gateway to the downtown and resort and entertainment district.

Although utility lines in new development are undergrounded in compliance with City requirements, there remain aerial utility lines along the western boundary of the WVC site that continue west along Baristo Road, and which pre-date these requirements.

Issues related to aesthetics are further considered in Section III-C: Visual Resources.

J. Hazardous and Toxic Materials

Hazardous and toxic materials have become ubiquitous and the proper disposal of hazardous and toxic waste has become an increasingly important issue, primarily due to human health and environmental concerns. Riverside County, the City of Palm Springs, and other cities in the county have jointly developed the Riverside County Hazardous Waste Management Plan (HWMP) to address the disposal, handling, processing, storage, and treatment of local hazardous materials and waste products.

The Riverside County HWMP assures that adequate treatment and disposal capacity will be available to manage the hazardous wastes generated within the jurisdiction. To implement the HWMP, the Riverside County Community Health Agency, Department of Environmental Health, Hazardous Materials Management Division (DEH-HMMD), maintains a list of hazardous waste management small-quantity generator operations within the City of Palm Springs and its Sphere-of-Influence. The EPA defines a small quantity generator as a facility that produces between 100 and 1,000 kilograms (kg) of hazardous waste per month.

There are several transit routes along which hazardous material are transported in the City. These include Highway 111, US I-10 and the Southern Pacific Railroad. Should hazardous materials spills occur along freeways, the California Highway Patrol is responsible for coordinating clean up, with assistance from Caltrans and local law enforcement and fire agencies. The Palm Springs Fire Department is responsible for the maintenance of the City's Hazardous Materials Business Program.

The Palm Springs International Airport is located approximately one-half mile east of the campus planning area. The proposed WVC site is located within Airport Land Use Compatibility Zone E. There are no other airstrips in Palm Springs or in the project vicinity. Given the site's physical relationship to the airport property, hazardous materials associated with the airport are not expected to impact the project site.[16] There are natural gas transmission lines and underground and aerial electric power lines within and adjacent to the planning area.

The Palm Springs General Plan shows "Small Quantity Sites" in the planning area, within the southeast portion where existing commercial and industrial development is located, including the Palm Springs International Airport and a cleaners on North Sunrise Way.[17] There were no visible indicators of hazardous material releases visible areas within or adjacent to the subject or surrounding properties.

16 "Figure 6-8, Airport Compatibility Plan, City of Palm Springs General Plan," adopted October 2007.
17 Ibid, "Figure 6-7, Hazardous Materials Sites."

Riverside County manages hazardous wastes generated within its boundaries, including within the City of Palm Springs. The Riverside County Hazardous Waste Management Plan (HWMP) was developed jointly with the City of Palm Springs and other Coachella Valley communities to assure that adequate treatment and disposal facilities are available to meet hazardous waste needs. The Riverside County Department of Environmental Health Hazardous Materials Management Division is responsible for coordinating hazardous materials planning and response efforts. The City also implements hazardous materials management programs at the local level. It is a local enforcing agency for the National Pollutant Discharge Elimination System (NPDES), which seeks to reduce and eliminate the discharge of pollutants to local groundwater supplies and other bodies of water.

The proposed project will involve the demolition of the existing 332,000± square foot Palm Springs Mall. The mall was constructed in the mid- to late-1960s and 1970s may include asbestos, lead and other hazardous materials that could be emitted during demolition. Operation of the proposed campus may also result in the transport and use of limited quantities of hazardous substances onsite, including chemicals used in campus chemistry laboratories. Section III-H provides analysis of potential impacts to sensitive receptors, including Palm Springs High School, and compatibility with the nearby Palm Springs International Airport.

K. Air Quality

The Coachella Valley, including the COD WVC site, is located within the Salton Sea Air Basin (SSAB), which is monitored and regulated by the South Coast Air Quality Management District (SCAQMD). Monitoring stations within the SSAB are located in Indio and Palm Springs and have provided a record of air quality conditions for the region since 1985 and 1987, respectively. Historically, air quality in the SSAB has not exceeded state or federal standards for carbon monoxide (CO_2), nitrogen dioxides (NO_2), sulfur dioxide (SO_2), or lead.

Pollutants of primary concern in the Coachella Valley are ozone (O_3) and particulate matter (PM_{10}). The SSAB is in non-attainment for ozone (O_3) and PM_{10}, and is unclassifiable for $PM_{2.5}$. For national area designations, the Coachella Valley is in non-attainment (Severe-15) for the federal 8-hour ozone standard, and serious non-attainment for the federal 24-hour PM_{10} standard. State standards for the Coachella Valley similarly designate a non-attainment status for ozone and PM_{10}. These pollutants pose the most significant threat to public health and may result in diminished breathing capacity, increased sensitivity to lung infections, inflammation of the lung tissue, and other respiratory distress.

The California Air Resource Board (CARB) approved the Coachella Valley PM_{10} Redesignation Request and Maintenance Plan on February 25, 2010 to redesignate the Coachella Valley from "serious" non-attainment to attainment for PM_{10}. CARB submitted a letter to Environmental Protection Agency (EPA) in March 2010 to approve the redesignation. However, as of July 2, 2014 the Environmental Protection Agency has not redesignated the PM_{10} classification for the Coachella Valley[18] due to the Valley exceeding the state PM_{10} standards in recent years. Therefore, the Coachella Valley is still classified as a serious non-attainment area for PM_{10}.

Air quality is impacted by regional activities, including grading, construction and vehicular traffic, and to a lesser extent heating, cooling, and ventilation equipment. In addition, a portion of the air quality pollution in the SSAB is attributable to local geographic and climatic conditions. Particulate matter in the Coachella Valley results from fugitive dust emissions associated with ground disturbance from development and agricultural practices, as well as natural event such as strong windstorms.

[18] "EPA Green Book Designated Non-attainment Areas for All Criteria Pollutants," as of July 2, 2014. Accessed October 28, 2014.

Development of the proposed Master Plan COD WVC and Phase I Project will result in emissions of criteria pollutants and greenhouse gases (GHGs) during construction and operation that have the potential to affect air quality and/or contribute to climate change. Potential air quality impacts resulting from construction and operation of the proposed COD WVC and Phase I project are discussed in Section III-C of this EIR.

L. Noise

Loud noise levels, both continuous and intermittent, can cause adverse effects on health, including hearing damage or loss, fatigue, and psychological stress. Groundborne vibration can also be an annoyance to people and, at excessive levels, can result in structural damage to nearby structures. The evaluation of potential project-related impacts in relation to the community's existing noise environment is essential to protecting the health and welfare of the general public and identifying the need for and type of appropriate mitigation measures.

Noise levels are typically measured in decibels (dB). The A-weighted decibel (dBA) frequency scale, which approximates the subjective response of the human ear to various noise sources, ranges from 1.0 dBA at the threshold of hearing to 140 dBA at the threshold of pain. Very quiet sounds can measure approximately 40 dBA, and very loud sounds can measure approximately 100 dBA.

Other measures of noise include the equivalent sound level (Leq), Day-Night Average Level (Ldn), and Community Noise Equivalency Level (CNEL). The equivalent sound level (Leq) converts sound that varies over time to a constant level. The Day-Night Average Level (Ldn) represents the average intensity of a sound over a 24-hour period and applies a penalty factor to noises that occur during nighttime hours (10:00 p.m. and 7:00 a.m.). Community Noise Equivalency Levels (CNEL) build upon the Ldn penalties by adding an additional penalty to noises occurring during evening hours (7:00 p.m. to 10:00 p.m.). Noises can be generated by moving or stationary point sources. Noise levels can be reduced by distance, ground absorption, atmospheric conditions, and shielding by such intervening features as fences, walls, buildings and terrain.

The Palm Springs Noise Ordinance (Municipal Code Chapter 11.74) sets forth noise limits by land use and time of day, and the proposed project will be required to comply with these regulations. The subject property is located approximately

The existing noise environment in the project area is typical of a commercial and low- to medium density residential area. The principal noise source is vehicular traffic on nearby roadways, particularly South Farrell Drive, East Tahquitz Canyon Way, and Baristo Road. Additional noise is generated by vehicles at loading docks, and by such mechanical equipment as heating, ventilation, and air conditioning compressors and fans. The planning area is approximately 0.5 miles west the boundaries of the Palm Springs International Airport; however, it is located outside the airport's projected noise contours for 60, 65, and 70 CNEL.[19]

The proposed project will generate temporary noise and groundborne vibration during the demolition and construction phase. Long-term operation of the project may result in increased traffic noise onsite and on nearby streets. Impacts to sensitive receptors, including Palm Springs High School and nearby residential development, require analysis and consideration

A project-specific noise analysis was prepared to evaluate the potential noise impacts of the proposed West Valley Campus and to assess the potential impact of the surrounding noise environment on the campus. The WVC noise impact analysis is included in Appendix E of this EIR. Existing ambient noise levels measured at the project boundary are primarily associated with vehicular traffic and range from 50.0 dBA to 77.9 dBA as measured 50-feet from the roadway centerlines. The results and a detailed noise analysis are provided in Section III-I.

[19] MAP PS-3, Noise Compatibility Contours, "Riverside County Airport Land Use Compatibility Plan, Volume 1," adopted by Riverside County Airport Land Use Commission, October 14, 2004.

M. Transportation/Traffic

The proposed West Valley Campus site is located within the central roadway network of the western Coachella Valley, being located approximately two miles north of the East Palm Canyon Drive/Highway 111 corridor, and approximately five miles south of US Interstate-10, which links the Coachella Valley and the surrounding region with the Los Angeles-San Bernardino-Riverside metropolitan areas to the west, and to Phoenix to the east. Highway 111 serves as an intra-valley roadway connecting most of the Coachella Valley communities and the region with the Imperial Valley to the southeast.

Primary access to the planning area from the north and south is via Farrell Drive, which borders the proposed campus site on the east. Farrell Drive is a four-lane arterial roadway and a major north-south thoroughfare through this portion of the city. Farrell Drive provides direct access to US I-10 and the northern portion of the campus service area via Indian Canyon Drive, Vista Chino and Gene Autry Trail. Access to the eastern portion of the service area is provided via Ramon Road, Vista Chino and East Palm Canyon Drive.

The West Valley Campus planning area is also served by a network of secondary, collector and local roadways and associated facilities. These include the four-lane divided arterial Tahquitz Canyon Way, which bounds the north end of the proposed campus site. This roadway extends from the Palm Springs civic center and International Airport on the east to the city's Palm Canyon/Indian Canyon commercial corridor on the west. In addition to roadways, local fixed route bus service provided by Sunline Transit serves the planning area. There is also an extensive network of City-maintained non-motorized trails and bikeways.

A traffic impact analysis has been prepared to evaluate the potential impacts of the project and is discussed in detail in Section III-B, Transportation/Traffic. The WVC Master Plan and Phase I Traffic Study are included in the EIR Appendices.

<u>Palm Springs International Airport</u>
Air travel is another important component of the regional transportation system. The Palm Springs International Airport is the primary air transportation link for the Coachella Valley. The airport is classified in the National Plan of Integrated Airport Systems (NPIAS) as a long-haul commercial service airport. It is capable of supporting non-stop commercial service to destinations over 1,500 miles distant, and is classified as a small hub air passenger airport based upon the percentage of national airline enplanements it supports.

Since 1972, the airport has increased service from 143,809 passenger enplanements to 486,644 in 1994, with an average annual growth of about 5.5 percent. Major destination cities include San Francisco, Chicago, Seattle and New York. Commercial traffic is clearly seasonal, with the peak season being the January-February-March period and the slowest period occurring during the summer months. Commercial operations reached a total of 772,206 passenger enplanements in 2008 and slipped with the recession to 739,749 passenger enplanements in 2009, a year-to-year decrease of 4.24 percent.[20] By 2013, enplanements had rebounded strongly to 860,124[21]. Airport enplanements were projected to have reached approximately 809,256 by the year 2015.[22]

N. Energy and Mineral Resources

In the Coachella Valley, mineral resources are largely limited to aggregate such as sand, gravel, and crushed stone. These are major components of concrete, plaster, stucco, road base and fill, which are essential to the construction industry. There are important deposits of these materials that occur within the region that are being actively developed.

20 ACAIS CY09: Preliminary CY09 Enplanements at Commercial Service Airports. June 29, 2010.
21 Federal Aviation Administration "List of Commercial Service Airports based on CY2013 Enplanements". June 2014.
22 "Palm Springs Regional Airport Master Plan and Part 150 Noise Compatibility Study", prepared by Coffman Associates. 1994.

Other mineral deposits in the region are generally limited to rocky outcroppings within the Little San Bernardino and Santa Rosa Mountains and have not been mined. These resources include copper, limestone, specialty sands, and tungsten. There are decorative stone deposits that are being mined on public land in the Painted Hills area west of Desert Hot Springs, as well as clay deposits at the base of the Mecca Hills east of Thermal on public and private land. These may be used as an impermeable layer for lining landfills, ponds, and similar construction applications, and some of these deposits have been permitted for mining.

The California Department of Conservation Division of Mines and Geology (DMG) has prepared a report identifying aggregate materials in the 629± square mile Palm Springs Production-Consumption Region.[23,24,25] The report was part of a state-wide program to geologically delineate/classify aggregate resources in rapidly urbanizing areas. The report was prepared to determine quantities of available aggregate resources, and to evaluate the adequacy of permitted aggregate reserves for meeting the future needs of each region. The Palm Springs region contains 3.2± billion tons of aggregate resources.

The report assigned Mineral Resource Zone (MRZ) classifications to all lands within the region. MRZ classifications describe the location of significant PCC-grade aggregate deposits. MRZ classifications are as follows.

MRZ-1: Areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. Includes Quaternary alluvial deposits of the central upper Coachella Valley, the Imperial Formation of the Indio Hills, Garnet Hill, the hills west of Whitewater River Canyon, and the Borrego Formation of the southeastern Coachella Valley.

MRZ-2: Areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists. Includes the following areas: 1) Whitewater River floodplain extending from the Whitewater River Trout Farm to the City of Palm Springs, 2) San Gorgonio River floodplain from Cabazon to its confluence with the Whitewater River, 3) the river channel in the lower part of Little Morongo Canyon, 4) a small alluvial wash north of Thousand Palms, 5) the confluent alluvial fans of Berdoo and West Berdoo Canyons, 6) the alluvial fan of Fargo Canyon, 7) an alluvial fan north of Indio, and 8) an alluvial wash and fan east of Thermal.

MRZ-3: Areas containing mineral deposits, the significance of which cannot be evaluated from available data. Includes lands composed of Cabazon Fanglomerate, Ocotillo Conglomerate, Painted Hills Formation, Palm Springs Formation, Mecca Formation, and metamorphic rocks of the San Jacinto Mountains and the San Gorgonio Complex.

Lands within the COD WVC planning area are classified as MRZ-1.[26] The subject property and surrounding area is developed or otherwise unavailable for mining. Mining operations are not practical at this location and that the proposed project would not result in the loss of any locatable, saleable, or leasable minerals, other than the sand and gravel aggregate. Issues related to mineral resources are further considered in Section III-M: Energy and Mineral Resources.

23 "Draft Environmental Impact Statement for the California Desert Conservation Area Plan Amendment for the Coachella Valley," prepared by the U.S. Department of the Interior Bureau of Land Management, June 2002. Figure 2-7 Windparks and Sand and Gravel Mining.

24 "Mineral Land Classification: Aggregate Materials in the Palm Springs Production-Consumption Region," prepared by the California Department of Conservation Division of Mines and Geology, 1988.

25 The Palm Springs Production-Consumption Region generally extends from Cabazon on the west to Mecca on the east.

26 Palm Springs General Plan. 2007.

Energy
The following discussion considers production and transmission facilities for each of the major energy sectors associated with and having facilities in the region. Energy sectors in the region include those associated with the movement of petroleum products, natural gas and electricity from their points of production to those of use.

Electrical Power: In the Coachella Valley, Southern California Edison (SCE) and the Imperial Irrigation District (IID) provide electric power services. SCE provides electric power services to Palm Springs and the WVC planning area. Both SCE and IID utilize a combination of coal, natural gas, wind, hydroelectric, and geothermal power sources, most of which are located outside the valley. There are high-voltage transmission lines of up to 500 kilovolts crossing the valley on an east-west trending utility corridor generally located north of Interstate-10. Locally, there are underground and aerial electrical distribution lines in the planning area. These facilities are further discussed in Section II-N: Utilities/Service Systems and Public Services and Section III-O: Utilities/Service Systems and Public Services.

Natural Gas: Natural gas is found in association with petroleum deposits. It is generally considered a clean and efficient fuel. The region contains no retrievable sources of natural gas. The Southern California Gas Company (Sempra Energy) provides natural gas service to much of the Coachella Valley, including Palm Springs and the planning area. Natural gas supplies are transported from Texas to the Coachella Valley through three east-west trending gas lines, which cross the valley near and parallel to Interstate-10, and continue west to Los Angeles. The pipelines include one 30-inch line and two 24-inch lines, with pressures of 2,000 pounds per square inch (psi). High-pressure lines associated with the aforementioned utility corridor are not located in the planning area. There are natural gas distribution lines ranging in size from one to six inches in the planning area. Natural gas facilities in the planning area are further discussed in Sections II-O and III-N.

Solar, Wind and Geothermal Energy Resource Areas/Facilities:

Solar Energy: The Coachella Valley region is well suited for solar energy production. Rates of solar insolation are high throughout the year. During summer months, complementary demand occurs when peak solar generation potential and peak load demand happen at the same time of day. In the Coachella Valley, solar thermal systems are modestly applied for heating domestic water and swimming pools. Wind energy, a form of solar energy harnessed by the atmosphere, can be tapped directly for the production of electricity or hot water and space heat.

Solar electric systems such as photovoltaic (PV) systems are generally more expensive than conventional sources of electricity and the payback on investment has heretofore been longer. However, these applications have been steadily growing in the Coachella Valley, including and especially at the campuses of the College of the Desert. Given steadily rising conventional energy costs, more stringent air quality and GHG emission standards, renewable energy rebates and system reliability, applications of solar power systems are rapidly expanding.

Wind Energy: The western Coachella Valley, east as far as Edom Hill, is a proven viable wind resource area, where strong and sustained winds are channeled through the San Gorgonio Pass and cross the valley in a southeasterly direction. There are large areas within and immediately east of the San Gorgonio Pass under the jurisdiction of the BLM, Riverside County, Desert Hot Springs, and Palm Springs that are already developed with Wind Energy Conversion Systems (WECS) wind farms or designated for future energy-related industrial development.

Wind turbines currently being installed in the Coachella Valley are typically rated at between 750 kilowatts and 1.25 megawatts, and wind turbines of up to 2.5 megawatts have been approved and/or constructed. Most turbines are three-blade, horizontal axis machines with galvanized steel or painted towers; larger turbines exceed 300 feet in overall height.

Geothermal Energy: The northwestern portion of the Coachella Valley contains limited geothermal resources, including hot springs in Palm Springs and Desert Hot Springs. These hot water areas result from faults, are primarily focused along the Mission Creek fault but also along the Palm Canyon fault. The geothermal energy produced in Palm Springs and Desert Hot Springs is generally used for commercial spas and therapeutic pools. These resources are limited, are located on private lands and are not used for energy production. Geothermal energy on a utility scale has been found and developed at the south end of the Salton Sea in Imperial County, where more than 500 megawatts of geothermal electric power have been developed.

O. Utilities/Service Systems and Public Services

Domestic Water

Groundwater is the principal source of the Coachella Valley's municipal water supply, although limited domestic supplies to the City of Palm Springs also come from surface sources. It is naturally recharged by infiltration of runoff from local mountains. Additional recharge is provided via the diversion of Colorado River water conveyed to the valley via the Colorado River Aqueduct. The region's water supplies are protected by a variety of water delivery entitlements and contracts. Desert Water Agency (DWA) is the domestic water purveyor in the City of Palm Springs.

Groundwater resources are currently in a state of overdraft but major efforts on the conservation and supply side are being undertaken to address the overdraft. Local and regional water agencies have developed and are implementing long-range plans and programs to assure the availability and provision of adequate high-quality water for the future. DWA programs are largely focused on expanding water conservation efforts and groundwater recharge and replenishment activities.

The DWA provides domestic water supplies and services to the project area and vicinity. DWA extracts groundwater through 29 wells and system of storage tanks, and delivers it via approximately 369 miles of pipeline.[27] It has approximately 78 million gallons per day in well capacity and 3 million gallons per day from surface stream supplies. Imported Colorado River water is diverted to DWA's recharge basins located near Windy Point.

Adjacent to and currently supplying the WVC project site, DWA has an 8-inch domestic water line and a 12-inch recycled (tertiary treated) water line in Baristo Road. The Agency also has a 36-inch domestic water main line and a 16-inch distribution line in the Farrell Drive right-of-way. Within the Tahquitz Canyon Way right of way, DWWA has a 12-inch domestic water line along the entire property frontage and an 8-inch domestic water line extending east to about the property mid-point. The proposed WVC project's impacts on domestic water service us analysed in detail in Section III-N.

Wastewater Treatment

Sanitary sewerage services are provided by the City of Palm Springs, which includes sanitary sewerage collection and treatment facilities within the City. Collection facilities include force mains and gravity lines. The City's comprehensive wastewater treatment program includes five pumping stations, 225 miles of sewer connection pipelines and six percolation ponds. The City's Wastewater Treatment Plant (WTP) is located on Mesquite Avenue, has a capacity of 10.9 million gallons per day (mgd) and treats approximately 6 mgd.[28]

27 www.dwa.org, accessed October 28, 2014.
28 www.palmsprings-ca.gov/index.aspx?page=877, accessed October 28, 2014.

City sewage treatment is to secondary stage standards. Effluent is then conveyed to the adjoining DWA tertiary wastewater treatment facility located near DWA offices on Gene Autry Trail.[29] DWA has a current tertiary treatment capacity of 10 mgd, with plans to expand capacity to 15 mgd in the next few years. Once treated, some effluent is released for irrigation use at the City's municipal golf course, Sunrise and Demuth Park. The WTP implements all applicable requirements of the Colorado River Basin Regional Water Quality Control Board to assure proper and safe treatment of effluent.

In the project area, the City currently has a 24-inch sewer main in both the Baristo Road and Farrell Drive rights of way. A series of 8-inch laterals connect the project site to these main collection lines.[30] Project wastewater generation is discussed in Section III-N.

Solid Waste Management
Palm Springs Disposal Services (PSDS) provides solid waste collection and disposal services to the City and project area. PSDS implements a recycling program that collects and processes a wide range of products, including green waste. Non-hazardous solid wastes are transported to the Edom Hill Transfer Station (EHTS), located at the site of the former Riverside County Edom Hill Landfill in Cathedral City. The EHTS is owned and operated by Burrtec Waste Management, and is permitted to receive 2,600 tons of waste per day. Waste is separated and enters the Riverside County Waste Management waste stream, and sent to one of three regional landfills: Lamb Canyon Landfill in Beaumont, Badlands Landfill in Moreno Valley, or El Sobrante Landfill in Corona. Lambs Canyon is permitted to receive 3,000 tons of waste per day. Waste from the EHTS is also transported to the Badlands Landfill in Moreno Valley, which is permitted to receive 4,000 tons of waste per day. The Badlands facility has a remaining capacity 21,866,000 cubic yards and a projected closing date of 2016.[31]

Estimated solid waste generation associated with the buildout and operation of the West Valley Campus is discussed in Section III-N.

Natural Gas
The Southern California Gas Company (The Gas Company, a Sempra Energy company) provides natural gas supplies and services to the City and project area. Gas is transported to the Coachella Valley from Texas via high-pressure transmission lines located north of Interstate-10. As a public utility, Sempra operates under the jurisdiction of the Public Utilities Commission and federal regulatory agencies. It also promotes energy conservation and offers services and programs responsive to residential and commercial requirements. In the project area, natural gas lines serving the subject property include 3-inch medium pressure lines located in Baristo Road, Farrell Drive, and Tahquitz Canyon Way. Laterals ranging from 0.5-inch to 2-inch provide service to on-site uses. The protection impacts of the proposed WVC to impact gas supplies or service infrastructure are discussed in Section III-N of this EIR.

Electricity
Electricity is provided to the project area by Southern California Edison (SCE). SCE secures power from a variety of sources, including natural gas (54%), nuclear (17%), large-scale hydro (19%), renewables (10.9%) and coal (8%)[32]. SCE currently has underground 12-kv service in the rights-of-way of Baristo Road, Farrell Drive and Tahquitz Canyon Way. An aerial 12-kv line runs along most of the subject property's west boundary. SCE has recently completed the upgrading of electrical facilities in the City, including new underground vaults and equipment, new underground cable and related improvements, which are expected to significantly improve system reliability. The potential of the proposed WVC project to impact SCE's ability to provide service will be analysed in Section III-N of this EIR.

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29 City of Palm Springs General Plan, adopted October 2007.
30 City of Palm Springs "Sanitary Sewer System Management Plan", prepared by Veolia Water North America. 2009.
31 Ibid.
32 California Energy Almanac, California Energy Commission. August 2015.

Police Protection
The Palm Springs Police Department serves the City and the WVC planning area, which is located in Beat 6. The Department is located at 200 South Civic Drive, approximately 0.25 miles east of the WVC planning area. As of 2012 there were 92 sworn police officers, which includes the Chief, two Captains, three Lieutenants, and 14 sergeants. Department staff also includes support personnel and volunteers.[33] The recommended police-staffing ratio is one sworn officer per 1,000 population.[34]

The department also has four canine units and since 1949 has operated the Palm Springs Mounted Police Search and Rescue Unit. It also provides community policing programs, including Citizens on Patrol, Citizen's Police Academy, and a volunteer-based horseback Mounted Enforcement Unit. In the event of an emergency, the subject property can be accessed by the existing roadway network, specifically South Farrell Drive, Tahquitz Canyon Way, and Baristo Road.

The desired response times for Priority I calls (emergencies) is 5 minutes; for Priority II calls (non-emergencies) it is 30 minutes. There is a potential extended response of 2 to 4 hours for less urgent, non-emergency calls[35]. Should a major incident exceed the department's resources, the Department has established mutual-aid agreements with other local law enforcement agencies.

Fire Protection
The Palm Springs Fire Department is responsible for fire protection, paramedic, and emergency services within the City. It also provides fire, paramedic and emergency services within the corporate boundaries of the City and in the City's Sphere of Influence through mutual agreements. Five fire stations are located throughout the City; the nearest fire station to the project site is Station 2 (442) at 300 N. El Cielo Road, approximately ½ mile to the northeast. Eighteen (18) on-duty firefighters are available during each 24-hour period, and the Department responds to approximately 6,400 calls per year.[36] All emergency responders in the Fire Department are certified Emergency Medical Technicians (EMT).

The Palm Springs Fire Department strives to meet response time requirements of Standard 1710 established by National Fire Protection Association (NFPA). This standard is a six-minute response time for the first-due engine company 90 percent of the time. The NFPA standard requires an eight-minute response time 90% of the time for a full-alarm assignment.[37] The department is rated "Class 3" by the Insurance Services Office (ISO)."[38]

Emergency Preparedness
The City participates in the Standardized Emergency Management System (SEMS), which allows emergency response personnel to request resources and equipment from other agencies. The City also participates in the Federal Emergency Management Agency's (FEMA) Community Emergency Response Team (CERT) program that trains residents in disaster preparedness, such as providing basic medical care, light search and rescue techniques, and team organization. The City's Code Red emergency notification system provides timely and lifesaving information through text and voice messages to home and business land telephone lines.

33 "The Palm Springs Police Department," http://www.ci.palm-springs.ca.us/government/departments/police/faqs, June 2015.
34 "City of Palm Springs General Plan," adopted October 2007.
35 Personal communication, Captain Mike Hall, Palm Springs Police Department; October 7, 2009.
36 Correspondence, Chief John R. Allen, Palm Springs Fire Department, November 24, 2014.
37 Ibid.
38 "Palm Springs Fire Department" prepared by City of Palm Springs Fire Department, August 2009. ISO rating is a 1 – 10 scale, with 1 being "best" and 10 being "worst."

Medical Services
The Desert Regional Medical Center (DRMC) is the closest hospital to the proposed campus site and is located in Palm Springs at 1150 North Indian Canyon Drive, approximately 1.5 miles northwest of the subject property. This hospital contains 367 beds, and offers general medical facilities, inpatient and outpatient rehabilitation services. The Desert Regional 24-hour emergency room is the only designated trauma center serving the Coachella Valley. The ER is staffed by at least one physician at all times. DRMC provides a range of services that are further discussed in Section III-N of this EIR. Additional medical facilities and service providers, including Eisenhower Medical Center in Rancho Mirage and JFK Memorial Hospital in Indio and also discussed in Section III-N.

Schools
The Palm Springs Unified School District (PSUSD) provides public education services for the City of Palm Springs, including the project planning area. PSUSD currently operates 16 elementary schools, 5 middle schools, 4 high schools, 3 alternative schools, a training school, and a virtual school.[39] There are also numerous private schools in Palm Springs and throughout the Coachella Valley.

The nearest school to the project area is Palm Springs High School (PSHS), immediately south of the subject property at 2401 East Baristo Road. Ramon Academy Alternative Center is located on the southern portion of the PSHS campus at 2248 East Ramon Road. Potential impacts to PSUSD schools from buildout of the proposed campus are discussed in Section III-N.

Libraries
The City of Palm Springs Main Public Library is located at 300 South Sunrise Way, approximately ½ mile southwest of the subject planning area. The library includes comprehensive information services, including access to internet, computer, and videoconferencing technology. It also offers a variety of public education programs, including literacy training and after school tutoring. The City's Wellwood Murray Memorial Library originally opened in 1941. It serves as a branch of the main Library, as a research library for the Palm Springs Historical Society, and a downtown tourism location from the Palm Springs Bureau of Tourism for our many visitors. The City and College are discussing the inclusion of a City or joint City/College library on the subject property. Potential impacts to library facilities and services are discussed in detail in Section III-N.

Telephone and Cable Television
Telephone services in Palm Springs are provided by Verizon, and cable services are provided by Time Warner Cable. Both Verizon and Time Warner have facilities in the project area and can serve the proposed project.

Public Transportation
Sunline Transit Agency provides public transportation services throughout the Coachella Valley, as well as limited trips to destinations outside the valley. Sunline also provides special services to approved disabled riders. The project area is well served by Sunline bus services. Baristo Road and South Farrell Drive serve as key components of Bus Routes 14, 24, and 30,[40] and bus stops are located on Baristo Road and South Farrell Drive immediately adjacent to the subject property. These routes provide direct access to Desert Hot Springs, Cathedral City, and other areas of Palm Springs, and indirect access to other Coachella Valley locations. Public transportation is discussed in detail in Section III-B of this EIR.

P. Socio-Economic Resources

In the early twentieth century, the Coachella Valley economy was based on agriculture. Over many decades, however, it has developed into a diverse economy largely based on tourism, tennis and golf-oriented resort residential development, and professional and retail services. It is now considered an important part of, and is influenced by, the economies of western Riverside County and the Inland Empire region.

[39] www.psusd.us, accessed October 29, 2014.
[40] SunBus System Map, Sunline Transit Agency, effective September 2014.

Like much of the Coachella Valley region and nation as a whole, the City of Palm Springs experienced an economic downturn beginning around 2008. However, its economy has shown signs of recovery. During calendar year 2013, taxable retail sales in Palm Springs increased by 4.3% to $997 million.[41] Between 2013 and 2014, the median price of existing homes increased by 11.7% to $461,667, and the median price of new homes increased 6.6% to $684,167.[42]

Between 2000 and 2010, the City's population increased approximately 4% from 42,807 to 44,552.[43] Recent data indicate the 2014 population has grown to 46,135, an increase of 3.5% since 2010.[44] The median age of residents is 51.6 years. There are 22,746 households, with an average household size of 1.93 persons. Median household income in 2010 was estimated at $45,404, and per capita income was estimated at $37,755.[45]

The COD WVC project area is largely built out, with a neighborhood comprised of single and multi-family residences, Sunrise Park, and institutional uses, including Palm Springs High School, City Hall and the Palm Springs Library. Vacant lands to the immediate east and across Ferrell Drive are approved for single-family and condominium residential development. A detailed discussion of the social and economic conditions in the City and project planning area, including population and housing and potential socio-economic impacts associated with the project, is provided in Section III-N.

Q. Recreational Resources

The Coachella Valley is well known as an international tourist destination, largely due to its warm climate, natural beauty, glamorous history and numerous attractions, including world class golf courses, resort hotels and spas, nature preserves, and hiking trails. Regional recreational facilities include Joshua Tree National Park approximately 15 miles northeast of the planning area, and the Salton Sea Recreational Area at the far eastern portion of the Coachella Valley. The Santa Rosa and San Jacinto Mountains National Monument borders the City to the west and south. The Indian Canyons Heritage Park, owned and operated by the Agua Caliente Band of Cahuilla Indians, is located in the southern portion of Palm Springs. In addition, the City of Palm Springs owns and maintains 10 municipal parks, a public golf course, and trails and bikeways throughout the City.

Athletic fields on Palm Springs High School property are located immediately south of the project site, on the south side of Baristo Road. The nearest municipal park is Sunrise Park, approximately 800 feet southwest of the project site. General Plan designated bikeways are located along the project boundary: 1) East Tahquitz Canyon Way is an existing Class II bike lane, 2) Baristo Road is designated a top-priority Class II bike lane, and 3) South Farrell Drive is designated a top-priority Class III bike route.[46]

Potential project-related impacts to recreational facilities are further considered in Section III-N.

R. Agricultural Resources

Agricultural uses in the Coachella Valley are primarily located in the eastern valley where soil conditions, climate and access to irrigation water are more conducive to these activities. There are no lands zoned for agricultural uses in Palm Springs or the vicinity of the West Valley Campus, nor are there historical agricultural uses in the City or the project vicinity. The site is currently developed and located in the urban core of the City. Therefore, there are no potential impacts to agricultural resources and the EIR contains no further discussion of these issues.

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41 "Inland Empire Quarterly Economic Report," Vol. 26, No. 4, John E. Husing, Ph.D. for Inland Empire Economic Partnership and Western Riverside Council of Governments, October 2014.
42 Ibid, price shown is for 2nd quarter of 2014.
43 U.S. Census, 2000 and 2010 Demographic Profile Data.
44 Table E-1: City/County Population Estimates with Annual Percent Change, January 1, 2013 and 2014, California Department of Finance.
45 2008-2012 American Community Survey 5-Year Estimates.
46 Figure 4-5, Palm Springs 2007 General Plan.

COLLEGE OF THE DESERT
WEST VALLEY CAMPUS
MASTER PLAN & PHASE I PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT

III. EXISTING ENVIRONMENTAL CONDITIONS, PROJECT IMPACTS AND MITIGATION MEASURES

Introduction

Section III of the COD West Valley Campus Draft Environmental Impact Report addresses those issues of concern identified in the Initial Study and the Notice of Preparation (NOP), and comments and input provided on the NOP and from the project public scoping meeting held in November 2014. Aspects of the project that could have a significant environmental effect, or that could adversely affect the use of the proposed College of the Desert West Valley Campus, are also addressed. Issues raised are those that potentially constitute significant environmental hazards or impacts to important resources.

- Land Use / Planning
- Air Quality and Greenhouse Gases
- Soils/Geology
- Water Quality and Resources
- Cultural and Paleontological Resources
- Recreational Resources
- Energy and Mineral Resources
- Traffic / Circulation
- Biological Resources
- Flooding and Hydrology
- Hazardous and Toxic Materials
- Noise
- Visual Resources
- Utilities / Service Systems and Public Service
- Socio-Economic Resources

Existing conditions are briefly discussed, the potential hazards and/or impacts are assessed, and potential mitigation measures are set forth. Where appropriate, mitigation monitoring and reporting programs are recommended in conformance with AB 3180 (California Public Resources Code 21081.6). This bill is intended to ensure the implementation of measures that public agencies impose to mitigate or avoid any significant adverse impacts. Residual (post-mitigation) impacts are described, as are cumulative impacts.

A. Land Use/Planning

1. Existing Conditions

Introduction and Background

Section III of the EIR describes the existing condition of the proposed COD West Valley Campus site and vicinity, analyzes the potential impacts of the proposed community college campus at this location, and sets forth mitigation measures that may be effective in reducing impacts. A wide range of data and information has been research, documentation and analysis has been conducted for the subject and nearby properties, and have been used to research and analyze the project and its potential effects.[1,2,]

The land use compatibility section examines the appropriateness and compatibility of the proposed campus project with existing and planned development in the vicinity. The compatibility of a project is determined by evaluating its relationship to the local and regional environment, previous planning approvals, direct impacts the development may have on surrounding lands and land uses, and the availability of public services and facilities. Associated issues of concern include air quality, drainage, noise, traffic, light and glare, and other potentially adverse impacts, most of which are discussed categorically in this section.

Thresholds of Significance/Criteria For Determining Significance

The following thresholds or criteria are not strictly those recommended in Section 15064 of CEQA. Rather, they are derived from Appendix G of CEQA, which is used to determine the level of potential effect, as well as whether a Negative Declaration or Mitigated Negative Declaration may be issued, or whether an Environmental Impact Report is to be prepared. The proposed COD West Valley Campus and the Project Alternatives would have a significant effect on land use and planning if they:

a.) Physically divide an established community.

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

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

Palm Springs General Plan Goals and Policies[3]

Although the Desert Community College District, acting as CEQA lead agency, is free to establish its own policies and programs to guide development, the District must also demonstrate that campus development is compatible with the planning goals and policies of the community in which it is located. The following policies that address land use issues are found in the Land Use Element of the Palm Springs General Plan are applicable to the subject project, and are intended to ensure the preservation of appropriate land use and planning in the City. The following goal and policies address land use and planning and are be relevant to the subject COD West Valley Campus development:

Goal: Establish a balanced pattern of land uses that complements the pattern and character of existing uses, offers opportunities for the intensification of key targeted sites, minimizes adverse environmental impacts, and has positive economic results.

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1 Please see Section IX: Organizations, Persons and Documents Consulted of this EIR.
2 City of Palm Springs General Plan. Adopted 2007.
3 Ibid.

Policies:

LU1.1 Ensure that development meets or exceeds requirements and standards specified within each land use designation.

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.

LU1.3 Ensure that new land use projects are built with adequate utility and municipal infrastructure capacity to support them.

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.

LU1.5 Allow for flexible development standards provided that the potential benefits and merit of projects can be balanced with potential impacts.

LU1.6 Encourage and support projects of exceptional design and architectural quality, societal benefit (historic or environmental sustainability), or revenue generation through incentives in the review process.

LU1.9 All development shall be sensitive to natural features, including washes, hillsides, and views of the mountains and surrounding desert areas.

Goal: Provide lifelong learning opportunities for the residents of Palm Springs.

Policies:

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

The subject property is designated "Mixed Use/Multi-Use" on the City General Plan Land Use Map. This designation is intended for such specific uses as community-serving retail commercial, professional offices, service businesses, restaurants, daycare centers, and public and quasi-public uses, which includes schools and libraries. This designation also allows residential development within the context of a mixed-use development at up to 15 dwelling units per acre. For non-residential uses, a floor-to-area ratio (FAR) of up 0.50 is permitted. The proposed community college use is consistent with the underlying land use designation.

Palm Springs Zoning Code

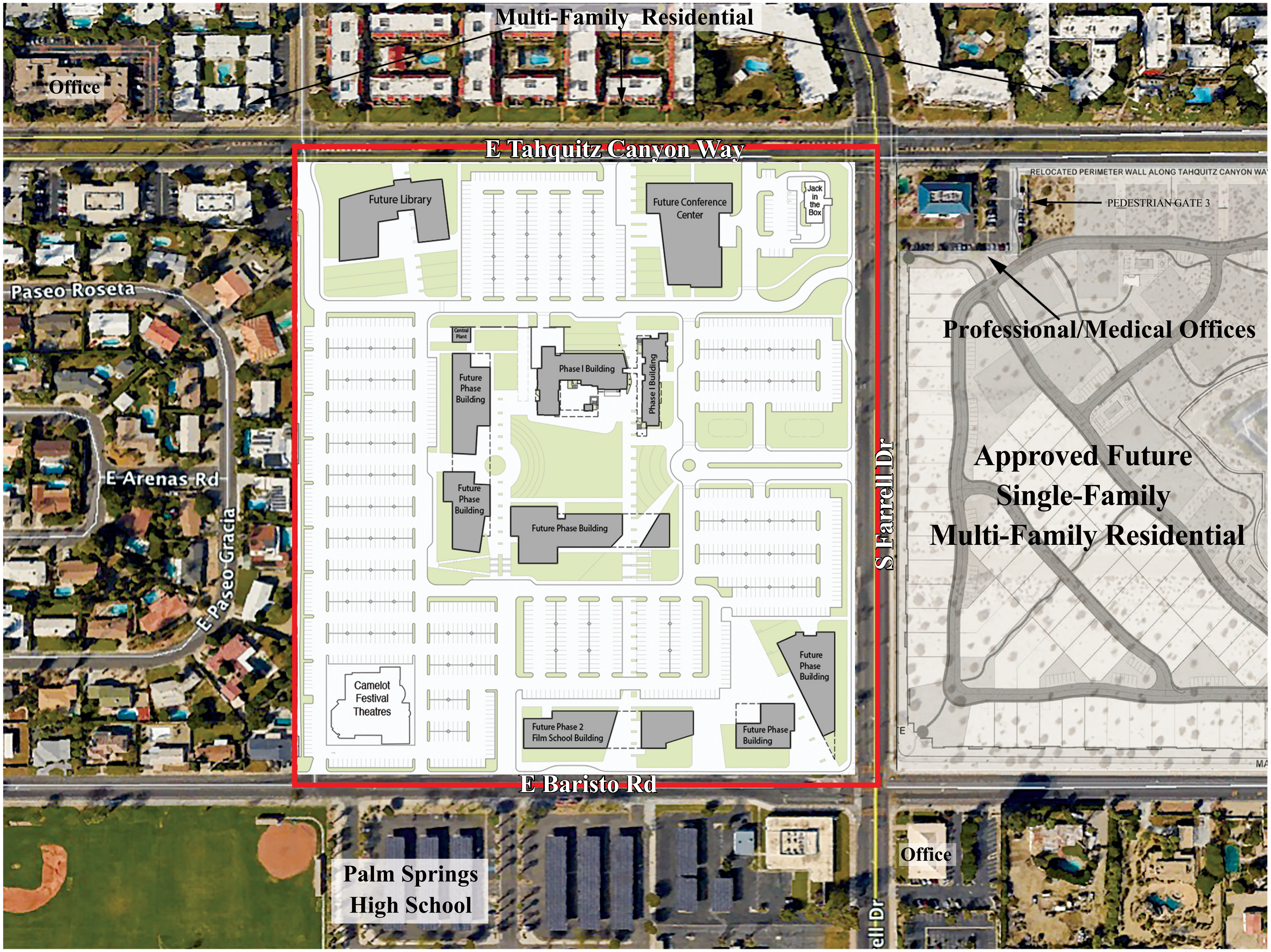
The subject property is designated "PD" on the City Zoning Map. The PD zoning district states its purpose as follows: "*The planned development district is designed to provide various types of land use which can be combined in compatible relationship with each other as part of a totally planned development*."[4] Permitted uses include residential, commercial and institutional uses, and require conformance with Section 94.02.00 (Conditional Use Permits) of the City Zoning Code[5]. The City also requires the making of findings to determine consistency of proposed development with surrounding lands. These include consideration of location, whether the use is necessary or desirable, is in harmony with other elements or objectives of the General Plan, that the property is of adequate size and shape for the proposed use, and applies compatible development standards such as setbacks and building heights. The City must also find that traffic generated by the project can be accommodated by the local street network, and that the development is designed or conditioned to protect the public health, safety and general welfare.

4 Section 94.03.00 Planned Development District of the Palm Springs Municipal Code.
5 Ibid.

On-Site Land Use

The subject property encompasses the existing Palm Springs Mall building and takes into consideration the existing Camelot Festival Theaters and lands, and the Jack in the Box restaurant, both of which also occur on site. These two uses are located in the southwest and northeast corners of the site, respectively, and no changes to these uses are proposed.

The Palm Springs Mall opened in 1970 as a community-scale retail center providing approximately 330,000 square feet of gross leasable space at buildout. Parking is accommodated around the centrally located mall. The site is also developed with parking and internal circulation, providing a total of 1,618 parking spaces. Landscaping and open space are limited to the public parkway, and parking area tree wells.



Source: Google Imagery 2014

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PLANNING & RESEARCH, INC.

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

COLLEGE OF THE DESERT 1958

Exhibit

III-1

As can be seen from EIR aerial exhibits, the single, roughly T-shaped mall building includes a westerly extension on the northwest portion of the mall that last housed a Von's supermarket, a Rite-Aid drugstore and several smaller outdoor-facing stores. Previous but now vacated mall businesses included department stores, the Von's grocery, drug store, a variety of smaller stores and shops, restaurant and food court. Current occupancy is limited to the private Kaplan College, which leases approximately 20,080 square feet (~6%) of the mall the balance of which is vacant. Over the past several years, the Palm Springs Mall has passed through a variety of businesses and space changes and reallocations. Also please see Appendix G: WVC Site Photo Survey.

The Camelot Festival Theaters opened in 1967 as a 625 seat that was expanded to a triplex in the 1970s. The theaters have since gone through good and also difficult times even during the inauguration of the Palm Springs Film Festival. The Camelot Theaters were acquired in 1999 and renovated as a three-screen theatre complex. The theater provides a total of 700 seats, with the large house (548 seats) having a performance platform, and the small house (152 seats) contains a lecture stage. The theatre is programmed 52 weeks a year and also accommodates group sales and rental. The Camelot Festival Theaters provides state-of-the-art sound and projection equipment. The theater parcel encompasses approximately 1.3 acres and the theater owners also own a 1.12 acre parcel at the southeast corner of the site.

The Jack in the Box fast food restaurant building encompasses approximately 2,736 square feet, includes a drive through, provides 23 parking spaces, and takes access off of both Tahquitz Canyon Way and Farrell Drive.

Surrounding Land Uses

Surrounding land uses include single but primarily multi-story residential apartments immediately north of Tahquitz Canyon Way, with single family residential further north. Lands to the immediate east and across Farrell Drive include multi-story professional and medical office, multi-family residential, and vacant lands recently approved for single and multi-family residential development. The offices of the American Automobile Association (AAA) and additional professional offices are located south and east of Farrell Drive.

The campus of the Palm Springs High School is located to the immediate south and continues south to Ramon Road, and is bounded on the west by South Pavilion Way. The campus includes academic and administrative buildings, performing arts, football stadium and associated amenities, ball fields and other facilities. The City's Sunrise Park, Palm Springs Power ballpark and the City's Main Library are located approximately one-quarter miles west of the subject property. Tahquitz Creek Wash and the future CV Link multi-modal path are located approximately 1.5 miles to the south. Palm Springs City Hall, County Administrative Center, City iHUB innovation center, and the Palm Springs International Airport are located approximately 2,000 feet to the east.

Palm Springs International Airport

Air travel is another important component of the regional transportation system. The Palm Springs International Airport is located approximately one-half mile east of the campus planning area. The proposed WVC site is located within Airport Land Use Compatibility Zone E. There are no other airstrips in Palm Springs or in the project vicinity. This airport is the primary air transportation link for the Coachella Valley. The airport is classified in the National Plan of Integrated Airport Systems (NPIAS) as a long-haul commercial service airport. It is capable of supporting non-stop commercial service to destinations over 1,500 miles distant, and is classified as a small hub air passenger airport based upon the percentage of national airline enplanements it supports. As cited in the "Riverside County Airport Land Use Compatibility Plan Policy Document (December 2004)", schools/colleges/universities are compatible in Zone E.

Also related to airport compatibility is the potential for campus development to pose an obstruction to navigation. Relevant to airspace analysis is the vertical differential between the closest point of the runway to the subject property, and the relationship of subject lands to runway orientations and operations.

Palm Springs General Plan

The Palm Springs General Plan update was adopted by the City Council in October 2007. The subject property is designated "*Mixed Use/Multi-Use*" on the Palm Springs General Plan Land Use Map. 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)

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

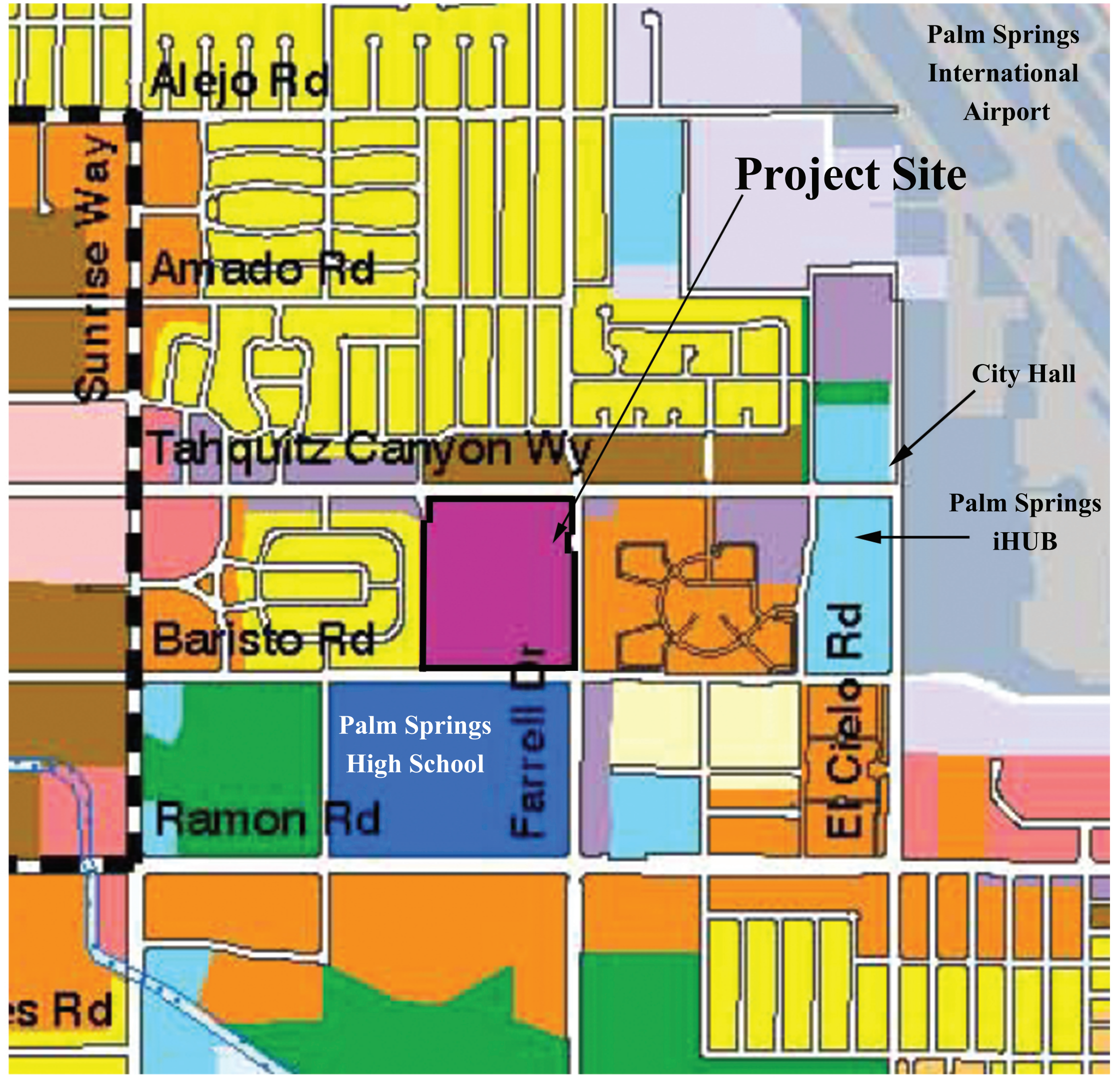
> *"Located along one of the City's most visible corridors, the Palm Springs Mall presents an opportunity to inject new vitality along Tahquitz Canyon Way, which serves as the City's most important east-west corridor linking Downtown and the Airport. As a mixed/multi-use area comprised of residential, 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)

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."*

- 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

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College of the Desert -West Valley Campus
Palm Springs General Plan Land Use Map
Palm Springs, California

Exhibit

III-2

2. Project Impacts

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 the Camelot Festival Theaters and an associated parcel, and a Jack-in-the-Box restaurant. These two buildings would remain. The theaters are an important venue for the Palm Springs Film Festival.

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, this EIR 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 is also a part of the project.

The WVC Campus Master Plan calls 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.

Table III-1
West Valley Campus
Development Plan and Phasing

Development Phase		Academic SF	Ancillary Uses SF	Total SF	FTES	Parking
Phase I		50,000			200	160
Phase II		50,000			808	240
Phase III		50,000			500	160
Phase IV		50,000			806	240
Phase V		50,000			686	210
Library			30,000			90
Conference Center			40,000			200
Campus Retail			10,000			30
Totals		**250,000**	**80,000**	**330,000**	**3,000**	**1,330**

Phase I Project

The development plans for the Phase I project call for the development of 50,000± square feet of new building space, providing approximately 37,681 feet of assignable space. A minimum of 159± parking spaces are also be provided for the Phase I Project, along with temporary overflow parking for an additional vehicles. Parking demand will be easily accommodated given the planned preservation of major portions of existing parking during at least the early phases of campus buildout.

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 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.

Table III-2
COD West Valley Campus
Phase I Development Plan

Campus Use	Assigned Space (Sq. Ft.)
Culinary Arts	7,189
Classrooms	8,475
Interdisciplinary Labs & Collaboration Space	5,977
Office/Faculty Space	5,577
Restrooms/Locker Rooms	1,876
Building Maintenance and Operation	2,700
Common Area Space	1,894
Health Office	343
Ancillary Space (approximate)	3,650
Parking	159 spaces (Min.)

Land Use Compatibilities

Based upon the master site plan set forth in the WVC Master Plan, potential land use compatibilities are addressed through site planning, building setback standards and other means.

Phase I Project Impacts

The Phase I Project will have less than significant impacts associated with land use compatibility. It will replace the existing mall building but leave intact the existing Camelot Festival Theaters and the Jack-in-the-Box restaurant. Proposed land uses will not significantly impact either venue, but can be expected to have a net positive effect on the fast-food restaurant, providing a new market.

Proposed educational uses are suitable for the subject property, which is centrally located in Palm Springs, adjacent to an existing high school, in the immediate vicinity of residential development, and well-served by arterial roadways. Buildings will be concentrated in the central portion of the site and further removed from residential development to the west than the existing Palm Springs Mall; Phase I and the residential neighborhood are also separated by a six-foot wall. Proposed parking in the easterly portion of the site is a continuation of existing parking uses. The project will be buffered from existing residential development to the north by existing parking facilities and Tahquitz Canyon Way. It will be buffered from the Palm Springs High School to the south by existing parking and Baristo Road. Proposed land uses will have no impact on the future development of the Jul residential project planned to the immediate east (east side of Farrell Drive). The Jul project encompasses 24± acres and is approved for 76 detached single-family dwelling units and 114 condominiums.

Master Plan Buildout Impacts
The proposed community college use has been designed to complement the theaters and its year-round programs. The project will also have a positive effect on the fast-food restaurant, expanding the new market provided by Phase I.

As noted throughout this EIR, the subject property is bounded on three sides by arterial and local streets that somewhat isolate and buffer the subject from surrounding properties. The exception to this separation is the single-family residential neighborhood to the immediate west. This subdivision and the project site are separated by a six-foot block wall and landscaping. The proposed campus project will set back substantially the nearest building when compared to the existing condition but otherwise will not change conditions in this area.

The WVC will also be compatible with the Palm Springs High School located to the immediate south. The College and High School have discussed how their programs can be coordinated to better connect and complement their secondary and post-secondary programs. The campus master site plan also provides enhanced connectivity between the college and high school campuses.

None of the proposed campus uses are expected to be significant generators of noise or activity that could be significantly impactful to surrounding land uses. The proposed conference center and library are located along Tahquitz Canyon Way and will house activities that will occur entirely within enclosed buildings. Existing and approved residential development to the north and east, respectively, should benefit from the development of the campus at this location. The future campus, including the prospect of a relocated main library, will provide convenient opportunities for nearby residents to take advantage of the many academic and vocational programs that will be offered at the campus.

General Plan and Zoning Consistency
The Design Guidelines set forth in the West Valley Campus Master Plan are consistent with the applicable policies set forth in the City General Plan. The West Valley Campus project should not conflict with applicable City land use plans, policies, or regulations, with or regulations of any other agency with jurisdiction over the project.

Phase I Project Impacts
The Phase I project is consistent with the site's General Plan designation (Mixed-Use/Multi-Use), which allows public and quasi-public uses. It would also be a permitted land use under the zoning designation (PD), which allows various types of land uses in a cohesively designed master planned project. No significant impacts associated with General Plan and zoning consistency will occur.

Master Plan Buildout Impacts
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. The subject site is suitable for the project, and is considered by the City to be highly desirable and in harmony with the General Plan. The site is also of adequate size and shape for the proposed use and applies development standards that enhance the campus' compatibility. Consultation with the City also indicates that traffic generated by the project can be accommodated by the local street network, and that the proposed development will protect the public health, safety and general welfare.

Habitat Conservation Plan Consistency

The subject property is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP), which also includes a Natural Community Conservation Plan (NCCP). The site is not located within or near a designated Conservation Area, but is located within the development fee impact area as established by the MSHCP. Because the subject property was in a developed state prior to 1996, no development impact fee is required for the subject project.

Phase I Project Impacts

The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan. As explained above, the subject property was developed prior to 1996, and no development impact fees or other mitigation is required.

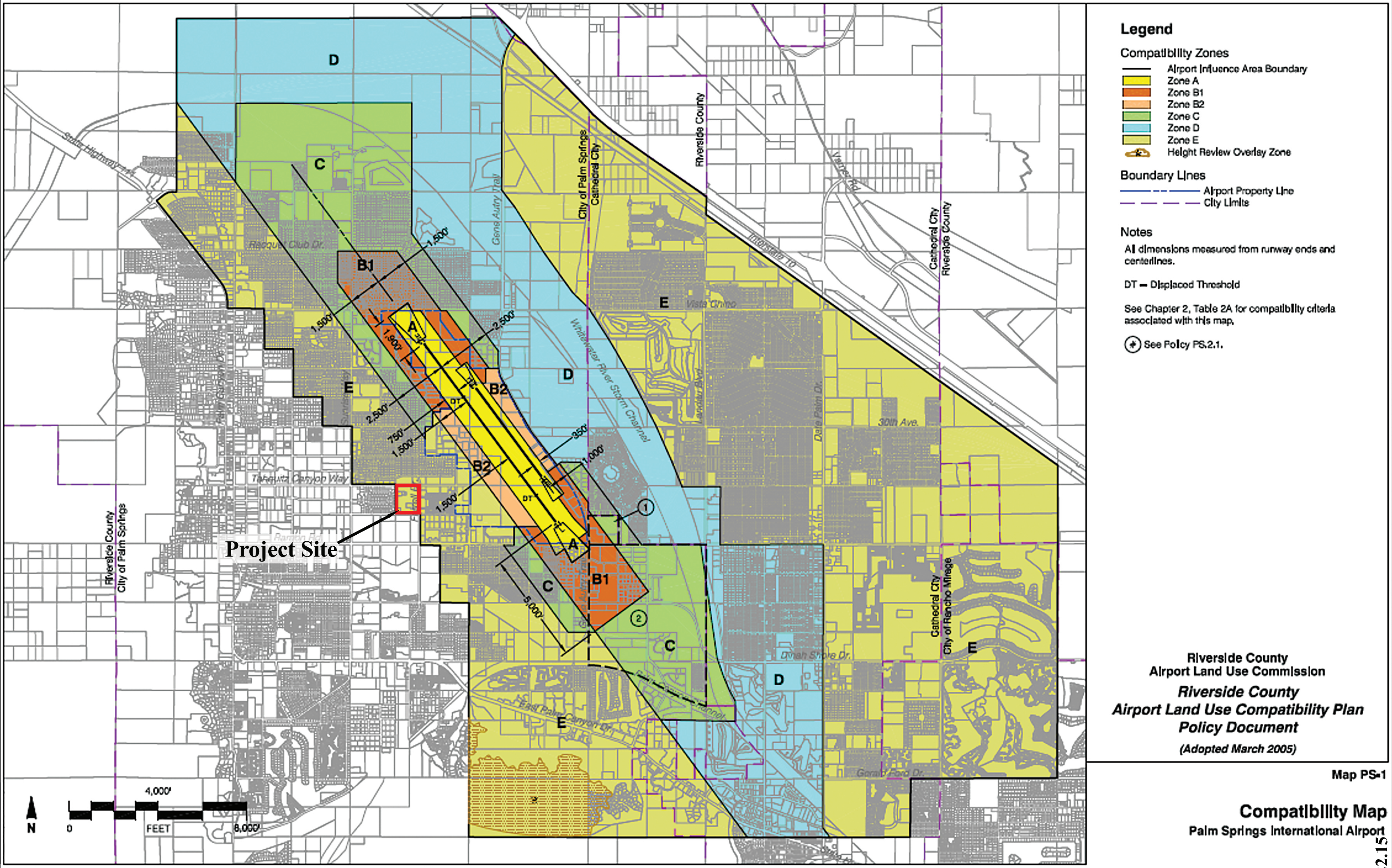
Master Plan Buildout Impacts

As stated above, the subject site was developed prior to 1996 and, therefore, no development impact fees are required. The project will be consistent with the CV MSHCP/NCCP, and no impacts will occur.

Airport Hazards and Compatibility

There are three areas of concern surrounding campus development and airport compatibility, including noise impacts (see Section III-I, below), airport safety zones, and obstructions to navigation. The proposed COD West Valley Campus site is located approximately 0.5 miles west of and perpendicular to the main runway, and lies away from the predominant pattern for aircraft operations at the airport. The closest point on the proposed campus site is at an elevation of approximately 420±-feet above mean sea level, and the closest portion of the airport's main runway is at an elevation of 434±-feet. The Part 77 Airspace Drawing for the Palm Springs International Airport shows the limits of FAA Part 77 height zoning, which defines the vertical limits of navigation obstructions. The WVC site shows a maximum desirable vertical height limit of approximately 624-feet for buildings located within the subject property and on surrounding nearby lands.[6]

[6] "Riverside County Airport Land Use Compatibility Plan Policy Document", Chapter 3, prepared by the Riverside County Airport Land Use Commission. March 2005.



Source: Riverside County Airport Land Use Compatibility Plan, Adopted March 2005

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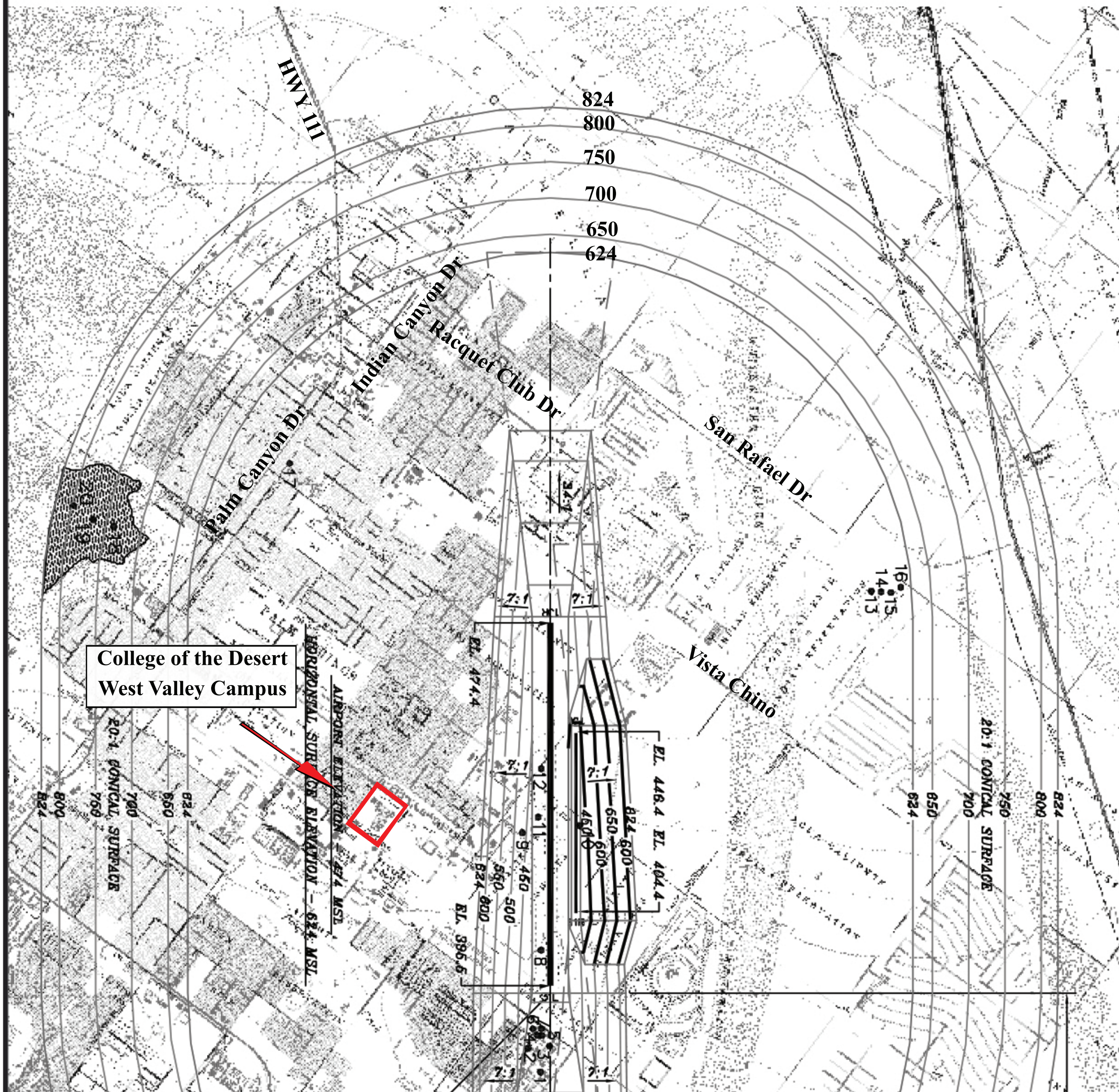
College of the Desert - West Valley Campus
Palm Springs International Airport - Land Use Compatibility Map
Palm Springs, California

COLLEGE OF THE DESERT 1958

Exhibit
III-3A



Source: RivCo Airport Land Use Compatibility Plan Policy Document (March 2005)
Part 77 Airspace Drawing, Coffman Associates, 2003

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College of the Desert West Valley Campus
FAA Part 77 Airspace Drawing
Palm Springs, California

Exhibit
III-3B

Phase I Project Impacts

The subject property is located in Zone E as designated by the Airport Land Use Compatibility Map. Zone E identifies non-residential uses, including schools, to be compatible with airport lands and operations.[7] [8] As cited in the "Riverside County Airport Land Use Compatibility Plan Policy Document (December 2004)", schools/colleges/universities are compatible in Zone E. As discussed in Table 2A of the referenced Riverside County Airport Land Use Compatibility Plan Policy Document, the existing and proposed land uses are compatible with the airport land use compatibility zones. While the proposed Phase I project is not expected to be incompatible with current or long-term operations at the airport, the District submitted an “Application for Major Land Use Action Review” with the County Airport Land Use Commission.

As noted above, whether and to what extent Phase I development may pose an obstruction to navigation was also analyzed. The vertical separation between the closest point of the campus to the closest point of the main runway is 14± feet, with a horizontal separation of 4,428±-feet. The Part 77 Airspace Drawing for the Palm Springs International Airport shows the limits of FAA Part 77 height zoning, which defines the vertical limits of navigation obstructions. The WVC site shows a vertical height limit of 624±-feet, well within the height limits set forth in the Part 77 Airspace Drawing for the airport. Therefore, buildings and other structures planned for the proposed Phase I project are not expected to be an obstruction to navigation. Nonetheless, as recommended by the Riverside County Airport Land Use Commission, the District has filed a “Notice of Proposed Construction or Alteration” (FAA Form 7460-1).

Master Plan Buildout Impacts

The Master Plan project encompasses the Phase I project as well as the remainder of the Palm Springs Mall property, and conditions pertaining to airport land use compatibility are the same as those described above. The site is located in Zone E of the Airport Land Use Compatibility Map, which identifies schools as being compatible with airport lands and operations. Although the vertical heights of buildings and structures proposed in the Master Plan are expected to be well within acceptable height limits of the airport and are expected to be compatible with long-term airport operations, the above-described application and notice have been filed with the Riverside County Airport Land Use Commission and FAA.

Cumulative Impacts

The proposed WVC Master Plan and Phase I project will result in land uses that are comparable to or less intense than those associated with the existing mall. Buildings will be set farther back from residential uses to the west. The project does not cause any additional fragmentation of the surrounding neighborhood which, with the future construction of the approved Jul residential development to the east, is built out. The project is also consistent with the underlying City General Plan and Zoning Ordinance and proposes no meaningful departure from allowed uses or development standards. Finally, the project does not add any adverse cumulative effects that would affect the efficacy of the Coachella Valley MSHCP/NCCP or other habitat conservation plan.

3. Mitigation Measures

If development of the West Valley Campus proceeds in conformance with the Campus Master Plan and the Phase I Project plans, no significant land use incompatibilities are anticipated to result from the adoption and implementation of the proposed Plan and Phase I Project. The WVC Master Plan incorporates a wide range of policies, programs, standards and design guidelines the implementation of will preclude land use compatibilities.

7 Riverside County Airport Land Use Compatibility Plan Policy Document, December 2004.
8 Riverside County ALUCP—East County Airports Background Data, March 2005.

However, in order to assure that future changes in land use are adequately assessed, the following mitigation measures shall be implemented.

1. Beyond the West Valley Campus Master Plan and the Phase I Project, subsequent individual projects implementing or revising the WVC Master Plan shall be fully evaluated during the College's project review process to assure that all land use compatibility issues are addressed and mitigated in a manner consistent with the development standards and guidelines set forth in the Campus Master Plan.

Mitigation Monitoring and Reporting Program

A. The College shall incrementally set forth each subsequent phase of campus development, evaluate its consistency with the approved Campus Master Plan, and identify potential adverse impacts that could result from implementation. As appropriate, additional CEQA analysis shall be conducted.
Responsible Parties: COD

Residual Environmental Effects
Residual environmental effects of the project are expected to be positive or beneficial. The new community college campus will complement the activities and students at the high school, as well as those at the City library, regardless of whether at its current location or on the future campus site. The campus development will also complement the existing Camelot Festival Theaters and will provide a market for the on-site fast food restaurant. No significant adverse effect on land use compatibility will result from the development of the campus project.

B. Transportation/Traffic

Introduction and Background
The following discussion sets forth the existing condition of traffic and circulation within the COD West Valley Campus planning area and vicinity, analyzes the potential impacts of the proposed Master Plan and Phase I Project, and where necessary sets forth mitigation measures that may be effective in reducing impacts. A wide variety of data and information, ranging from research and analysis conducted for specific projects in the area, to regional-scale planning and environmental documents, have been used in researching and analyzing the project and its potential effects. [9, 10] Traffic counts were also collected within the project area. A Traffic Impact Study has been prepared specific to the Campus Master Plan and Phase I Project[11], and is a part of the following analysis. The project-specific traffic analysis is included in Appendix C of this document.

West Valley Campus Traffic Impact Study
The traffic impact analysis prepared for the COD West Valley Campus assessed the existing roadway network, and measured the level of use and service along the existing roadways in the project vicinity. The study also identifies potentially significant project-related impacts, as well as the effects of continued growth in "background" traffic. It sets forth detailed mitigation measures designed to reduce project impacts to levels that are less than significant. The project traffic analysis and report was prepared in conformance with the project analysis scoping package reviewed and approved by the City of Palm Springs Traffic Engineer. It addresses impacts associated with the Phase I Project and with campus buildout.

The traffic impact analysis addresses seven scenarios including: (1) existing conditions; (2) existing plus Phase I Project conditions; (3) existing plus the WVC Campus Master Plan buildout conditions; (4) opening year 2018 plus cumulative conditions; (5) opening year 2018 plus cumulative and Phase I Project conditions; (6) General

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9 "Palm Springs General Plan", adopted October 2007.
10 "General Plan Update Traffic Analysis" prepared by Parsons Brinkerhoff Quade & Douglas, March 19, 2007.
11 "Traffic Impact Study-College of the Desert West Valley Campus Master Plan and Phase I Project", prepared by Endo Engineering. July 15, 2015.

Plan buildout conditions without the Palm Springs Mall building (assumes 315,119 SF of GLA); and (7) General Plan plus the WVC Campus Master Plan buildout conditions.

Thresholds of Significance/Criteria For Determining Significance
The following thresholds or criteria are derived from Appendix G of CEQA, which is used to determine the level of potential effect, as well as whether a Negative Declaration or Mitigated Negative Declaration may be issued, or whether an Environmental Impact Report is to be prepared. The proposed West Valley Campus Master Plan project, and the Phase I Project, would have a significant effect on transportation/traffic if they:

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.
b.) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

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.

d.) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

e.) Result in inadequate emergency access.

f.) Result in inadequate parking capacity.

g.) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

Palm Springs General Plan Goals and Policies[12]
The following goals and policies address transportation planning and resources in the Circulation Element of the Palm Springs General Plan, are especially applicable to the West Valley Campus planning area, and are intended to ensure the preservation of safe and efficient traffic and circulation in the City and area.

The following are the most relevant of these goals and policies that address traffic and circulation:

Goal: Establish and maintain an efficient, interconnected circulation system that accommodates vehicular travel, walking, bicycling, public transit, and other forms of transportation.

Policies:
CR1.1 Develop a system of roadways that provides travel choices and reduces traffic congestion.

CR1.11 Encourage large employers (employers with 100 or more persons) to adopt incentive programs that include ridesharing, fleet vehicles and vanpools, preferential parking for rideshares, subsidized shuttle bus services, telecommuting, alternative work hour programs, bicycle racks, lockers and shower rooms, and information on transit services to reduce overall traffic volumes in the City.

CR1.17 Require developers, prior to approval of development plans, to provide right-of-way through land dedications to accommodate the City's network of trails and non-motorized routes.

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[12] "Palm Springs General Plan", adopted October 2007.

Goal: Establish improved levels of service for efficient traffic flow and provide a safe circulation system.

Policies:

CR2.1 Maintain Level of Service D or better for the City's circulation network, as measured using "in season" peak hour conditions.

CR2.5 Construct all-weather bridge crossings along Indian Canyon Drive, Gene Autry Trail, and Vista Chino and the Whitewater River to reduce traffic problems caused by flooding and blowsand.

Goal: Reduce the City's dependence on the use of single-passenger vehicles by enhancing mass transit opportunities.

Policies:

CR4.2 Continue to coordinate with SunLine Transit Agency and other regional transit agencies to address the need for the expansion or readjustment of bus routes, including express routes valley-wide.

CR4.3 Continue to coordinate with SunLine Transit Agency to establish or modify bus stop locations to provide adequate access for local residents to destination places, such as Downtown, the airport, or the Convention Center.

Goal: Provide improved mobility for City residents to access local services.

Policies:

CR5.2 Continue to encourage SunLine Transit Agency to provide bicycle racks on its vehicles.

CR5.5 In consultation with the SunLine Transit Agency, require construction of attractive and protective bus shelters with complete route and schedule information, and other amenities, such as tourist information to promote transit ridership, at existing and new bus stop locations.

CR5.8 Encourage greater use of alternative fuel vehicles, including compressed natural gas, electric, hydrogen and other fuel sources.

Goal: Establish the City as the premiere provider of recreational trails and bikeways in the Coachella Valley.

Policies:

CR6.1 Adopt a program of nonmotorized transportation facilities, including those for bicycles and pedestrians.

CR6.4 Utilize bicycle and hiking trails as a means of providing recreational and educational experiences by connecting to various parks and public facilities throughout the City.

CR6.5 Seek optimum linkage of parks, recreation centers, and other recreational open space areas through the utilization of safe bikeways.

CR6.6 Maintain widths, surfaces, and general maintenance of streets in a manner that will ensure the safety of the cyclists using them.

CR6.7 Provide bikeways with appropriate traffic control devices.

CR6.8 Encourage proper design and maintenance of facilities and appropriate signing to ensure the safe use of the bikeway and trail systems.

CR6.15 Provide bike racks and other bicycle amenities throughout the City to encourage bicycle use as an alternative to vehicular use.

Goal: Create a pedestrian experience that is attractive to both residents and visitors.

Policies:

CR7.1 Provide barrier-free accessibility for all handicapped residents, employees and visitors, including special designs for rural street profiles to accommodate ADA-required path of travel separation from vehicular lanes.

CR7.10 Provide and maintain trash receptacles, benches, shade structures, drinking fountains and other amenities in pedestrian corridors throughout the City.

CR7.12 Ensure that appropriate pedestrian facilities are provided as a component of new development.

Goal: Develop a system of parking facilities and operations that serve current and future commercial and residential uses and preserve the quality of life in residential neighborhoods.

Policies:

CR8.1 Require sufficient parking to serve each use, including employee and visitor parking needs.

CR8.3 Provide parking spaces for bicycles, motorcycles, and similar vehicles as part of all parking facilities, public and private.

CR8.10 Provide appropriate and consistent signage to direct motorists to public and private parking areas.

Levels of Service

The "Level of Service" (LOS) is a qualitative measurement that describes operational conditions within a traffic stream and considers speed, travel time, driving comfort, safety and traffic interruptions. Levels of Service are described as a range of alphabetical connotations, "A" through "F," which are used to characterize roadway operating conditions. LOS A represents the best, free flow conditions, and LOS F indicates the worst conditions and system failure.

Intersection Capacity

At intersections, the level of service is typically dependent on the quality of traffic flow. The 2000 Highway Capacity Manual (HCM)[13] methodology expresses the level of service at an intersection in terms of delay time for the various intersection approaches. The procedures used to determine levels of service vary with the type of intersection controls, including signs and signals. The levels of service are defined in the following table.

13 "Highway Capacity Manual; Fourth Edition; TRB Report 209"; Transportation Research Board, National Research Council; Washington, D.C.; 2000.

Table III-3
Levels-of-Service for Intersections

	Average Total Delay Per Vehicle (seconds)	
Level of Service	**Signalized**	**Unsignalized**
A	0 to 10.00	0 to 10.00
B	10.01 to 20.00	10.01 to 15.00
C	20.01 to 35.00	15.01 to 25.00
D	35.01 to 55.00	25.01 to 35.00
E	55.01 to 80.00	35.01 to 50.00
F	80.01 and up	50.01 and up

1. Existing Conditions

Introduction
The proposed West Valley Campus is located at the site of the previously developed Palm Springs Mall within the urban core area of the City of Palm Springs, being approximately seven miles south of US Interstate 10 and 1.5 miles west of State Highway 111 (Gene Autry Trail). The proposed campus site is also located one quarter mile north of Ramon Road and 1.5 miles north of East Palm Canyon Drive. The Palm Springs International Airport is located one-quarter mile east of the site. The site extends south from Tahquitz Canyon Way to Baristo Road, and west of Farrell Drive to Sunset Way (extended). The subject property is bounded on three sides by public streets, two of which are arterial roadways.

Existing Roadway Conditions
The West Valley Campus planning area is supported by major roadways capable of serving both local and regional traffic. The planning area can be accessed via several major roadways, including Gene Autry Trail, Indian Canyon Drive, Vista Chino, Ramon Road, East Palm Canyon Drive, and Date Palm Drive. Indian Canyon Drive and Gene Autry Drive both provide full interchange connections to US Interstate-10, as well as direct connection to the Desert Hot Springs area to the north.

The planning area is also served by a network of secondary, collector and local roadways and associated facilities. These include the four-lane divided arterial Tahquitz Canyon Way, which bounds the north end of the proposed campus site. This roadway extends from the Palm Springs civic center and International Airport on the east to the city's Palm Canyon/Indian Canyon commercial corridor on the west. In addition to roadways, local fixed route bus service provided by Sunline Transit serves the planning area. There is also an extensive network of City-maintained non-motorized trails and bikeways.

The project site is located within a suburban area characterized by medium to long block lengths. Surrounding roadways have posted speed limits of either 40 MPH or 45 MPH and design speeds of 50 MPH or 55 MPH. A raised (non-traversable) landscape median exists on Tahquitz Canyon Way, which is a four-lane divided Major Thoroughfare. Adjacent to the project site, both Farrell Drive and Baristo Road have continuous two-way left-turn lanes. Transportation infrastructure exists at the project site that was constructed to serve the Palm Springs Mall.

Signalized site access is provided at the intersection of Sunset Way at Tahquitz Canyon Way at the northwest corner of the site. The other signalized access is located on Baristo Road, approximately 690 feet west of Farrell Drive and serving the subject property and the Palm Springs High School. The subject property currently has nine unsignalized access drives on three General Plan Streets, including three on Tahquitz Canyon Way, three on Farrell Drive, and three on Baristo Road. Existing roadway characteristics of relevant major roads are briefly described below. SunLine Transit bus stops are located along Farrell Drive and Baristo Road.

Ramon Road:

Ramon Road is a regional Major Thoroughfare with a four-lane divided cross-section west of El Cielo Road and a six-lane divided cross-section east of El Cielo Road. The posted speed limit on Ramon Road in the study area is 45 miles per hour (mph). The intersections on Ramon Road at Sunrise Way, Farrell Drive, Compadre Road, and El Cielo Road are controlled by traffic signals. An inter-connected traffic signal timing system has been implemented along Ramon Road in the study area that allows the signals to be coordinated to facilitate the progressive movement of eastbound and westbound vehicles. Ramon Road, east of Sunrise Way, will ultimately provide a six-lane divided cross-section that can accommodate 48,500 vehicles per day at the upper limit of LOS D. The ultimate four-lane divided cross-section on Ramon Road, west of Sunrise Way, can serve up to 32,300 vehicles per day (VPD) at the upper limit of LOS D.

Tahquitz Canyon Way:

Tahquitz Canyon Way is a four-lane divided Major Thoroughfare in the study area that abuts the northern boundary of the subject property. Tahquitz Canyon Way, between Indian Canyon Drive and the Palm Springs International Airport, is identified as a National Highway System connector. The posted speed limit is 40 miles per hour. Signalized intersections are located on Tahquitz Canyon Way at the northwest and northeast corners of the project site, at Sunset Way and at Farrell Drive. The next closest signalized intersection to the project site along Tahquitz Canyon Way is located 0.38 miles to the west at Sunrise Way and 0.43 miles to the east at El Cielo Road. Major Thoroughfares have a daily capacity of approximately 35,900 VPD and can accommodate up to 32,300 VPD at the upper limit of LOS D.

Farrell Drive:

Farrell Drive is a four-lane undivided Secondary Thoroughfare north of Tahquitz Canyon Way and south of Ramon Road. Between Tahquitz Canyon Way and Ramon Road, Farrell Drive is classified as a four-lane divided Secondary Thoroughfare. Farrell Drive, adjacent to the eastern site boundary currently has a 12-foot wide continuous two-way left-turn lane separating the northbound and southbound travel lanes. The posted speed limit on Farrell Drive is 45miles per hour. The existing signalized intersections at Ramon Road, Baristo Road, and Tahquitz Canyon Way have uniform one-quarter mile spacing. The signalized intersection of Farrell Drive at Alejo Road is one-half mile north of Tahquitz Canyon Way. Secondary Thoroughfares have a daily capacity of 25,900 VPD and can accommodate up to 23,300 VPD without exceeding LOS D.

Baristo Road:

Baristo Road is classified as a four-lane undivided Secondary Thoroughfare in the Palm Springs 2007 General Plan. Between the western site boundary and Cerritos Drive, Baristo Road is striped as a two-lane undivided roadway with a painted left-turn pocket at Cerritos Drive and at the westernmost site driveway adjacent to the Camelot Festival Theatres. In this area, Baristo Road has direct residential frontage and on-street parking is permitted north of the on-street bike lane, at the curb on the north side of the roadbed. West of Cerritos Drive, Baristo Road is improved as a two-lane divided roadway with a flush painted two-way left-turn lane and on-street parking permitted north of the on-street bike lane, on the north side of the roadbed.

Along the southern site frontage, the two-lane divided cross-section on Baristo Road provides a continuous two-way left-turn lane that removes left-turning vehicles from the travel lanes. This improves traffic flow, capacity, and safety at the Palm Springs Mall driveways and at the Palm Springs High School access connections. As a two-lane divided roadway Baristo can accommodate a maximum of 18,000 VPD, with 16,200 VPD representing the upper limit of LOS D. The posted speed limit on Baristo Road is 40 mph in the study area. With one exception, signalized intersections on Baristo Road are spaced at intervals greater than one-quarter mile. The exception is the traffic signal at the main access to the Palm Springs High School, which is aligned opposite the Palm Springs Mall access approximately 700 feet west of Farrell Drive (measured centerline to centerline).

Sunset Way:
Sunset Way is a two-lane undivided Collector street serving residential land uses located north of Tahquitz Canyon Way including the Desert Holly condominiums (to the west) and The Sage Courtyard Apartments (to the east). Sunset Way is signalized at the intersection of Tahquitz Canyon Way, opposite the existing Palm Springs Mall access located at the northwest corner of the project site. This signalized intersection also provides access to the surface parking lot for the professional offices (Plaza East) located west of the project site, on the south side of Tahquitz Canyon Way. Two-lane undivided Collector streets have a maximum capacity of 13,000 VPD and can accommodate up to 11,700 VPD at the upper limit of LOS D.

US Interstate-10:
Regional access in the western Coachella Valley is provided by Interstate 10, which is a northwest–southeast trending freeway traversing the northern limits of Palm Springs and Cathedral City, and the southern limits of the City of Desert Hot Springs. I-10 provides inter-regional access to San Bernardino, Orange and Los Angeles Counties to the west, and eastern Riverside County and Arizona to the east. I-10 is an eight-lane divided freeway with a 70 mile per hour (mph) posted speed limit on that segment north of the West Valley Campus planning area. The campus site is located 6 miles south of the Indian Canyon Drive interchange, 4 miles south of the Gene Autry Trail interchange, and 4 miles southwest of the Date Palm Drive interchange. This freeway provides essential interstate and regional access to the City. I-10 also connects State Highways 111, 62, and 86.

Existing Traffic Volumes
Existing traffic and roadway conditions were assessed as an initial part of this analysis. Traffic volumes vary by season within the study area as a result of the seasonal influx of "snow birds" that begins in October and ends in May of each year. By the end of May, most of the snow birds have left the area and traffic volumes have returned to lower levels in the study area. Due to these unique travel characteristics in the Valley, the traffic analysis was prepared using peak season traffic conditions, with traffic counts collected January 14 and 15, 2015.

Conditions during the highest volume hour, which occur in the midday (11:00 AM to 1:00 PM) and afternoon (3:00 PM to 5:00PM), were evaluated for all fifteen key intersections. In addition, a morning peak hour (6:30 AM to 9:00 AM) analysis was performed for five of the signalized key intersections, including the four signalized intersections adjacent to the Palm Springs Mall site and the intersection of Farrell Drive with Ramon Road. The PM peak hour traffic counts were started thirty minutes earlier at these five intersections (2:30 PM to 5:00 PM) to ensure that the school traffic generated when classes are dismissed for the day was reflected in the traffic volumes counted.

Additional morning and midday counts were taken at five key intersections to account for peak commuter travel periods resulting from traffic generated by the Palm Springs High School and Saint Theresa Elementary School as well as the commuter trips generated by the professional offices along Tahquitz Canyon Way and the existing residential land uses within the study area.

According to the Traffic Report, peak season (winter) weekday traffic volumes have historically been determined with 24-hour machine counters placed at various locations throughout the Coachella Valley. The Coachella Valley Association of Governments (CVAG) compiles the 24-hour traffic count data and publishes traffic census reports biennially. The most recent CVAG traffic count data was collected in the peak season (winter) of 2013 and 2015.

Comparison of CVAG's 2013 and 2015 traffic count data collected for Ramon Road (west of Farrell Drive) shows that the 2015 weekday traffic count and seasonal travel volumes were greater than the 2013 peak season traffic counts. Based on this finding, it was concluded that the peak hour traffic counts made at the key intersections within the study area in 2015 reflect peak season traffic conditions and do not require a seasonal adjustment.

Table III-4
Existing Weekday Traffic Volumes
COD WVC Project Vicinity

Roadway Link	CVAG Weekday 24-Hour Traffic Count		Year 2015 Peak Season Daily Traffic Volume (2-Way)
	2013	2015	
Sunrise Way			
- North of Tahquitz Canyon Way	21,846	21,934	(22,320)
- South of Tahquitz Canyon Way	20,910	20,205	(21,360)
- North of Ramon Road	21,260	22,033	(22,610)
- South of Ramon Road	18,143	19,954	Not available
Farrell Drive			
- South of Tahquitz Canyon Way	Not available	Not Available	11,263
Tahquitz Canyon Way			
- West of Farrell Drive	Not available	Not Available	11,407
Ramon Road			
- West of Sunrise Way	20,897	20,403	Not Available
- West of Farrell Drive	22,898	22,128	23,826
- West of El Cielo Road	31,758	26,009	Not Available
- East of Paseo Dorotea	30,189	31,314	Not Available
Source: Traffic Impact Study-College of the Desert West Valley Campus Master Plan and Phase I Project", prepared by Endo Engineering. July 15, 2015.			

Traffic generation associated with the existing on site uses at current levels of operation and assumed full occupancy in accordance with existing entitlements were also calculated based upon the ITE "Trip Generation Manual" (9th Edition, 2010). The existing Jack in the Box fast food restaurant, the Camelot Festival Theaters and the Kaplan College generate average weekday traffic volumes of approximately 2,410 daily two-way trips. If the Palm Springs Mall were fully occupied, the subject site would generate approximately 13,640 average daily two-way trips.

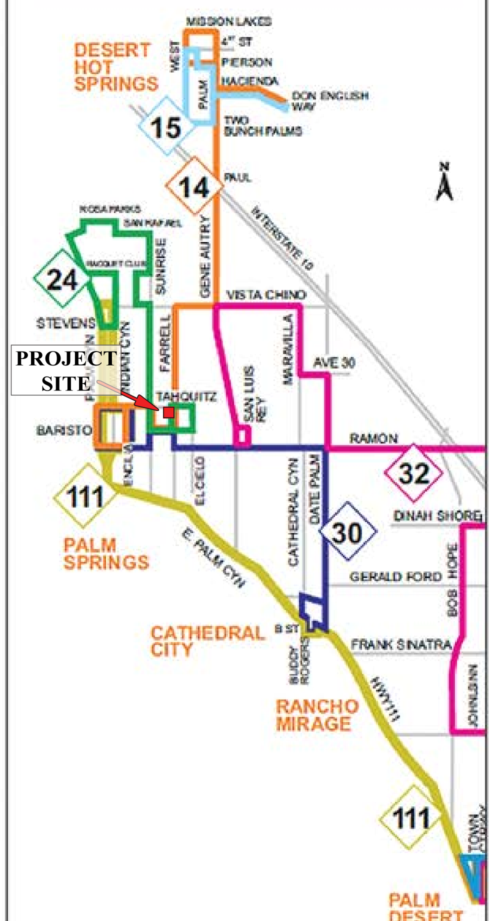
Existing Transit Service
As noted, the SunLine Transit Agency provides public transit service to the West Valley Campus planning area and throughout the Coachella Valley. SunLine has a service area of approximately 1,120 square miles. Its fifteen transit lines provide public bus service with a fleet of 70 fixed route buses and 33 paratransit vans throughout the Coachella Valley, seven days a week (excluding Thanksgiving and Christmas). SunLine Transit Agency buses are wheelchair accessible. They have bicycle racks that are convenient for cyclists to use and can accommodate either two or three bicycles per bus. Bike racks are proposed by SunLine Transit at select bus stop locations.

The West Valley Campus vicinity is well served by public transportation provided by SunLine with SunBus Lines 14, 24, and 30 extending through the planning area. Transit bus turnouts are located: (1) on the west side of Farrell Drive, approximately 315 feet south of the centerline of Tahquitz Canyon Way, and (2) on the north side of Baristo Road, approximately 320 feet west of the centerline of Farrell Drive. A transit stop with shelter is located on the north side of Tahquitz Canyon Way, west of Farrell Drive. A transit stop with shelter is located south of Tahquitz Canyon Way, on the east side of Farrell Drive. A transit stop is located on the south side of Baristo Road, between Farrell Drive and the signalized Palm Springs High School/Palm Springs Mall access.

Local Line 14 extends along the project site boundaries on both Farrell Drive and Baristo Road. A bus stop and SunBus transit shelter is located on the west side of Farrell Drive, immediately south of Tahquitz Canyon Way. The bus turnout at this bus stop can accommodate two southbound SunBuses simultaneously and is located north of the proposed main site access connection on Farrell Drive. A bus stop and transit shelter for the northbound buses on Line 14 is located on the east side of Farrell Drive, south of Tahquitz Canyon Way. Transit buses circulate on Line 14 on weekdays between 5:37 AM and 10:25 PM and on weekends and holidays between 6:25AM and 9:50 PM.

Exhibit III-4

SUNLINE BUS ROUTES
DESERT HOT SPRINGS TO PALM DESERT

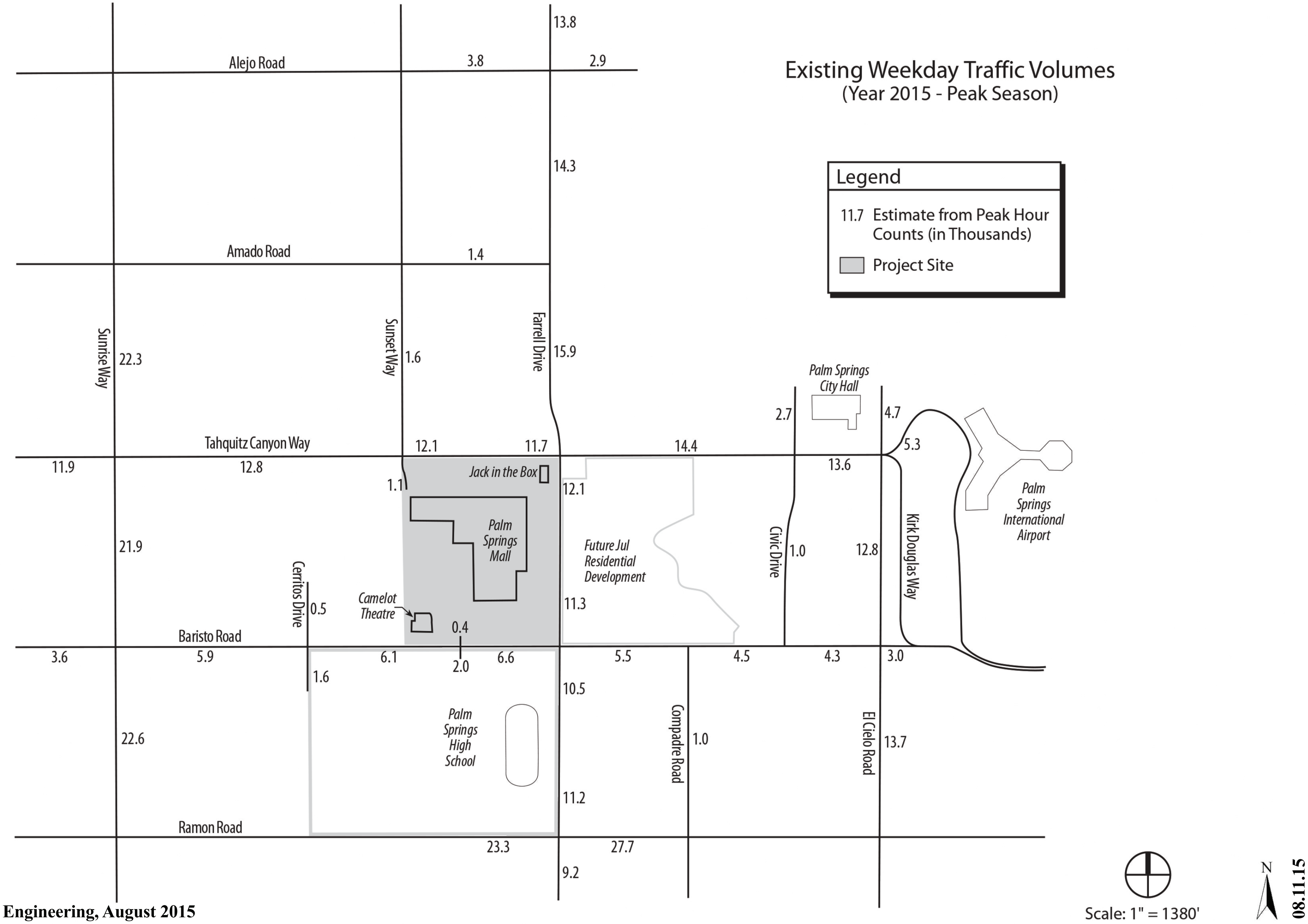


Source: Sunline Transit Agency 5.20.15

Local Line 24 also extends along the project site boundaries on both Farrell Drive and Baristo Road with 21 round trips on weekdays and a 40-minute headway. There are 13 round trips during weekends on Line 24 with a 60-minute headway. One morning and three afternoon supplementary trips accommodate the student ridership.

Line 24 connects the project site to the Desert Regional Hospital, the Palm Springs International Airport, the Palm Springs City Hall, the Desert Highland Community Center, high schools, and a number of retail outlets. It also allows a transfer to Line 111, which connects Palm Springs to Cathedral City, Rancho Mirage, Palm Desert, Indian Wells, La Quinta, and Indio with 20-minute headways on weekdays. Line 24 operates on Sunrise Way, Baristo Road, El Cielo Road, Tahquitz Canyon Way, and Farrell Drive. Transit buses operate between 6:22 AM and 8:25 PM on weekdays. On weekends and holidays, buses on Line 24 operate between 6:23 AM and 7:44 PM. Line 24 is planned to extend to the large retail area at the intersection of San Luis Rey Drive and Ramon Road in the future.

Line 30 has the highest passenger boardings per hour of service and provides a key regional link between downtown Palm Springs and Cathedral City. Riders can access city libraries, city halls, senior centers, the Cathedral City High School and various commercial and industrial centers from Line 30. On weekdays, Line 30 operates between 5:54 AM and 10:10 PM with daytime headways of 20 minutes and three afternoon supplementary trips to accommodate student riders. On weekday evenings, there is a 30-minute headway on Line 30. On weekends there is a 40-minute headway. Ramon Road, west of Sunrise Way and east of Farrell Drive, is the service corridor for Line 30. Between Sunrise Way and Farrell Drive, Line 30 deviates from Ramon Road to extend along Baristo Road. Bus stops with SunBus transit shelters are located on both sides of Baristo Road, between the Palm Springs Mall site and the Palm Springs High School. This bus stop is located east of the signalized intersection of Baristo Road and the Palm Springs High School/Palm Springs Mall access.



Source: Endo Engineering, August 2015

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College of the Desert - West Valley Campus
Existing Weekday Traffic Volumes (Peak Season)
Palm Springs, California

Exhibit **III-5**

Existing Intersection Conditions
In consultation with the City, fifteen existing key intersections were identified for evaluation within a study area that extended north of Ramon Road to Alejo Road and east of Sunrise Way to El Cielo Road. Ten of the key intersections are currently signalized, four have two-way stop control, and one is all-way stop controlled. The fifteen existing key intersections that were evaluated include the following:

(1) Farrell Drive at Alejo Road
(2) Farrell Drive at Amado Road
(3) Sunrise Way at Tahquitz Canyon Way
(4) Sunset Way at Tahquitz Canyon Way
(5) Farrell Drive at Tahquitz Canyon Way
(6) Civic Drive at Tahquitz Canyon Way
(7) El Cielo Road at Tahquitz Canyon Way
(8) Sunrise Way at Baristo Road
(9) Cerritos Drive at Baristo Road
(10) Palm Springs High School Access at Baristo Road
(11) Farrell Drive at Baristo Road
(12) Compadre Road at Baristo Road
(13) Civic Drive at Baristo Road
(14) El Cielo Road at Baristo Road
(15) Farrell Drive at Ramon Road

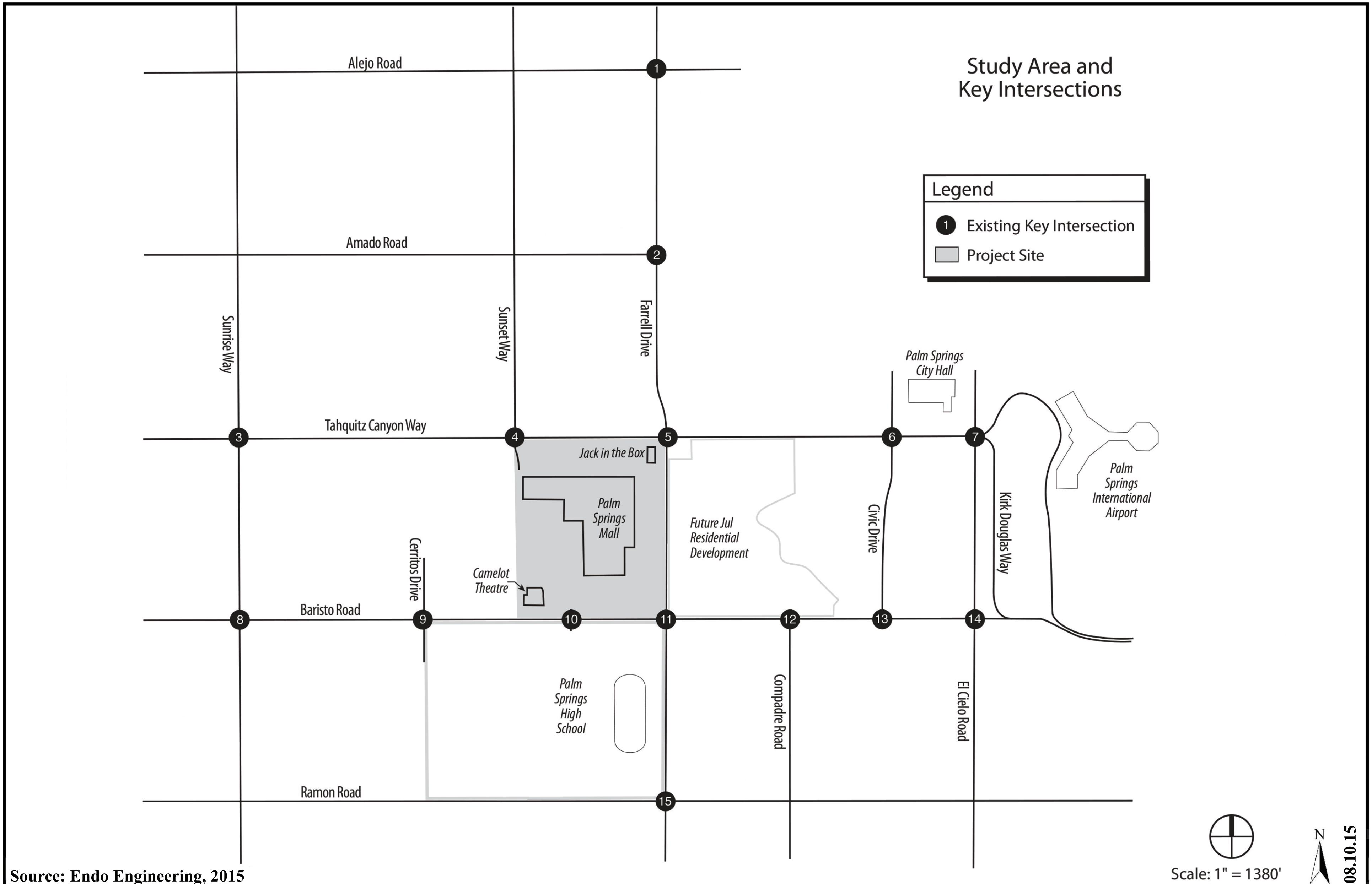
Signalized Intersections
Ten of the fifteen key intersections evaluated are currently signalized, including Intersections 1, 3, 4, 5, 7, 8, 10, 11, 14, and 15 as shown on Exhibit III-6 below. For the ten signalized key intersections listed, the current peak hour intersection operations, including control delay, critical volume-to-capacity ratios, and intersection level of service values the analysis indicates that all of the signalized key intersections are currently operating at acceptable levels of service (LOS D or better) during the peak hours in the peak season. All signalized key intersections are currently providing LOS C or better during the peak hours.

All-Way Stop Intersections
Cerritos Drive at Baristo Road (9) is the only all-way stop controlled key intersection in the project area. The current peak hour intersection operation, including control delay, critical volume-to-capacity ratios, and intersection level of service values indicate that this intersection is currently operating at LOS B during the peak hours in the peak season.

Two-Way Stop Intersections
The two-way stop key intersections include Intersections 2, 6, 12, and 13. All four of the signalized key intersections are currently operating at acceptable levels of service (LOS D or better) during the peak hours in the peak season. Only the intersection of Civic Drive and Tahquitz Canyon Way is currently operating at LOS D (in both the midday and evening peak hour) for the minor street approach. The other signalized key intersections are currently providing LOS B or C operations during the peak hours.

It should be noted that LOS D operation corresponds to average control delay in the range of 25 to 35 seconds per vehicle; the intersection of Civic Drive and Tahquitz Canyon Way is operating with an average control delay of 31.7 second during the midday peak, and 26.8 seconds during the evening peak. Therefore, this intersection still has some capacity available to accommodate additional traffic volumes during the peak hours, specifically the evening peak hours.

Unsignalized Site Access Intersections (Not evaluated)
The site is currently developed and has nine unsignalized site access intersections in addition to the two signalized site access intersections (Intersection 4 and Intersection 10) identified as key intersections above. Three of the unsignalized site access intersections would be eliminated upon implementation of the WVC Master Plan and two would be relocated and modified to better serve the proposed development.



Source: Endo Engineering, 2015

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College of the Desert - West Valley Campus
Study Area and Key Intersections
Palm Springs, California

Exhibit
III-6

The City of Palm Springs uses a project-related increase of intersection traffic to identify critical intersections for evaluation. As noted, those intersections analysed for this project were selected in consultation with the Palm Springs Traffic Engineer. The nine existing unsignalized site access intersections are located along Tahquitz Canyon Way, Farrell Drive, and Baristo Road. For reference purposes, the three existing unsignalized site driveways on Tahquitz Canyon Way were designated from west to east as Access A, Access B, and Access C. The three existing unsignalized site driveways on Farrell Drive were designated from north to south as Access D, Access E, and Access F. The three existing unsignalized site driveways on Baristo Road were designated from west to east as Access G, Access H and Access I. The nine unsignalized site access intersections were designated as Intersection 16 through Intersection 24 (with the north-south street listed first) as shown below:

(16) Access A at Tahquitz Canyon Way
(17) Access B at Tahquitz Canyon Way
(18) Access C at Tahquitz Canyon Way
(19) Access D at Farrell Drive
(20) Access E at Farrell Drive
(21) Access F at Farrell Drive
(22) Access G at Baristo Road
(23) Access H at Baristo Road
(24) Access I at Baristo Road

Only four of the unsignalized site access intersections (Intersections 19, 20, 22, and 23) would allow full-turn ingress and egress movements upon implementation of the WVC Master Plan. Intersection 19 is located south of the Jack in the Box restaurant on Farrell Drive. Intersection 20 would be relocated to the south and widened to function as the main campus entry intersection on Farrell Drive. Intersection 22 and Intersection 23 are the two site access intersections on Baristo Road located west and east of the Camelot Festival Theatres.

Palm Springs International Airport

The Palm Springs International Airport is the largest of the valley's three airports and is the primary air transportation link for the Coachella Valley. The airport is located approximately one-half mile east of the subject property and is classified in the National Plan of Integrated Airport Systems (NPIAS) as a long-haul commercial service airport. It is capable of supporting non-stop commercial service to destinations over 1,500 miles distant, and is classified as a small hub air passenger airport based upon the percentage of national airline enplanements it supports. It also handles air freight and provides heliport access that is largely limited to medical evacuation flights between the Desert Regional Medical Center and Eisenhower Medical center heliports and the Palm Springs International Airport.

Since 1972, the airport has increased service from 143,809 passenger enplanements to 486,644 in 1994, with an average annual growth of about 5.5 percent. Major destination cities include San Francisco, Chicago, Seattle and New York. Commercial traffic is clearly seasonal, with the peak season being the January-February-March period and the slowest period occurring during the summer months. Commercial operations reached a total of 772,206 passenger enplanements in 2008 and slipped with the recession to 739,749 passenger enplanements in 2009, a year-to-year decrease of 4.24 percent.[14] By 2013, enplanements had rebounded strongly to 860,124[15]. Airport enplanements were projected to have reached approximately 809,256 by the year 2015.[16]

Pedestrian Travel

Pedestrians are being given greater accommodation on and along public streets and equal status as other road users, including motor vehicles. As a result, some loss of motor vehicle capacity must be accepted in order to accommodate minimum pedestrian crossing times at intersections. The traffic control signals at the key intersections were timed to accommodate pedestrian crossing preemption with the analysis of the peak hour traffic operations at all of the key intersections.

14 ACAIS CY09: Preliminary CY09 Enplanements at Commercial Service Airports. June 29, 2010.
15 Federal Aviation Administration "List of Commercial Service Airports based on CY2013 Enplanements". June 2014.
16 "Palm Springs Regional Airport Master Plan and Part 150 Noise Compatibility Study", prepared by Coffman Associates. 1994.

Pedestrian counts were made at five of the key intersections (Intersections 4, 5, 10, 11, and 15) during the seven hours of peak hour turning movement traffic counts. The pedestrian counts are provided in Appendix B of the EIR Traffic Report. The combined total of pedestrian crossings observed on all four approaches at these intersections during the counts included: 84 crossings at Intersection 4, 165 crossings at Intersection 5, 736 crossings at Intersection 10, 66 crossings at Intersection 11, and 207 pedestrian crossings at Intersection 15.

The intersection with the greatest number of pedestrian crossings by far was the Palm Springs High School Access at Baristo Road (Intersection 10). Throughout the seven-hour traffic count period (i.e., 6:30 AM to 9:00 AM, 11:00 AM to 1:00 PM, and 2:30 PM to 5:00 PM) a combined total of 736 pedestrian crossings were observed at this intersection. Of that total, 418 pedestrians crossed the east leg of Baristo Road at this intersection and 169 crossed the west leg. A total of 110 pedestrians crossed the Palm Springs Mall driveway at this intersection and 39 pedestrians crossed the high school driveway. Between 7:15 AM and 8:15 AM, 186 pedestrians crossed Baristo Road at this intersection. During the afternoon/PM peak hour (between 2:45 and 3:45 PM) 251 pedestrians crossed Baristo Road at this intersection.

Pedestrian accessibility and movements at intersections can conflict with motor vehicles on each intersection approach. During the highest volume peak hour at Intersection 10 (between 7:15 AM and 8:15 AM) 144 pedestrian crossings of Baristo Road conflict with the westbound vehicular movements and 42 pedestrian crossings conflict with the eastbound vehicular movements. During that same hour, 15 pedestrian crossings of the Palm Springs Mall driveway conflict with the southbound movements and 3 pedestrian crossings of the high school entry conflict with the northbound (exiting) movements.

In order to quantify the impact of these pedestrian crossings on traffic operations at this intersection, the Highway Capacity Software (HCS+ Version 5.3) analysis of the morning peak hour (7:15 AM to 8:15 AM) conditions at this intersection was conducted both with and without the conflicting pedestrian crossing volumes. The addition of the pedestrian movements resulted in an increase in the overall average intersection control delay of 0.2 seconds/vehicle (from 12.4 to 12.6 seconds/vehicle) and an increase in the critical V/C ratio of 0.01 (from 0.51 to 0.52). There was no change in the overall intersection level of service, which was LOS B.

At the signalized key intersection of Sunset Way with Tahquitz Canyon Way, no pedestrian crossing is permitted on the west leg. This restriction improves pedestrian safety by minimizing the potential for conflicts between pedestrians and eastbound vehicles executing right-turn-on-red movements to enter the site from the dedicated right-turn lane on Tahquitz Canyon Way.

2. Project Impacts

Transportation impacts are assessed on several development and temporal levels, evaluating existing conditions, Phase I Project and Campus buildout, and continued growth in background traffic in the project vicinity. The following discussion examines the traffic potential associated with implementing the College of the Desert West Valley Campus Master Plan, including the Phase I Project. This impact assessment is based upon a measure of current conditions and their relationship to existing land uses. The analysis of impacts has been conducted in a manner consistent with methodology approved by the City of Palm Springs Traffic Engineer. The City has established a citywide target of Level of Service "D" or better on all City roads, as measured using “in season” peak hour conditions.

WVC Trip Generation

The proposed West Valley Campus Master Plan and Phase I Project provide an integrated mix of academic, civic (library), assembly and limited retail components. The trip generation and traffic analysis is based upon target or design student count at campus buildout. Additional traffic analysis will be conducted for each component of the campus master plan. The subject traffic analysis used to prepare this EIR fully considers the effects of the campus on overall traffic impacts for both the Phase I Project and campus buildout.

An analysis and forecast was conducted of the peak hour and weekday trip generation associated with buildout of the WVC Master Plan and full occupancy of the educational facilities shown therein to serve an enrollment of 8,040 students (headcount). The weekday trip generation is expected to total 9,880 entering and exiting trips on a typical weekday. The PM peak hour trip generation of 1,182 trips is expected to include 745 entering vehicles and 437 leaving vehicles. The highest hourly inbound volume is projected to occur during the morning peak hour, when 954 entering trips and 182 departing trips are expected to occur.

During the midday peak hour, the entering volume would be similar to the entering volume during the PM peak hour, but the volume leaving the site would be approximately 8 percent lower. The 30,000 square foot library, which may be a City, District, or joint facility, would generate approximately 1,640 weekday trips entering and exiting the site. The trip generation associated with the library would be highest during the PM peak hour, when 204 trips are expected ,including 98 entering and 106 departing vehicles.

The site would generate approximately 13,540 weekday trips upon buildout of the WVC Master Plan, assuming the new library is completed and the existing fast food restaurant and Camelot Festival Theatres remain. This trip generation is equivalent to the number of weekday trips that would be generated by the site upon full occupancy per the existing entitlements (13,640 trip-ends). During the weekday peak hours, however, the site would generate substantially more trips upon implementation of the proposed project than it would upon full occupancy per the existing entitlements.

During the morning peak hour, approximately 856 more trips would be generated by the site upon buildout of the WVC Master Plan and library than upon full occupancy of the site per the existing entitlements. This increase is more pronounced than the midday and PM peak hour increases because commercial shopping centers the size of the Palm Springs Mall typically have few stores open for retail business during the morning peak hour. Major retail stores located within a mall typically open for business when the mall opens at 10:00 AM.

During the midday peak hour, 402 more trips would be generated by the site upon buildout of the WVC Master Plan and library than upon full occupancy of the site per the existing entitlements. During the PM peak hour, 381 more trips would be generated by the site with the WVC Master Plan and library than development per the existing entitlements. The impact of these additional peak hour trips was addressed by evaluating the peak hour traffic operations upon buildout of the Palm Springs 2007 General Plan at the key intersections both with and without buildout of the WVC Master Plan.

Trip Distribution and Traffic Assignment

Following the trip generation potential analysis, the calculated project trips are then distributed across the local roadway network and then assigned to specific roadways and road segments. The trips generated by the proposed project were distributed to geographic origins and destinations and then assigned to specific routes. The directional orientation of this traffic is determined by the geographical location of the site in relation to the land uses that will serve as trip origins and destinations. The origin of trips inbound to the site can be affected by the size and type of on-site development generating the trip, the existing land uses in the surrounding area, the locations of competing developments, and the surrounding population, employment, and roadway conditions.

Minimizing travel time and the distance traveled are the basic factors affecting route selection. The proposed site access locations, the location of signalized site access connections, anticipated left-turn restrictions at the proposed site driveways, and access to regional transportation facilities were also considered in the site traffic assignment. Although the project site would attract trips from all directions and generate trips destined in all directions, north/south access is primarily provided by Farrell Drive and Sunrise Way. Primary east/west access is provided by Tahquitz Canyon Way, Baristo Road, and Ramon Road. Primary site access will be from three locations: (1) the signalized access at the intersection of Sunset Way and Tahquitz Canyon Way; (2) the proposed main campus driveway on Farrell Drive, at the midpoint between Tahquitz Canyon Way and Baristo Road; and (3) the signalized access for the Palm Springs High School on Baristo Road.

While it is highly likely that some of the project-related traffic volumes would have origins or destinations within the residential areas located in proximity to the project site, 98 percent of the project-related traffic volumes were assigned to the boundaries of the study area to ensure that project-related traffic impacts would not be understated. Two percent of the college and library trip generation was assigned within the study area to the adjacent Palm Springs High School.

Modal Split

Modal split is the distribution of various means of transportation used in a region or planning area; these include motor vehicles, neighborhood electric vehicles (NEV), bus transit, bicycles and on foot. The Coachella Valley Association of Governments (CVAG) 2004 Origin Destination Survey found that 92 percent of all trips by Coachella Valley residents were made in private passenger automobiles. Less than one percent of the trips in the region were completed using public transportation. Four percent (4%) of the trips in the region were completed by walking. One percent of the trips were completed by riding a bicycle. The remaining trips were completed by school bus and other modes. More than fifty percent of all trips completed by residents of the Coachella Valley region had a vehicle occupancy of one person.

While the use of alternative transportation modes account for six percent of all trips generated in the vicinity of the project, the variations from day-to-day in the current and future site-generated traffic volumes would exceed six percent. To ensure that the project-related impacts are not understated, no modal split adjustment was used to reduce the site-generated traffic volumes. Even though no modal split adjustment was made to reflect a future increase in trips made by alternative transportation modes, careful consideration should be given to the provision of design features within and adjacent to the site that encourage the use of public transportation, walking and cycling. Good geometric design means providing the appropriate level of mobility and access for motorists, transit buses, bicyclists, and pedestrians while maintaining a high degree of safety.

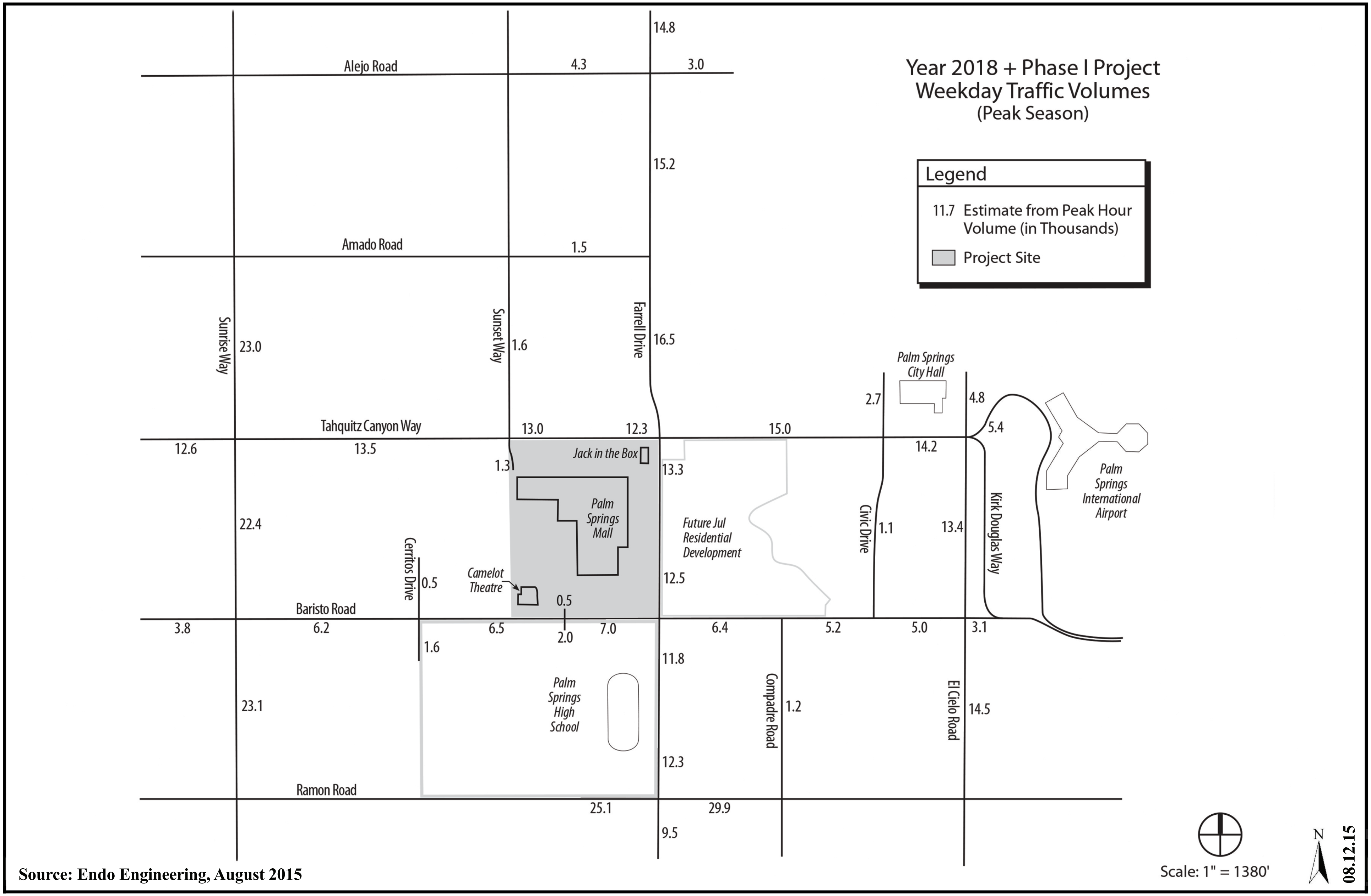
The provision of complementary on-site land uses in proximity to the educational facilities will facilitate the use of alternative modes of travel within the site. People are more likely to walk or travel by bicycle where the available transportation infrastructure makes non-motorized forms of travel attractive, convenient, and safe. The use of alternative travel modes reduces the demand for roadway capacity and provisions to enhance alternative modes of transportation are incorporated in the WVC Master Plan.

Phase I Project Impacts

The Phase I Project is the initial phase of campus development and will be constructed in the northeast portion of the site with primary access to come from a new main access drive to be located mid-block along Farrell Drive. Secondary access, including the two existing signalized intersections, will continue to serve the campus site, including the Phase I Project.

Phase I Project development assumes a maximum of 50,000 square feet of building space providing approximately 37,681 feet of space assignable to or available for a specific type of campus occupant, activity or use, and serving 786 enrolled students. The Phase I Project also provides substantially more than the requisite 159 surface parking spaces, with overflow parking surrounding the Phase I Project development site. The Phase I Project trip generation volumes do not reflect any reduction for the removal of Kaplan College traffic, since the Kaplan College volumes were subtracted from the year 2018 ambient traffic volumes. Traffic generated by the existing Jack in the Box restaurant and the Camelot Festival Theatres was not included because this traffic was included in the existing traffic counts made at the key intersections.

As noted above, the daily weekday trip generation potential of the existing on site land uses has been calculated. Current on-site trip generation is also reflected in the traffic count data collected for this analysis. The Phase I Project would result in the demolition of the mall building and the relocation of the Kaplan College use to another site. Therefore, the Phase I Project and the existing theaters and restaurant would comprise the traffic generating uses on the site. Upon completion and full operation of the Phase I Project, the subject site would generate a total of 2,990 average daily two-way trips and approximately 24 percent more traffic than is currently being generated by on site uses.



Source: Endo Engineering, August 2015

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College of the Desert - West Valley Campus
Phase I Project & Background Traffic - Opening Year (2018)
Palm Springs, California

Exhibit
III-7

The following table illustrates existing weekday peak hour volumes and levels of service (LOS) at key intersections. The analysis shows that existing conditions with the addition of the Phase I Project would have very minor and essential insignificant impacts on these intersections during peak hour operations.

Table III-5

Existing Weekday Peak Hour LOS With and Without Phase I Project[a]
At the Key Intersections with Two-Way Stop Control

Unsignalized Intersection [Intersection Number]	Existing Without Project			Existing Plus Phase I Project			Change In	
	Major Street Left Turn[b] Delay/LOS	Minor-Street Approach[c] Move	Delay/LOS	Major Street Left Turn[b] Delay/LOS	Minor-Street Approach[c] Move	Delay/LOS	Minor-Street Approach Delay	LOS
Farrell Drive @ Amado Road [2]								
- Midday Peak Hour [PHF=0.96]	8.6/A	EB	12.0/B	8.6/A	EB	12.1/B	0.1	No
- Evening Peak Hour [PHF=0.84]	9.5/A	EB	16.4/C	9.6/A	EB	16.6/C	0.2	No
Civic Drive @ Tahquitz Canyon Way [6]	9.6/A	NB	31.7/D	9.6/A	NB	32.0/D	0.3	No
- Midday Peak Hour [PHF=0.89]	8.9/A	NB	26.8/D	8.9/A	NB	26.9/D	0.1	No
Compadre Road @ Baristo Road [12]	7.7/A	NB	10.5/B	7.7/A	NB	10.6/B	0.1	No
- Midday Peak Hour [PHF=0.90]	8.2/A	NB	13.6/B	8.2/A	NB	13.7/B	0.1	No
Civic Drive @ Baristo Road [13]								
- Midday Peak Hour [PHF=0.95]	7.6/A	NB	11.1/B	7.6/A	NB	11.1/B	0.0	No
- Evening Peak Hour [PHF=0.73]	8.0/A	NB	13.4/B	8.0/A	NB	13.6/B	0.2	No

a. Appendix C of the Traffic Report includes the HCS worksheets. The values shown assume an eight percent truck mix and the intersection geometrics shown in Figure 2-5.
b. Delay=average control delay (seconds/vehicle) for the left-turn move from the major street onto the minor street. LOS was determined from the delay (0-10 sec./veh. = LOS A; 10-15 sec./veh. = LOS B; 15-25 sec./veh. = LOS C; 25-35 sec./veh. = LOS D; 35-50 sec./veh. = LOS E; 50+ sec./veh. = LOS F) per HCM 2000 page 17-2 and 17-32.
c. EB= Eastbound. NB=Northbound. Delay=average approach control delay (seconds/vehicle) for the minor-street approach that exhibits the most delay at this intersection. LOS was determined per the HCM 2000 (page 17-2 and 17-32).

Phase I Project Opening Year 2018 Levels of Service

As shown in Table III-6, with the opening and full operation of the Phase I Project in the year 2018, all of the key intersections are projected to operate at acceptable levels of service during the AM and PM peak hours except one. The Phase I Project traffic is not projected to change the peak hour LOS at any of the key intersections evaluated except one. The midday peak hour operation of the northbound approach to the unsignalized intersection of Civic Drive and Tahquitz Canyon Way, would drop from LOS D to LOS E following the addition of Phase I Project traffic to the conflicting traffic volumes on Tahquitz Canyon Way.

It should be noted that the Phase I Project would not add traffic to the northbound approach. The average delay on the northbound approach would increase by 0.3 seconds per vehicle, following the addition of Phase I Project traffic to year 2018 background or ambient traffic volumes. Impacts to this intersection from Phase I Project traffic will be less than significant. A less direct alternative route via Baristo Road is available to meet the northbound travel demand at this intersection. The projected traffic volumes at this intersection would not be sufficient to meet urban peak hour traffic signal volume warrants in the year 2018. Therefore, the impacts associated with the Phase I Project are considered to be less than significant.

Table III-6
Year 2018 Weekday Peak Hour Levels of Service With and Without Phase I Project[a]
At the Key Intersections with Two-Way Stop Control

Unsignalized Intersection [Intersection Number]	Year 2018 Without Project			Year 2018 Plus Phase I Project			Change In	
	Major Street Left Turn[b] Delay/LOS	Minor-Street Approach[c] Move	Minor-Street Approach[c] Delay/LOS	Major Street Left Turn[b] Delay/LOS	Minor-Street Approach[c] Move	Minor-Street Approach[c] Delay/LOS	Minor-Street Approach Delay	Minor-Street Approach LOS
Farrell Drive @ Amado Road [2]								
- Midday Peak Hour (PHF=0.96)	8.7/A	EB	12.3/B	8.7/A	EB	12.4/B	0.1	No
- Evening Peak Hour (PHF=0.84)	9.7/A	EB	17.6/C	9.7/A	EB	17.8/C	0.2	No
Civic Drive @ Tahquitz Canyon Way [6]								
- Midday Peak Hour (PHF=0.89)	9.7/A	NB	34.8/D	9.7/A	NB	35.1/E	0.3	D-E
- Evening Peak Hour (PHF=0.95)	9.0/A	NB	28.6/D	9.0/A	NB	28.8/D	0.2	No
Compadre Road @ Baristo Road [12]								
- Midday Peak Hour (PHF=0.90)	7.8/A	NB	11.9/B	7.8/A	NB	12.1/B	0.2	No
- Evening Peak Hour (PHF=0.68)	8.3/A	NB	21.3/C	8.3/A	NB	22.1/C	0.8	No
Civic Drive @ Baristo Road [13]								
- Midday Peak Hour (PHF=0.95)	7.7/A	NB	11.5/B	7.7/A	NB	11.7/B	0.2	No
- Evening Peak Hour (PHF=0.73)	8.1/A	NB	14.5/B	8.1/A	NB	14.8/B	0.3	No

a. Appendix C includes the HCS worksheets. The values shown assume an eight percent truck mix and the intersection geometrics shown in Figure 4-1.
b. Delay=average control delay (seconds/vehicle) for the left-turn move from the major street onto the minor street. LOS was determined from the delay (0-10 sec./veh. = LOS A; 10-15 sec./veh. = LOS B;
15-25 sec./veh. = LOS C; 25-35 sec./veh. = LOS D; 35-50 sec./veh. = LOS E; 50+ sec./veh. = LOS F) per HCM 2000 page 17-2 and 17-32.
c. EB= Eastbound. NB=Northbound. Delay=average approach control delay (seconds/vehicle) for the minor-street approach that exhibits the most delay at this intersection. LOS was determined per the HCM 2000 (page 17-2 and 17-32).

Table III-7
Year 2018 Weekday Peak Hour LOS at the Signalized Key Intersections
With and Without the Phase I Project[a]

Signalized Intersection [Intersection Number]	**Year 2018 Without Project**			**Year 2018+Phase I Project**			**Change In**	
	Delay	**Critical**	**LOS (Sec./Veh.)**	**Delay (Sec./Veh.)**	**Critical**	**LOS V/C**	**Delay (Sec./Veh.)**	**LOS**
Farrell Drive @ Alejo Road [1]								
- Midday Peak Hour [PHF=0.89]	8.6	0.33	A	8.5	0.33	A	-0.1	No
- Evening Peak Hour [PHF=0.84]	8.2	0.40	A	8.2	0.41	A	0.0	No
Sunrise Way @ Tahquitz Canyon Way [3]								
- Midday Peak Hour [PHF=0.96]	23.5	0.58	C	23.7	0.58	C	0.2	No
- Evening Peak Hour [PHF=0.98]	22.4	0.57	C	22.6	0.58	C	0.2	No
Sunset Way @ Tahquitz Canyon Way [4]								
- Morning Peak Hour [PHF=0.78]	7.5	0.22	A	7.6	0.22	A	0.1	No
- Midday Peak Hour [PHF=0.96]	5.6	0.24	A	5.8	0.24	A	0.2	No
Farrell Drive @ Tahquitz Canyon Way [5]								
- Morning Peak Hour [PHF=0.79]	21.2	0.62	C	21.3	0.63	C	0.1	No
- Midday Peak Hour [PHF=0.95]	21.0	0.50	C	21.0	0.54	C	0.0	No
El Cielo Road @ Tahquitz Canyon Way [7]								
- Midday Peak Hour [PHF=0.92]	13.4	0.52	B	13.5	0.53	B	0.1	No
- Evening Peak Hour [PHF=0.99]	11.2	0.46	B	11.2	0.47	B	0.0	No
Sunrise Way @ Baristo Road [8]								
- Midday Peak Hour [PHF=0.94]	11.2	0.46	B	11.3	0.46	B	0.1	No
- Evening Peak Hour [PHF=0.95]	11.2	0.48	B	11.3	0.48	B	0.1	No
Palm Springs High School @ Baristo Road [10]								
- Morning Peak Hour [PHF=0.61]	12.6	0.52	B	12.7	0.52	B	0.1	No
- Midday Peak Hour [PHF=0.77]	6.5	0.24	A	6.7	0.24	A	0.2	No
- Evening Peak Hour [PHF=0.70]	7.7	0.34	A	7.8	0.35	A	0.1	No

Table III-7 (continued)
Year 2018 Weekday Peak Hour LOS at the Signalized Key Intersections
With and Without the Phase I Project[a]

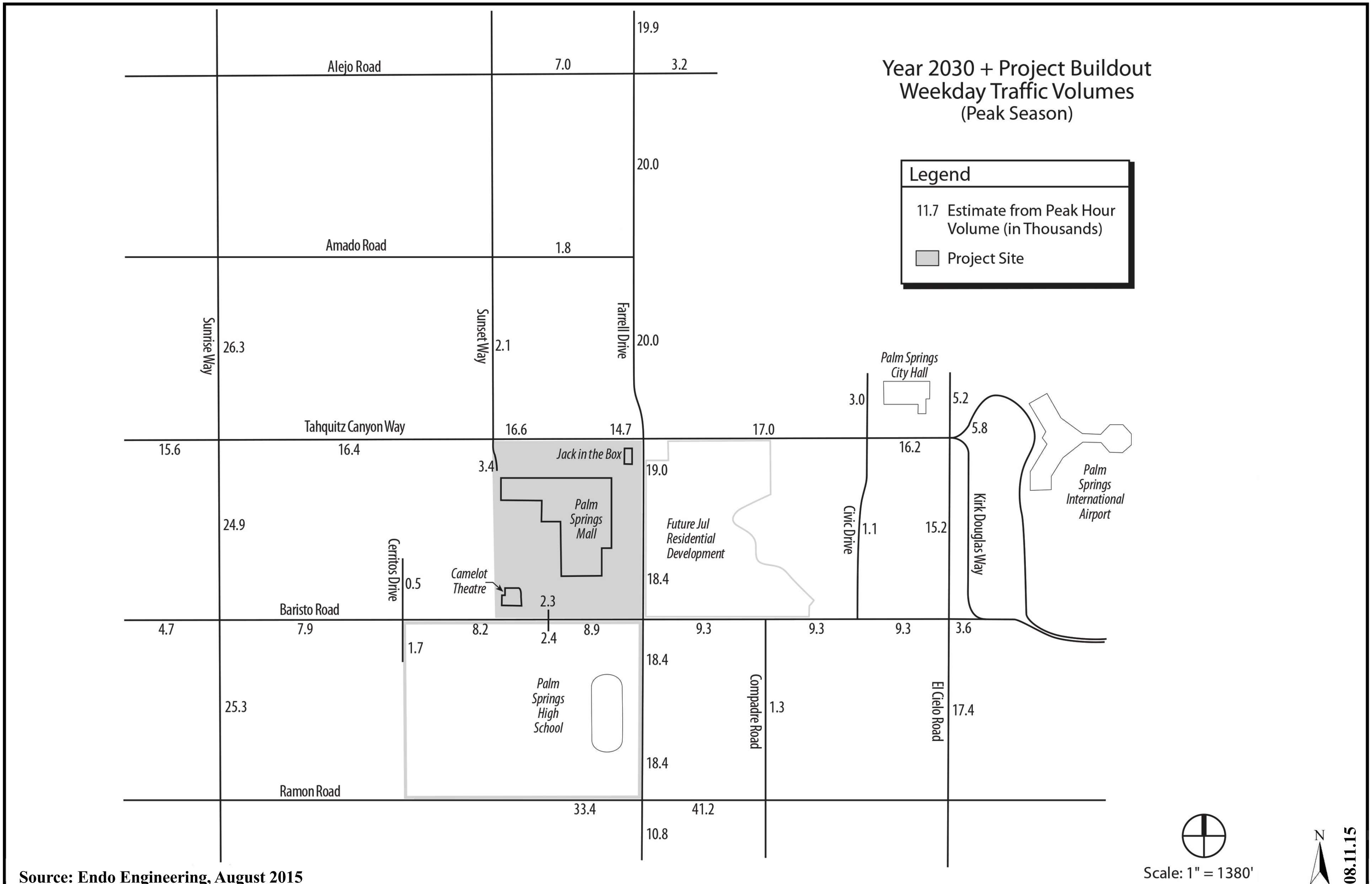
Signalized Intersection [Intersection Number]	Year 2018 Without Project			Year 2018+Phase I Project			Change In	
	Delay (Sec./Veh.)	Critical V/C	LOS	Delay (Sec./Veh.)	Critical V/C	LOS	Delay (Sec./Veh.)	LOS
Farrell Drive @ Baristo Road [11]								
- Morning Peak Hour [PHF=0.66]	23.4	0.66	C	23.4	0.66	C	0.0	No
- Midday Peak Hour [PHF=0.94]	17.6	0.34	B	17.7	0.34	B	0.1	No
- Evening Peak Hour [PHF=0.80]	19.7	0.51	B	19.8	0.52	B	0.1	No
El Cielo Road @ Baristo Road [14]								
- Midday Peak Hour [PHF=0.88]	7.8	0.35	A	7.8	0.35	A	0.0	No
Farrell Drive @ Ramon Road [15]								
- Morning Peak Hour [PHF=0.81]	19.7	0.65	B	19.7	0.65	B	0.0	No
- Midday Peak Hour [PHF=0.96]	19.1	0.64	B	19.2	0.64	B	0.1	No
- Evening Peak Hour [PHF=0.94]	22.3	0.73	C	22.5	0.74	C	0.2	No

a. Delay = Intersection Control Delay (seconds per vehicle). Assumes intersection geometrics shown in Figure 4-1 and an eight percent truck mix. Based upon the *Highway Capacity Manual* signalized operation methodology implemented by the Highway Capacity Software (HCS+ Version 5.3). LOS is the intersection level of service. LOS was determined from the delay (≤10 sec./veh.=LOS A; >10 and ≤20 sec./veh.=LOS B; >20 and ≤35 sec./veh.=LOS C; >35 and ≤55 sec./veh.=LOS D; >55 and ≤80 sec./veh.=LOS E; >80 sec./veh. = LOS F) per 2000 HCM page 10-16. See Appendix C of the Traffic Report for the signalized intersection HCS worksheets.

Campus Buildout (Year 2030) Levels of Service

In addition to analyzing the Phase I Project's impacts, the traffic analysis also looked at the West Valley Campus buildout effects on area traffic and levels of service. Upon buildout and full operation of the West Valley Campus, all of the signalized key intersections would operate at acceptable levels of service during the peak hours without mitigation in the year 2030. The addition of project traffic would change the peak hour LOS at five of the ten signalized key intersections, but they would all continue to operate at LOS C or better during the peak hours.

The unsignalized key intersection with all-way stop control (Cerritos Drive at Baristo Road) would operate at acceptable levels of service during the peak hours without mitigation in the year 2030 following implementation of the WVC Master Plan. Project-related traffic is projected to result in the peak hour LOS at this intersection dropping from LOS A to LOS B during the midday and evening peak hours. Three of the four key intersections with two-way stop control would operate at acceptable levels of service during the peak hours without mitigation in the year 2030 following implementation of the WVC Master Plan. The addition of project-related traffic would result in a decrease of the peak hour LOS on the minor-street approach at all four of these intersections.



Source: Endo Engineering, August 2015

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College of the Desert - West Valley Campus
Campus Buildout & Background Traffic (2030)
Palm Springs, California

Exhibit
III-8

Table III-8
Year 2030 Weekday Peak Hour LOS With and Without Buildout of the WVC Master Plan[a]
At the Key Intersections with Two-Way Stop Control

Unsignalized Intersection [Intersection Number]	Year 2030 Without Project			Year 2030+WVC Master Plan			Change In	
	Major Street Left Turn[b] Delay/LOS	Minor-Street Approach[c] Move	Minor-Street Approach[c] Delay/LOS	Major Street Left Turn[b] Delay/LOS	Minor-Street Approach[c] Move	Minor-Street Approach[c] Delay/LOS	Minor-Street Approach Delay	Minor-Street Approach LOS
Farrell Drive @ Amado Road [2]								
- Midday Peak Hour (PHF=0.00)	8.8/A	EB	13.2/B	9.4/A	EB	15.1/C	1.9	B-C
- Evening Peak Hour (PHF=0.00)	9.5/A	EB	16.6/C	10.2/B	EB	21.0/C	4.4	No
Civic Drive @ Tahquitz Canyon Way [6]								
- Midday Peak Hour (PHF=0.00)	9.4/A	NB	29.7/D	9.7/A	NB	35.9/E	6.2	D-E
- Evening Peak Hour (PHF=0.00)	8.9/A	NB	29.1/D	9.2/A	NB	35.5/E	6.4	D-E
Compadre Road @ Baristo Road [12]								
- Midday Peak Hour (PHF=0.00)	7.9/A	NB	13.4/B	8.1/A	NB	15.9/C	2.5	B-C
- Evening Peak Hour (PHF=0.00)	8.2/A	NB	18.8/C	8.4/A	NB	25.2/D	6.4	C-D
Civic Drive @ Baristo Road [13]								
- Midday Peak Hour (PHF=0.00)	7.9/A	NB	13.9/B	8.0/A	NB	16.6/C	2.7	B-C
- Evening Peak Hour (PHF=0.00)	8.2/A	NB	15.8/C	8.4/A	NB	19.3/C	3.5	No

a. Appendix C includes the HCS worksheets. The values shown assume an five percent truck mix and the intersection geometrics shown in Figure 4-2.
b. Delay=average control delay (seconds/vehicle) for the left-turn move from the major street onto the minor street. LOS was determined from the delay (0-10 sec./veh. = LOS A; 10-15 sec./veh. = LOS B; 15-25 sec./veh. = LOS C; 25-35 sec./veh. = LOS D; 35-50 sec./veh. = LOS E; 50+ sec./veh. = LOS F) per HCM 2000 page 17-2 and 17-32.
c. EB= Eastbound. NB=Northbound. Delay=average approach control delay (seconds/vehicle) for the minor-street approach that exhibits the most delay at this intersection. LOS was determined per the HCM 2000 (page 17-2 and 17-32).

Civic Drive at Tahquitz Canyon Way
As noted above, the intersection of Tahquitz Canyon Way and Civic Drive would operate a LOS E in the year 2030 with buildout of the West Valley Campus. Specifically, the northbound (stop-sign controlled) Civic Drive approach at the intersection of Tahquitz Canyon Way is projected to operate at LOS E with an average control delay of 35.9 seconds per vehicle during the midday peak and 35.5 seconds per vehicle during the evening peak hour. Northbound vehicles will experience an average control delay that exceeds LOS D by 0.9 seconds per vehicle during the midday peak hour and 0.5 seconds per vehicle during the evening peak hour in the peak season.

It should be noted, however, that the projected year 2030 ambient plus WVC Master Plan buildout peak hour traffic volumes on Civic Drive at the intersection of Tahquitz Canyon Way would not be sufficient to meet or exceed the urban peak hour traffic signal volume warrants, which are a threshold for considering signalization. The intersection of Civic Drive and Tahquitz Canyon Way is located less than 600 feet west of the signalized intersection at El Cielo Road and Tahquitz Canyon Way. Viable alternative routes are available with the capacity to accommodate these movements if the delay becomes excessive. The increase in control delay that would be experienced by the through traffic on Tahquitz Canyon Way if a traffic signal control were introduced at this intersection would exceed the benefit (the reduction in the Civic Drive control delay) by a substantial margin. In view of these considerations, a traffic control signal would not be recommended as an appropriate form of mitigation for this intersection. Phase I and campus buildout traffic impacts on the Civic Drive/Tahquitz Canyon Way intersection will be less than significant due to the limited project volumes on Civic Drive, the intersection's proximity to a signalized intersection, and the availability of convenient alternative routes with adequate capacity.

Unsignalized Campus Access
The West Valley Campus Master Plan and Phase I Project call for the phased closure of existing non-signalized access drives. With the closing of three existing site access connections, including one on Tahquitz Canyon Way, one on Farrell Drive and one on Baristo Road, the proposed project would improve traffic operations and traffic safety on these facilities in the vicinity of the site over the long term.

All of the proposed unsignalized site access intersections are projected to provide acceptable levels of service during the peak hours in the year 2030. The proposed main site access on Farrell Drive (Intersection 20) is projected to provide acceptable levels of service during the peak hours with two-way stop control and the existing continuous two-way left-turn lane (TWLTL) on Farrell Drive. The existing TWLTL would function as a queue lane or refuge for left-turning vehicles entering and exiting the main site access drive, allowing two-stage left-turn maneuvers.

Two existing driveways on Tahquitz Canyon Way (Access A at Intersection 16 and Access B at Intersection 17) will be consolidated into a single site driveway located 500 feet west of Farrell Drive at the conference center. This driveway should provide a throat width of 26 feet (minimum) to accommodate a 14-foot wide entry lane and a 12-foot wide exit lane that will permit the simultaneous entry and exit of passenger vehicles. The throat length should provide a minimum of 75 feet of non-conflicted reservoir space for entering and exiting passenger vehicles.

<u>Farrell Drive Access - Intersection 19</u>
The analysis of the proposed Phase I Project and campus buildout has also identified two existing access points which are to be preserved but may require special attention in the long term. Intersection 19 serves the existing Jack in the Box restaurant and the north portion of the mall. Fast-food restaurants rely on high business volumes and fast customer turnover. A much higher percentage of their customers arrive by automobile than walk in. Corridor improvements and access control strategies that could improve traffic safety and operations in the future (such as a raised landscape median on Farrell Drive) could understandably be considered undesirable, from the perspective of a small fast-food restaurant offering convenient drive-through service, if they would also limit or restrict access.

Presently, two existing closely-spaced unsignalized full-turn access connections are located on Farrell Drive within 200 feet south of the signalized intersection at Tahquitz Canyon Way. These include the subject Intersection 19 and the driveway on the opposite side of Farrell Drive (serving the Desert Advanced Imaging medical offices), which appears to be located at the property lines farthest away from the adjacent signalized intersection. These two driveways were located to provide a positive offset of 80 feet. This separates northbound left-turn maneuvers made from the TWLTL on Farrell Drive from southbound vehicles turning left into the medical office driveway. However, overlapping left-turn conflicts can still occur in the TWLTL on Farrell Drive when vehicles simultaneously turn left out of both driveways.

When the traffic signal at Tahquitz Canyon Way stops northbound traffic on Farrell Drive, the 95th-percentile northbound queue of vehicles in the PM peak hour currently extends south approximately 250 feet (i.e., past Intersection 19) blocking southbound access to and from the driveway serving the medical offices. The northbound queue of vehicles can block left-turn movements from both driveways. This increases the potential for right-of-way conflicts on Farrell Drive. In the future, the 95th-percentile northbound queue is projected to increase to 300 feet upon buildout of the proposed project. As traffic volumes increase on Farrell Drive, left-turn egress from the site at Intersection 19 will be more difficult during peak hours and will encourage use of alternative site access drives on Farrell Drive and Tahquitz Canyon Way.

The existing access configuration is likely to result in traffic flow problems and increase the potential for conflicts involving turning and weaving vehicles as traffic volumes and northbound queues generated by the adjacent traffic signal increase in the future. Additional sources of friction within this area, including a transit stop on the east side and a bus turnout and transit stop on the west side of Farrell Drive, make it more difficult to properly locate the driveways serving the properties on the southwest and southeast corners of Intersection 5.

Limiting the amount of access allowed at the two driveways located within the functional area of the intersection of Farrell Drive and Tahquitz Canyon Way would be desirable. It would reduce the number of decisions that motorists must make while traveling along Farrell Drive through this area. It could reduce the number and types of conflict points where the travel paths of vehicles cross as motorists turn left across Farrell Drive or make left turns into driveways near Tahquitz Canyon Way. The construction of a raised (nontraversable) median on Farrell Drive, south of Tahquitz Canyon Way, is one strategy to reduce the number of conflict points in this area by limiting the access to these existing driveways to right-in/right-out movements. While it may be possible to construct a channelizing island in the driveway at Access “D” to discourage left-turn movements at this access, experience has shown that without a nontraversable median on the mainline roadway, such treatments are rarely successful.[17]

Any changes that would limit or restrict access to the existing properties may impact business operations. In most cases, small corner parcel property owners prefer to have at least one direct full-movement access from their property on a major street with high traffic volumes. The existing Jack in the Box fast food restaurant is located adjacent to and served by the full-turn site access at Intersection 19. This land use would remain with the proposed project and continue to rely heavily on traffic diverted from the traffic flow passing the site on Farrell Drive. Tahquitz Canyon Way access serving this fast food restaurant is restricted to right-in/right-out movements.

It may not be feasible for the proposed project to close or relocate Intersection 19. Although limiting or prohibiting left-turn movements at Intersection 19 may be desirable to reduce the potential for traffic conflicts, it would be difficult to achieve without constructing a nontraversable median on Farrell Drive. To minimize the number of conflicting left-turn movements at this intersection in the future, the site access and internal circulation system provides alternative routes within the site to accommodate these movements and does not provide a direct access between Intersection 19 and the reconfigured parking lot to be constructed in the conjunction with the Phase I Project.

[17] Florida DOT Driveway Guidelines.

Intersection 20

As noted above, there are two existing signalized access points into the subject campus site. Current plans call for a new campus main access to occur mid-block on Farrell Drive (Intersection 20). With year 2030 plus WVC Master Plan buildout traffic volumes, the rural peak hour traffic volume signal warrants would be met at Intersection 20. However, all movements at this intersection are projected to operate at acceptable levels of service (LOS C or better) with the existing continuous two-way left-turn lane on Farrell Drive and two-way stop control. The existing TWLTL provides a refuge for vehicles turning left to enter and exit the site.

The *Palm Springs 2007 General Plan* advocates a raised landscaped median for roadways that are designated as divided Secondary Thoroughfares, including Farrell Drive adjacent to the project site. A raised median that maintains the refuge for vehicles turning left to enter and exit the site would require a width of approximately 16 feet, four feet wider than the existing TWLTL. Although it may be feasible to replace the 12-foot travel lanes with 11-foot lanes to obtain the additional median width, this is not desired by the City and the existing TWLTL appears to offer a better solution from the perspective of traffic operations. If the existing TWLTL were replaced by a raised median without storage space for the vehicles turning left onto Farrell Drive from the campus, the LOS for the eastbound left-turn lane would drop to LOS F. Therefore, the existing continuous TWLTL would be required to maintain acceptable levels of service at Intersection 20 with two-way stop control.

While not required to meet the applicable traffic operation performance standard, a traffic control signal at this intersection, would provide protected left-turn ingress and egress movements. Signalization is not recommended as the appropriate form of traffic control because Intersection 20 would provide acceptable levels of service with less restrictive two-way stop control. The California Manual on Uniform Traffic Control (MUTCD) suggests that less restrictive forms of traffic control be used where feasible.

Campus Access - Summary of Impacts

As identified in the above discussion, two access drives consider on-going monitoring and traffic management considerations. The conditions at Intersection 19 serving the fast food restaurant and the northern portion of the larger site have existed for several years. While operations at this intersection, and the one serving the medical office building on the east side of Farrell Drive, are not ideal, their distance from the intersection with Tahquitz Canyon Way has been maximized. The restaurant is highly dependent upon this access drive to maintain a viable business. Until and unless conditions worsen and conflicting turning movements become common, maintain this access drive should not have a significant adverse on the local roadway network or on traffic safety.

Also as noted, the proposed campus main access from mid-block Farrell Drive (Intersection 20) will improve accessibility along this roadway. For the Phase I Project and for full campus buildout and operation, all movements at this intersection are projected to operate at acceptable levels of service (LOS C or better) with the existing continuous two-way left-turn lane on Farrell Drive and two-way stop control.

Table III-9
Future Weekday Traffic Projections With and Without the Project

Roadway Segment	Existing ADT	Year 2018 Ambient ADT	Year 2018+ Phase I ADT	Year 2030 Ambient ADT	2030+Project Buildout ADT
Sunrise Way					
- North of Tahquitz Canyon Way	22,320	22,880	23,030	24,550	26,280
- South of Tahquitz Canyon Way	21,360	21,790	21,810	23,500	24,220
- North of Baristo Road	21,940	22,380	22,400	24,130	24,850
- South of Baristo Road	22,610	23,110	23,140	24,870	25,330
Sunset Way					
- North of Tahquitz Canyon Way	1,560	1,580	1,600	1,720	2,050
- South of Tahquitz Canyon Way	1,130	1,070	1,290	1,240	3,430
Cerritos Drive					
- North of Baristo Road	460	470	470	510	510
- South of Baristo Road	1,550	1,580	1,580	1,710	1,710
PS High School Access					
- North of Baristo Road	410	380	480	450	2,330
- South of Baristo Road	1,950	1,980	2,000	2,150	2,380
Farrell Drive					
- North of Alejo Road	13,810	14,610	14,770	18,040	19,880
- South of Alejo Road	14,130	14,870	15,050	18,000	20,030
- North of Amado Road	14,290	15,010	15,190	18,000	20,030
- South of Amado Road	15,110	15,660	15,860	17,770	19,980
- North of Tahquitz Canyon Way	15,910	16,310	16,510	17,770	19,980
- South of Tahquitz Canyon Way	12,140	13,050	13,260	16,770	19,010
- North of Baristo Road	11,340	12,220	12,460	15,840	18,440
- South of Baristo Road	10,540	11,590	11,780	16,080	18,370
- North of Ramon Road	11,180	12,070	12,260	16,080	18,370
- South of Ramon Road	9,190	9,440	9,500	10,110	10,800
Compadre Road					
- North of Baristo Road	0	900	900	900	900
- South of Baristo Road	990	1,220	1,220	1,320	1,320
Civic Drive					
- North of Tahquitz Canyon Way	2,690	2,740	2,740	2,960	2,960
- South of Tahquitz Canyon Way	1,030	1,050	1,050	1,130	1,130
- North of Baristo Road	990	1,010	1,010	1,090	1,090
- South of Baristo Road	240	240	240	260	260
El Cielo Road					
- North of Tahquitz Canyon Way	4,690	4,780	4,780	5,160	5,160
- South of Tahquitz Canyon Way	12,410	12,880	12,980	13,650	14,810
- North of Baristo Road	12,780	13,260	13,360	14,060	15,220
- South of Baristo Road	13,740	14,290	14,490	15,110	17,440

Table III-9 (Continued)

Future Weekday Traffic Projections With and Without the Project

Roadway Segment	Existing ADT	Year 2018 Ambient ADT	Year 2018+ Phase I ADT	Year 2030 Ambient ADT	2030+Project Buildout ADT
Alejo Road					
- West of Farrell Drive	3,780	4,260	4,280	6,770	6,990
- East of Farrell Drive	2,910	2,970	2,970	3,200	3,200
Amado Road					
- West of Farrell Drive	1,390	1,430	1,450	1,530	1,750
Tahquitz Canyon Way					
- West of Sunrise Way	11,910	12,500	12,580	14,670	15,590
- East of Sunrise Way	12,610	13,040	13,290	13,870	16,260
- West of Sunset Way	12,770	13,210	13,460	14,050	16,440
- East of Sunset Way	12,070	12,860	12,990	15,370	16,560
- West of Farrell Drive	11,700	12,180	12,310	13,270	14,740
- East of Farrell Drive	14,400	14,850	14,950	15,840	17,000
- West of Civic Drive	14,390	14,900	15,000	15,830	16,990
- East of Civic Drive	13,640	14,130	14,230	15,000	16,160
- West of El Cielo Road	13,630	14,120	14,220	14,990	16,150
- East of El Cielo Road	5,290	5,390	5,390	5,820	5,820
Baristo Road					
- West of Sunrise Way	3,610	3,750	3,800	3,970	4,660
- East of Sunrise Way	5,840	6,120	6,180	6,420	7,830
- West of Cerritos Drive	5,870	6,150	6,210	6,460	7,870
- East of Cerritos Drive	6,140	6,430	6,490	6,750	8,160
- West of PS High School	5,900	6,190	6,250	6,490	7,240
- East of PS High School	6,430	6,710	6,830	7,070	8,690
- West of Farrell Drive	6,570	6,860	6,980	7,230	8,850
- East of Farrell Drive	5,460	6,280	6,410	7,790	9,260
- West of Compadre Road	5,080	5,960	6,090	7,790	9,260
- East of Compadre Road	4,450	5,060	5,190	7,790	9,260
- West of Civic Drive	4,340	4,960	5,090	7,790	9,260
- East of Civic Drive	4,230	4,860	4,990	7,790	9,260
- West of El Cielo Road	4,260	4,890	5,020	7,790	9,260
- East of El Cielo Road	3,020	3,100	3,120	3,320	3,610
Ramon Road					
- West of Farrell Drive	23,330	25,100	25,130	33,050	33,400
- East of Farrell Drive	27,700	29,830	29,940	39,920	41,170

Potential Impacts to Other Transportation Systems

The proposed West Valley Campus project would be located within the nearly built out urban core of the City of Palm Springs. Although it is surrounded by residential and other development on the east, west and south, lands to the north will not see future urban development due to a variety of physical constraints. The following briefly discusses the WVC's potential impacts on aviation, rail and transit services, as well as bicycle and pedestrian access. On-site parking and circulation design are also assessed.

Potential Internal WVC Master Plan Impacts

The WVC Master Plan extends recent improvements and future plans to enhance multi-modal accessibility in the area and to reduce the potential for conflicts between motor vehicles and pedestrians. The internal circulation plan achieves this goal by providing a pedestrian-oriented academic core area and pedestrian paseos across the traffic to better accommodate pedestrians. The campus layout provides parking throughout the campus and encourages students as pedestrians moving between parking stalls and the academic core buildings. Therefore, vehicle volumes and speeds are controlled by the physical design of the parking areas to reduce the number and severity of pedestrian-vehicular conflicts. It should be noted that adequate on-site parking is provided for the Phase I Project and campus buildout.

Cluttered circulation and excess signage can lead to driver confusion and uncertain last-minute maneuvers, particularly when young drivers are involved. Inexperienced drivers and those unfamiliar with the campus are more likely to make mistakes in areas where heavy traffic volumes are combined with: complex street designs, isolated one-way street segments, intersections aligned at non-standard angles, multiple closely-spaced full-turn access connections, and numerous bicyclists and pedestrians sharing the right-of-way. The WVC signage plan will make clear and enhance wayfinding and on-site circulation for motor vehicles, bicyclists and pedestrians.

Potential Impacts to Aviation Services

The implementation of the COD West Valley Campus may generate a modest increase in air travel in and out of the Palm Springs International Airport. The Regional Airport Demand Allocation Model (RADAM) developed for SCAG (2002) was reviewed. The available documentation on RADAM does not include many technical details on model form or structure. The model uses a “bottoms up” approach that generates air passenger demand using a geographical zonal system that consists of aggregations of SCAG traffic analysis zones (SCAG, 2002).

The approximately 3,000 SCAG traffic analysis zones (TAZs) are grouped into about 100 RADAM analysis zones. Air passenger demand at a zonal level is generated using equations based on socioeconomic characteristics of each zone, as well as airport proximity and the level of air service at nearby airports. Changes in demand in a given zone may be due to changes in certain types of employment. The model defines three passenger categories: business, pleasure, and all-inclusive tours.

Development will be comprised of the locally-serving West Valley Campus of COD. While academic and related activities at the West Valley Campus may induce some air travel from more distant geographic areas, the campus and its various uses is not expected to be a significant generator of air traffic in and out of Palm Springs International Airport.

Potential Impacts to Rail Services

The COD West Valley Campus project will have little or no effect on existing or future rail service, whether freight or passenger, or associated facilities. Due to the limited available passenger service and the relatively discrete nature of the WVC service area, the campus and associated uses are expected to have a less than significant impact on the existing rail passenger station that is located on Union Pacific Lines approximately 5.5 miles north of the campus site.

Potential Impacts to Transit Services

The West Valley Campus Master Plan and Phase I Project provides for important transit facilities, including three SunLine Transit bus routes and adjacent transit stops, that it is hoped will make transit a major source of access to the new campus. The user base generated by the future campus is one to which bus transit can be well suited. Sunline Transit Agency has programs that can be expanded to provide transit passes to both students and college employees, although only the employer pass program is currently up and running. Nonetheless, Sunline's coordination with the Riverside Transit Agency (RTA) currently makes it possible for students at the University of California-Riverside, San Jacinto Community College and other colleges and universities in the Riverside area to access the Sunline Community Link 220 line. A similar program could conceivably be developed for students and other transit users in the Coachella Valley.[18]

Cumulative Impacts

In the traffic analysis prepared for the WVC Phase I Project and campus buildout the increase in travel demand associated with all future development anticipated by the Land Use Element of the *Palm Springs 2007 General Plan* was addressed by using the General Plan buildout traffic projections as the basis for the horizon year 2030 traffic volumes. Since implementation of the WVC Master Plan would require the removal of the existing Palm Springs Mall building, year 2030 ambient traffic volumes were developed by subtracting the Palm Springs Mall traffic from the *Palm Springs 2007 General Plan* buildout traffic projections. The trip generation associated with the existing Palm Springs Mall building was estimated from the gross leasable area of 315,119 S.F. Based on the change in traffic volumes between the existing traffic levels and the year 2030 ambient traffic volumes, a constant rate of growth in future traffic volumes was identified on each leg of the key intersections.

In addition, the one local development approved and expected to soon break ground was also assessed for cumulative impacts. The trips generated by the Jul Residential Development should be included in the General Plan buildout projections for the roadways throughout the study area. However, the key intersection of Compadre Road with Baristo Road is a three-leg intersection in the *Palm Springs 2007 General Plan* whereas the Jul Residential Development would take access opposite Compadre Road by constructing a four-leg intersection. The *Palm Springs 2007 General Plan* buildout traffic projections did not reflect the future access improvements at this intersection. As a result, the peak hour turning movement volumes associated with the Jul Residential Development were not included correctly in the General Plan’s future year 2030 ambient traffic projections for this intersection.

The Jul Residential Development will include 76 single-family detached dwelling units and 114 condominiums located east of the project site with access on both Tahquitz Canyon Way and Baristo Road. The intersection of Compadre Road and Baristo Road will be modified from the existing three-leg intersection to a four-leg intersection to provide access for the Jul Residential Development. The trip generation associated with the Jul Residential Development was taken from the *Jul Residential Development Traffic impact Study Update* (November 15, 2013) prepared by Arch Beach Consulting. The trips generated by the Jul Residential Development were assigned to the street system (beyond the area addressed in the Arch Beach Consulting traffic study) in a manner consistent with the traffic assignment therein. These near-term cumulative traffic volumes were added to the future year 2018 ambient traffic volumes developed from the *Palm Springs 2007 General Plan* buildout projections. These volumes were also added to the year 2030 ambient traffic projections for the intersection of Compadre Road and Baristo Road.

Based upon the replacement use nature of this project, the substantial level of buildout in the vicinity, the quantified traffic impacts associated with General Plan buildout, and the adjust of General Plan impacts with the addition of the Jul development, the proposed Phase I Project and West Valley Campus buildout will not make a significant contribution to cumulative transportation impacts.

[18] Personal communication, Joe Forgiarini, Director of Transit Planning, Sunline Transit Agency, January 4, 2013.

3. Mitigation Measures

Mitigation Overview

As noted above, a comprehensive traffic impact analysis was conducted to assess the potential impacts associated with development and operation of the West Valley Campus and the Phase I Project. In addition, the City General Plan Traffic Analysis, the Jul Residential Development, new traffic counts other traffic data and information were collected to conduct this analysis. Based upon this analysis, project impacts are expected to be less than significant. Nonetheless, there are general and specific recommendations that are provided below that will further reduce project impacts and facilitate development and maintenance of a safe and efficient transportation system that serves the West Valley Campus and the vicinity. General mitigation measure and recommendations that address impacts associated with the Phase I Project and full campus buildout are set forth below.

<u>General Mitigation Measures</u>

1. The construction activities shall meet or exceed all federal, state and local statutory requirements for public safety. Access to and parking for the existing fast food and restaurant businesses shall be maintained throughout the demolition and construction activities.

2. All necessary permits or approvals shall be secured prior to the initiation of demolition, grading, and building construction activities. Prior to the initiation of site development, the College shall confer with the City Public Works Department to ensure that demolition and construction activities are carried out in a manner that causes minimal disruption to traffic on adjoining city streets.

3. The Construction Manager shall be required to identify and promptly repair any project-related damage to existing public roads upon completion of the construction activities within the project site. The contractor shall monitor the condition of these routes throughout the construction process and, in the event of an accidental load spill, to arrange for the immediate clean up of any spilled material with street sweeping or other procedures, as needed.

4. The final location and design of the site access points and the internal circulation improvements shall comply with City of Palm Springs access and design standards, and be reviewed by the City Engineer. The applicant shall submit street improvement and striping plans to the City Engineer for review and approval, prior to the issuance of driveway permits.

5. Properly designed and maintained street, roadway, and walkway lighting shall be provided within the campus at every intersection on-site and at mid-block locations, as needed, to facilitate the safe movement of vehicular, pedestrian, and bicycle traffic and ensure good visibility under both daylight and nighttime conditions. Adequate and uniform illumination levels shall be provided throughout the off-street parking areas and along the walkways connecting the parking areas to the buildings.

6. The project proponent shall coordinate with SunLine Transit Agency regarding required public transit facilities on and adjacent to the project site. Any required public transit facilities shall be furnished, constructed and installed in conjunction with construction of the associated street improvements.

<u>General Design Recommendations</u>

The following recommendations are not required as mitigation measures. Rather than provide guidance based on the traffic impact analysis that will further ensure that the project's potential impacts to transportation systems are less than significant. The following recommendations will minimize potential circulation and/or site access impacts associated with the proposed project.

1. *Provide Adequate Sight Distances*: Adequate intersection sight distances shall be provided at the proposed main site access intersection on Farrell Drive including clear departure sight triangles extending 530 feet to the north and 465 feet to the south on Farrell Drive from the centerline of the main site access driveway.

2. *Maintain Emergency Response Efficiency*: Construction projects can disrupt the ability to respond to emergencies. This shall be considered when developing traffic staging plans, temporary detours, or changing access to residential and business areas. Continuous two-way left turn lanes on Farrell Drive and Baristo Road along the project frontage shall be identified by lane and arrow markings placed in accordance with the California MUTCD.

3. *Seasonal Traffic Volume Increase*: Some roadways experience significant increases in travel during certain seasonal periods. If construction is scheduled on project roads during seasonally high volume times, more extensive traffic mitigation strategies could be required than during the off peak period. As appropriate, the Construction Manager may include enhanced traffic operations and control strategies, such as construction area screening, variable message signs, reduced travel speeds, temporary parking and turn restrictions, and pavement markings.

4. *Significant Truck Volume*: The campus project will generate significant truck volumes, especially during Phase I Project demolition, can increase the need for traffic mitigation because they increase vehicle delay. Where truck traffic will be heavy, attention shall be focused on construction and detour strategies to divert trucks and on incident management strategies that have the capacity to handle large trucks and load spills. The volume of trucks can also affect the use of and selection of alternate routes.

5. *Impacts to Neighborhoods*: In order to minimize or avoid accessibility issues for nearby residences, business and schools, the College and Construction Manager shall development and implement construction management strategies and traffic control and operations plans that minimize the flow of traffic through the area and/or reduce the duration of construction.

6. *Schools*: Construction staging plans shall include special efforts and strategies to safeguard school bus routes, school crossings, and other needs of school children. The preferential use of Tahquitz Canyon Way or mid-Block Farrell Drive for site access during the peak pick-up and drop-off periods at the Palm Springs High School will help to reduce the potential for construction-related impacts on traffic generated by the high school.

7. *Fire Lanes*: Parking adjacent to the educational and other campus buildings shall be prohibited where necessary to provide unobstructed visibility of pedestrians moving between the buildings and the parking area. This will also provide for rapid access by emergency service vehicles and first responders. Designation of the curb space immediately adjacent to the building faces as fire lanes would enable municipal enforcement of the no-parking restriction.

8. *Conference Center Driveway Design*: The proposed driveway on Tahquitz Canyon Way located at the front of the conference center will also serve the library and the campus. It shall allow passenger vehicles to enter and exit simultaneously by providing a 14-foot wide entry lane and a 12-foot wide exit lane as well as 75 feet of non-conflicted stacking space in the entry throat.

9. *TWLTL on Farrell Drive*: Peak hour traffic operations at Intersection 20 were evaluated with the existing continuous two-way left-turn lane on Farrell Drive and with a raised nontraversable landscape median. The existing configuration on Farrell Drive is recommended with two-way stop control at the main site access connection (Intersection 20). It provides acceptable levels of service with the least restrictive form traffic control.

10. *Speed Limit on Farrell Drive*: As traffic volumes increase in the future, the current posted speed limit on Farrell Drive of 45 mph shall be reviewed with the City to determine if a lower posted speed limit (i.e., 40 mph) would be appropriate and better accommodate the needs associated with all road users.

Mitigation Monitoring and Reporting Program

A. The College, Sunline Transit, the City and other planning area interests shall pro-actively promote the mass transit system expansion and innovation through ongoing consultation and coordination with the Sunline Transit Agency and integration of mass transit facilities (campus bus stops, etc.) in the phased buildout of the West Valley Campus.
Responsible Parties: COD, City, Sunline Transit Agency, CVAG

B. The City and College shall continue to consult and coordinate with the SunLine Transit Agency and encourage the development of rideshare and other alternative, high occupancy transit programs for students and campus employees seeking to locate potential rideshare partners, and a student and/or employee bus pass program.
Responsible Parties: COD, City Planning Department, Sunline Transit Agency

C. The City and College shall monitor the effectiveness of the City General Plan bicycle-ways and multi-use trails system serving the campus, and shall provide or encourage the provision of secure bicycle storage and other support facilities that increase pedestrian and bicycle use.
Responsible Parties: COD, City Public Works and Engineering Department, Planning Department, CVAG

Residual Environmental Effects
Residual environmental effects of the project are expected to include potential turning movement conflicts for Intersection 19, longer delays on the northbound leg of the Civic Drive/Tahquitz Canyon Way intersection. The new community college campus will complement the activities and students at the high school, as well as those at the City library, regardless of whether at its current location or on the future campus site. The campus development will also complement the existing Camelot Festival Theaters and will provide a market for the on-site fast food restaurant, by providing a market of users who are already on site. No significant adverse effect on land use compatibility will result from the development of the campus project.

C. Air Quality and Greenhouse Gases

Introduction and Background
The following section describes the existing air quality at the subject property and the vicinity, and analyzes the potential impacts associated with development of the COD West Valley Campus Master Plan and Phase I Project. A variety of local and regional data and information, ranging from research and analysis conducted for the project site, to regional-scale planning and environmental documents, have been used in researching and analyzing the project and its potential effects on air quality.

Thresholds of Significance/Criteria For Determining Significance
The COD WVC Master Plan and Phase I Project would have a significant effect on air quality if it is determined that the project would:

a) Conflict with or obstruct implementation of the applicable air quality plan.

b) Violate any air quality standards or contribute substantially to an existing or projected air quality violation.

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).

d.) Expose sensitive receptors to substantial pollutant concentrations.

e.) Create objectionable odors affecting a substantial number of people.

Pursuant to qualitative thresholds set forth under CEQA, and for the purpose of this analysis, the COD WVC Master Plan and Phase I Project would be considered to have a significant effect on greenhouse gas emissions if it is determined that the project would:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

As set forth below, and consistent with the Climate Action Plan previously adopted by the City of Palm Springs, the COD has determined that the Project would have less than significant GHG emission impacts only if the Project provides at least a 1% reduction in GHGs (as compared to 1990 levels) by the year 2020.

Additionally, and for information disclosure purposes only, the Project's emission are compared against the statewide GHG reduction standards set forth in the Global Warming Solutions Act (AB 32) and subsequent Executive Orders. Similarly, a comparison of the Project's emissions as against available South Coast Air Quality Management District ("SCAQMD") thresholds is provided. These comparisons are set forth in detail below.

City General Plan Air Quality Goals and Policies

The City of Palm Spring's General Plan sets forth four goals and a variety of policies regarding the protection of air quality in the City and region. Those relevant to the WVC Master Plan and Phase I Project are set forth below.

Goal: Improve Regional Air Quality to protect the health of the community.

Policies:

AQ1.4 Incorporate the provisions of the SCAQMD Air Quality Management Plan into project review procedures.

AQ1.7 Participate in meetings between the Coachella Valley Association of Governments and SCAQMD to discuss and implement regional actions to reduce local air emissions. A comprehensive range of options should be considered including, but not limited to, the following:

- Supplement existing public transit opportunities with additional routes and/or frequency to facilitate intercity travel.
- Provide local subsidies or other incentives to encourage the use of public transit.
- Implement a sub regional transportation-demand management program.
- Restrict the development of uses that degrade the air quality.

- Work with the SCAQMD to focus on the reduction of trip length and total vehicle miles traveled rather than the jobs/housing balance ratio, which can still result in significant trip lengths.

AQ1.8 Support and implement the provisions of the Coachella Valley Dust Control Ordinance, Handbook, and Memorandum of Understanding Actions

Goal: Control suspended particulate matter emissions from human activity or from erosion of soil by wind.

Policies:

AQ2.1 Require those projects meeting specialized criteria as identified in the Zoning Ordinance to submit a Fugitive Dust Control Plan prior to the issuance of grading or building permits.

AQ2.2 Encourage the use of landscaping, vegetation, and other natural materials to trap particulate matter or control other pollutants. Establish windbreaks immediately downwind of large open spaces. Tree species used for windbreaks should be drought tolerant.

AQ2.3 Reduce the transport of blowsand adjacent to paved roadways and residential areas through the use of chemically stabilizing soil surfaces or snow fence windbreaks. Chemical stabilizing measures should only be used in areas where they will not impact endangered habitats or species.

AQ2.4 Continue to remove blowsand from City streets and relocate it downwind on a regular and post event basis as part of routine street-cleaning programs.

AQ2.6 Prohibit the transport of earth/soil through the City when wind gusts exceed 25 miles per hour per the City's PM10 Ordinance.

AQ2.7 Require the planting of vegetative ground covers as soon as possible on construction sites.

AQ2.9 Phase mass grading in a way that minimizes, to the greatest extent possible, the exposure of large expanses of graded areas to wind that causes blowing sand.

AQ2.10 Encourage that landscape plans submitted with new development take into consideration drought tolerance and pollen generation through the selection of appropriate plantings.

Goal: Protect people and land uses that are sensitive to contaminants from sources of air pollution to the greatest extent practicable.

Policies:

AQ3.1 Discourage the development of land uses and the application of land use practices that contribute significantly to the degradation of air quality.

AQ3.2 Carefully consider the placement of sensitive land uses (schools, residences, daycare, medical uses, etc.) in proximity to sources of air contaminants that pose significant health risks.

Goal: Reduce vehicular emissions.

Policies:

AQ4.1 Encourage the use of mass transit, carpooling, and other transportation options, including alternative-fuel vehicles and bicycles, to reduce vehicular trips.

AQ4.2 Coordinate with regional service providers to improve regional transportation services.

AQ4.4 Encourage walking or bicycling for short-distance trips through the creation of pedestrian-friendly sidewalks and street crossings and efficient and safe bikeways.

AQ4.5 Integrate land use and transportation planning to the greatest extent possible.

1. Existing Conditions

The West Valley Campus site is located within the Salton Sea Air Basin (SSAB) and is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD), which is responsible for establishing air quality criteria and relevant management policies for the SSAB and neighboring air basins. Air quality is dependent on the amount of locally and regionally emitted and dispersed pollutants, and upon climatic conditions that may reduce or enhance the formation of pollutants. Development in the Coachella Valley includes construction activities, agricultural activities, various site disturbances, and daily operations such as transportation and vehicle use that contribute to the air quality conditions locally. Local air quality conditions are also impacted by sources imported from outside of the area, including emissions generated in Los Angeles, Riverside, and San Bernardino Counties and transported by prevailing winds into the Coachella Valley.

Existing criteria pollutant emissions for the Palm Springs Mall were calculated using CalEEMod Version 2013.2.2. The CEQA baseline conditions used for purposes of determining impacts are the existing physical conditions at the mall, which currently has an approximately 6% occupancy rate. However, for purposes of analysis and information disclosure, air quality modeling was prepared for two scenarios: the mall at the current baseline 6% occupancy (Kaplan College, 20,000± SF, 300 students), and the mall at theoretical full occupancy (Kaplan College plus 312,000 SF of regional shopping). The table below provides estimated air emissions for operation of the Palm Springs Mall under these two scenarios.

Table III-10
Exiting Operational Emissions of Criteria Pollutants (Lbs/Day)
Palm Springs Mall

Existing Mall	**CO**	**NO_x**	**ROG**	**SO_x**	**PM_{10}**	**$PM_{2.5}$**
6% Occupancy	15.45	3.50	2.12	0.02	1.40	0.41
Full Occupancy	677.11	146.18	82.87	0.69	46.37	13.70
Source: CalEEMod Versions 2013.2.2. See Appendix B for detailed tables. Value shown represents average daily unmitigated emission across summer and winter activities.						

Table III-11
Exiting Operational Emissions of Greenhouse Gases (MT/Yr)
Palm Springs Mall

Existing Mall	**CO_2**	**CH_4**	**N_2O**	**CO_2e**
6% Occupancy	318.22	0.35	0.00	326.24
Full Occupancy	9,339.52	5.16	0.03	9,458.39
Source: CalEEMod Versions 2013.2.2. See Appendix B for detailed tables.				

It should also be noted that the existing Mall has a food court and a full restaurant space, both of which have been vacant for the past few years. Assuming full mall occupancy, use of such spaces will generate odors associated with food prep and dining. It is required that ventilation hoods and all other food prep equipment are installed and maintained in accordance with applicable California Health and Safety Codes to reduce odors and other potential hazards. Food related odors generated from the existing mall would be comparable to the existing Jack in the Box restaurant on site.

1990 Criteria Pollutants and Greenhouse Gas Emissions
Greenhouse gas impacts related to the West Valley Campus were assessed using State and Local Greenhouse Gas reduction targets, which are based on 1990-level GHG emissions. CalEEMod was used to generate operational emissions for the Palm Springs Mall under 1990 conditions, which assumes for analysis purposes that the mall was fully occupied and operational. According to the table below, it is projected that operation of the Palm Springs Mall generated approximately 14,081.13 metric tonnes of CO_2e during 1990. It should be noted the 1990 mall emissions were generated using current electricity CO_2 intensity factors, which are directly related to the current utility energy source mix; this understates 1990 mall-related power plant GHG emissions. Therefore, projected electricity emissions from the mall in 1990 are conservative.

Table III-12
Operational Emissions Summary of the
Palm Springs Mall in 1990

	Maximum Daily Emissions (lbs/day)						MT/Year
	CO	NO_x	ROG	SO_x	PM_{10}	$PM_{2.5}$	CO_2e
PS Mall 1990	4,563.49	740.77	573.10	81.24	90.55	56.37	14,081.13
Source: CalEEMod Version 2013.2.2. See Appendix A for detailed tables. Value shown represents the average emissions from summer and winter.							

Climate and Air Quality
Meteorological conditions in the Coachella Valley are largely attributable to the low desert geographic setting. The mountains surrounding the region isolate the Coachella Valley from moderating coastal influences and create a hot and dry low-lying desert condition. As the desert heats up a large area of thermal low pressure develops, which draws cooler coastal air through the narrow San Gorgonio Pass and into the valley, generating strong winds that cross the most active fluvial (water-related) erosion zones in the valley. These strong winds sweep up, suspend and transport large quantities of sand and dust, reducing visibility, damaging property and constituting a significant health threat. The region is also subject to seasonal northeasterly Santa Ana winds that are associated with high pressure parked over Nevada and the Four Corners region.

The Coachella Valley portion of the SSAB is typical of a low desert climate, with summer daytime temperatures that frequently exceed 110°F and drop into the 20's during winter nights. The Valley floor receives an average of four to six inches of rainfall per year with greater precipitation at higher elevations.

Air inversions, where a layer of stagnant air is trapped near the ground and is loaded with pollutants, occasionally occur in the Coachella Valley due to local geological and climatic conditions. Inversions create conditions of haziness caused by suspended water vapor, dust, and a variety of chemical aerosols emitted by vehicles, furnaces, and other sources. Due to local conditions, inversions generally occur 6,000 to 8,000 feet above the desert floor.

Regulating agencies, including SCAQMD, have developed standards and regulations to reduce emissions and enhance air quality throughout the SSAB. These are further described below.

Air Quality Management and Regulation
Regional and local agencies have also assumed some responsibility for assuring that state and federal air quality standards are achieved. For the Coachella Valley, including the subject project site, the South Coast Air Quality Management District (SCAQMD) is responsible for establishing air quality measurement criteria and relevant management policies for the SSAB.

The 2002 PM10 Coachella Valley State Implementation Plan (CVSIP) was jointly developed by the SCAQMD, Coachella Valley Association of Governments (CVAG) and its member cities, and was approved by the U.S. EPA. The 2002 PM10 CVSIP updated the 1990 plan, which was drafted as a requirement of the federal Clean Air Act to demonstrate expeditious attainment of PM10 standards.[19] On April 18, 2003, the EPA approved the updated CVSIP.

The SSAB, including the City of Palm Springs, is subject to the provisions of the SCAQMD Rule Book,[20] which sets forth policies and other measures designed to meet federal and state ambient air quality standards. These rules, along with SCAQMD's 2012 Air Quality Management Plan[21] are intended to satisfy the planning requirements of both the federal and state Clean Air Acts. The SCAQMD also monitors daily pollutant levels and meteorological conditions throughout the District. Currently there are two monitoring sites in the Coachella Valley, one in Palm Springs and one in Indio.

As noted in Section II, the California Air Resource Board (CARB) approved the Coachella Valley PM_{10} Redesignation Request and Maintenance Plan on February 25, 2010 to redesignate the Coachella Valley from "serious" non-attainment to attainment for PM_{10}. CARB submitted a letter to Environmental Protection Agency (EPA) in March 2010 to approve the redesignation. However, as of October 1, 2015 the Environmental Protection Agency has not redesignated the PM_{10} classification for the Coachella Valley[22] due to the Valley exceeding the state PM_{10} standards in recent years. Therefore, the Coachella Valley is still classified as a serious non-attainment area for PM_{10}.

Criteria Air Pollutants
The following air pollutants are collectively known as criteria air pollutants and are defined as those pollutants for which established air quality standards have been adopted by federal and state governments. Adopted air quality standards are intended to protect the public health by limiting the ambient concentration for pollutants.

Ozone (O_3)
Ozone is a gas formed when byproducts of the internal combustion engine and other urban processes, particularly nitrogen oxide (NO_x), reactive organic compound (ROG) and volatile organic compounds (VOC), react in the presence of ultraviolet sunlight. It is a pungent, colorless, toxic gas commonly referred to as smog. Ozone exposure may result in diminished breathing capacity, increased sensitivity to infections, and inflammation of the lung tissue. Most susceptible to ozone are children, elderly, and persons with pre-existing lung disease.

Carbon Monoxide (CO)
Carbon monoxide is a colorless, odorless, toxic gas formed by incomplete combustion of fossil fuels. Concentrations of carbon monoxide are typically higher in the winter, when meteorological conditions favor the build-up of directly emitted contaminants. The most significant source of carbon monoxide is gasoline-powered automobiles, from incomplete fuel combustion. Various industrial processes also emit carbon monoxide.

19 "2003 Coachella Valley PM10 State Implementation Plan, August 1, 2003, p. ES-1.
20 South Coast Air Quality Management District Rules and Regulations, Adopted February 4, 1977.
21 "Final 2012 Air Quality Management Plan," prepared by the South Coast Air Quality Management District, December 2012.
22 "EPA Green Book Designated Non-attainment Areas for All Criteria Pollutants," as of October 1, 2015. Accessed December 28, 2015.

Nitrogen Oxide (NO_x)
Nitrogen oxides are byproducts of the internal combustion engine, thermal power stations, and pulp mills. Once in the atmosphere these compounds act as the primary receptors of ultraviolet light initiating the photochemical reactions to produce smog. Nitric oxide combines with oxygen in the presence of reactive hydrocarbons and sunlight to form nitrogen dioxide and ozone. Oxides of nitrogen are contributors to other air pollution problems including high levels of fine particulate matter, poor visibility, and acid deposition.

Sulfur Oxides (SO_x)
Sulfur Oxides result from the combustion of high sulfur content fuels including coal and petroleum. Fuel combustion is the major source of sulfur dioxide, while chemical plants, sulfur recovery plants, and metal processing are minor contributors. In the atmosphere sulfur dioxide reacts with water vapor to form sulfuric acid, a major component of acid rain.

Suspended Particulate Matter (PM_{10} and $PM_{2.5}$)
Particulate matter (PM_{10} and $PM_{2.5}$) consists of fine suspended particles that are 2.5 and 10 microns or smaller in diameter, respectively. Sources of include road dust, diesel soot, combustion products, windstorms, construction operations, and tire and brake abrasions. Particle erosion and fragmentation creates the majority of the PM_{10} in the Coachella Valley. Vehicular traffic may further grind these eroded particles, which are then re-suspended in the air. PM can cause increased respiratory infections, asthma attacks, and lung cancer. People with heart or lung diseases, children and older adults are the most likely to be affected by exposure to elevated concentrations of PM.

Lead (Pb)
Lead occurs in the atmosphere as particulate matter resulting from the manufacturing of batteries, paint, ink, ammunition, and to a lesser extent leaded gasoline, the use of which has been phased out. Excessive exposure to airborne lead can result in anemia, kidney disease, gastrointestinal dysfunction, and neuromuscular and neurological disorders. Fetuses, infants, and children are most sensitive to the adverse effects of lead exposure.

State and federal ambient air quality standards for ozone, particulate matter and other primary and secondary pollutants are shown in Table III-13. State standards are generally more restrictive than federal standards.

Table III-13
State and Federal Ambient Air Quality Standards

	State Standards		**Federal Standards****	
Pollutant	**Averaging Time**	**Concentration**	**Averaging Time**	**Concentration**
Ozone	1-hour 8-hour	0.09 ppm 0.07 ppm	1-hour 8-hour	 0.070 ppm
Carbon Monoxide	1-hour 8-hour	20.0 ppm 9.0 ppm	1-hour 8-hour	35.0 ppm 9.0 ppm
Nitrogen Dioxide (NO_2)	1-hour AAM	0.18 ppm 0.030 ppm	 AAM	0.10 ppm* 0.053 ppm
Sulfur Dioxide (SO_2)	1-hour 24-hour	0.25 ppm 0.04 ppm	1 & 24 hour AAM	0.075ppm**
Particulate Matter (PM_{10})	24-hour AAM	50 $\mu g/m^3$ 20 $\mu g/m^3$	24-hour AAM	150 $\mu g/m^3$

Table III-13 Cont.
State and Federal Ambient Air Quality Standards

	State Standards		Federal Standards**	
Pollutant	**Averaging Time**	**Concentration**	**Averaging Time**	**Concentration**
Particulate Matter ($PM_{2.5}$)	AAM 24-hour	12 μg/m^3 35 μg/m^3	AAM 24-hour	12 μg/m^3 35 μg/m^3
Lead	30 day Avg.	1.5 μg/m^3	3 month Avg.	0.15 μg/m^3
Visibility Reducing Particles	8-hour	No standard	No federal Standard	No federal Standard
Sulfates	24-hour	25μg/m^3	No federal Standard	No federal Standard
Hydrogen Sulfide	1-hour	0.03 ppm	No federal Standard	No federal Standard
Vinyl Chloride	24-hour	0.01 ppm	No federal Standard	No federal Standard

Source: California Air Resources Board, 06/04/13 (checked for updates April 2015).
Notes: ppm = parts per million; ppb= parts per billion; μg/ m^3 = micrograms per cubic meter of air; AAM = Annual Arithmetic Mean; * Note that this standard became effective as of January 22,2010.
** Final rule signed June 2, 2010, effective as of August 23, 2010

Air quality in the Salton Sea Air Basin exceeds state and federal standards for fugitive dust (PM10) and ozone (O_3), and is in attainment/unclassified for PM2.5. Ambient air quality in the SSAB, including the project site, does not exceed state and federal standards for carbon monoxide, nitrogen dioxides, sulfur dioxide, lead, sulfates, hydrogen sulfide, or Vinyl Chloride. The following Table shows the basin's federal and state attainment status for criteria pollutants.

Table III-14
Salton Sea Air Basin Designation Status

Criteria Pollutants	Federal Designation	State Designation
Ozone - 8 hour standard	Nonattainment	Nonattainment
Ozone - 1hour standard	n/a	Nonattainment
Carbon Monoxide	Attainment	Attainment
Nitrogen Dioxide	Attainment	Attainment
Sulfur Dioxide	Attainment/Unclassified	Attainment
PM_{10}	Nonattainment	Nonattainment
$PM_{2.5}$	Attainment/Unclassified	Attainment/Unclassified
Lead	Attainment	Attainment
Sulfates	No standard	Attainment
Hydrogen Sulfide	No standard	Unclassified
Vinyl Chloride	No standard	Not sufficient data

Source: "Area Designation Maps/ State and National," CARB Air Quality Planning Branch, June 2013. Source material last reviewed August 22, 2014. Accessed December 28, 2015. This information has been cross-checked with the U.S. EPA Green Book, last updated October 1, 2015.

Regional Pollutants of Concern

Local air quality conditions result from a variety of activities, including grading, construction and vehicular traffic, as well as heating, cooling, and ventilation equipment. A considerable amount of pollution in the Salton Sea Air Basin is attributable to local geographic, geophysical and climatic conditions. PM_{10}, $PM_{2.5}$ and Ozone (O_3) are the most prevalent air quality pollutants in the Coachella Valley, including the campus site. The SSAB exceeds state and federal standards for particulate matter, and the area is considered to be in serious non-attainment for the 8-hour ozone standard.

PM_{10} Emissions

Natural sand migration, a process referred to as "blowsand," generates two types of PM_{10} emissions: (1) natural PM_{10}, which is produced by direct particle erosion and fragmentation, and (2) secondary PM_{10}, whereby sand deposited on roadways is further broken up by motor vehicles, then re-suspended in the air.

Historically, PM_{10} levels in the Coachella Valley are elevated due to fugitive dust emissions from grading and construction activities, agricultural practices, and strong wind. The finer materials, including sand and silt, can be picked up and transported by the wind and are referred to as "blowsand". PM_{10} particles associated with blowsand are of two types: (1) natural PM_{10} produced by direct particle erosion and fragmentation, and (2) secondary PM_{10} whereby sand deposited on roadways is further pulverized by motor vehicles and then re-suspended in the air by those vehicles. The project is located in a PM_{10} "serious" non-attainment area for the state and federal PM_{10} standard.

SCAQMD employs measures to reduce particulate matter in the District, sets forth new measures that could further reduce particulate matter, and lists those new measures that need further evaluation prior to implementation. In addition, applicable state code and AQMD Rules, including Rule 403 (Fugitive Dust), enforce fugitive dust compliance for all activities within the SSAB.

$PM_{2.5}$ Emissions

Federal and state standards have been developed to regulate fine particulate matter smaller than 2.5 microns in diameter. To achieve federal attainment, a jurisdiction must provide the Environmental Protection Agency (EPA) with air quality monitoring data that does not violate the fine particle standards over a three-year period. The Coachella Valley is defined as attainment/unclassified for $PM_{2.5}$, based on the state and federal $PM_{2.5}$ standards and does not require Implementation Plans to demonstrate attainment.

Ozone Emissions

The SSAB has historically exceeded regulatory ozone standards; however, the number of days that exceed standards have dropped steadily over the past three decades. Ozone concentrations have declined over the past 30 years from a maximum of 0.45 parts per million (ppm) in 1979 down to 0.09 ppm in 2014. Under the Federal Clean Air Act, the SSAB is classified as a Severe-15 ozone non-attainment area for the 2008 8-hour ozone standard (0.075 ppm).

Under the Federal Clean Air Act, the Coachella Valley portion of the SSAB is classified as a "severe-15" O_3 non-attainment area for the 8-hour state standard, which means that the region must come into compliance with Federal ozone standards by December 31, 2027. With future emission controls, the Coachella Valley will achieve the 2008 8-hour federal O_3 standard by 2024.[23]

As previously noted, SCAQMD studies indicate that most ozone is transported to the Salton Sea Air Basin from the upwind sources in the South Coast Air Basin, which contains large metropolitan areas, high traffic volumes, heavy industry and other large-scale emitters. The amount of ozone contributed from other air basins is difficult to quantify; however, improved air quality in the project area depends upon reduced ozone emissions in the South Coast Air Basin.

23 "Final 2012 Air Quality Management Plan," prepared by South Coast Air Quality Management District, December 2012.

Climate Change and Greenhouse Gasses

Air pollution is a chemical, physical or biological process that modifies the chemistry and other characteristics of the atmosphere. The primary contributor to air pollution is the burning of fossil fuels used in transportation, power and heat generation, and industrial processes. The byproducts from the combustion of fossil fuels can contain a number air polluting substances. These emissions are responsible for the poor air quality that is evident in industrial centers worldwide.

Carbon dioxide is the primary greenhouse gas that has raised the most concern of atmospheric scientists due to current atmospheric levels, current and projected emission levels, and the highly correlated temperature regression curve that has been observed, predicting a future path of rising carbon dioxide levels. In 2004 the State of California generated 492 million metric tons of carbon dioxide equivalent (CO_2E). In 2013 the State of California generated 459.3 million metric tons of CO_2E, representing an overall decrease of 7% since 2004[24]. During the 2000 to 2013 period, per capita GHG emissions in California have continued to drop from a peak in 2001 of 14.0 tons per person to 12.0 tons per person in 2013; representing a 14% decrease. GHG emission reductions are attributed to energy conservation measures such as use of more fuel-efficient vehicles, energy efficient appliances and building materials that are prescribed under Title 24 of the California Building Code.

Statewide Climate Change Regulation

California was the first state to establish regulations that require the reduction of emissions of GHGs from motor vehicles. On September 24, 2004, the California Air Resources Board adopted a bill that requires all motor vehicles of 2009 vintage or later to reduce their greenhouse gas emissions by about 30% by the year 2016.[25] On June 1, 2005 Governor Arnold Schwarzenegger issued executive order S-3-05, which calls for reduction in GHG emission to 1990 levels by 2020 and for an 80 percent reduction below 1990 levels by 2050.

The California Global Warming Solutions Act (AB 32) was adopted by the state legislature in 2006. It sets forth a program to achieve 1990 emission levels by 2020 and requires CARB to proclaim 1990 GHG emissions and develop a Scoping Plan, which sets forth GHG reduction methods. CARB has reported that 1990 GHG emissions totaled 427 million metric tons (MMT) for the state of California; CARB adopted a GHG scoping plan on December 11, 2008. The Scoping Plan includes a cap and trade program, green building strategies, recycling and waste reduction, and Voluntary Early Actions and Reductions. More recently, Executive Order B-30-15 and Executive Order S-3-05 were established setting new California goals to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030 and 80 percent below 1990 levels by 2050, respectively. Achieving these stringent reduction targets will ensure the state’s efforts effectively reduce carbon pollution.

California SB 375 was signed by the Governor in September 2008 and is intended to at least in part implement greenhouse gas reduction targets set forth in AB 32. The bill encourages regional land use planning to reduce vehicle miles traveled and requires jurisdictions to adopt a sustainable communities strategy.

Local Climate Change Regulation

In 2013 the City of Palm Springs adopted its “2013 Climate Action Plan: Leadership in Energy Efficiency[26]” as part of the Coachella Valley Association of Governments (CVAG) Green for Life program. The goal of the Climate Action Plan (CAP) is to reduce GHG emissions within City operations and throughout the community. According to the CAP, citywide CO_2e emissions in 1990 were approximately 432,136 tonnes. Under business-as-usual conditions, the CAP projects that citywide emissions in 2020 will be 436,399 tonnes of CO_2e. To achieve the AB 32 target by 2020, the CAP states that Palm Springs will have to cut GHG emissions by one percent (1.0%), or 4,263 tonnes.

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24 “2015 California GHG Emission Inventory,” California Air and Resources Board, June 16, 2015.
25 http://www.ucsusa.org/clean_vehicles/vehicles_health/californias-global-warming-vehicle-law.html
26 “Palm Springs Climate Action Plan,” City of Palm Springs, May 2013.

Greenhouse Gasses Analyzed

For the purpose of this analysis the emission of the following greenhouse gases are evaluated: carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O) and carbon dioxide equivalent (CO_2e), which includes a combination of hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride.

Carbon Dioxide (CO_2): is an odorless and colorless gas that is emitted from natural sources such as the decomposition of dead organic matter, respiration of bacteria, plants, animals and fungus, evaporation from oceans, and volcanic out gassing. Manmade sources of CO_2 include the combustion of coal, oil, natural gas, and wood. Carbon dioxide is naturally removed from the air by photosynthesis, dissolution into ocean water, transfer to soils and ice caps, and chemical weathering of carbonate rocks.

Methane (CH_4): is released naturally as part of biological processes such as in low oxygen environments like swamplands, bogs, or in rice production (at the roots of the plants) and in cattle raising. Mining of coal, the combustion of fossil fuels and biomass burning also generate methane emissions. Methane is a more efficient absorber of radiation compared to CO_2, however its atmospheric concentration is less than carbon dioxide.

Nitrous Oxide (N_2O): is more commonly known as laughing gas and is a colorless greenhouse gas that in small doses can cause dizziness, euphoria, and sometimes slight hallucinations.

Carbon Dioxide Equivalent (CO_2e): is a term used describing different greenhouse gases in a common unit. Such gases include hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride.

2. Project Impacts

Development of the COD West Valley Campus will result in the direct and indirect generation and emission of air pollutants during building demolition, new construction and campus operation. Criteria air pollutant and greenhouse gas emissions from demolition and construction will be temporary; however, emissions from daily operation will be ongoing. The following discussion describes the major sources of air pollutants associated with the development of the WVC Master Plan and Phase I Project, and emission projections for criteria pollutants and greenhouse gases.

The table below provides the land use assumptions for Phased Development and Campus Buildout based on the WVC Master Plan and adjusted to facilitate air quality modeling. For air quality analysis purposes, it is assumed that buildout will extend over an 8-year period from 2017 to 2024. It should be noted that buildout would likely occur more gradually in phases over a 15 to 20 year period. Reducing the development period to 8-years assumes an uninterrupted construction period, which offsets the potential dilution of emissions that would occur if buildout was modeled for the full anticipated 15 to 20 year campus buildout.

The Phased Development approach to air quality impact analysis provides a more realistic projection of daily air emissions based on the Campus Master Plan development schedule. Because Phases II-V do not have specific building development plans, it was assumed that the library would be developed in Phase III, the Conference Center in Phase IV, and campus retail in Phase V.

Table III-15
COD West Valley Campus
Air Quality Modeling Assumptions

Development	Construction Phase	Acreage	College Use (SF)	Ancillary Uses (SF)[2]	Parking Spaces
Phase I[1]	2017-2018	11.59	50,000		160
Phase II	2019-2020	4.31	50,000		240
Phase III	2021-2023	6.09	50,000	30,000	250
Phase IV	2024-2026	7.03	90,000		440
Phase V	2027-2029	4.54	60,000		240
Campus Buildout[2]	2016-2024	29.11	300,000	30,000	1,330

Source: Based on the Master Plan Land Use Table. Refined for AQ Modeling Purposes.
1) Phase 1 acreage includes demolition of the existing mall and landscaping treatment of the mall footprint.
2) For analysis purposes and to remain consistent with the Traffic Report, it is assumed that the conference center and campus retail are considered "College Uses" and the library is an "Ancillary Use."

The California Emissions Estimator Model (CalEEMod) Version 2013.2.2 was used to calculate the potential emission of criteria pollutants and greenhouse gas emissions associated with development and operation of the COD WVC Phase I Project and campus buildout. CalEEMod produces emission data for both unmitigated and mitigated conditions. The application of standard dust control measures, use of vehicle oxidation catalysis (20% reduction equivalent), and use of reduced VOC level coatings are captured in the mitigated condition.

The following discussion describes the major sources of air pollutants associated with development of the project, calculates the potential emissions from campus operations, and makes a significance determination for the COD WVC Master Plan and Phase I Project.

Construction Emissions
Air pollutants are generated from such construction activities as demolition, site grading and other ground disturbance, operation of construction equipment, stationary power, building construction and related off-site travel, and off gassing from paving and architectural coatings. Construction related air quality and greenhouse gas emissions are temporary and end once construction is complete.

Demolition Assumptions
Demolition of the Palm Springs Mall with occur during Phase I and will require off-site material hauling. Demolition material hauling assumptions are based on material type, average haul capacity, and square footage of the Palm Springs Mall. Based on these parameters, it is projected that demolition of the mall would require 650 haul loads for construction debris (12 tons each load), and 885 haul loads for concrete (15 tons each)[27]. CalEEMod construction haul trips were also adjusted to reflect these data. Haul trips assume material would be transported to the Edom Hill Landfill and Transfer Station in Cathedral City and Granite Construction's Indio Quarry and recycling center in Indio. The remaining Phases of campus development will be limited to grinding and scraping of existing pavement, therefore no additional demolition was modeling.

The existing structural condition of the mall is currently unknown. However, considering the era in which it was constructed, it is reasonable to assume asbestos containing materials (ACM) and lead paint may be present. Demolition could result in the release of toxic airborne substances, and will require safe removal, transport, and disposal of construction debris in accordance with industry standard protocols. See Section III Hazardous and Toxic Materials.

[27] Chris Block, Estimator for Demo Unlimited Inc. 760-775-5884. cbloch@demounlimited.com. Personal Communication June 15, 2015.

Grading Assumptions

Preliminary grading indicates that the project site will require 30,000 cubic yards of material fill. Phase I emissions include import of the total 30,000 cubic yards, however this material will be divided across all Phases. Because phase-specific development plans are currently programmatic, it was assumed that Phases II-V would import 10,000 cubic yards of fill each. This will overstate overall construction emissions and provide a conservative emission estimate for analysis.

The following table provides construction-related air quality impacts for phased development and project buildout. It should be noted that phased emissions are similar because it was assumed that total buildout square footage was comparably allocated across all phases, ranging from 50,000 square feet to 90,000 square feet. Although Phase I emissions include demolition and the majority of grading, construction of buildings, paving, and architectural coating activities typically generate higher emissions (overall) than demolition and grading activities. Therefore, maximum daily emissions during construction are strongly correlated to building square footage and paving area.

Table III-16
Construction Emissions by Phase
COD West Valley Campus Buildout
(Lbs./Day)

		CO	NO_x*	ROG	SO_x	PM_{10}*	$PM_{2.5}$*
Phase I	2017	47.05	65.92	6.64	0.07	8.07	4.34
	2018	42.05	48.84	66.93	0.06	3.54	2.80
Phase II	2019	63.09	69.30	6.58	0.13	7.45	4.51
	2020	4.62	2.36	37.18	0.01	1.57	0.48
Phase III	2021	46.52	47.33	4.80	0.09	5.49	3.48
	2022	39.01	32.11	38.87	0.06	2.42	1.75
Phase IV	2024	42.20	34.41	3.86	0.08	4.78	2.89
	2025	40.72	25.62	44.58	0.07	2.71	1.40
Phase V	2027	55.72	37.87	4.42	0.14	6.29	3.35
	2028	24.06	16.22	44.04	0.03	1.63	0.79
Buildout**	2017-2024	83.00	57.12	72.47	0.12	11.08	4.53
SCAQMD Threshold		**550.00**	**100.00**	**75.00**	**150.00**	**150.00**	**55.00**
Exceeds Threshold		**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables. Value shown represents the average emissions from summer and winter.
*Emissions show "mitigated" conditions, meaning application of standard dust control measures and best management practices. "Mitigated" does not mean that thresholds were exceeded and required mitigation measures.
**Emissions shown for Buildout represent the highest emitting year of that particular pollutant; CO = 2017, NOx = 2017, ROG = 2023, SOx = 2017, PM10 = 2023, and PM2.5 = 2017.

Phase I Construction Impacts

As shown in Table III-16 above, SCAQMD daily thresholds for criteria pollutant will not be exceeded during construction of Phase I. Construction-related emissions are temporary and will end once construction is complete. Temporary construction emissions will be minimized through best development practices, adherence to a project-specific dust control plan, proper maintenance of construction equipment, phased development, and other recommendations set forth below that limit the project's contribution to air quality impacts during construction.

Therefore, impacts to air quality resulting from construction of the Phase I Project will be less than significant. Nonetheless, a menu of development management practices is set forth below that will further ensure that construction-related pollutant emissions will be less than significant.

Master Plan Buildout Construction Impacts
Buildout of the Campus Master Plan will not exceed SCAQMD daily thresholds for any criteria pollutant. Construction-related emissions are temporary and will end once construction is complete. As stated above, temporary construction emissions will be minimized through best development practices, adherence to a project-specific dust control plan, proper maintenance of construction equipment, phased development, and other recommendations set forth below that limit the project's contribution to air quality impacts during construction. Therefore, impacts to air quality resulting from construction of the COD/WVC Master Plan will be less than significant. A list of development management practices is set forth below that will further ensure that construction-related pollutant emissions will be less than significant.

Construction Related Greenhouse Gas Emissions
Construction activities will also result in short-term GHG emissions. The following table summarizes the estimated GHG emissions from construction using both the Phased Development and Buildout air quality analysis approach. As shown in the table below, GHG emissions are significantly lower when modeled under the Phased Development approach, which is also the current Campus Master Plan development schedule. GHG emissions from construction are temporary and will not substantially affect air quality or interfere with a GHG reduction plan. All components of construction, including equipment, fuels, materials, and management practices, will be subject to current regulations of GHGs. To determine if construction emissions from Phase I development or Master Plan Buildout would result in a cumulative considerable impacts, construction GHG emissions were amortized over a 30-year period and added to annual operational emissions. (See the Operational GHG Emissions discussion below)

Table III-17
Construction GHG Emissions By Phase (Metric Tons/Yr)
COD West Valley Campus

	CO_2	**CH_4**	**N_2O**	**Total CO_2e**
Phase I	1,016.39	0.21	0.00	1,020.99
Phase II	748.27	0.16	0.00	751.68
Phase III	982.86	0.21	0.00	987.30
Phase IV	1,063.73	0.21	0.00	1,068.26
Phase V	794.84	0.16	0.00	798.37
Total Phased CO_2e				4,626.60
Buildout	8,756.24	1.25	0.00	8,782.56
Source: CalEEMod Versions 2013.2.2. See Appendix B for detailed tables. Values shown represent the total unmitigated GHG emission projections for construction of the proposed project.				

Localized Construction-Related Significance Thresholds and Emissions
The Mass Rate Look-Up tables for Localized Significance Thresholds (LST) were used to determine if the proposed project would have the potential to generate significant adverse localized air quality impacts during construction. The LST for Source Receptor Area (SRA) 30 (Coachella Valley) was used to determine LST emission thresholds. The distance from the emission source and the maximum daily site disturbance also determines emission thresholds. Although development Phases are greater than 5-acres, the area of disturbance at any given time is likely to be limited to less than 5-acres. As such, the 5-acre look up table is expected to be

sufficient to screen for potential localized air quality impacts. Sensitive receptors will vary from phase to phase depending upon which portion of the campus is being developed. Based on the land use assumptions provided above, the following table provides a phase-by-phase breakdown of sensitive receptors, distance from sensitive receptor to emission source, and maximum daily acreage disturbed.

Table III-18
Localized Significance Threshold
Assumptions Per Phase

Phase	**Sensitive Receptor**[1]	**Distance from Site**[2]	**Max. Daily Acreage Disturbed**
Phase I	Single-family residences, immediately west of project site.	25 Meters	5 Acres
Phase II	Assumes proximity to the Palm Springs High School	25 Meters	5 Acres
Phase III	Assumes Library development, therefore single-family residences, immediately west of project site.	25 Meters	5 Acres
Phase IV	Assumes Conference Center development, in proximity to Phase I operation of College	25 Meters	5 Acres
Phase V	Assumes Campus Retail development, assumes Jul Residential east of site and previous College Phases in operation.	25 Meters	5 acres

1. Sensitive receptors may vary depending on development i.e. which buildings are developed during which Phase.
2. The Mass Rate Look-Up Table provides five distance options: 25, 50, 100, 200, and 500 meters. Actual distance from source receptor to the source may vary.

Table III-19
Localized Significance Emissions and Thresholds
COD West Valley Campus - Per Phase
(Lbs/Day)

Phase	CO	NO_x	PM_{10}	$PM_{2.5}$
25 Meters, 5 Acres				
Phase I	47.05	65.92	8.07	4.34
Phase II	63.09	69.30	7.45	4.51
Phase III	46.52	47.33	5.49	3.48
Phase IV	42.20	34.41	4.78	2.89
Phase V	55.72	37.87	6.29	3.35
LST	**2,292**	**304**	**14**	**8**
Exceed?	**No**	**No**	**No**	**No**

Source: CalEEMod Version 2013.2.2. See Appendix B. Emissions show the highest emitting day for all emissions generated onsite during construction.

Phase I LST Impacts

Results show that LST thresholds are not expected to be exceeded during Phase I of campus development. The project will be developed in accordance to SCAQMD Rule 403, and apply best management practices to ensure impacts to sensitive receptors are less than significant.

Master Plan Buildout LST Impacts
Results show that LST thresholds are not expected to be exceeded during any phase of Master Plan Buildout. The project will be developed in accordance to SCAQMD Rule 403, and apply best management practices to ensure impacts to sensitive receptors are less than significant.

Operational Emissions
Air pollutant emissions from on-going campus operation are largely the consequence of three emission source categories: Energy, Mobile, and Area sources. Energy sources refer to direct and indirect use of fossil fuels for energy use, including natural gas and electricity usage in buildings, lighting for parking structures, ventilation, and operation of elevators. Mobile sources refer to emissions associated with motor vehicle trips generated by the campus. Area sources refer to consumable products such as landscaping, building maintenance and cleaning supplies, kitchen and restroom supplies, and periodic reapplication of architectural coatings.

Mobile Source Assumptions
Trip rates generated by operation of the West Valley Campus were derived from the project Traffic Report[28]. Trip generation data in the Traffic Report is based on the ITE Trip Generation Manual (9th Edition, 2010). The academic buildings, Conference Center, and campus retail were modeled as COD use, and the library was modeled as library use. Based on the Traffic Report, the Phase I Project would generate 970 daily two-way trips, and campus buildout would generate 11,520 daily two-way trips (9,880 for COD, 1,640 for the Library). These assumptions were applied to CalEEMod's operational trip rates for the Phase I Project and campus buildout.

As described above, the campus will build out over several phases. The following discussion sets forth the daily criteria pollutants that could be generated by the project and total annual GHG emissions for operation of each phase of campus development. It should be understood that operational emission levels for each phase are cumulative and that each previous phase will be operational during implementation of the current phase.

The table below summarizes the potential emission of criteria pollutants from day-to-day operations at the West Valley Campus per phase and at buildout. These emissions include the three operational emissions sources discussed above; energy, mobile, and area sources. Again, daily phased emissions set forth below aggregate emissions from previously implemented phases and hence are cumulative.

Table III-20
Unmitigated Operational Emissions of Criteria Pollutants (Lbs/Day)
COD West Valley Campus

		CO	**NO_x**	**ROG**	**SO_x**	**PM_{10}**	**$PM_{2.5}$**
Phase I	2018	33.55	7.37	7.32	0.05	3.49	1.01
Phase II	2021	75.74	15.74	14.91	0.12	8.42	2.43
Phase III	2024	161.43	31.41	27.52	0.29	19.54	5.63
Phase IV	2027	225.73	42.69	40.02	0.42	28.40	8.17
Phase V	2030	268.59	50.09	47.89	0.51	34.30	9.86
Master Plan Buildout		312.52	56.33	56.81	0.61	40.77	11.72
SCAQMD Threshold		**550.00**	**100.00**	**75.00**	**150.00**	**150.00**	**55.00**
Significant		**No**	**No**	**No**	**No**	**No**	**No**
Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables. Value shown represents average daily unmitigated emission across summer and winter activities.							

28 "Traffic Impact Study-College of the Desert West Valley Campus Master Plan and Phase I Project", prepared by Endo Engineering. July 15, 2015.

Phase I Operational Impacts
As shown in the table above, SCAQMD thresholds will not be exceeded during Phase I development of the West Valley Campus. Therefore, operational impacts from the Phase I Project and subsequent Phased development, are expected to be less than significant.

Master Plan Buildout Operational Impacts
As shown in the table above, SCAQMD thresholds will not be exceeded upon buildout of the West Valley Campus. It should be noted that the operational emissions presented do not show added efficiencies from design techniques, use of an energy mix with a portion of non-emitting sources, or water efficient landscaping; therefore, the conservative calculation of operational emissions analysis yields emissions that are likely higher than are expected to actually occur. In addition, the vehicle fleet mix will likely shift in future years to include more electric vehicles and alternative fuel vehicles, which could further reduce emissions associated with mobile sources. Therefore, operational impacts from the West Valley Campus expected to be less than significant.

Operational Greenhouse Gas Emissions
The following table shows the projected operations-related emission of GHGs per phase and at buildout of the West Valley Campus project. Again, Phased Development emissions are cumulative. GHG emissions from construction of the Phase I project and full Campus Buildout have been amoritized over a 30-year period and added to operational emissions.

Table III-21
Operation GHG Emissions By Phase (Metric Tons/Yr)
COD West Valley Campus

	CO_2	**CH_4**	**N_2O**	**CO_2e**
Phase I	771.44	0.89	0.00	791.42
Phase I plus Amortized Construction GHG Emissions				825.45
Phase II	1,720.49	1.78	0.00	1,760.60
Phase III	3,844.67	3.08	0.00	3,914.25
Phase IV	5,478.91	4.68	0.00	5,584.62
Phase V	6,563.03	5.75	0.00	6,692.80
Buildout	7,629.56	18.80	0.03	8,033.75
Buildout plus Amortized Construction GHG Emissions[2]				8,326.50

Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables. Values shown represent the total unmitigated GHG emission projections for operation of the proposed project.
1. Phase I construction GHG emissions were amortized over 30-years then added to buildout operational GHG emissions. 1,020.99/30 =34.03
1. Buildout construction GHG emissions were amortized over 30-years then added to buildout operational GHG emissions. 8,782.56/30 =292.75

Mobile sources generate the greatest GHGs emissions at project buildout. GHG emission reductions from mobile sources will be accomplished through increased fuel efficiency standards, increased access to electric vehicles and supporting sources of renewable power, and improvements to fossil fuel-based thermal technology for space and water heating and for process heat. As shown in the table above, operational emissions from the Phased Development approach are significantly lower than the Campus Buildout approach. This is largely due to efficiencies gained through implementation of fuel standards and combustion technology realized in later years (2030) as opposed to 2025 under the buildout approach.

The SCAQMD currently has adopted one GHG threshold of 10,000 metric tons a year of $CO2_e$ for operation of industrial facilities. However, there are currently no thresholds formally adopted by the SCAQMD for GHG emissions for other land uses comparable to those proposed as part of the Project. It should be noted that the Project's total calculated operational and amortized construction GHG emissions at Buildout (8,326.50 Metric tons per year), would be substantially below the 10,000 annual metric ton threshold adopted for industrial projects.

Therefore, and to provide the fullest possible public disclosure, GHG impacts of the West Valley Campus were assessed using State and Local Greenhouse Gas reduction targets, which are based on 1990-level GHG emissions. As previously discussed, it is projected that operation of the Palm Springs Mall generated approximately 14,081.13 metric tonnes of CO_2e during 1990.

Local Greenhouse Gas Reduction Targets/Thresholds of Significance
In 2013 the City of Palm Springs adopted its "2013 Climate Action Plan: Leadership in Energy Efficiency" as part of the Coachella Valley Association of Governments (CVAG) Green for Life program. The goal of the Climate Action Plan (CAP) is to reduce GHG emissions within City operations and throughout the community. The CAP GHG inventory was prepared using the Clean Air and Climate Protection (CACP) Software, which is the industry standard for climate action planning developed by Local Governments for Sustainability (also known as ICLEI, International Council for Local Environmental Initiatives.) Various utility and service companies provided City-specific data for the years 1990, 2005, and 2010, which were used to populate the CACP software. This data includes electricity usage, natural gas usage, waste treatment, solid waste disposal, public transit data, and estimated citywide vehicle miles traveled. Based on the CACP software projections, the City of Palm Springs will have to cut GHG emissions (citywide) by one percent (1.0%), or 4,263 tonnes to achieve the AB 32 target of 1990 emission levels by 2020. The proposed West Valley Campus project is the reuse of an existing mall facility that was operational in 1990; the site is located entirely within the City of Palm Springs; and, therefore, the emissions of the mall were necessarily considered as part of the 2013 CAP and the 1% GHG reduction target. Therefore, the COD has determined that the 1% GHG reduction target imposed in the CAP is an appropriate threshold of significance for purposes of the evaluating the proposed Project's impacts for purposes of CEQA.

Phase I of the COD WVC is expected to generate approximately 825.45 metric tonnes of CO_2e per year, representing a 13,255.68 metric tonne (or a 94 percent) reduction of CO_2e from 1990. At buildout, the COD WVC is expected to generate approximately 8,326.50 metric tonnes of CO_2e per year. This represents a 5,754.63 metric tonne (or a 41 percent) reduction of CO_2e upon buildout of the campus and in comparison to the mall's GHG emissions in 1990. This reduction exceeds the City's targeted reduction of 4,263 tonnes of CO_2e.

In addition, operation of the West Valley Campus will incorporate sustainable technologies and a variety of resource conservation strategies that are consistent with the City's CAP to further reduce energy use and GHG emissions. . As a few limited examples, the West Valley Campus will include design-based sustainability in landscape and building design, improved pedestrian and bike path networks for alternative modes of transportation, and on-site energy generation from solar photovoltaic and thermal systems. Due to the project's net CO2e reduction from 1990 levels and adherence to the City of Palm Springs approved CAP, impacts related to GHG emissions are considered less than significant.

State Greenhouse Gas Reduction Targets
Even though the GHG impacts of the West Valley Campus are less than significant under the threshold of significance identified above, potential GHG emissions were also assessed using Statewide GHG reduction targets solely for informational disclosure purposes. These Statewide targets include the following:

- AB 32 reduction goal of 1990 GHG levels by 2020,
- Executive Order B-30-15 (B-30-15) reduction goal of 40 percent below 1990 levels by 2030, and
- Executive Order S-3-05 reduction target of 80 percent below 1990 levels by 2050.

According to B-30-15, the "reduction target to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030 (B-30-15) [was] established in order to ensure California meets its target of reducing greenhouse gas emissions to 80 percent below 1990 levels by 2050 (S-3-05)."[29] Buildout of the COD WVC Master Plan is expected to occur around 2030; therefore, project-related GHG emissions were assessed using B-30-15, which is set forth to ensure California meets the S-3-05 targets. In the event campus buildout occurs later than 2030 the reduction in GHGs associated with campus development as a percentage of the mall's 1990 emissions will be even greater than the 2030 buildout scenario.

Table III-22
Operational GHG Reduction Targets
(Metric Tons/Yr)

	$CO2_e$	Compliance/Reduction Summary
PS Mall 1990 Levels	14,081.13	1990 on-site GHG emissions
20% Below 1990 by 2020	11,264.90	Per AB 32
40% Below 1990 by 2030	8,448.68	Per EO B-30-15
Phase I Project	825.45	94.14% lower than 1990 Levels AB 32: In Compliance, 10,439 MT lower EO B-30-15: In Compliance, 7,623 MT lower
Project Master Plan Buildout	8,326.50	40.87% lower than 1990 Levels AB 32: In Compliance, 2,938 MT Lower EO B-30-15: In Compliance, 122 MT lower

Phase I Operational GHG Emission Impacts
Phase I of the COD WVC is expected to generate approximately 825.45 metric tonnes of CO_2e per year, representing a 13,255.68 metric tonne reduction of CO_2e from 1990 mall operations. A 13,255.68 tonne reduction exceeds the City's CAP target by 8,992 metric tonnes of CO_2e per year. In addition, GHG emissions from operation of the Phase I project are expected to be in compliance with both AB 32 and B-30-15 reduction targets. Due to the project's net CO2e reduction from 1990 levels and adherence to the City of Palm Springs approved CAP, impacts related to GHG emissions are considered less than significant.

Master Plan Buildout Operational GHG Emission Impacts
At buildout, the COD WVC is expected to generate approximately 8,326.50 metric tonnes of CO_2e per year. This represents a 5,754.63 metric tonne reduction of CO_2e upon buildout of the campus in comparison to the mall's GHG emissions in 1990. This reduction exceeds the City's targeted reduction of 4,263 tonnes of CO_2e. In addition, GHG emissions from operation of the Master Plan Buildout are expected to be in compliance with both AB 32 and B-30-15 reduction targets. Due to the project's net CO2e reduction from 1990 levels and adherence to the City of Palm Springs approved CAP, impacts related to GHG emissions are considered less than significant.

Objectionable Odors
Construction of the West Valley Campus will result in temporary generation of objectionable odors. Certain construction activities, that include off gassing, such as paving, roof tarring, and architectural coating application, have the potential to generate objectionable odors of limited duration. Generation of such odors will cease once the project is fully developed.

[29] Executive Order B-30-15, State of California. April 29, 2015.

Phase I Odor-Related Impacts
Operation of the Phase I Project has limited potential to generate objectionable odors. While food preparation will be part of student services and the culinary arts program, standard industrial hoods and emission control devices will be installed in accordance to applicable California Department of Health and Safety Codes as a part of these facilities. Distance and dispersion will further reduce any potential odor impacts to levels that are less than significant. Odors related to food prep will be comparable to that of the Palm Springs Mall food court (when in operation) and the existing Jack in the Box restaurant to remain on site. Therefore, impacts related to objectionable odors will be less than significant.

Master Plan Buildout Odor-Related Impacts
Operation of the West Valley Campus has limited potential to generate objectionable odors. While food preparation will be part of student services and the culinary arts program, standard industrial hoods and emission control devices will be installed in accordance to applicable California Department of Health and Safety Codes as a part of these facilities. Distance and dispersion will further reduce any potential odor impacts to levels that are less than significant. Odors related to food prep will be comparable to that of the Palm Springs Mall food court (when in operation) and the existing Jack in the Box restaurant to remain on site. Therefore, impacts related to objectionable odors will be less than significant.

<u>Adherence to Air Quality Plan</u>
The project will be developed in accordance with all applicable air quality management plans. The subject property is located within the Salton Sea Air Basin (SSAB), which is governed by the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for monitoring criteria air pollutant concentrations and establishing management policies for the SSAB. All development within the Salton Sea Air Basin, including the proposed project, is subject to the current AQMP and SIP.

Phase I Impacts to Air Quality Plan
The AQMP is a comprehensive plan that establishes control strategies and guidance on regional emission reductions for air pollutants. The Phase I project does not represent a significant increase in overall planning for City-wide air quality management, and will not represent a significant impact on regional plans for air quality.

Master Plan Buildout Impacts to Air Quality Plan
The AQMP is a comprehensive plan that establishes control strategies and guidance on regional emission reductions for air pollutants. Buildout of the West Valley Campus project does not represent a significant increase in overall planning for City-wide air quality management, and will not represent a significant impact on regional plans for air quality.

Cumulative Impacts
Cumulative air quality impacts were assessed on a regional scale given the dispersing nature of pollutant emissions and aggregate impacts from surrounding jurisdictions and air management districts. Any activity resulting in emissions of PM_{10}, ozone, or ozone precursors will unavoidably contribute, at some level, to regional non-attainment designation of ozone and PM_{10}. However, the level of impact a single project may have on regional air quality is difficult to measure. The Coachella Valley enforces the SCAQMD 2012 Air Quality Management Plan and 2002 PM_{10} Coachella Valley State Implementation Plan (CVSIP) to ensure levels of criteria pollutants are regulated and minimized to the best of the region's ability, particularly through the enforcement of SCAQMD daily thresholds. It should also be noted that operations-related emissions associated with the proposed use would be partially offset by the replacement of existing development and associated emissions and emissions potential.

Buildout projections in the 2007 Palm Springs General Plan currently substantially exceed the SCAQMD thresholds by orders of magnitude because the Plan incorporates the development of multitudes of individual projects[30]. The SSAB is designated as nonattainment under both the CAAQS and the NAAQS for ozone and PM_{10}. Emissions of CO, NOX and ROG that exceed the SCAQMD operational thresholds would contribute to the ozone nonattainment designation, while emissions of PM_{10} that exceed the SCAQMD thresholds would contribute to the PM_{10} nonattainment designation of the SSAB.

Construction and operational activities associated with development of the subject WVC Project will not exceed SCAQMD daily thresholds for criteria pollutants. In addition, air quality impacts associated with the WVC will be offset by the removal of existing operational emissions of the Palm Springs Mall. Emission of CO, NOx, ROG, and PM_{10} during construction and operation of the project are unavoidable and will marginally contribute to regional ozone and PM_{10} non-attainment designations. The following discussions address cumulative impacts related to ozone and PM_{10}.

Regulation of Ozone
As previously discussed, SCAQMD studies indicate that most ozone is transported to the Salton Sea Air Basin from the upwind sources in the South Coast Air Basin. The amount of ozone contributed from other air basins is difficult to quantify; however, improved air quality in the project area depends upon reduced ozone emissions in the South Coast Air Basin. Therefore, cumulative impacts to ozone are better managed on a multi-regional scale as opposed to single projects. The SCAQMD 2012 AQMP provides current and future measures to reduce both stationary and mobile source ozone emissions. Proposed measures to reduce ozone include emission reductions from coatings and solvents, RECLAIM facilities, early transitions to cleaner mobile technologies, and incentives to adopt net zero and near zero technologies[31].

CalEEMod does not generate ozone emissions directly and therefore emissions of ozone precursors (CO, NOx, and ROG) were evaluated to determine project-related impacts to ozone. Ozone precursors are the primary pollutants involved in the chemical reaction process that forms ozone. The proposed project will not exceed local construction or operational thresholds for ozone precursors. The campus Master Plan sets forth sustainability guidelines that ensure available technologies are incorporated into the campus design using the integrated sustainability approach. This approach emphasizes intelligent and responsive site planning, and building and systems design, including the development of on-site electricity production through photovoltaic solar panels, along with emerging technologies that may be able to be part of the full campus build-out. Incorporation of the sustainability approach with reduces overall emissions of CO, NOx and ROG, thus reducing campus-related ozone emissions.

In addition, the project will adhere to applicable ozone reduction measures set forth by SCAQMD, including SCAQMD Rule 1113 that regulates ROG (VOC) levels in architectural coatings, which will further reduce on-going emissions of ozone precursors.

Phase I Cumulative Impacts to Ozone
Development and operation of the Phase I project will adhere to ozone reduction measures set forth in the SCAQMD AQMP and sustainable design strategies provided in the project Master Plan. Therefore, the proposed project is considered less than significant in regards to cumulative air quality impacts related to ozone.

Master Plan Buildout Cumulative Impacts to Ozone
Development and operation of the West Valley Campus will adhere to ozone reduction measures set forth in the SCAQMD AQMP and sustainable design strategies provided in the project Master Plan. Therefore, the proposed project is considered less than significant in regards to cumulative air quality impacts related to ozone.

30 City of Palm Springs General Plan Update Draft EIR, prepared by The Planning Center, March 2007.
31 Final 2012 Air Quality Management Plan, South Coast Air Quality Management District, February 2013.

Regulation of PM_{10}
Similar to ozone, PM_{10} is regulated through the SCAQMD 2012 Air Quality Management Plan and 2002 PM_{10} Coachella Valley State Implementation Plan (CVSIP). Additional PM_{10} reduction measures include applicable state code and AQMD Rules, such as Rule 403 (Fugitive Dust), which enforces fugitive dust compliance for all activities within the SSAB. As shown in the analysis above, the proposed project will not exceed local daily thresholds for PM_{10}. Therefore, cumulative impacts to PM_{10} are considered less than significant.

Phase I Cumulative Impacts to PM10
As shown in the analysis above, the Phase I project will not exceed local daily thresholds for PM_{10}. Therefore, cumulative impacts to PM_{10} are considered less than significant.

Master Plan Buildout Cumulative Impacts to PM10
The Master Plan at buildout will not exceed local daily thresholds for PM_{10}. Therefore, cumulative impacts to PM_{10} are considered less than significant.

In conclusion, cumulative air quality impacts related to construction and operation of the COD West Valley Campus and Phase I Project are considered less than significant.

3. Mitigation Measures

Although development of the proposed COD West Valley Campus is not expected to exceed construction or operational emission thresholds, the following provides standard rules and minimization measures to further reduce impacts to air quality.

A. General Control Measures

1. Development of each phase of the West Valley Campus project shall adhere to all established air quality standards and regulations including, but not limited to the following:

   a) SCAQMD Rule 403 (403.1 specific to the Coachella Valley): A dust control Plan shall be prepared and implemented during all construction activities, include but not limited to ground disturbance, grubbing, grading, trenching and soil export.

   b) SCAQMD Rule 402: The project shall adhere to nuisance odor abatement requirement.

   c) SCAQMD Rule 1113 (Architectural Coatings): All application of architectural coatings shall adhere to Rule 1113 requiring the use of low VOC coatings.

B. Construction Impact Minimization Measures

a) To reduce particulate matter (PM) and NOx emissions, construction equipment should utilize aqueous diesel fuels, diesel particulate filters and diesel oxidation catalyst during all construction activities.

b) A detailed construction phasing plan shall be developed that addresses and minimizes construction-related traffic interference, and as appropriate shall include the use of a flag person to ensure safety at construction sites Every reasonable effort shall also be made to schedule off-site hauling and other on-road operations to off-peak hours.

c) In accordance with the West Valley Campus Master Plan, every practicable effort shall be made to recycle 100 percent of campus.

d) Construction and equipment staging shall be located as far as practicable from sensitive receptors.

e) Construction equipment shall be maintained in proper working order and utilize clean fuels. As feasible, a clean construction fleet shall be utilized.

Mitigation Monitoring and Reporting Program

A. Grading and development permits, as well as required dust control plans, shall be reviewed and conditioned to require the provision of all appropriate methods and technologies to assure the minimal emissions of pollutants from the development, in accordance with existing standards as revised and updated by SCAQMD. The College shall review grading and dust control plan applications to ensure conformance with the mitigation measures set forth in the EIR and as otherwise conditioned
Responsible Parties: COD, Program Manager, Construction Manager

B. Building and landscape plans shall be reviewed for assurance of optimized energy efficiency and soil stabilization, respectively. California Code of Regulations Title 24 and other applicable energy efficiency codes and regulations shall be appropriately applied.
Responsible Parties: COD, Program Manager, Construction Manager, Architect

C. Project proponents shall coordinate with the local solid waste disposal provider to assure that measures are in place to encourage waste reduction, and facilitate recycling and composting programs.
Responsible Parties: COD, Program Manager, Construction Manager, Architect

D. College of the Desert buildings and facilities shall be reviewed and approved by the COD Architect and Construction Manager to confirm that all appropriate sustainable design and technologies are incorporated and result in a low energy demand.
Responsible Parties: COD, Program Manager, Architect, Construction Manager

Residual Impacts
No phase of campus development or operation will exceed SCAQMD daily thresholds for criteria pollutants. Therefore, construction and operational activities associated with the Phase I project and Master Plan Buildout will not violate air quality standards or conflict with an applicable air quality plan. Mitigation measures are not required; however, best design and management practices, as set forth in the WVC Master Plan, will be applied to further reduce potential criteria air pollutant emissions. It should also be noted that air quality impacts associated with the WVC would be offset by the removal of existing operational emissions of the Palm Springs Mall (see Table III-11 for operational emission of the existing Mall for reduction potentials).

As described in the Localized Significance Thresholds discussion, above, LST thresholds will not be exceeded and impacts to sensitive receptors will be less than significant. During campus operations, onsite emissions will be minimal. Therefore, the project has limited potential to impact sensitive receptors in the project vicinity. With implementation of standard requirements for dust control (SCAQMD Rule 403) and those minimization measures set forth below, impacts to sensitive receptors resulting from construction and operation of the West Valley Campus, including the Phase I Project, would be less than significant and result in low residual impacts.

Objectionable odors related to development and operation of the West Valley Campus will be limited and less than significant. As previously discussed in the Objectionable Odor section, above, construction related odors are limited and temporary, and will end once construction is complete. Operational odors are limited to food preparation, and all equipment will be required to comply with ventilation standards set forth by the California Department of Health and Safety. Adherence to applicable health and safety codes will ensure impacts related to odors are less than significant and will result in low residual impacts.

The proposed construction and operation of the West valley Campus, including the Phase I Project, will result in the emission of greenhouse gases; however, emissions will be limited through sustainable design and construction strategies set forth in the Campus Master Plan. Conservative analysis indicates that GHG emissions generated from the project will not have a significant impact on the environment or conflict with an applicable GHG reduction plan. Therefore, impacts to air quality from the generation of GHG during construction and operation of the COD/WVC Master Plan and Phase I Project would be less than significant and will result in low residual impacts.

D. Biological Resources

Introduction

The subject property is located in the core urban area of the City of Palm Springs. The only native habitat in proximity to the site is the 26-acre Jul property located immediately east of the subject property on the east side of Farrell Drive. Documents referenced and reviewed to assess biological resources onsite include but are not limited to the City's General Plan[32] and the Coachella Valley Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan (CVMSHCP).[33] Also reviewed was the biological resources survey prepared for the Jul project.[34]

Thresholds of Significance/Criteria For Determining Significance

The following significant thresholds or criteria are not strictly those recommended in §15064.7 of CEQA, rather they are derived from Appendix G of CEQA, which is used to determine if and to what extent a project may have a potentially significant impact on biological resources. The COD WVC Master Plan and Phase I Project would have a significant effect on biological resources if it is determined that the project will:

a) Have a substantial adverse effect, either directly or indirectly, or through habitat modifications, on any species identified as a candidate, sensitive, or special status species (including species listed as threatened or endangered) in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

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.

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.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

32 "City of Palm Springs General Plan," prepared by the City of Palm Springs, October 2007.
33 "Draft California Desert Conservation Area Plan 1980 as Amended," prepared by the U.S. Department of the Interior Bureau of Land Management Desert District, Riverside, California, March 1999.
34 "Passerine and Raptor Nesting Survey" prepared for the Jul project by NOREAS, Inc. November 2013.

f) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.

City General Plan Goals and Policies
The City General Plan sets forth one goal and several policies regarding the protection of biological resources in the City and region. Those relevant to the COD West Valley Campus Master Plan and Phase I Project are set forth below.

Goal: Support the preservation and protection of biological resources, especially sensitive, threatened and endangered species, wildlife or habitats.

Policies:

RC7.1 Support local and regional efforts to evaluate, acquire, and protect natural habitats for sensitive, threatened, and endangered species occurring in the City and vicinity.

RC7.2 Actively participate with the Coachella Valley Association of Governments and member agencies to support the identification, monitoring, and preservation of important biological resources, including the acquisition of land in the greater Coachella Valley.

RC7.3 Support the adoption of the Coachella Valley Multiple Species Habitat Conservation Plan and Agua Caliente Tribal Habitat Conservation Plan.

RC7.4 Coordinate special-status species management with the California Department of Fish and Game, United States Fish and Wildlife Service, researchers, and local jurisdictions to promote consistency, effectiveness, and efficiency of recovery and monitoring activities.

RC7.5 Protect and enhance known wildlife and migratory corridors, including corridors leading into the Santa Rosa Mountains, the San Jacinto Mountains, and along the Whitewater River.

RC7.7 Actively encourage and promote the understanding and appreciation of the natural environment and sensitive biological resources in and around Palm Springs.

1. Existing Conditions

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 project vicinity is expected to harbor habitat for any candidate, sensitive, or special status species. No creeks, rivers, drainages, lakes, ponds, springs, seeps, vernal pools or wetlands of any kind have been mapped or observed on the campus site. 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 low given the urban context of the land.

The site is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) but is not located within a CVMSHCP-designated Conservation Area. The proposed project does not conflict with any local or regional plans, policies, or regulations established by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

<u>Planning Area Vegetation</u>
Vegetation occurring onsite is very limited and is comprised entirely of non-native turf, groundcover, shrubs and trees. On-site trees include Mexican fan palm (*Washingtonia robusta*), native fan palm (*Washingtonia filifera*), ficus (*Sp. Benjaminia*), and Brazilian pepper (*Schinus terebinthifolia*), with ficus being the dominant species of tree. Shrubs include bougainvillea, Mediterrainian fan palms (*Chamaerops humilis*), natal plum (*Carissa macrocarpa*), and Nerium oleander. Groundcover is predominantly turf grasses and lantana (mostly *Sp.*

montevidensis). The larger trees on site may be suitable for nesting by doves, mockingbirds, and other species common to the area and tolerant ofurban environments.

Building and Other Structures
A walking survey was conducted around the exterior of the existing mall building to identify shelves, perches, roosts, and other spaces that could be suitable for nesting birds and bats. The mall building is constructed in such a manner that all but eliminates such spaces that could be accommodating to birds and bats. No nesting or roosting areas, or signs of same, were detected during the walking survey.

Special Status Species
A species may be considered "sensitive" or as having "special status" due to declining populations, vulnerability to habitat change, or restricted ranges. Special status species range from sensitive, due to habitat and population loss, to those that are rare or threatened with or endangered by extinction. The USFWS is the designated federal agency accountable for administering the federal Endangered Species Act, which defines species as "endangered" or "threatened" and provides regulatory protection of such species.

At the State level, the CDFW is the administrating agency for the California Native Plant Protection Act and the California Endangered Species Act, which establish regulation for state listed species (endangered and threatened) as well as candidate species. CDFW is also responsible for managing the Natural Communities Conservation Planning (NCCP) Program, which is intended to conserve multiple species and their associated habitats. The NCCP for the Coachella Valley is included as part of the CVMSHCP. Special status species have varying potential to occur on the West Valley Campus site. No special status plant or wildlife species were identified during site surveys.

Coachella Valley Multiple Species Habitat Conservation Plan
The Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP*)*, finalized in October 2008, is a comprehensive regional plan that addresses the conservation needs of 27 species of native flora and fauna and 24 natural vegetation communities occurring throughout the Coachella Valley. A Natural Communities Conservation Plan (NCCP) Permit for the CVMSHCP was issued by the California Department of Fish and Game on September 9, 2008 and the US Fish and Wildlife Service (USFWS) issued the final permit on October 1, 2008 (TE104604-0). The CVMSHCP serves two primary purposes: (1) balancing biological resource protection and economic development objectives in the CVMSHCP area, and (2) simplifying compliance with endangered species related laws. The CVMSHCP accomplishes this by conserving unfragmented habitat to permanently protect and secure viable populations of the covered species.

The covered species include those plants and animals that are either currently listed as threatened or endangered, are proposed for listing, or are believed to have a high probability of being proposed for listing in the future if not provided protection by the CVMSHCP. Under the CVMSHP, land development/mitigation fees are collected from all new development projects occurring in the plan area. The purpose of this fee is to support the assembly of a preserve system for the covered species, natural vegetation communities, and essential ecological processes within areas identified as having high conservation value. The fees vary according to the type and level of development proposed. Pursuant to the land development/mitigation fees, as a covered activity and non-residential project the proposed COD WVC would be required to contribute $5,730 per disturbed acre for the continued protection of covered species.

Development of the CVMSHCP took place over several years and incorporated data and information of a wide range of plant and animal species and natural communities across a broad and diverse geographic area encompassing more than 1.1 million acres. The CVMSHCP provides conservation for twenty-seven (27) imperiled plant and animal species (5 plants, 2 insects, 1 amphibian, 3 reptiles, 11 birds, and 5 mammals). These include federal and state-listed species, federal and California Species of Concern, and species on the CNPS sensitive species lists. The CVMSHCP imposes a development impact fee for new development that occurred after 1996. The subject property is not subject to the CVMSHCP developer impacts fee.

2. Project Impacts

As noted herein, the subject property is located in the urban core of the city and has been fully developed with buildings, parking and ancillary uses since the early 1970s. The site survey conducted by qualified environmental staff evaluated the site and building for its potential to provide nesting or roosting sites for sensitive bird and bat species. Only one portion of the subject building (the west elevation of the eastern-most extension of the building) had openings in the soffit that could conceivably provide access to nests or roosts. A ground inspection of this portion of the building and ground beneath indicated no occupancy by either birds or bats. On-site landscaping was also inspected for evidence of nesting birds, but none was detected.

Phase I Project Impacts

Based upon the decades of development on this site, the lack of nesting and roosting sites within the property, and the lack of meaningful supporting foraging habitat in the vicinity the proposed demolition of the existing mall building, the removal and modification of existing limited landscaping, and the construction of new campus buildings has a limited potential to adversely affect sensitive species, including nesting birds and bats. The project is not expected to adversely affect sensitive or special status species of plants or animals either directly or through habitat modification, although there is a limited potential for the disturbance of nesting birds or roosting bats.

The project site does not contain any riparian habitat or other sensitive natural community. There are no wetlands on the subject site, and neither waters of the U.S. nor waters of the State would be affected by the proposed project. Potential impacts to biological resources resulting from the proposed project would be less than significant with implementation of mitigation measures set forth below.

The Phase I project is consistent with the CVMSHCP and the associated take permit (TE104604-0) issued pursuant to section 10(a)(1)(B) of the federal ESA. Given that the subject property was fully developed prior to 1996, the impact fee provisions of the MSHCP do not apply. Therefore, the campus Master Plan project and Phase I Project do not conflict with the adopted CVMSHCP, and potential impacts to local and regional biological resources will be less than significant.

Master Plan Buildout Impacts

The Master Plan property encompasses all of the Phase I site described above, as well as the remainder of the Palm Springs Mall property. Its physical characteristics are similar to those described for the Phase I project. It is not located in a CV MSHCP-designated Conservation Area and was fully developed prior to 1996; therefore, the project will not be subject to payment of developer mitigation fees. The project will not impact riparian habitat or waters of the U.S. or State, as none occur onsite. Demolition of the mall building will be completed during Phase I and, therefore, subsequent buildout of the Master Plan is not expected to adversely impact nesting birds or roosting bats. Potential impacts to biological resources will be less than significant.

3. Mitigation Measures

The proposed WVC Master Plan and Phase I Project have a limited potential to adversely affect sensitive plants or wildlife species. Nonetheless, the project EIR should require pre-construction nesting bird surveys if the initiation of demolition and construction occurs within the nesting season.

1. Migratory Bird Treaty Act (MBTA) Compliance
Virtually all native migratory and resident bird species are covered under the MBTA. In order to avoid impacting nesting birds, either avoidance of project-related disturbance during the nesting season (generally from January 15 through July 31 for the Coachella Valley) or nesting bird surveys conducted by a qualified ornithologist or biologist not more than 30 days prior to site disturbance during the nesting season will be required. In the event active nests are found, exclusionary fencing shall be placed 200 feet around the nest until such time as nestlings have fledged.

2. To avoid the possibility of significantly impacting any roosting bats during project demolition, a qualified biologist shall conduct a pre-construction survey to determine if active roosts of special - status bats are present on or in areas bordering the project site. The survey shall be conducted no earlier than 30 days prior to commencement of any demolition activity that would occur during the breeding season of native bat species potentially utilizing the site (April 1 through August 31). If roosting bats are found (prior to the establishment of an active maternity roost), coordinate with CDFW to exclude the bats from establishing maternity roosts by removing suitable roost features. If an established maternity roost is found, either (A) postpone or halt construction within 200 feet of the roost until the roost is vacated and juveniles have fledged, or (B) require that a qualified biologist coordinate with CDFW to develop alternative measures.

3. Project design shall include the predominant use of native and other non-invasive drought-tolerant landscaping plants to provide suitable habitat for indigenous animal species. The landscape palette shall conform to that set forth in the West Valley Campus Master Plan and the CVMSHCP, and shall avoid invasive and other undesirable plants set forth in the Coachella Valley MSHCP or otherwise identified.

Mitigation Monitoring and Reporting Program

A. Prior to building demolition and tree removal the College shall schedule required additional surveys to be conducted using established protocols for nesting bird and bat species in accordance with the Migratory Bird Treaty Act (applicable to birds only). The College shall coordinate efforts with the consulting project biologists to ensure that the above mitigation efforts related to nesting birds and roosting bats are properly timed and implemented.
Responsible Parties: COD, Consulting Biologist

B. Proper landscape materials shall be selected to provide habitat for indigenous species. Landscaped areas shall be planted and managed to enhance habitat and to maintain foraging and nesting opportunities where practicable, relying on plant materials set forth in the WVC Master Plan plant palette.
Responsible Parties: COD, Project Landscape Architect

E. Geology and Soils

Introduction
This section of the EIR describes the existing geological setting at the West Valley Campus site, the project vicinity, and the Coachella Valley region. It analyzes the potential constraints, risks, and opportunities associated with the proposed campus relative to geotechnical issues, and sets forth mitigation measures that will be effective in reducing impacts.

Thresholds of Significance/Criteria for Determining Significance
Standards and criteria have been drawn from a variety of sources, including Appendix G: Environmental Checklist Form of the California Environmental Quality Act (CEQA) Statute and Guidelines and the Palm Springs General Plan. The following factors should be considered when addressing the geological impacts associated with development of the COD West Valley Campus:

California Environmental Quality Act (CEQA) Guidelines
According to Appendix G of the CEQA Guidelines[35], the project would have a significant effect if:

VI. Geology and Soils. Would the project:

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 of based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?
   ii) Strong seismic ground shaking?
   iii) seismic-related ground failure, including liquefaction?
   iv) landslides?

b) Result in substantial soil erosion or the loss of topsoil?

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?

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?

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Seismic Hazards Mapping Act[36]
The Seismic Hazards Mapping Act (SHMA) was enacted by the State of California in 1990 for the purpose of protecting public health and safety from seismically induced ground failure, including groundshaking, liquefaction, and slope instability. The California Geological Survey (previously the Division of Mines and Geology) is responsible for implementing the Act and providing local governments with maps that identify areas susceptible to such hazards. There are currently no mapping materials of the City of Palm Springs (the Palm Springs quadrangle) under the SHMA. However, mapping of the surrounding quadrangles indicate that major fault zones are located north and northeast of the City's jurisdictional boundaries, including the San Andreas Fault. These quadrangles include Desert Hot Springs, Cathedral City, and Seven Palms Valley.

Alquist-Priolo Earthquake Fault Zoning Act
The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972. Its purpose is to prohibit structures intended for human occupancy across active surface traces of fault lines until a site is determined to be safe based on site-specific geotechnical investigations. The Alquist-Priolo Act also requires local jurisdictions to publicly disclose areas that are subject to seismic hazards.

35 Appendix G: Environmental Checklist Form, "California Environmental Quality Act (CEQA) Statute and Guidelines," 2015.
36 California Public Resources Code Division 2, Chapter 7.8.

Palm Springs General Plan (2007)
The following goals and policies set forth in the Palm Springs General Plan Safety Element are applicable to the proposed project:

Goal: Reduce, to the greatest extent possible, the physical and environmental effects of seismic hazards within the City.

Policies:

SA1.1 Minimize the risk to life and property through the identification of potentially hazardous areas, adherence to proper construction design criteria, and provision of hazards information to all residents and business owners.

SA1.2 Require geologic and geotechnical investigations in areas of potential seismic hazards such as fault rupture, seismic shaking, liquefaction, and slope failure, as part of the environmental and/or development review process for all structures, and enforce structural setbacks from faults that are identified through those investigations in accordance with the Seismic Hazards Mapping Act. Require subsurface investigations of the Garnet Hill fault if and as that area of northern Palm Springs is developed.

SA1.4 Enforce the requirements of the California Seismic Hazards Mapping and Alquist-Priolo Earthquake Fault Zoning Acts when siting, evaluating, and constructing new projects within the City.

SA1.8 Require that lifelines[37] crossing a fault be designed to resist damage in the occurrence of fault rupture.

SA1.9 Require removal or rehabilitation of hazardous or substandard structures that may collapse in the event of an earthquake, in accordance with the Unreinforced Masonry Law and other applicable regulations.

SA1.15 Determine the areas potentially subject to flooding in the event of a rupture of flood-control facilities in the Palm Springs area due to earthquake activity, especially where such facilities cross or are near active faults.

Goal: Reduce, to the greatest extent possible, the physical and environmental effects of geologic hazards within the City.

Policies:

SA2.1 Minimize grading and otherwise changing the natural topography to protect public safety and reduce the potential for property damage as a result of geologic hazards.

SA2.2 Require geologic and geotechnical investigations in areas of potential geologic hazards as part of the environmental and/or development review process for all structures.

SA2.3 Limit the development of permanent slopes to the inclinations permitted by building codes.

SA2.4 Analyze the stability of large temporary slopes prior to construction, and provide mitigation measures as needed.

[37] Lifelines include water, sewer, electrical, gas, communication, and transportation facilities that are needed in the event on an earthquake, flood, or other natural disaster.

SA2.12 Adequately set back developments that are adjacent to natural drainage channels to protect them from eroding channel banks, or modify the channel to reduce the potential impacts created by erosion.

SA2.14 Ensure the protection of structures placed near the bases of slopes or the mouths of small canyons, swales, washes, and gullies from sedimentation.

SA2.16 Provide protection for roadways and utility lines from erosion and sedimentation.

SA2.17 Encourage the incorporation of wind barriers, architectural design or features, and drought-resistant ground coverage in new development site designs to mitigate the impacts from erosion and windblown sand.

1. Existing Conditions

Regional Geologic Setting

The West Valley Campus site lies within the Coachella Valley, a part of the Colorado Desert geomorphic province. A significant feature within the Colorado Desert geomorphic province is the Salton Trough, a large, northwest-southeast trending structural depression extending from the Sea of Cortez/Gulf of California on the south, through the Imperial and Coachella Valleys, and ending at the San Gorgonio Pass on the north. The Coachella Valley, including the campus site and City of Palm Springs, lies within the northwest portion of the Salton Trough. Mountains surrounding and defining the Coachella Valley include the Little San Bernardino Mountains on the north and northeast, San Bernardino Mountains on the northwest, San Jacinto Mountains on the west and southwest, and Santa Rosa Mountains on the south and southeast.

The valley is part of a larger active spreading center comprised of two tectonic plates that slide past each other at a rate of about two inches per year in a right-lateral direction. As a result, the area is regularly subjected to earthquakes. The geology of the Coachella Valley is dominated by the San Andreas Fault Zone, which includes the Garnet Hill fault, Banning fault, and Coachella Branch/Mission Creek fault.[38] [39] The San Gorgonio Pass and San Jacinto faults are also active faults in the region. In addition to the San Andreas, the San Jacinto Fault Zone is considered one of the most seismically active fault zones in Southern California.[40]

Site-Specific Geologic Setting

The subject property consists of approximately 29.11± acres currently occupied by the Palm Springs Mall, Camelot Festival Theatres, Jack-in-the-Box restaurant, and paved parking lots. The site and surrounding lands are relatively flat are located on the low-lying valley floor at an elevation of about 400 feet above mean sea level.

Soils: Native onsite soils consist of Myoma fine sand, 0 to 5 percent slopes (MaB).[41] These soils are formed in alluvium and found where alluvial fans merge with sand dune deposits. They are composed of fine- to coarse-grained sands and gravels. It is expected that artificial fill used in association with previous construction of the Palm Springs Mall and surrounding parking lots is also present in near-surface soils.

Seismic Faults and Groundshaking: Two major active earthquake fault zones are located in and near the Coachella Valley region; the San Andreas fault zone is located approximately 7 miles northeast of the project site, and the San Jacinto fault zone is located approximately 20 miles to the southwest. Both are capable of generating

38 "Geotechnical Feasibility and Seismic Hazard Report for the Proposed West Valley Campus of the College of the Desert," prepared by Earth Systems Southwest, September 10, 2010.

39 "Geotechnical Engineering Report for Proposed Residential Development APN 669-441-013, North Palm Springs" prepared by Earth Systems Southwest, January 21, 2005.

40 "Technical Background Report to the Safety Element of the General Plan of the City of Palm Springs", prepared by Earth Consultants International. 2005.

41 "Soil Survey of Riverside County, California, Coachella Valley Area," U.S. Department of Agriculture Soil Conservation Service, September 1980.

large earthquakes and, given their proximity to the subject property, moderate to severe ground shaking is considered the primary geologic hazard affecting the site.

The Palm Springs area, including the project site, lies within Seismic Zone 4, the designation assigned by the California Geological Survey to a geographic location with a high probability of significant seismic activity. Two scales are commonly used to measure earthquake intensities. The Richter Scale, which ranges from 1 to 10, is a logarithmic scale used to express the amount of energy released by an earthquake. The Modified Mercalli (MM) Intensity Scale measures earthquake intensities by describing the effects or structural damage experienced at a particular location. Intensities range from I (shaking not felt) to X (extreme shaking, most masonry and frame structures destroyed).

Estimates of peak acceleration were modeled for the vacant property immediately east of the West Valley Campus site (northeast corner of Farrell Drive and Baristo Road) in conjunction with a development proposal on that site. It was estimated that earthquakes on the San Andreas fault zone could generate maximum earthquake magnitudes of 7.1 to 7.4 on the Richter Scale at that location, resulting in estimated site intensities of IX on the Modified Mercalli scale.[42] Earthquakes on the San Jacinto fault zone were estimated to be capable of generating magnitudes of 6.8 to 7.2 and result in MM intensities of VII to VIII. Given the close proximity of the studied property to the West Valley Campus site (±80 feet), it can be reasonably concluded that groundshaking intensities would be similar on the campus site.

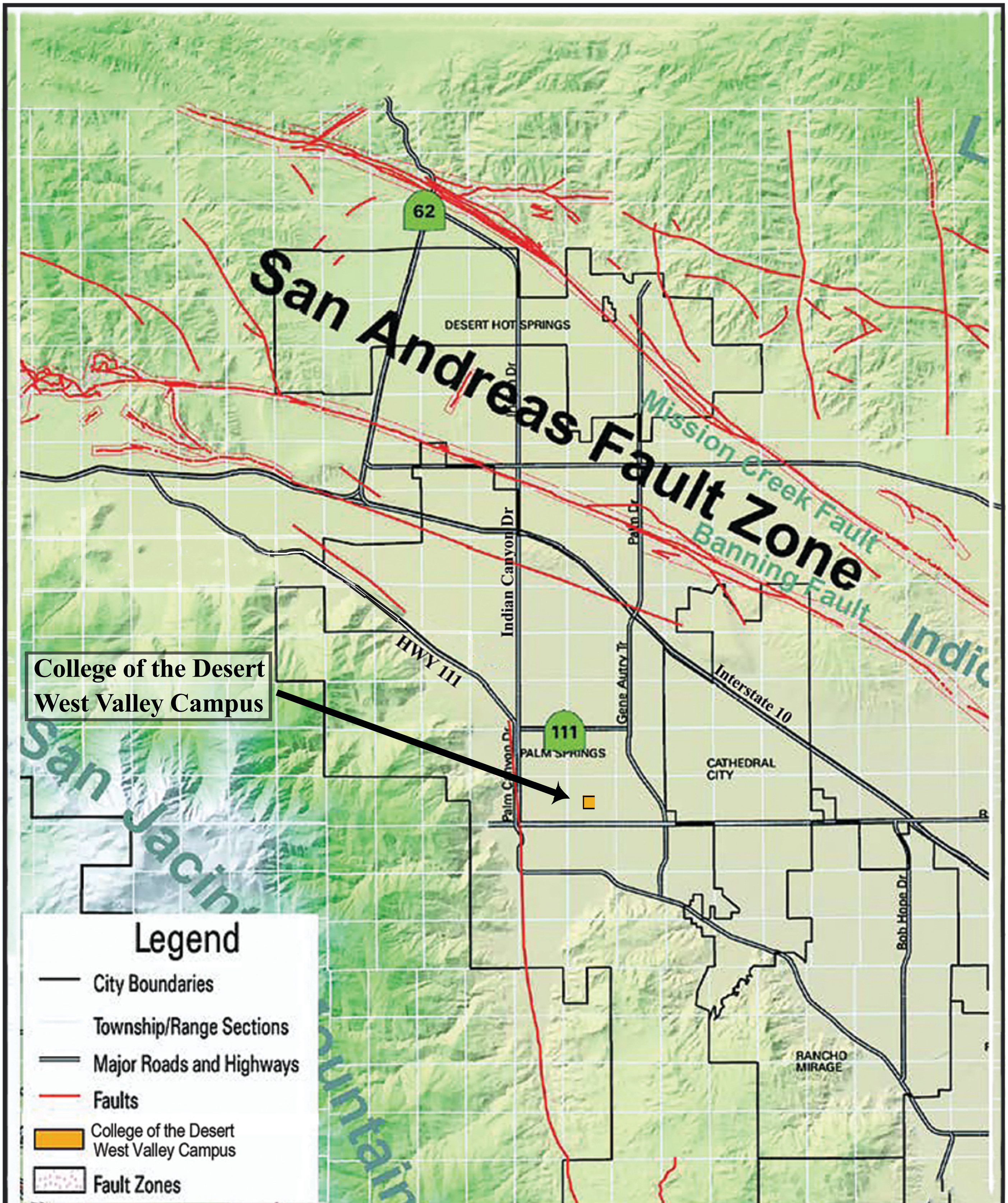
To minimize potential structural damage and hazards to life and property, the City and the State require that structures be designed in accordance with the parameters set forth in the most recent edition of the California Building Code (CBC), at a minimum.

No major active or potentially active faults are known to cross the West Valley Campus site or its immediate vicinity and, therefore, no onsite ground rupture is anticipated. The nearest fault is the Palm Canyon Fault, approximately 1.5 miles west of the project site. However, the fault is not considered active; the fault trace is hidden or "concealed" but inferred along the base of the San Jacinto Mountains, extending north/south through downtown Palm Springs.[43] The closest active fault is the Garnet Hill trace of the San Andreas Fault approximately 4 miles north of the subject property. The subject property is not located within a currently delineated Alquist-Priolo Earthquake Fault Zone.[44] The nearest Alquist-Priolo Earthquake Fault Zone is approximately 7 miles north of the site along the Banning Pass Fault.

Liquefaction: Liquefaction occurs when loose, unconsolidated soils that are saturated with water experience a loss of cohesion due to ground vibrations from a seismic event. Liquefied soils lose their bearing or shear strength needed to support structures and can cause structural failures. For liquefaction to occur, groundwater levels must generally be within 50 feet of the ground surface and lands must be subject to strong goundshaking.

The project site has a low probability of liquefaction.[45] Soils on the subject site consist of fine- to coarse-grained granular sediments, which could be subject to liquefaction; however, groundwater depths are greater than 50 feet below the surface. Historic groundwater levels in the vicinity have been documented at greater than 200 feet.[46] Five (5) soil borings were conducted for a geotechnical survey on the vacant parcel immediately east of the proposed West Valley Campus site at the northeast corner of Farrell Drive and Baristo Road.[47]

42 "Geotechnical Investigation, Proposed 24 Acre Condominium Complex, NEC Baristo Road and Farrell Drive, Palm Springs, California," Sladden Engineering, April 30, 2003.
43 Figure 6-1, Palm Springs General Plan, 2007.
44 Figure 6-1, Palm Springs General Plan, 2007.
45 Figure 6-1, Palm Springs General Plan, 2007.
46 "Geotechnical Engineering and Seismic Hazard Report for the Proposed Concession Building & Field House, Palm Springs High School," Earth Systems Southwest, December 12, 2013.
47 "Geotechnical Investigation, Proposed 24 Acre Condominium Complex, NEC Baristo Road and Farrell Drive, Palm Springs, California," Sladden Engineering, April 30, 2003.



Sources: US Geological Survey, Bureau of Land Management, FEMA, CVAG, SCAG and Earth Consultants International

08.10.15

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

Exhibit
III-9

The closest borings to the campus site were approximately 200 feet to the east. Borings occurred at depths ranging from 11.5 to 31.5 feet, and no groundwater was encountered. Five (5) borings were also drilled near the northeast corner of the Palm Springs High School property, approximately 400 feet south of the West Valley Campus site.[48] Boring depths ranged from 21 ½ to 51 feet below existing grades, and no free groundwater was encountered. Given the proximity and similar topography of these properties to the proposed West Valley Campus site, it can be reasonably concluded that similar groundwater depths are present on the subject property.

Seismically Induced Slope Failures and Landslides: Strong groundshaking can result in unstable slope conditions, including rock falls and landslides. The subject property is located on the valley floor and consists of, and is surrounded by, relatively flat terrain. It is located more than 1.5 miles east of the nearest foothills and slopes of the San Jacinto Mountains. No slope failures are expected to affect the subject site.[49]

Soil Erosion: The loose dry soils on the valley floor are highly susceptible to wind erosion and can be exposed to strong winds that emanate through the San Gorgonio Pass at the westerly edge of the Coachella Valley.[50] The West Valley Campus site is located within the margin of an active blowsand hazard zone.[51] However, given that the site is fully developed with buildings and paved parking lots, little to no soils are exposed, and current soil erosion hazards are considered low. Ground disturbance activities and material movement during construction is required to adhere to a project specific dust control plan to ensure impacts related soil and wind erosion are reduced to less than significant, if not negligible, levels. Dust control is further discussed in Section III-C: Air Quality and Greenhouse Gases.

Expansive Soils: Expansive soils are those that expand (swell) when water is absorbed and shrink when they dry out. They can result in the movement and cracking of building foundations and subsurface improvements, such as pipes. Soils on the subject property consist of Myoma fine sand, which has a low shrink/swell potential.[52] Surface soils on the vacant site immediately east of the subject property (northeast corner of Farrell Drive and Baristo Road) were found to have an Expansion Index of "0" and categorized as having a "very low" expansion potential.[53] Soils tested on the Palm Springs High School site were also determined to have a "very low" expansion potential.[54] Given the proximity of these properties to the West Valley Campus site (±80 feet), it is reasonable to expect soil conditions to be similar on the subject property.

Collapsible Soils: Collapsible soils are unsaturated soils that experience a large volume change upon saturation, which can result in substantial structural damage. Soils evaluated on the northeast corner of the Palm Springs High School property, approximately 400 feet south of the West Valley Campus site, were determined to have a low degree of hazard with regard to collapsible soil conditions.[55] It is reasonable to expect similar soil conditions on the West Valley Campus site, given its close proximity and similar topography.

Lateral Spreading: Lateral spreading is the lateral displacement of gently sloping ground that is underlain by loose sands and a shallow water table. It is caused by seismically induced liquefaction and can result in fracturing, rotation, or liquefication and flow of structures. Onsite soils are granular in nature; however, due to the site's low liquefaction potential, the potential for lateral spreading is also considered low.

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48 "Geotechnical Engineering and Seismic Hazard Report for the Proposed Concession Building & Field House, Palm Springs High School," Earth Systems Southwest, December 12, 2013.
49 Figure 6-2, Palm Springs General Plan, 2007.
50 Figure 6-4, Palm Springs General Plan, 2007.
51 Figure 7-1, Palm Springs General Plan, 2007.
52 "Soil Survey of Riverside County, California, Coachella Valley Area," U.S. Department of Agriculture Soil Conservation Service, September 1980.
53 Op. cit. 2003
54 Op. cit. 2013
55 Op. cit, 2013

Subsidence: Ground subsidence is the compression of de-watered soils by the weight of the ground above. It can cause ground fissures and damage to buildings and infrastructure. Portions of the eastern Coachella Valley are experiencing active subsidence. The U.S. Geological Survey and Coachella Valley Water District are actively monitoring and evaluating these conditions and have determined that they may be caused by localized ground water pumping and/or tectonic activity.

Subsidence is not known to occur in the upper Coachella Valley or in the immediate vicinity of the West Valley Campus site. The Desert Water Agency conducted a study of changes in ground elevation in its service area. According to the Domestic Water System Subsidence Report prepared by Krieger and Stewart, there has been no decrease in ground elevation over time in the Palm Springs area, and it is reasonable to conclude that no significant subsidence has taken place in the area.[56]

Seiches and Tsunamis: Located in the northwest portion of the Coachella Valley and many miles from the Pacific Ocean, Salton Sea, and other natural and manmade bodies of water, the threat of seiching or tsunamis impacting the campus site is negligible.

Wastewater Disposal Systems: The subject property is currently developed with the Palm Springs Mall, Jack-in-the-Box restaurant, and Camelot Festival Theatres, all of which are connected to the Palm Springs municipal sewer system. Onsite soils are capable of supporting existing sewer infrastructure. No septic or alternative waste systems are located onsite.

2. Project Impacts

Phase I Project Impacts

The proposed project will result in the demolition of the Palm Springs Mall and portions of the existing parking lots, grading, excavation, and construction of campus buildings, new parking lots, landscape areas, and above-ground and subsurface utilities and infrastructure. Onsite soils have supported the 332,000± square foot Palm Springs Mall and parking lots for more than 40 years, and it is reasonable to expect that they will be suitable for construction of the proposed 50,000± square foot Phase I structures, fill, hardscape, and other improvements.

The site is located in the Coachella Valley, which is characterized by active faults and the potential for moderate to severe ground shaking. The site is not located within an Alquist-Priolo Earthquake Fault Zone, and no known active faults cross the site. Therefore, it is unlikely that a surface rupture will occur on the subject property. However, a major earthquake originating on a nearby fault zone would impact the site, primarily in the form of strong groundshaking, within the design life of the campus.

Estimated peak horizontal site accelerations based upon a probabilistic analysis (10 percent probability of occurrence in 50 years) are approximately 0.59g (g equaling an acceleration of one gravity) for a stiff soil site. Actual accelerations at the proposed campus site may be more or less than estimated. Vertical accelerations are typically ⅓ to ⅔ of the horizontal accelerations, but can equal or exceed the horizontal accelerations, depending upon the local site effects and amplification. Building design and construction will be required to comply, at a minimum, with the most recent edition of the California Building Code. Excavations will occur in compliance with Cal/OSHA standards and requirements.

The site is located within but near the edge of an active blowsand hazard zone, and demolition, earthmoving and construction activities will destabilize soils and create the potential to generate blowing sand and particulate matter that could impact both the subject site and off-site properties. A dust control plan will be required to

[56] "Staff Report to Desert Water Agency Board of Directors, July 1, 2008"; Desert Water Agency.

accompany the demolition and grading plans, and site grading will be required to adhere to the requirements of the South Coast Air Quality Management District (SCAQMD). Once complete, onsite buildings, hardscape, and landscape treatments will stabilize soils and minimize wind erosion.

The site is not located in an area of ground subsidence. The potential for other geologic hazards associated with liquefaction, slope failure, and unstable soils are considered low. The site is relatively flat and, therefore, the risk of landslide and lateral spreading is low. Project impacts related to soils and geology will be less than significant.

Master Plan Buildout Impacts

The Master Plan project site includes and shares the same geophysical and soil characteristics as the Phase I site described above and, therefore, project impacts will be largely the same. No hazards associated with fault rupture will occur onsite; however, structures and improvements could be subject to strong groundshaking during an earthquake on a nearby fault. Potential hazards associated with groundshaking will be minimized through adherence to California Building Code and other applicable standards.

Dust control plans will be required for all phases of construction to assure blowsand is minimized to the greatest extent possible; once construction is complete, buildings and hardscapes should help stabilize onsite soils. As described above, the potential for other geologic hazards, such as liquefaction, slope failure, and unstable soils, to affect the project are considered low. Potential impacts associated with geology and soils will be less than significant.

Cumulative Impacts

There will be no incremental or cumulative impacts related to geology or soil composition. All potential impacts related to geology and soils will be mitigated through proper grading, site and building design, and adherence to applicable building codes. Resulting development will be equal or superior to existing on site building in terms of conforming to the most up to date building an d seismic code, thereby not increasing the number of people that might be exposed to building collapse or other geotechnically related hazard.

3. Mitigation Measures

The following mitigation measures will assure that project-related geotechnical hazards are minimized to less than significant levels during all phases of development.

1. The existing mall building shall be carefully assessed and its demolition monitored to ensure that all subsurface improvements and conditions are fully documented and considered to avoid undocumented fill, compressible materials, or other inappropriate materials or conditions.

2. In terms of dust control, site grading shall be in strict compliance with the requirements of the SCAQMD and the Coachella Valley PM10 SIP.

3. Excavated soils may be used as fill material so long as they are free of organic or deleterious matter. Rocks or concrete larger than 6 inches in greatest dimension shall be removed from fill or backfill material. Prior to integrating reconditioned fill soil onto needed sites, receiving areas shall be scarified, brought to near optimum moisture conditions, and recompacted to at least 90% relative compaction (ASTM D1557).

4. Imported soils (if needed) shall be non-expansive, granular soils meeting the USCS classifications of SM, SP-SM, or SW-SM with a maximum rock size of 3 inches and 5 to 35 percent passing the No. 200 sieve. Imported fill shall be placed in maximum 8-inch lifts (loose) and compacted to at least 90 percent relative compaction (ASTM D 1557) near optimum moisture content.

5. Excavations within sandy soil shall be kept moist, but not saturated, to reduce the potential of caving or sloughing. Where excavations over 4 feet deep are planned, lateral bracing or appropriate cut slopes of 1.5:1 (horizontal/vertical) shall be provided. No surcharge loads from stockpiled soils or construction materials shall be allowed within a horizontal distance measured from the top of the excavation slope and equal to the depth of the excavation.

6. In the case that imported soils are necessary they shall consist of clean granular soils that have an expansion index of 20 or less. A sample of the imported soil shall be provided to the geotechnical consultant for analyses at least 2 days prior to planned use.

7. Use of expansive soil shall be avoided within 4 vertical feet of proposed structures; however, if this is not possible additional mitigation measures shall be provided. At the completion of grading, soils shall be tested to determine relative expansion potential if expansive soils are used.

8. Proper structural engineering, which takes into account the forces that will be applied to structures by anticipated ground motions, shall provide mitigation for ground shaking hazards. Seismic design shall be in accordance with the most recently adopted editions of the Uniform Building Code and/or International Building Code, and the seismic design parameters of the Structural Engineers' Association of California.

9. Site-specific geotechnical surveys may be necessary in order to refine engineering design parameters regarding specific site preparation, grading, foundation design, etc., to assure design criteria responsive to on-site soils and the effects of differential settlements resulting from identified ground shaking potential. All necessary geotechnical analysis shall be completed prior to the approval of the grading and building plans.

10. All grading plans submitted for approval shall include a soil erosion prevention/dust control plan. Blowing dust and sand during grading operations shall be mitigated by adequate watering of soils prior to and during demolition and grading, and limiting the area of dry, exposed and disturbed materials and soils during these activities. To mitigate against the effects of wind erosion after site development, a variety of measure shall be provided including maintaining moist surface soils, planting stabilizing vegetation, establishing windbreaks with non-invasive vegetation or perimeter block walls, and using chemical soil stabilizers.

11. Unprotected, permanent graded slopes shall not be steeper than 3:1 (horizontal/vertical) to reduce wind and water erosion. Protected slopes with ground cover may be as steep as 2:1. However, maintenance with motorized equipment may not be possible at this inclination. Fill slopes shall be overfilled and trimmed back to competent material. Slope stability calculations are not presented because of the expected minimal slope heights (less than 5 feet). Fill slope surfaces shall be compacted to 90% of the laboratory maximum density by either over-filling and cutting back to expose a compacted core or by approved mechanical methods.

12. Retaining walls shall be designed and constructed in conformance with adopted building code standards. Grading and construction of retaining walls shall be progressively inspected by the project building inspector.

13. A minimum footing depth of 12 inches below lowest adjacent grade shall be maintained. The project geotechnical consultant shall observe foundation excavations before placement of reinforcing steel or concrete. Loose soil or construction debris shall be removed from footing excavations before placement of concrete.

14. Positive site drainage shall be established during finish grading. Finish grading shall include a minimum positive gradient of 2% away from structures for a minimum distance of 3 feet and a minimum gradient of 1% to the street or other approved drainage course.

15. An adequate subdrain system shall be constructed behind and at the base of all retaining walls to allow for adequate drainage and to prevent excessive hydrostatic pressure.

16. Utility trench excavations in slope areas or within the zone of influence of structures shall be properly backfilled in accordance with the recommendations of the project geotechnical consultant. Backfill of utilities within roads or public right-of-ways shall be placed in conformance with the requirements of the governing agency (water district, public works department, etc.). Utility trench backfill within the property shall be placed in conformance with the provisions of the project geotechnical report. In general, service lines extending inside the property may be backfilled with native soils compacted to a minimum of 90-percent relative compaction. Backfill operations shall be observed and tested to monitor compliance with these recommendations.

17. Post-construction planting, hydroseeding, and other erosion controlling methods shall be implemented to minimize soil erosion and improve stability.

18. To reduce soil and dust erosion, Best Management Practices shall be applied, as appropriate, including windbreaks, walls, fences, vegetation groundcover, rock, or other stabilizing materials, and installation of an irrigation system or provision of other means of irrigation to ensure compliance with dust control regulations.

19. Prior to issuance of grading permits, the project grading contractor shall submit final grading plans for review by the College.

Mitigation Monitoring and Reporting Programs

1. Prior to grading plan approval or issuance of authorization to proceed with construction, the Inspector of Record shall review any site-specific geotechnical investigations and assure compliance with the full range of recommendations therein.
   Responsible Parties: Construction Manager, Inspector of Record, Geotechnical Consultant

2. During site preparation, the Construction Manager shall conduct regular site inspections to ensure compliance with applicable ordinances, regulations and technical specifications, as well as any additional erosion control mitigation measures specified in the approved grading and dust control plans.
   Responsible Parties: Construction Manager, Grading Contractor, Program Manager, Inspector of Record

3. Subsequent to preparation of final development plans and specifications, but prior to grading and construction, the foundation plans shall be reviewed by the project geological consultant to verify compatibility with site geotechnical conditions and conformance with recommendations contained in any site-specific geotechnical engineering reports.
   Responsible Parties: Construction Manager, Geotechnical Consultant, Architect

4. When appropriate, rough grading of a project site shall be performed under geological and engineering observation by the geological consultant. Rough grading includes, but is not limited to, sub-surface excavations, grading of overexcavated cuts, fill placement, and excavation of temporary and permanent cut slopes.
   Responsible Parties: Construction Manager, Geotechnical Consultant, Architect

5. As determined appropriate by the COD Project Engineer and consulting geologist, the geotechnical consultant and/or COD Project Engineer shall perform the following observations during site grading and construction of foundations to verify or modify, if necessary, conclusions and recommendations in the project's geotechnical report:
   1. Observation of all grading operations.

2. Geologic observation of all cut slopes.
3. Observation of all key cuts and fills benching.
4. Observation of all retaining wall back cuts, during and following completion or excavation.
5. Observation of all surface and subsurface drainage systems.
6. Observation of backfill wedges and sub drains for retaining walls.
7. Observation of pre-moistening of subgrade soils and placement of sand cushion and vapor barrier beneath the slab.
8. Observation of all foundation excavations for the structure or retaining walls prior to placing forms and reinforcing steel.
9. Observation of compaction of all utility trench backfill.

Responsible Parties: Construction Manager, Geotechnical Consultant, Architect

6. Prior to the approval of buildings and other structures for construction, the COD Construction Manager shall review said plans and assure that the design of buildings and other structures shall be conducted in strict adherence to the structural recommendations made in any relevant geotechnical analyses.
   Responsible Parties: Construction Manager, Geotechnical Consultant, Architect

7. As appropriate, rough grading shall be performed under geological and engineering observation of the geological consultant and/or the Construction Manager. Rough grading includes, but is not limited to, grading of overexcavated cuts, fill placement, and excavation of temporary and permanent cut slopes.
   Responsible Parties: Construction Manager, Geotechnical Consultant

F. Hydrology

Introduction and Background

This section of the EIR describes the existing hydrological setting at the campus site, the vicinity and regionally, and analyzes the potential constraints, risks and opportunities associated with these existing conditions. It assesses the potential impacts of the proposed COD West Valley Campus relative to hydrological issues and sets forth mitigation measures that will be effective in reducing impacts. A wide range of data and information, including regional-scale hydrological resource documents, as well as site-specific hydrology investigations[57] and design recommendations, have been used in researching and analyzing the project and its potential effects and impacts.

Thresholds of Significance/Criteria For Determining Significance

Standards and criteria have been drawn from a variety of sources, including Appendix G: Environmental Checklist Form of the California Environmental Quality Act (CEQA) Guidelines, the City General Plan, and other resources. In order to adequately address the hydrological impacts that may arise from the development of the COD West Valley Campus and Phase I Project, and to suggest appropriate mitigation measures, the following factors shall be considered. Potential project impacts to water resources and water quality are also addressed in Section III-G of this EIR. Potentially significant impacts could occur if the proposed development would:

a. Violate any water quality standards or waste water discharge requirements.

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).

[57] "Preliminary Hydrology Report- College of the Desert West Valley Campus" prepared by MSA Consulting, June 2015

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.

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 of surface runoff in a manner which would result in flooding on- or off-site.

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.

f. Otherwise substantially degrade water quality.

g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazards Boundary or Flood Insurance Road Map or other flood hazard delineation map.

h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flow.

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a levee or dam.

j. Inundation by seiche, tsunami, or mud flow

Palm Springs General Plan Policies[58]
The following goals and policies are taken from the Palm Springs General Plan, and address flooding and hydrology-related issues, such as potential flooding risks, flood control structures, on-site storage retention, storm drain design, and the provision of adequate permeable surface area landscaping that may arise from implementation of the COF West Valley Campus master plan.

Goal: Reduce, to the greatest extent possible, the physical and environmental effects of seismic hazards within the City.

Policies:

SA3.2 Evaluate all development proposals located in areas that are subject to flooding to minimize the exposure of like and property to potential flood risks.

SA3.3 Require that future planning for new development consider the impact on flooding potential as well as the impact of flood control structures on the environment, both locally and regionally.

SA3.7 Provide direction and guidelines for the development of on-site stormwater retention facilities consistent with local and regional drainage plans and community design standards.

SA3.11 Design underground storm drains serving local neighborhoods to accommodate runoff from a 10-year frequency storm for conveyance to a downstream outlet and locate them in existing or proposed street rights-of-way where possible. Flows exceeding the 10-year frequency storm will be carried within public rights-of-way.

58 "Palm Springs General Plan," adopted October 2007.

SA3.16 Require the extensive landscaping of open-space areas in new development, provide the maximum permeable surface area to reduce site runoff, and prohibit unnecessary paving.

1. Existing Conditions

The following discussion describes the regional, local and on-site flooding and hydrology conditions that may affect the West Valley Campus planning area and development proposed there.

Regional Conditions
The COD West Valley Campus planning area is located in the western and northern portion of the urbanized area of the City. The Coachella Valley is located in the West Basin of the Colorado River Watershed, which drains a large area and includes canyons emanating from the surrounding mountains and directs these flows to the Salton Sea via the Whitewater River and Coachella Valley Strormwater Channel to the Salton Sea.

A variety of drainage and flood control facilities protect the city from local mountain runoff, including the Chino Creek/Whitewater River flood control levee, the Tachevah debris basin, and Tahquitz Creek debris basin and channel. The city also has a network of surface and subsurface facilities that convey local and mountain runoff to the aforementioned regional facilities, and protect the subject property and other lands in the planning area from 100-year storm flows to the north. There are several regional drainage system improvements planned for development that are set forth in the City's Master Drainage Plan, including those built in the planning area. These facilities are further discussed below.

<u>Geographic and Climatic Conditions</u>
The surrounding mountains isolate the region from moist and cool maritime air masses from the west, creating a dry subtropical desert climate. Summer daytime temperatures can occasionally exceed 125°F and winter temperatures occasionally fall below freezing. The valley is part of the West Basin of the Colorado River Watershed and drains the Salton Trough to its terminal lake, the Salton Sea, which straddles the Riverside and Imperial County lines at 228± feet below sea level. Mean annual rainfall on the valley floor is between 2 and 6 inches[59], and while some years record no measurable rainfall, other years may be subjected to flash flood and other substantial rain events.

Historic and prehistoric flooding has played a key role in shaping the valley's current hydrological setting, and generally results from one of the following storm conditions: winter storms with high-intensity rainfall in combination with rapidly melting snow; tropical storms out of the southern Pacific Ocean; or summer thunderstorms typically associated with a southeasterly Monsoon flow.

Benchmark storms and historic data are used by the US Army Corps of Engineers and other flood control agencies to gauge the potential for future flooding. In the Coachella Valley, these include two distinct storm events that occurred in 1939 and 1979. The 1939 storm event occurred on September 24, was centered over Indio and originated off the west coast of Mexico. This storm generated 6.45 inches of rain in a 6-hour period. The 1979 storm event was due to the Tropical Storm Kathleen, which impacted the area from September 9 through 11 and generated 6.81 inches of rain in the low-lying areas of the central valley, and as much as 14 inches in the surrounding mountains. The projected 100-year 24-hour storm event in the planning area is 5.42 inches of rain over a 24-hour period (NOAA Atlas 14).

59 "Mean Annual Isohyets based on combined data of 1879-79 season to 1953-54 (from 1961 U.S. A.C.E. Report) and 1935-60 (From 1973-74 Riverside CO F.C.D. Report)"

Local Conditions

The proposed campus site and most of the surrounding planning area is located within Zone X (Shaded) as shown on the FEMA Flood Insurance Rate Map[60]. This designation indicates lands that are:

> *"areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. Insurance purchase is not required in these areas."* (See attached NFIP Flood Insurance Rate Map in Appendix F of this EIR).

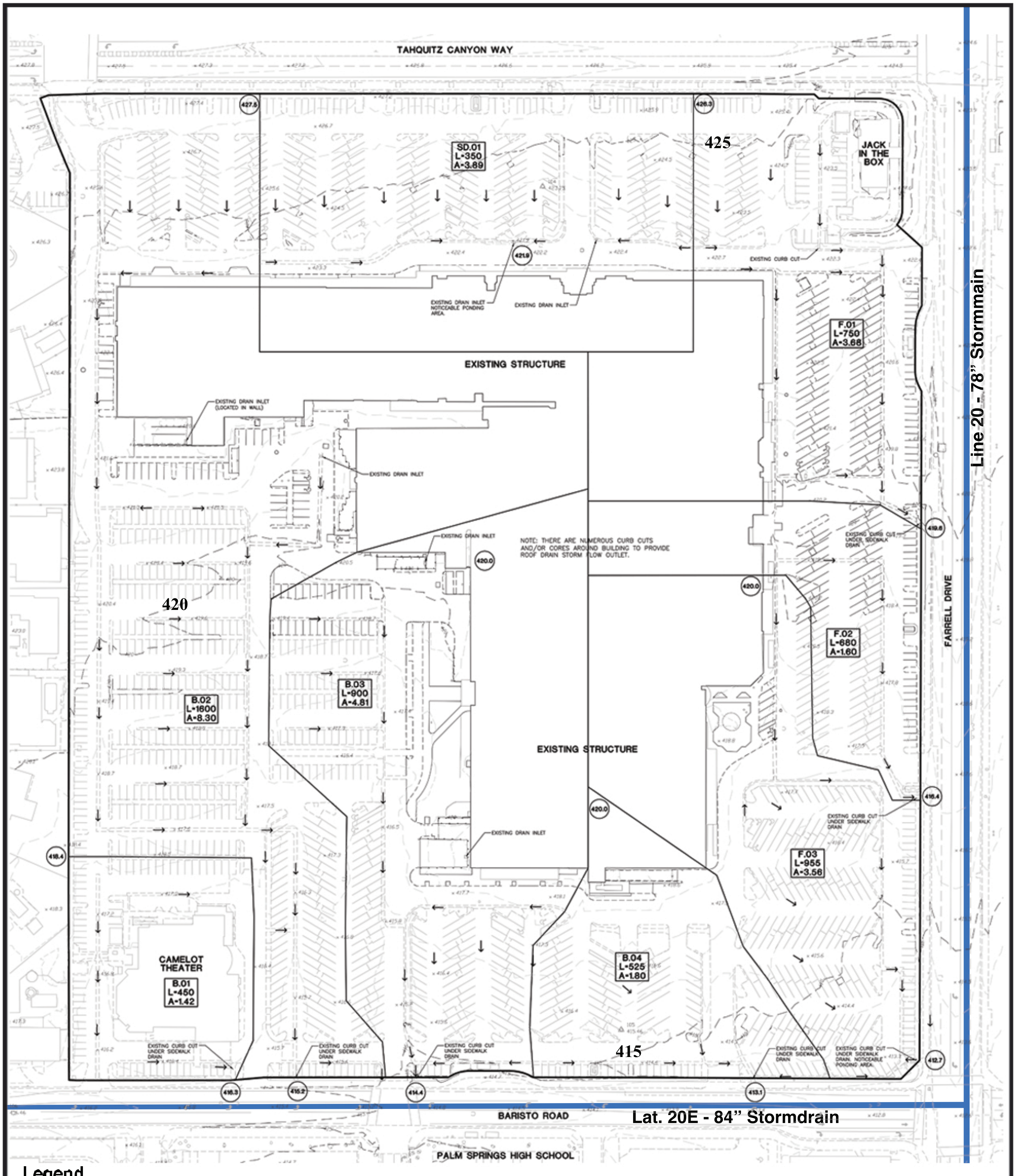
The soils in the campus planning area are categorized as hydrologic soil group A[61]. These soils have high infiltration rates even when thoroughly wetted and consist chiefly of deep, well to excessively drained sands or gravels. Soils in the planning area are comprised primarily of the Myoma series (Myoma fine sand). Therefore, soils in the planning area are generally favorable for direct stormwater infiltration, as well as percolation in retention basins.

Palm Springs Master Drainage Plan

The current City Master Drainage Plan, which encompasses the campus planning area, dates back to 1966 and was developed under the direction of the Riverside County Flood Control District. Since that time, growth throughout the City has resulted in the incremental development of the master drainage system. The Master Drainage Plan assumes that underground lines are constructed in existing or planned future street rights-of-way with capacity to collect and convey the 10-year storm to surface facilities outside the planning area.

[60] FIRM Panel Number 06065C1556G, prepared by the Federal Emergency Management Agency, revised August 28, 2008. Zone X delineates lands that are determined to be outside the 0.2% annual chance (500-year) floodplain.

[61] Hydrologic Soil Group—Riverside County, Coachella Valley Area, California (1983), National Cooperative Soil Survey, Natural Resources Conservation Service.



Legend

- Drainage Direction
- Tributary Drainage Area Boundary
- Palm Springs Master Drainage Plan

Source: MSA Consulting, Inc. May 2015

08.11.15

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College of the Desert - West Valley Campus
Existing Grade and Drainage Plan
Palm Springs, California

Exhibit

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Adjacent to and in the vicinity of the WVC site, the City Master Drainage Plan improvements include Lateral 20E and Line 20 storm drains. Lateral 20E is an east-west underground 84-inch storm drain located in the Baristo Road right of way and bordering the subject property. Line 20 is a north-south underground 78-inch storm main located within the Farrell Drive right of way. Both of these facilities discharge into the Tahquitz Creek channel located southeast of the subject property. Catch basins located along Baristo Road and Farrell Drive intercept and convey local runoff to these storm drain facilities.

On-Site Hydrological Conditions
The WVC site is located in Flood Zone X[62], which is described above. As discussed, on-site soils have high infiltration rates even when thoroughly wetted and consist chiefly of deep, well to excessively drained sands or gravels. Therefore, soils in the planning area are generally favorable for direct stormwater infiltration/percolation in retention basins and other permeable areas of the site. Infiltration/percolation tests will need to be conducted prior to finalizing the design of storage basins and other facilities.

Existing Conditions and Facilities
The subject property has been fully developed for more than 40 years. An evaluation of on-site conditions and facilities indicates that the subject property is not subject to off-site tributary flows in Tahquitz Canyon Way or adjoining lands to the west. Storm flows for the existing condition were calculated for the 1-Hour, 3-Hour, 6-Hour and 24-Hours storm, with the 1-Hour storm generating 1.6 inches of rain in that period and the 24-Hour storm generating 3.31 inches over the 25-hour period.

Limited subsurface on-site stormwater storage and on-site catch basins have been identified in the northernmost portion of the site between Tahquitz Canyon Way and the mall building. There is evidence of ponding in this area, which may indicative of a system requiring service. No outlet for this facility was identified and the City Public Works Department was unaware of any outlet from on-site underground storage facilities.

For purposes of treating first flush flows and to comply with Water Quality Management Plan (WQMP) requirements, the runoff needed to be captured and treated before release into the public storm sewer system have been calculated. The above referenced single sub-area with sub-surface storage encompasses approximately 3.89 acres and generates a WQMP design volume of 4,095 cubic feet (cf). The balance of the subject property, including the roofs of on-site buildings, drains through the parking lot to catch basins in Baristo Road and Farrell Drive. The Farrell Drive drainage area encompasses approximately 8.84 acres and generates a WQMP design volume of 9,306 cf. The Baristo Road drainage area encompasses approximately 16.33 acres and generates a WQMP design volume of 17,190 cf. [63]

Ground Subsidence Investigations
In 2008, the Coachella Valley Water District released a report showing measurable ground subsidence in some areas of the central and southeastern Coachella Valley. The ground subsidence in these areas has been associated with the substantial long-term overdraft of the lower valley aquifer. Action is being taken to address the overdraft condition and recharge the ground water basin.

Desert Water Agency conducted a study of changes in ground elevation in its service area, where basin conditions differ from those farther south and east. According to the Domestic Water System Subsidence Report prepared by Krieger and Stewart, there has been no decrease in ground elevation over time in the Palm Springs area, and it is reasonable to conclude that no significant subsidence has taken place in the area.[64]

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62 Ibid.
63 "Preliminary Hydrology Report- College of the Desert West Valley Campus" prepared by MSA Consulting, June 2015
64 “Staff Report to Desert Water Agency Board of Directors, July 1, 2008”; Desert Water Agency.

2. Project Impacts

The development of the proposed West Valley Campus, including the Phase I Project, will result in the removal of the existing mall building and the revitalization or removal of the limited on-site underground storage identified in the northernmost portion of the site. As noted, the management and treatment of stormwater leaving the site no longer complies with federal, state and local regulations for the discharge of stormwater. The proposed development will address this current deficiency by incorporating surface and possibly sub-surface facilities to ensure adequate treatment of stormwater runoff prior to discharge from the site.

Phase I Project Impacts

As noted elsewhere in this EIR, the initial phase of campus development will include the demolition of the existing mall building, including footings, foundations, concrete pads and sub-surface improvements. Once properly cleared, cleaned and graded, fine grading will begin for the two Phase I Project buildings and the associated central plant building. Site grading and associated Phase I Project site disturbance will be largely limited to the existing mall footprint. WQMP best management practices (BMPs) will be incorporated throughout.

The drainage pattern across the subject property will remain substantially the same as for the Phase I Project. In the northern-most portion of the site, where the Phase I Project is planned, efforts shall be made initially to utilize the existing subsurface storage facilities located there. The Phase I Project drainage plan calls for the graded areas that are not a part of Phase I improvements to remain native soil with some stabilizing vegetative cover to stabilize soils. The approach will substantially reduce the volume of stormwater runoff that will be associated with the Phase I project.

The Phase I Project will include the construction of four on-site stormwater basins, including three within the Phase I project development area and a linear basin at the south end of the existing building site. Drainage swells will also be incorporated into the Phase I grading plan to direct flows to the subject basins. Approximately 10,011 cf of surface storage will be provided in the Phase I Project. The balance of the site will continue to drain as it does under existing conditions.

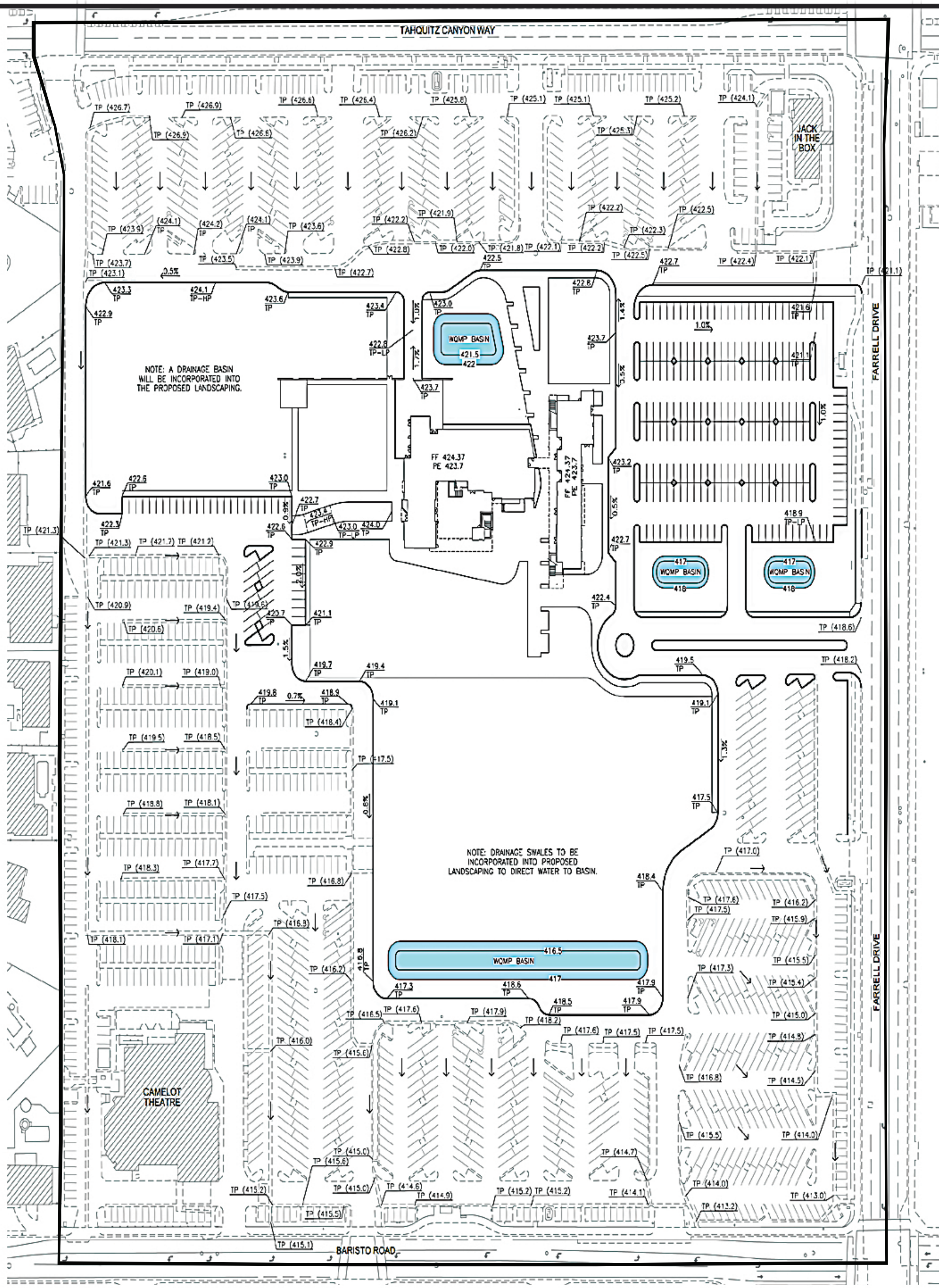
Based upon existing site conditions, City stormwater facilities and design analysis conducted for the Phase I project, the proposed project will comply with all applicable water quality standards and discharge requirements. The project will not alter the existing drainage pattern in a manner that could result in substantial erosion or siltation, increase the amount of runoff, or create or contribute to runoff that could adversely impact the local drainage system. As noted above, the proposed Phase I Project will significantly reduce the amount of stormwater runoff from this site.

The Phase I Project will not place housing or any structures within a 100-Year flood hazard zone or expose people or structures to significant loss as a consequence of the failure of a dam or levee, or from other forms of inundation, or from seiches, tsunamis or mudflows.

Master Plan Buildout Impacts

The buildout of the West Valley Campus will also improve the long-term drainage conditions and runoff water quality compared to the existing condition. The overall grading and drainage plan for the site will maintain the existing general drainage pattern and convey drainage to on-site retention basins by sheeting, swales, and storm drain pipes. These basins and their tributary areas will be developed incrementally and will be distributed across the developed portions of the site.

While development beyond the Phase I Project campus development phasing is still preliminary, it is expected that BMP facilities will be located in the vicinity of Baristo Road, where the surface flow volumes are greatest. These may take the form of surface detention basins or sub-surface facilities typically installed under parking areas. The precise method of long-term storage and treatment shall be determined prior to the initiation of subsequent phases of development.



Legend:
- Project Boundary
- Direction of Flow
- Retention/ WQMP Basins

0' 60' 120' 180' 240'
SCALE 1"=60'

N

08.10.15

Source: HMC Architects and MSA Consulting, 2015

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College of the Desert - West Valley Campus
Phase I Preliminary Grading and Drainage Plan
Palm Springs, California

COLLEGE OF THE DESERT 1958

Exhibit
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Stormwater detention shall be managed in compliance with the project Water Quality Management Plan and will incorporate a wide range of BMPs that will result in water quality discharges that are superior to the existing condition. Flows generated beyond the post-development increment may discharge, as they currently do, along the Farrell Drive and Baristo Road rights-of-way.

Based upon existing site conditions, City stormwater facilities, and design analysis conducted for the proposed West Valley Campus project, the proposed project will comply with all applicable water quality standards and discharge requirements. The project will not alter the existing drainage pattern in a manner that could result in substantial erosion or siltation, increase the amount of runoff, or create or contribute to runoff that could adversely impact the local drainage system. As noted above, the proposed campus will significantly reduce the amount of and better treat stormwater runoff from this site.

Buildout of the West Valley Campus will not place housing or any structures within a 100-Year flood hazard zone or expose people or structures to significant loss as a consequence of the failure of a dam or levee, or from other forms of inundation, or from seiches, tsunamis or mudflows.

Cumulative Impacts

Cumulative impacts to existing and planned drainage conditions in the project area will be less than significant; development of the campus will not increase, but will result in reduced local rates of runoff and reduced impacts to existing and future drainage facilities. Therefore, cumulative water quality impacts will be less than significant.

3. Mitigation Measures

The demolition of the existing mall building and the buildout of the West Valley Campus, including the Phase I Project, would result in no net increase in stormwater runoff from this property. As discussed above, the campus site and planning area are served by surface and sub-surface stormwater facilities. With an off-site system capable of conveying the 10-year storm as shown on the City Master Drainage Plan. Currently, runoff from developed lands exceeding certain volumes is typically directed into the adjacent streets, where it flows to the nearest drainage improvements. While the existing development provides limited on-site stormwater storage, the vast majority of the site and structures drain directly to surface drains located within the parking lot and discharging into the adjoining public streets without the benefit of first flush treatment.

In addition, campus development is subject to uniform site development and construction standards that are designed to ensure that water quality and hydrological conditions are not adversely affected. All phases implementing the West Valley Campus project will be required to implement Best Management Practices and to conform to the existing NPDES water quality program and the State Water Resources Control Board (SWRCB) General Construction Activity Storm Water Permit process.

<u>On-Site Stormwater Management</u>
As set forth in the project description and as described above, first flush runoff from development of the campus, including the Phase I Project, will be contained within the site and conveyed to retention basins with enhanced percolation and bio-remediation prior to discharge. The preliminary design and configuration of on-site Phase I Project retention facilities are shown above and described in the WVC Master Plan.

<u>Permeable Pavements and Surfaces</u>
Permeable paving can have significant benefits; however, the efficacy of these pavements varies with type and soil conditions. Given the scope of the campus project, the use of permeable pavements on the campus may be practical and cost-effective, and shall be given serious consideration. The use of permeable pavements has increased slowly since their introduction in the mid-1970s and offers potentially significant benefits in reducing

the amount of runoff and required storage volume. Porous pavements, not including asphalt pavements, offer another important tool for managing stormwater. These pavements, used mostly for parking lots, allow water to drain through the pavement surface into a stone recharge beds and infiltrate into the soils below the pavement. Permeable pavements must be properly maintained to preserve their permeability and must never be overlaid with impermeable materials.

Stormwater Retention

It is evident from the existing condition that, despite the on-site facilities planned for the WVC, a significant amount of runoff will need to be captured and treated in the post-developed condition. The ideal location for stormwater storage is typically the natural low point of a site, although off-site drainage conditions may dictate retention basin location as well. In addition to the Phase I Project basins described above, additional on-site storage/treatment facilities will be needed to accommodate campus buildout. Three alternatives to providing storage for the incremental increase in storm flow are presented below, and all are proposed for use on campus:

1. <u>Conventional Retention Basins:</u> Given the programmatic nature of the WVC Master Plan beyond the Phase I Project, there will be varying opportunities to capture and treat on-site runoff. Surface or subsurface areas have been identified and incorporate retention basins of significant size to retain the incremental increase in storm flow. Future development shall be required to store and treat WQMP design volumes for the 100-year, 24-hour storm event. Retention basin design may vary; however, any retention basin should be square and have a maximum water depth of 5-feet, minimum 3:1 side slopes, and assume a percolation factor of 2 inches per hour. Basin designs should also incorporate a 25-foot service road/transition area around the basin.

2. <u>Permeable Pavements:</u> Permeable pavements can have significant benefits and be especially effective for smaller areas of campus development where expanses of open space area are not available. The project manager shall provide project engineer approval all relevant soils, design engineering data and maintenance program for any proposed permeable pavement.

3. <u>Sub-Surface Retention:</u> Subsurface basins are an efficient way to store and percolate runoff, and can be especially effective for smaller developments where expanses of open space area are not available. Such systems can be expensive but allows a development to better optimize lot area while still addressing runoff retention requirements. This option is included in the WVC Master Plan.

Agency Coordination

No significant hydrology-related impacts are anticipated to result from implementation of the WVC Master Plan or Phase I Project. The College shall coordinate with the City over the course of developing the long-term drainage management plan for the campus. Compliance with the requirements of NPDES Permit No. CA0061654 and the SWRCB General Construction Activity Storm Water Permit process will further ensure that the implementation of the West Valley Campus project does not create any significant water quality impacts after implementation of mitigation measures.

<u>Other Mitigation Measures</u>

1. Phased development implementing the campus master plan shall comply with specific design criteria for retention basins and the direct discharge of runoff in accordance the requirements of the WVC Master Plan and, when appropriate, the City.

2. Retention basin design shall, at a minimum, provide on-site storage for the 100-year WQMP design volumes generated by and within the campus boundaries.

3. On-site stormwater retention facilities shall be designed and developed as integral parts of campus development, and in a manner consistent with the WVC Master Plan.

4. The College shall coordinate with the City on potential of any area flooding, and shall assure that evacuation routes and safe ingress and egress access for emergency response vehicles and personnel, are clearly marked and available to residents during a major flooding event.

5. All roof and canopy drainage shall be conveyed to the street or off-site in an approved, non-erosive manner. Drainage from the campus site, whether from retention basins or driveways, shall be conveyed in an approved manner that prevents erosion or instability. Water from off-site sources shall not be allowed to be diverted onto adjoining lands but shall be conducted through the site in a non-erosive manner.

6. Future flood control plans shall include specific recommendations and/or designs regarding pollution controls to be applied to keep pollutants, including herbicides, pesticides and hydrocarbons, out of surface water and groundwater. Mitigation measures may include specifically designed open space areas such as artificial bio-filters where nuisance and otherwise potentially contaminated on-site runoff can be retained.

7. Pollution control techniques/facilities shall be incorporated into each implementing phase of campus development to keep pollutants out of surface and ground waters. Mitigation measures shall include periodic street and parking lot cleaning, the careful control/monitoring of pesticides and fertilizers, and the intercepting and/or pre-treatment of urban runoff within retention areas and prior to percolation or off-site discharge. A State Water Pollution Prevention Plan (SWPPP) shall be prepared and submitted to the local office of the California Regional Water Quality Control Board.

8. A detailed hydraulic analysis of proposed conveyances, retention areas and points of discharge shall be prepared for each phase of campus development. Plans and quantitative analysis for drainage basins, conveyances and other facilities shall be submitted and approved by the project engineer prior to authorization of grading or building.

9. The College shall develop interim measures to control and contain sediment and debris during grading and construction. Near and long-term measures that are responsive to National Pollutant Discharge Elimination System (NPDES) requirements must also be approved by the appropriate agencies.

10. Both cut and fill from site grading may be used as a sacrificial erosion buffer to mitigate lateral erosion. A minimum buffer may be appropriately provided in those areas consistent with criteria set by the project engineer.

11. Sidewalks and bike paths shall be constructed in such a manner as to avoid obstruction of storm flows in the curb and elsewhere in street rights-of-way, and to resist erosion to the greatest extent practicable.

Mitigation Monitoring and Reporting Program

A. The WVC Master Drainage Plan and final grading plan shall quantify retention/detention volumes and comply with stormwater management provisions. The Master Drainage Plan shall be reviewed and approved by the Division of the State Architect and other agencies with jurisdiction.
Responsible Party: COD, Program Manager, Division of State Architect, California Regional Water Quality Control Board

B. The City Engineer shall be given the opportunity to review and comment on the WVC Master Drainage Plan and management plans for conformance with the County's NPDES permit.
Responsible Party: COD, Program Manager, City Engineer

C. The College shall prepare a State Water Pollution Prevention Plan (SWPPP) and submit the same to the California Regional Water Quality Control Board.
Responsible Parties: COD, Construction Manager, Program Manager, California Regional Water Quality Control Board.

Residual Impacts
There are no residual adverse impacts to hydrologic conditions at the site or in the vicinity that are associated with the construction of the Phase I Project or the buildout of the West Valley Campus.

G. Water Quality and Resources

Introduction and Background
This following discussion describes the water resources available to serve the COD West Valley Campus project and identifies potential impacts of the proposed campus development on the availability and quality of water resources. This discussion also considers constraints, risks and opportunities associated with water resources that may arise from implementation of the proposed WVC master plan and sets forth mitigation measures that may be effective in reducing potential impacts to water resources and water quality.

A wide range of data and information, including local and basin-wide water resource documents and water quality investigations have been used in analyzing the project and its potential effects to water resources. Water quality and water resources as they relate to the WVC Master Plan and Phase I Project are further discussed below.

Thresholds of Significance/Criteria For Determining Significance
Standards and criteria for determining the significance of potential impacts to water resources and quality have been drawn from a variety of sources, including Appendix G of the Environmental Checklist Form of the California Environmental Quality Act (CEQA) Guidelines,[65] the Palm Springs General Plan,[66] and regional water management plans. In order to adequately address water resource impacts that may arise from the development of the West Valley Campus project, and to suggest appropriate mitigation measures, the following thresholds are considered. The implementation of the WVC Master Plan and Phase I Project would have a significant effect on water resources or quality if it were determined that the project would:

a) Violate any water quality standards or waste [water] discharge requirements.

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 of 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).

c) Otherwise substantially degrade water quality.

<u>Palm Springs General Plan Policies</u>
The following policies that address water quality and water resources are from the Circulation, Recreation, Open Space and Conservation, Safety, and Community Design Elements of the City of Palm Springs General Plan. The policies listed below are intended to ensure the preservation of water quality and water resources in the City.

CR 10.13 Work with the Desert Water Agency, Coachella Valley Water District, and Mission Springs Water District to promote water and wastewater conservation practices.

RC 8.18 Recess planter beds and lawns below adjoining sidewalks and other hardscape to contain irrigation water. Mounds shall be designed to prevent sheet-flow across hardscape areas.

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65 "California Environmental Quality Act Statutes and Guidelines," published by California Association of Environmental Professionals, 2015.
66 "Palm Springs General Plan: Recreation, Open Space & Conservation Element, Water Resources," adopted October 2007.

RC 8.19 Control water pressure within irrigation systems to prevent drifting onto sidewalks, roads, or bike paths during wind conditions.

RC 8.20 Encourage the use of mulch and proper topsoil preparation in planter beds to increase the water absorption capacity of the soil.

RC 9.1 Work with the Desert Water Agency, Coachella Valley Water District, and Mission Springs Water District to ensure that a sufficient quantity and quality of potable water is available for current and future residential, business, and visitor uses.

RC 9.2 Encourage the responsible management and use of water resources through appropriate water conservation measures, financial incentives, and regulations.

RC 9.3 Ensure the highest quality of potable water resources continues to be available by managing stormwater runoff, wellhead protection, septic tanks, and other potential sources of pollutants.

RC 9.4 Encourage the preservation and management of natural floodplain areas that allow for water percolation, replenishment of natural aquifers, proper drainage, and prevention of flood damage.

RC 9.5 Protect the quality and quantity of water from adverse impacts of development activities so that sufficient water is available to sustain habitats and wildlife.

RC 9.6 Cooperate with surrounding jurisdictions and the Coachella Valley Association of Governments to serve as a voice for drafting and advocating an integrated water policy for the region that addresses the supply, quality, and reliability of water.

SA 2.10 Participate in regional programs designated to protect groundwater resources and the regional groundwater basin from the hazards of regional ground subsidence.

SA 2.4 Develop and implement a groundwater monitoring program to combat ground subsidence (Action) as a result of groundwater withdrawal.

SA 4.8 Ensure that public and private water distribution and supply facilities have adequate capacity and reliability to supply both everyday and emergency firefighting needs.

SA 8.23 Develop an ongoing fire protection water system program that will provide adequate water supply for firefighting purposes within the City.

CD 7.1 Encourage the use of native desert plants and trees that require minimal water and maintenance.

CD 8.2 Require that developers incorporate appropriately sized vegetation and provide sufficient watering and maintenance in the landscaping of the project site that will provide a mature-looking landscape within three to five years of installation.

CD 15.5 Encourage the use of permeable paving materials to increase onsite percolation and reduce stormwater runoff.

CD 29.6 Encourage the use of solar energy systems and energy- and water- conserving appliances.

CD 29.8 Encourage on-site design practices that reduce stormwater runoff, including on-site retention, permeable paving, and increased native landscaping.

1. Existing Conditions

The COD West Valley Campus site is located within the western portion of the Colorado River Watershed, which locally drains into the Salton Trough, a terminal lake that straddles the Riverside/Imperial County line. The climate of this low desert locale is characteristically dry, with an annual average rainfall of less than 6 inches on the valley floor. Despite the limited surface water supplies the Coachella Valley is underlain by a substantial subsurface groundwater basin, which has accumulated runoff over millions of years.

The Whitewater River Groundwater Basin generally extends from the Whitewater River in the northwest to the Salton Sea in the southeast. The aquifer is naturally subdivided by fault barriers into subbasins, which are further divided into subareas. Desert Water Agency (DWA) and the Coachella Valley Water District (CVWD) jointly utilize and manage a replenishment program for the local groundwater basin, the Upper Whitewater River Subbasin. Estimates of groundwater storage in the Upper Whitewater River Subbasin range from 10.5 to 14.2 million acre-feet.

DWA's service area and the project site are located within the Palm Springs Subarea portion of the Upper Whitewater River Subbasin. In this Subarea, the top of the water table ranges from 300 to 400 feet below the ground surface, and the aquifer is believed to be at least 1,000 feet thick; however, the thickness of these water-bearing materials is not definitively known.

The COD West Valley Campus site is located within the service area of DWA and currently receives water service for the existing Palm Springs Mall, Camelot Festival Theater, and Jack in the Box restaurant.

Water Quality[67]

Federal and state laws establish requirements to assure adequate planning, implementation, management, and enforcement of water quality regulation. Federal water quality legislation includes the Clean Water Act (CWA) and the National Environmental Policy Act (NEPA). California statutes and administrative laws that are applicable to water quality include but are not limited to the California Water Code, California Environmental Quality Act (CEQA), California Code of Regulations, and other codes such as the Health and Safety Code, Fish and Game Code, and Public Resources Code. The California Regional Water Quality Control Board (CRWCQB) implements federal and state laws pertaining to water quality.

The quality of water is dependent on a number of factors, such as the source of the water supply, the type of water-bearing materials in which it occurs, groundwater recharge conditions, and the quality of well maintenance. The California Regional Water Quality Control Board implements federal and state laws to assure that water quality standards are met. Planning, management, and enforcement of these laws have resulted in good to excellent water quality in the Whitewater River Subbasin. DWA frequently tests water supplies for the presence of any radioactive, biological, inorganic, volatile organic, or synthetic organic contaminants to ensure all state and federal standards are met. Historically, the primary water quality issues in the valley are salinity, and presence of nitrates and total dissolved solids.

<u>National Pollutant Discharge Elimination System (NPDES)</u>

The NPDES program implements the Federal Clean Water Act and was adopted in 1990. Under the NPDES, plans and programs for stormwater management must be developed, adopted and implemented to assure that municipalities "effectively prohibit non-storm water discharge into the storm drain". It further requires controls to reduce the "discharge of pollutants from storm water systems to waters of the United States to the Maximum Extent Possible."

[67] "Annual Water Quality Report," prepared by the Desert Water Agency, 2014.

Total Dissolved Solids

Historic data collected by the California Department of Water Resources (DWR) indicate that the quantity of total dissolved solids (TDS) in regional groundwater has increased markedly since the 1930's. During the 1930's, TDS concentrations in the Coachella Valley were typically less than 250 milligrams per liter (mg/L). Samples analysed from 1989 to 1999 indicate that in the upper aquifer TDS concentrations average about 540 mg/L.

The increase in TDS concentrations is primarily associated with the use of Colorado River water for groundwater replenishment, and the leaching of minerals from faults. Colorado River water in the Coachella Branch of the All-American Canal averaged 748 mg/L of dissolved solids in 1999. Higher TDS concentrations are typically detected along valley margins adjacent to major faults, including the San Andreas and Garnet Hill Faults. In 2013, the average TDS concentration in groundwater was 360 parts per million (ppm).

Nitrates

During the 1930's nitrate concentrations were typically less than 4 mg/L and increased to more than 45 mg/L in wells adjacent to the Coachella Valley Stormwater Channel in the lower, agriculturally developed eastern portion of the valley by the 1970's. DWA reported average nitrate levels in groundwater to be 4.9 ppm in 2014, a decrease of 3ppm from 7.9 ppm in 2011. Elevated nitrate levels are associated with the application of fertilizers on agricultural lands and golf courses, and discharge of effluent from wastewater treatment plants and septic tanks. The use of recycled water for groundwater recharge is also associated with elevated nitrate concentrations.

Salts

Salts are naturally occurring ionic compounds that result from neutralizing an acid or a base. They are typically added through the percolation of surface water (natural and artificial recharge) through rock and soil, wastewater percolation, the application of fertilizers, and the Salton Sea's intrusion into the groundwater basin in the lower valley. The historical salt addition to the Coachella Valley was approximately 12,000 tons per year in 1936. In 1999 the net salt addition was estimated at 265,000 tons per year. DWA reports that as of 2013 groundwater supplies contain an average sodium level of 30 ppm, which is not in violation of State standards.

Water Resources Regulation

Municipal water supplies are subject to regulation under the California Urban Water Management Planning Act (Water Code Sections 10610 – 10656), which requires urban water suppliers to analyze the availability and reliability of existing and projected water supplies within their service boundaries and determine whether those supplies are sufficient to meet the needs of existing and projected future demands during normal, single dry and multiple dry years. The Desert Water Agency's 2010 Urban Water Management Plan[68] (UWMP) conforms with the requirements of the UWMP Act.

Integrated Regional Water Management Plan[69]

The Integrated Regional Water Management (IRWM) Planning Act, enacted in 2002,[70] encourages the development of integrated regional strategies by local agencies to manage and improve the quality, quantity and reliability of water supplies. IRWM plans are reviewed by the California Department of Water Resources (DWR), which also funds water management projects. The Coachella Valley Regional Water Management Group (CVRWMG) was formed in 2008 through a Memorandum of Understanding between DWA and four other regional water management agencies to develop the Coachella Valley Integrated Regional Water Management Plan. The Final Coachella Valley Integrated Regional Water Management Plan was adopted in December 2010.

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68 "Desert Water Agency 2010 Urban Water Management Plan," prepared by Krieger & Stewards, Inc., March 2011.

69 "Final Coachella Valley Integrated Regional Water Management Plan," prepared by the Coachella Valley Regional Water Management Group in collaboration with the Planning Partners, December 20, 2010.

70 California Water Code, Division 6 Part 2.2, §10530 et seq., as amended.

Urban Water Management Plan

California Water Code California Water Code mandates that water purveyors prepare an Urban Water Management Plan (UWMP) to analyze current and future water supplies and ensure sufficient supply to serve land uses within its service area. DWA's 2010 UWMP has been prepared to fulfill the requirements of the Urban Water Management Planning Act.[71]

Senate Bill 610 Water Supply Assessment (Water Code § 10910-10915)

Requirements for the preparation of a WSA are set forth in Senate Bill 610 (SB 610), which was enacted in 2001 and became effective January 1, 2002. SB 610 amended Section 21151.9 of the Public Resources Code. It requires cities and counties to request specific information on water supplies from the PWS that would serve any project that is subject to CEQA and is defined as a "Project" in Water Code Section 10912. This information is to be incorporated into the environmental review documents prepared pursuant to CEQA.
State Water Code Section 10912 Defines a "Project" as any of the following:

1. A proposed residential development of more than 500 dwelling units.
2. A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.
3. A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space.
4. A proposed hotel or motel, or both, having more than 500 rooms.
5. A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.
6. A mixed-use project that includes one or more of the projects specified in this subdivision.
7. A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.

The proposed West Valley Campus will be replacing the existing 332,000 square feet Palm Springs Mall, which currently receives water service. Development of the proposed project tentatively calls for a total of approximately 330,000 square feet to be constructed, thus reducing overall square footage by 2,000± square feet. Therefore, the West Valley Campus does not meet the SB 610 definition of a "Project" requiring a Water Supply Assessment. Nonetheless, the following section provides detailed analysis and water use projections to assess potential impacts to the local and regional water supply.

It should be noted that a Water Supply Assessment (WSA) was prepared for the College Park Specific Plan, which included the COD West Valley Campus project at the previous location in north Palm Springs. The Water Supply Assessment was approved by DWA on July 20, 2010 and found that water supply entitlements, water rights, and water service contracts were sufficient to meet the demands of the project without interfering with water supplies for existing and planner future water users.

Previous development plans for the West Valley Campus were more intense than what is currently proposed, with an ultimate buildout of 650,000± square feet and a GreenPark (solar field) on approximately 119 acres of vacant land. The proposed West Valley Campus is less than one-fourth the size and about half the square footage as the earlier WVC project, and is replacing the existing Palm Springs Mall that is currently receiving water services.

[71] "Desert Water Agency 2010 Urban Water Management Plan," prepared by Krieger & Stewart, Inc., March 2011.

Regional Water Resources[72]

Surface water, recycled water, imported water and groundwater supplies are the water resources available within the Coachella Valley. Desert Water Agency and the Coachella Valley Water District are the valley's primary water purveyors. In addition to using groundwater resources, DWA also diverts surface water flows from the Whitewater River, Snow Creek, Falls Creek, and Chino Creek North and West systems to serve its customers. The most recently acquired rights for stream diversion are pursuant to the Stock Purchase Agreements June 30, 2009 and April 13, 2010. The quantities of various surface water supplies are limited and constitute a total average yield of about 5,900 acre-feet per year.

The City of Palm Springs treats waste water solids and effluent to secondary levels, and conveys these waters to Desert Water Agency which further processes this water to tertiary levels and uses the recycled water for golf course, park and streetscape irrigation within its service area. Use of recycled water reduces the demand for groundwater and surface water. Recycled water used for landscaping and groundwater recharge was approximately 7,900 acre-feet in 2010. The amount of recycled water use is projected to grow over the next several years to 8,400 acre-feet per year by 2025.

Imported water supplies and groundwater resources constitute the vast majority of water resources available regionally.

Coachella Valley Groundwater Supplies

Groundwater information was obtained from the California Department of Water Resources (DWR) Bulletin 118 (2003) and the DWA 2010 Urban Water Management Plan (2010). The proposed West Valley Campus is located within the Colorado River Hydrologic Region Groundwater Basin, which has been divided into smaller and more distinct basins and subbasins. DWA extracts groundwater from the upper portion of the Whitewater River (Indio) Subbasin of the Coachella Valley Groundwater Basin. The Whitewater River Subbasin is one of five subbasins within the Coachella Valley Groundwater Basin, including Mission Creek, San Gorgonio Pass, Desert Hot Springs, and Garnet Hill.

<u>Whitewater (Indio) Subbasin</u>

It is estimated that water in storage in the Whitewater River Subbasin portion of the Coachella Valley Groundwater Basin is approximately 29.8 million acre-feet measured in the first 1,000 feet below ground surface. The groundwater basin is a northwest-southeast trending aquifer, which generally extends from the San Gorgonio Pass in the northwest of the valley, to the Salton Sea in the southeast. The Whitewater River Subbasin encompasses approximately 500 square miles and is bounded on the north by the Garnet Hill Fault, on the east by the San Andreas Fault, and on the south by the San Jacinto and Santa Rosa Mountains.

Due to geological and hydraulic conditions, the Subbasin is divided into the Upper and Lower Subbasin near Point Happy located approximately 25 miles to the southeast. In 1973, a study conducted by Tyley through the Unites States Geological Survey (USGS) estimated that in there was approximately 10.2 million acre-feet contained in storage within the first 700 feet of the saturated aquifer within the Upper Whitewater River Subbasin.[73]

72 "Desert Water Agency 2010 Urban Water Management Plan," prepared by Krieger & Stewart, Inc., March 2011.

73 "Analog Model Study of the Ground-Water Basin of the Upper Coachella Valley, California: Geological Survey Water-Supply Paper 2027," prepared in cooperation with the Desert Water Agency and the Coachella Valley County Water District, prepared by the United States Department of the Interior, Geological Survey, written by Stephen J. Tyley, 1974.

Imported Water Supplies

Water from the State Water Project (SWP) is transported from northern California via the California Aqueduct to Southern California, where it provides drinking water to over 25 million people and irrigation water for about 750,000 acres of irrigated farmland.[74] The amount of water that is transferred to southern California varies with the weather, such that in wet years additional water is available but in dry years the amount of water delivered declines. In order to forecast long-term delivery reliability and provide State Water Contractors with delivery projections, DWR publishes the SWP Delivery Reliability Report biannually. Projections for future deliveries of SWP Table A allocation and Article 21 waters were most recently set forth in the Final 2013 Delivery Reliability Report.

The Coachella Valley does not receive SWP water directly; rather CVWD and DWA have an exchange agreement with the Metropolitan Water District (MET), which delivers like quantities of Colorado River Water to the valley in exchange for DWA's and CVWD's SWP allotments. This arrangement was initiated because the SWP infrastructure does not currently extend to the Coachella Valley, whereas the Colorado River Aqueduct and the Coachella Valley Canal via the All-American Canal convey Colorado River Water to the Coachella Valley. All SWP supplies and transfers obtained by DWA are made available in the form of Colorado River Water pursuant to the Exchange Agreement with MET.

In addition to the SWP exchange agreement, the Coachella Valley also has entitlements to Colorado River Water. Based on a 1964 Supreme Court ruling (Arizona vs. California), California is entitled to 4.4 million-acre feet of Colorado River water per year. Water from the Colorado River is used to recharge the groundwater basin and, in the lower part of the Valley, for crop irrigation.

<u>Table A Allocations</u>

DWA and CVWD have a combined maximum Table A allocation of 194,100 acre-feet per year, with DWA's portion equal to 55,750 acre-feet per year. These allocations are contracted to run through 2035. In addition to Table A allocations, SWP contractors can also expect to receive SWP Article 21 supplies on an annual basis. For DWA, under normal year conditions Article 21 waters will range from 1,000 acre-feet per year beginning in 2010 and decreasing annually through 2035 to 630 acre-feet. During single and multiple dry year conditions it is assumed that Article 21 and other surplus SWP supplies will be unavailable.[75]

<u>Delivery Reliability</u>

Pursuant to DWR's 2013 SWP Delivery Reliability Report, DWA can expect to receive approximately 60% (26,000 ac.ft.) of their allocation under "Normal" water year conditions, 12% under single dry year conditions, and between 35% and 38% under multiple dry year conditions depending on the duration of the dry period (2-year drought to 6-year drought) through 2031. These future projections of SWP delivery reliability account for anticipated changes in precipitation and water usage related to land use and climate change.[76]

Water Resources and Climate Change

Increasing levels of carbon dioxide (CO_2) and other greenhouse gases (GHG) in the atmosphere have triggered and/or are exacerbating climatic changes. Although the outcome of these climatic changes remains uncertain, there is a general consensus about certain trends and an urgency to address those issues through proper planning and management. A primary concern in dealing with climate change is adequately predicting future hydrological cycles and water resource conditions so that appropriate management techniques and actions can be established and implemented. As mentioned, the 2010 UWMP considers the potential effect of climate change on water supply and makes an effort to account for changes in future year water supply and demands accordingly.

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74 "The State Water Project Final Delivery Reliability Report 2013," prepared by the State of California, Natural Resources Agency, Department of Water Resources, December 2014.

75 "Desert Water Agency 2010 Urban Water Management Plan," prepared by Krieger & Stewart, Inc., March 2011.

76 "The State Water Project Final Delivery Reliability Report 2013," prepared by the State of California, Natural Resources Agency, Department of Water Resources, December 2014.

Regional Water Supply and Demand
Total water production within the Whitewater River Subbasin increased from approximately 93,000 acre-feet per year in 1965, to 208,000 acre-feet per year in 1999. From 2010 through 2014, the annual production in the Whitewater River Subbasin has averaged about 181,000 acre-feet per year[77]; approximately three-fourths (135,750 acre-feet) of which were produced within CVWD's service area and approximately one-forth (45,250 acre-feet) were produced within DWA's service area.

<u>Overdraft Conditions</u>
The historic and continued extraction of groundwater has resulted in a condition known as overdraft, in which the extraction of groundwater exceeds the amount of water recharged to the basin. The cumulative overdraft within the Upper Whitewater River Subbasin is estimated to be 714,700 acre-feet. Although there are and will continue to be significant groundwater supplies available for extraction, the basin is in a state of overdraft, which can result in adverse social, economic, and environmental impacts.

<u>Water Supply Reliability</u>
During historic water shortages, DWA's customers were not affected by dry conditions because of the substantial volume of groundwater contained within the groundwater basin. Water demands have historically exceeded surface water supplies and groundwater resources have and continue to be utilized to make up the difference. A groundwater replenishment program has been initiated to offset overdraft and assure that groundwater supplies continue to be a reliable source of water now and in the future.

Groundwater Replenishment
DWA and CVWD jointly replenish the Upper Whitewater River Subbasin through importation of Colorado River water, which is exchanged for like quantities of SWP Table A allocations. Since 1973, natural groundwater replenishment has been supplemented with Colorado River water imported through the Colorado River Aqueduct and infiltrated within the Whitewater River spreading facilities (recharge basins) northwest of Palm Springs near Windy Point. The programmatic recharge activities carried out in the basin by means of imported water, recycled water, return flows, and other local supplies are jointly managed by DWA and CVWD pursuant to the Groundwater Management Agreement in an effort to eliminate long-term overdraft conditions that have existed in the basin.[78]

From 1973 through 2014, approximately 2.65 million acre-feet of Colorado River water was delivered to the spreading and percolation basins located in the northwest end of the Valley. Effectiveness of these recharge facilities is evident in the rising groundwater table near and downstream of the percolation ponds. Such groundwater recharge facilities are one way to reduce potential impacts from groundwater extraction.

DWA Domestic Water Services
DWA was formed in 1961 to assure that an adequate water supply would be available for the northwesterly portion of the upper Coachella Valley. The service area for DWA includes most of the City of Palm Springs, the southwest portion of Cathedral City, and some unincorporated areas of Riverside County. The municipal service system is comprised of a series of wells located in the Upper Whitewater River Basin, as well as surface water diversions, and recycled water for irrigation. Groundwater makes up approximately 95% of the supply for DWA's service area, with mountain stream water making up approximately 5% of the total supply.

DWA's domestic water system consists of 29 active wells with a combined production capacity of 78 million gallons per day, 28 water storage reservoirs with a combined storage capacity of 59 million gallons, and over 369 miles of distribution pipelines.

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77 "Engineer's Report Groundwater Replenishment and Assessment for the Whitewater River Subbasin," prepared by Desert Water Agency, April 2015.
78 "Groundwater Management Agreement," prepared by CVWD and DWA, adopted in the 1970's and amended in 1992.

Existing Potable Water Demand
The proposed COD campus site is currently occupied by approximately 332,000 square feet of commercial and institutional building space, including Kaplan College. It is also occupied by a Jack in the Box restaurant and the Camelot Festival Theaters, both of which will remain operating on the site.

For the purposes of this EIR, the AWWA Research Foundation's Commercial and Institutional End Uses of Water (2000) was used to estimate indoor non-residential water use. The AWWARF document provides water use data applicable to mixed-use commercial/industrial development projects located in desert areas within southern California and Arizona, and sets water efficiency benchmarks for specific commercial uses.

Table III-23
Potable Water Demands for the
Palm Springs Mall

Occupancy Scenario	Land Use Designation	Building SF	Demand Multiplier	Daily Demand (gpd)	Annual Demand (AFY)
Full Occupancy	Commercial	332,000	0.11/SF/day	36,520	40.93
6% Occupancy	School (Kaplan)	20,000	50 gal/SF/yr	NA	3.06
Note that gpd = gallons per day; ACY = acre-feet per year.					

As shown in the Table above, two occupancy scenarios were evaluated to demonstrate current and potential conditions of the Palm Springs Mall. The 6% occupancy rate represents the existing on-site condition and is limited to operation of Kaplan College. Existing entitlements allow for full occupancy of the Palm Springs Mall, and therefore full occupancy is considered a viable future condition that would increase existing water demand.

2. Project Impacts

Phase I Project and Master Plan Buildout Impacts

Indoor Water Demands
The AWWA Research Foundation's Commercial and Institutional End Uses of Water (2000) was also used to estimate indoor water use for both Phase I and buildout of the Master Plan. The data suggests that an efficient school would use about 8 to 16 gallons per square foot per year for indoor use. Also, an efficient school would use between 3 to 15 gallons per school day per student for indoor use. Concerning cooling use, an efficient school would use around 8 to 20 gallons per square foot per year. As shown in the following table, it is estimated that the Phase I project will use approximately 7.67 acre-feet per year at completion, and the Master Plan project will use 50.63 acre-feet per year at buildout.

Efficient irrigation use would involve 21.5 to 50 inches per year depending on the local weather conditions and the type of landscaping material. An efficient school's total water use should range from 40 to 93 gallons per square foot per year. An average of 50 gallons per square foot per year was used for analysis purposes. However, this consumption factor is conservative, as it does not account for improved building efficiencies and water conservation strategies. Landscaping water demands are quantified separately.

Table III-24
Water Demands for the
COD WVC Campus

Phase	Land Use Designation	Building SF	Demand Multiplier	Gallons per Year	Annual Demand (AFY)
Phase I (2018)	COD Campus	50,000	50 gal/SF/yr	2.5 million	7.67
Buildout (2030)	COD Campus	330,000	50 gal/SF/yr	16.5 million	50.63
Note that gpd = gallons per day; ACY = acre-feet per year.					

Landscape Water Demands

The proposed landscape plant palette for the West Valley Campus is assumed to consist primarily of native, draught tolerant, and low water demanding species. Specific landscape design for the Project is unknown at this time. However, the WVC Master Plan sets forth strict landscaping guidelines for future development that comply with City and DWA water conservation requirements. Campus landscaping will also incorporate other aspects of xeriscape design and smart irrigation controllers to further minimize water use associated with landscaping. As required per the Palm Springs Municipal Code, the project's landscaping plan conforms to the State of California Water Conservation Landscaping Act.

Estimated outdoor irrigation usage was derived using the methodologies of Coachella Valley Water District's (CVWD) Maximum Applied Water Allowance (MAWA), a document which bases its analysis on the climate conditions and landscape irrigation trends of the Coachella Valley. The MAWA complies with Division 2, Title 23, California Code of Regulation, Chapter 7, Section 702.

The following factors are pertinent to the Project and cumulative projects:

- Outdoor irrigation based on CVWD's Maximum Applied Water Allowance (MAWA).
- Common area landscape (parks, catchments, medians) based on MAWA.

MAWA= [(ETo)(ET)(LA)(0.62)]/748
Low Water Demand Plant Palate = (75)[(0.2 / 0.9)](43,560)(0.62)/748 = 601.76 CCF or 1.381 acre-feet per acre
Moderate Water Demand Plant Palate = (75)[(0.5 / 0.75)](43,560)(0.62)/748 = 1,805.29 CCF or 4.144 acre-feet per acre
ETo = Areas evapotranspiration (inches per year, Zone 3A-EMC) ET = Plant Factor / Irrigation Efficiency LA = Landscaped Area (square feet) 0.2 = Drought Tolerant; 0.5 Moderate Demand; 0.7 High Demand 0.75 = Sprayhead efficiency; 0.9 = bubble/drip system efficiency

For purposes of this analysis, it is assumed that 75% of future landscaping will be drought tolerant (low water demand) and 25% will be a moderate demand plant palette. This will allow for future variation of the plant palette; however the College will strive for a water efficient landscaping plan. For conservative analysis, it is assumed that 20% of the campus total acreage will be landscaped, 50% of which will occur during Phase I.

Table III-25
Landscape Water Demands for the
Palm Springs Mall

Phase	Total Developed AC	Landscape AC	Demand Multiplier (AC-FT./AC/Y)	Annual Demand (AFY)
Phase I (2018)	11.59	2.9 *2.17 (L)* *0.73 (M)*	 1.381 4.144	 2.99 3.02
	Total Phase I			6.01
Buildout (2030)	29.11	5.8 *4.35 (L)* *1.45 (M)*	 1.381 4.144	 6.01 6.01
	Total Buildout			12.02

<u>Total Project Water Demand</u>
Total project water demands include the replacement of existing and potential water demands of the Palm Springs Mall. As shown in the table below, buildout of the West Valley Campus has the potential to generate approximately 62.65 AFY (gross). Displacement of the existing Kaplan College would reduce total new water demands to 59.59 AFY, and displacement of the full mall occupancy potential would reduce new water demands to 21.72 AFY.

Table III-26
Total Water Demands for the
COD WVC Campus

	Potable Water Demands (AFY)	Landscape Water Demands (AFY)	Total Water Demand (AFY)
Mall: Full Occupancy	40.93	---	40.93
Mall: 6% Occupancy	3.06	---	3.06
Phase I (2018)	7.67	6.01	13.68
Buildout (2030)	50.63	12.02	62.65
Net Buildout Water Demand: Minus Full Occupancy			**21.72**
Net Buildout Water Demand: Minus 6% Occupancy			**59.59**
ACY = acre-feet per year.			

Cumulative Impacts to Water Supply Resources
DWA's UWMP and the IRWMP provide long-term water supply/demand planning for the DWA service area and region in an effort to protect water resources, preserve water quality, and assure that water supplies are available to meet demands. DWA's UWMP evaluates water demands relative to supplies for the period between 2010 and 2035 under normal, single, and multiple dry year conditions. The UWMP finds that with groundwater supplies, imported water supplies, water conservation programs, and recharge activities water supplies are sufficient to meet demands of the service area during normal, single, and multiple dry year conditions through 2035.

As reported in the 2010 UWMP, DWA expects to have sufficient water supplies to serve its service area through 2035. DWA projects that in 2035 the municipal water demand will be 73,400 acre-feet per year and will be met through a combination of surface water, groundwater, SWP and surplus water, and recycled water supplies.

As noted, implementation of the Phase I Project will result in an annual increase in the demand for water of approximately 13.68 (gross) acre-feet by 2018, with subsequent phases of campus development incrementally increasing the project's water demand through buildout. Assuming buildout of the West Valley Campus by 2030, complete campus buildout will generate a total water demand of up to 62.65 acre-feet per year (gross), which is 0.08% of DWA's projected water demand for its service area.

DWA has accounted for the campus' water demand as part of the overall DWA demand set forth in the 2010 UWMP, and considered the cumulative demand in conjunction with all other projected water demands within the service area. DWA determined that sufficient water supplies are and will be available to meet demands of the West valley Campus project, as well as all existing and planned future municipal water users through 2035 and beyond. The estimated water demand generated by the Phase I Project and buildout of the full West Valley Campus is consistent with the UWMP demand projections and is therefore consistent with the growth in water demands. Therefore, the WVC Master Plan and Phase I Project will not result in adverse impacts to water supply resources and the project's impacts to water resources will be less than significant.

Water Service Infrastructure
Water service to for the campus site will be provided by the Desert Water Agency. Adjacent to and currently supplying the WVC project site, DWA has an 8-inch domestic water line and a 12-inch recycled (tertiary treated) water line in Baristo Road. The Agency also has a 36-inch domestic water main line and a 16-inch distribution line in the Farrell Drive right-of-way. Within the Tahquitz Canyon Way right of way, DWA has a 12-inch domestic water line along the entire property frontage and an 8-inch domestic water line extending east to about the property mid-point. The proposed WVC project's impacts on domestic water service us analyzed in detail in Section III-N.

As proposed, each building or cluster of buildings will be equipped with its own water meter and detector check system. Landscape irrigation meters are also planned as part of the project design. The fire sprinkler system will also be equipped with a meter.

As required, DWA will be granted access and easements to all public water mains developed onsite and before supply meters. Onsite circulation will ensure that access is provided for emergency vehicles as well as ease of connection to onsite fire hydrants. Therefore, the proposed project will not generate a demand for new water service infrastructure and will have a less than significant impact on DWA's ability to provide service to the site.

Water Resources and Climate Change
The Coachella Valley and the project's water supply have the potential to be directly and indirectly impacted by global climate change due to anticipated future reductions in available surface water resources, including those from the Colorado River basin. It should be noted, however, that the substantial groundwater aquifer underlying the Coachella Valley provides a unique opportunity to manage water supplies by storing water through recharge when excess supplies are available and subsequently extracting water for use when surface supplies are limited or unavailable. The use of the groundwater supply in this manner buffers water users from the potential fluctuations of surface water supplies that may result from climate change.

Water Quality
The primary concern affecting water quality is stormwater runoff, since urban runoff tends to be high in pollutants. Stormwater drainage from onsite streets, parking lots, and buildings have the potential to accumulate petroleum residues, pesticides and herbicides, heavy metals, paint, chemicals, and other pollutants, which can affect plants and wildlife and adversely affect water supplies. As described in the WVC Master Plan, runoff will be managed by increasing onsite infiltration, retention, and storage (also see Section III-F: Hydrology).

Development of the Phase I Project and campus buildout will occur in a manner that is consistent with all existing and anticipated water quality standards and regulations. A Storm Water Pollution Prevention Plan (SWPPP) will be prepared and implemented for the Phase I Project and subsequently for additional development phases. Best management practices will be applied to both construction and post-construction drainage management. Furthermore, the development of a SWPPP and adherence to NPDES requirements will assure that potential impacts to water quality are minimized.

The WVC Master Plan is designed to minimize water use through design strategies and incorporation of the latest water conservation techniques and technologies. Whether through the local municipal sanitary sewer and treatment system or through on-campus facilities, it is the intent of the Master Plan that all wastewater generated onsite be collected, treated, and used as recycled water or replenishment water for groundwater recharge.

Therefore, the Phase I Project and campus buildout will not adversely impact surface or groundwater quality in the vicinity or region. Impacts to water quality as a result of buildout of the Phase I Project and the Campus Master Plan are expected to be less than significant. The storm water management strategy combined with onsite design features that store water and increase infiltration onsite, assure that any impacts of the Phase I Project and campus buildout on the groundwater basin will be less than significant.

3. Mitigation Measures

As noted above, the proposed COD West Valley Campus and Phase I Project will have a less than significant impact on local and regional water resources and water quality. Nonetheless, the WVC Master Plan calls for a high level of water conservation through the application of design and technological solution that are briefly described below. The "mitigation by design" approach and other actions will also further ensure minimal impacts to water supplies and water quality.

Mitigation By Design

The COD West Valley Campus project is designed to limit water demand and incorporates a number of water conservation techniques into the Phase I Project and Campus Master Plan design. As described in the master plan, all phases of development will be required to minimize in-door and outdoor water use and maximize water use efficiency. Water savings within the campus facilities will be maximized through the use of latest available technology. All onsite bathrooms, kitchens, laundry rooms, and shower facilities will be outfitted with low flush toilets, low flow faucets and showerheads, and water efficient appliances.

Onsite landscaping will consist of native desert and other drought-tolerant species, xeriscape design, and will use smart irrigation controllers to minimize outdoor water demand. As feasible, landscaping that does not require permanent irrigation will be utilized. Landscape areas will also use gravel groundcovers, cobbles and boulders to lend interest and structure to landscaped areas. The use of patterned sidewalks, dry streambeds, and benches and other seating will fully integrate the landscape plan with the campus and provide for educational outdoor spaces, while minimizing water use. These water efficient design strategies will substantially reduce water demand compared to a typical project and will assure that onsite water use is minimized. To the greatest extent practicable, portions of the onsite landscaping will require no or only periodic irrigation once established, thereby minimizing the ongoing water demand generated by onsite landscaping.

Additional Mitigation Measures

The following additional measures are recommended to further the Master Plan's goal of high efficiency water use and conservation.

1. Development shall substantially conform to the WVC Master Plan and its landscaping plan and pallet, which consist of native and non-native drought tolerant species, including those that may not require long-term irrigation. Boulders, cobble, gravels and crushed granitic materials shall be used throughout landscaped areas to naturalize the design, provide additional structure and pattern, stabilize soil and minimize water demands.

2. Consistent with the WVC Master Plan, the campus shall not use turf grasses or comparable high water-demanding groundcovers in the project. Artificial turf that does not require irrigation is permissible.

3. The campus landscape irrigation system shall utilize smart controllers and efficient water application techniques that minimize runoff and evaporation, and maximize effective watering of plant roots. Landscape areas shall be outfitted with moisture detectors and evapotranspiration (ET) controllers to gauge water needs and maximize irrigation efficiency. Landscape plans shall be approved by DWA prior to installation.

4. To the greatest extent practicable, all campus buildings shall utilize the most water efficient faucets, fixture, showerheads and appliances available, and in conformance with Section 17921.3 of the Health and Safety Code, Title 20, California Code of Regulations Section 1601(b), and applicable sections of Title 24 of the State Code.

5. In accordance with the General Construction Activities Stormwater Permit issued by the California State Water Resources Control Board, a stormwater pollution prevention plan (SWPPP) specifying best management practices (BMPs) to reduce construction-related stormwater runoff pollution to acceptable levels shall be prepared for the Phase I Project and subsequent phases of development. BMPs shall include on-site detention and retention basins that provide "first flush" treatment of runoff before discharge into the City storm sewer, and other appropriate measures.

6. Prior to the issuance of authorization to proceed with site grading and/or development for each phase of campus development, the College shall review and approve a Water Quality Management Plan (WQMP), which shall describe the site design, source control and Best Management Practices (BMPs) to be implemented and managed over the life of the project.

Mitigation Monitoring and Reporting Program

A. Prior to the issuance of authorization to proceed with grading and construction, a final landscape and irrigation plan for review and approval by DWA. Project plans shall assure the maximum possible use of water efficient, drought tolerant landscaping, irrigation and maintenance practices. College of the Desert (COD) shall provide its own enforcement of relevant measures.
Responsible Parties: COD, Project Landscape Architect, Construction Manager, DWA

B. The SWPPP for the Phase I project and subsequent phases of campus development shall be submitted to the California Regional Water Quality Control Board. Proof of said approved plan and associated certification shall be provided to the City prior to the College's issuance of grading permits.
Responsible Parties: COD, Project Civil Engineer, Construction Manager, California Regional Water Quality Control Board

C. A project-specific Water Quality Management Plan (WQMP) shall be prepared in conformance with applicable regulations, and shall be approved prior to the issuance of grading or building authorization.
Responsible Parties: COD, Project Civil Engineer, Construction Manager

Residual Impacts

The implementation of the COD West Valley Campus will not adversely impact water quality or water supplies. As previously discussed, it is required that a Storm Water Pollution Prevention Plan be prepared to reduce potential impacts to water quality. In addition, there is sufficient groundwater storage, as well as surface water and imported water supplies, available to DWA to meet water demands within DWA's service area, including new demand generated by buildout of the proposed West Valley Campus and Phase I Project. Therefore, residual impacts to water supply and quality are considered less than significant.

H. Hazardous and Toxic Materials

Introduction

The following discussion describes the potential for hazardous and toxic materials to occur on the Palm Springs Mall site and in its immediate vicinity, analyzes potential impacts associated with development of the proposed campus, and sets forth mitigation measures to minimize impacts.

Thresholds of Significance/Criteria for Determining Significance

The following criteria are drawn from Appendix G (Environmental Checklist Form) of the California Environmental Quality Act (CEQA) Guidelines[79] and the Palm Springs General Plan. These issues, as they relate to the project, should be considered when assessing potential project impacts and developing appropriate mitigation measures.

California Environmental Quality Act (CEQA) Guidelines[80]

VIII. Hazards and Hazardous Materials. Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials intot he environment?

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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?

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles or a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

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?

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

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?

[79] "California Environmental Quality Act (CEQA) Statutes and Guidelines," Appendix G: Environmental Checklist Form. 2015.

[80] Op. cit.

Palm Springs General Plan (2007)
The Palm Springs County General Plan Safety Element goal and policies relevant to the proposed project are set forth below:

Goal: Decrease the risk of exposure of life, property, and the environment to hazardous and toxic materials and waste.

Policies:
SA5.1 Promote the proper disposal, handling, transport, delivery, treatment, recovery, recycling, and storage of hazardous materials in accordance with applicable federal, state, and local regulations.

SA5.2 Encourage businesses to utilize practices and technologies that will reduce the generation of hazardous wastes at the source.

SA5.3 Confer with the appropriate responsible agencies to determine the need for, and the appropriateness of, developing a permitting process for the establishment of facilities which manufacture, store, use, or dispose of hazardous and toxic materials within the community or adjacent areas.

SA5.4 Establish and implement procedures in coordination with appropriate state and federal agencies for the cleanup of existing and future hazardous and toxic waste sites.

SA5.5 Follow the response procedures outlined within the Riverside County Fire Department's Hazardous Materials Area Plan in the event of a hazardous materials emergency.

SA5.6 Establish transportation management and contingency emergency procedures and training programs for police, fire, medical, and other organizations that would be involved in an airborne release or ground spill of hazardous and toxic materials or waste.

SA5.7 Ensure Fire Department staff has properly trained personnel and appropriate equipment to handle hazardous materials spills.

SA5.8 Cooperate with the state and gasoline station owners and operators in monitoring the conditions of subsurface gasoline tanks, tracking leaks that may occur, and requiring the prompt removal of hazardous tanks.

SA5.9 Regulate and limit the use of herbicides, pesticides, and other hazardous chemicals associated with the maintenance of landscaped areas in the City.

SA5.10 Employ effective emergency preparedness and emergency response strategies to minimize the impacts to health and safety that can result from hazardous materials emergencies such as spills or contamination.

SA5.11 Prohibit the transport of hazardous waste materials through the City except along Highway 111, Interstate 10, and the Southern Pacific Railroad.

SA5.12 Continue to partner with the County of Riverside to provide needed programs such as the Household Hazardous Waste ABOP Program to provide disposal of household hazards at no cost to Palm Springs residents and participating agencies.

SA5.13 Prohibit the location of facilities using, storing, or otherwise involved with substantial quantities of on-site hazardous materials in flood zones, unless all standards of elevation, anchoring, and flood-proofing have been satisfied and hazardous materials are stored in watertight containers that are not capable of floating.

1. Existing Conditions

Hazardous Materials and Hazardous Waste

Hazardous and toxic "materials" refers to substances that have a value or can be used in some way, whereas hazardous "waste" is defined as a substance or byproduct of industrial, manufacturing, agricultural, and other uses that can pose a substantial or potential hazard to human health or the environment when improperly managed.[81] Hazardous wastes have at least one of these four characteristics: ignitability, corrosivity, reactivity, or toxicity; or it appears on special U.S. Environmental Protection Agency (EPA) lists. They include oil, mercury or products containing mercury, over-the-counter prescription drugs, and home medical waste. "Universal waste," the most common type of hazardous waste, includes fluorescent lights, cathode ray tubes, batteries, instruments containing mercury, and others.

Regulatory Responsibility

Regulatory responsibility for hazardous materials is shared by various county, regional, state, and federal agencies, and may be based on the type and volume of materials. "Large scale" generation or storage of hazardous materials may be regulated by the U.S. EPA. The California Highway Patrol is responsible for cleaning up spills that occur on freeways, and Caltrans and local sheriff's and fire departments are responsible for providing additional assistance with enforcement and routing.

The Riverside County Department of Environmental Health, Hazardous Materials Management Division is responsible for coordinating hazardous material planning and response efforts with local and state agencies. It adopted a Household Hazardous Waste (HHW) program in accordance with the California Integrated Solid Waste Management Act. The program is called "ABOP" (antifreeze, batteries, oil, and paint) and is designed to promote the recovery and recycling of hazardous materials and prevent groundwater contamination. The Palm Springs ABOP facility is located at 1100 Vella Road.

Palm Springs, Riverside County, and other local cities have jointly developed the Riverside County Hazardous Waste Management Plan (HWMP) to address the disposal, handling, processing, storage, and treatment of local hazardous materials and waste products. The HWMP helps assure adequate treatment and disposal capacities are available to manage the hazardous wastes generated in each jurisdiction. The Hazardous Materials Division of the Riverside County Fire Department handles hazardous materials coordination and inspection in the City.

The City is a co-permittee and the local enforcing agency for the National Pollutant Discharge Elimination System (NPDES). The NPDES requires the development, adoption, and implementation of plans and programs for stormwater management. It prohibits non-stormwater runoff into storm drains and seeks to reduce and eliminate the discharge of pollutants into local groundwater resources and nearby bodies of water. Desert Water Agency (DWA) and the Coachella Valley Water District (CVWD) coordinate and manage local groundwater basins and water quality. Water quality is also monitored and regulated by the California Regional Water Quality Control Board.

Regional Setting

Numerous businesses in the Coachella Valley and Palm Springs manufacture, transport, store, use, and dispose of hazardous materials. Most are associated with industrial, quasi-industrial, or medical operations and processes. High-pressure natural gas and petroleum transmission lines extend across the City and its sphere-of-influence north of I-10. Additional potential hazards are associated with underground fuel tanks and potential leakage of contaminants into groundwater resources. Managed landfills and illegal dumping may be sources of hazardous and toxic materials releases; however, there are no active landfills in Palm Springs. Solid waste management is provided by Palm Springs Disposal Service. Waste is collected and sorted at the County-operated Edom Hill Transfer Station in northern Cathedral City, approximately 6 miles northeast of the subject property.

[81] U.S. Environmental Protection Agency, http://www.epa.gov/

Interstate-10 and the Southern Pacific Railroad corridor, more than 4 miles north of the subject property, are used to transport hazardous materials through the region, as are other major roadways in the City, including North Palm Canyon Drive/Highway 111 and Indian Canyon Drive.

Hazardous Materials in the Project Area

In 2007, the Palm Springs General Plan planning area contained approximately 40 small-quantity sites and 2 large-quantity sites.[82] None were located on or in immediate proximity to the subject COD West Valley Campus site.

State Government Code Section 65962.5, commonly referred to as the Cortese List, requires the California Department of Toxic Substances Control (DTSC) to compile and update a list of all hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code. Various State boards and departments are responsible for managing the data, as described below.

DTSC's Envirostor database tracks and maps the location of hazardous waste facilities and other clean-up, permitted, and related sites. The subject West Valley Campus site is not identified or marked as an area of concern in the database.[83] The nearest identified sites include:

1) Palm Springs International Airport military evaluation: 3400 East Tahquitz Canyon Way, approximately ½ mile east of the subject site, lead clean-up, no further action needed as of April 25, 2011; and

2) Proposed band building project at Palm Springs High School: 2248 East Ramon Road, approximately ½ mile south of the subject site, school investigation, lead clean-up, no further action needed as of February 4, 2010.

The State Water Resources Control Board compiles lists of underground storage tanks (USTs) for which unauthorized release reports are filed, solid waste disposal facilities from which there is a migration of hazardous waste and for which the control board has notified the DTSC, and cease and desist orders and cleanup or abatement orders that concern the discharge of hazardous materials wastes. The subject West Valley Campus property is not included on any of these reports or files.[84]

The subject site was developed as the Palm Springs Mall around 1970. No formal Phase I assessment was conducted onsite in conjunction with the proposed West Valley Campus due to a lack of access; however, in 2014, project planners completed a site survey of the existing buildings on the site and the site itself, and no evidence of spills, contamination, or illegal dumping was observed.[85]

It is not known if the mall structure's materials contains hazardous building materials. However, according to the U.S. EPA, buildings constructed before 1970 are more likely to contain asbestos, and those built before 1978 may contain lead-based paint.[86] Asbestos is a group of minerals with thin microscopic fibers that are resistant to heat. It has been used in pipe or other insulation, ceiling and floor tiles, paints, coatings, exterior siding, roof shingles, and sprayed-on soundproofing. Disturbance of asbestos-containing products can release the fibers into the air. If inhaled, they can cause lung cancer, mesothelioma, and asbestosis, an inflammatory lung condition, and other lung problems.

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[82] Figure 6-7, Palm Springs General Plan, 2007.
[83] EnviroStor, California Department of Toxic Substances, accessed January 9, 2015.
[84] GeoTracker, California State Water Resources Control Board, accessed January 15, 2015.
[85] Terra Nova Planning & Research, Inc. staff walk-through onsite, conducted November 2014.
[86] Natural Disasters, Environmental Protection Agency, accessed January 9, 2015.

Lead has been used in paint, ceramic tile glaze, and other surface coatings. It is a highly toxic metal linked to adverse health effects, including damage to the brain and nervous system, and growth and development problems in young children. Lead poisoning can occur when too much lead is absorbed from breathing or swallowing a substance with lead in it. Federal regulations pertaining to construction work (including demolition, removal, and transportation of materials containing lead) that may cause exposure to lead are found in the Occupational Safety and Health Administration's (OSHA) Lead Exposure in Construction, Code of Federal Regulations, Title 29, Section 1926.62 (29 CFR 1926.62).

2. Project Impacts

Phase I Project Impacts

Environmental Impacts

The Phase I project will result in demolition of the existing Palm Springs Mall. There is no evidence of prior onsite releases of hazardous or toxic materials or other contaminant sources. It is not known whether, or to what extent, the mall structure contains hazardous materials. However, considering the era in which it was constructed, it is reasonable to assume asbestos containing materials (ACM) and lead paint may be present. Demolition could result in the release of toxic airborne substances if not properly conducted, and will require safe removal, transport, and disposal of construction debris.

The Phase I project will involve the operation of construction vehicles and equipment onsite and on surrounding roads. Construction of new buildings and accessory structures will result in the short-term transport, temporary storage, and application of paints, solvents, architectural coating, and similar chemical agents. Over the long-term, the College will store a wide range of chemicals for buildings and facilities maintenance, classroom laboratories and research facilities, and landscape maintenance. However, none of these are expected to be in sufficient quantities or types as to pose a threat to humans or cause a foreseeable chemical release into the environment.

Impacts to Schools

The nearest schools to the project site are Palm Springs High School and Ramon Academy Alternative Center, immediately south of and within ¼ mile of the project site at 2401 East Baristo Road and 2248 East Ramon Road, respectively. Provided that adequate demolition and debris removal protocols are followed, no temporary or long-term adverse impacts to schools or students associated with hazardous materials are anticipated.

Impacts to Airports

The Palm Springs International Airport is located approximately ½-mile east of the subject property, and the subject property is located within (at the outer edge) of Zone E of the Riverside County Land Use Compatibility Map for the airport[87] (also see Section III-A). Zone E represents "other airport environs, for which there are no development restrictions or open land requirements, except for the following.[88]

1. The project must not cause hazards to flight, including physical (tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited.[89]

2. As general guidance, structures may not exceed 100 feet in height. Shorter objects normally will not be airspace obstructions unless situated at a ground level well above that of the airport. Taller objects may be acceptable if determined not to be obstructions.[90]

[87] Map PS-1, "Riverside County Airport Land Use Compatibility Plan, Volume 1," October 14. 2004.
[88] Table 2A, "Riverside County Airport Land Use Compatibility Plan, Volume 1," October 14. 2004.
[89] Footnote 9 to Table 2A, "Riverside County Airport Land Use Compatibility Plan, Volume 1," October 14. 2004.
[90] Ibid. Footnote 15 to Table 2A

i. As per Policy 4.3.3.e, review by the Riverside County Airport Land Use Commission is required for any proposed object taller than 100 feet.
ii. Per Policy 4.3.4.d, within Compatibility Zone E, generally there is no concern with regard to any object up to 100 feet tall unless it is located on high ground or it is a solitary object, such as an antenna, more than 35 feet above the ground.

3. Although no explicit upper limit on usage intensity is defined for Zone E, land uses of the types listed – uses that attract high concentration of people in confined areas – are discouraged in locations below or near the principal arrival and departure flight tracks. This limitation notwithstanding, no use shall be prohibited in Zone E if its usage intensity is such that is would be permitted in Zone D.[91]

Proposed Phase I buildings will be limited to two stories in height, which will reduce the risk of airspace safety hazards. The campus will not include a stadium or other facility that will attract high concentrations of people. Phase I will not create other flight hazards such as emission of excessive dust, steam, or smoke, or electrical interferences that may interfere with airport operations. It will not store large or atypical quantities or types of hazardous or flammable substances such that it would cause an aviation risk to people on the ground. Nonetheless, airspace review may be required by and an application has been submitted to and is being processed by the Federal Aviation Administration (FAA) Obstruction Evaluation Service, considering the project's distance from airport runways, finished floor elevations, and building heights of each structure.

The project site is not located in the vicinity of a private airstrip and, therefore, will not result in safety hazards to such a facility.

The College will store a wide range of chemicals for buildings and facilities maintenance, classroom laboratories and research facilities, and landscape maintenance similar to surrounding educational land uses. However, as previously stated, none of these are expected to be in sufficient quantities or types as to pose a threat to humans or cause a foreseeable chemical release into the environment.

Master Plan Buildout Impacts

Environmental Impacts
Demolition of the existing Palm Springs Mall was addressed in Phase I project impacts above. Buildout of the Master Plan will involve the operation of construction vehicles and equipment onsite and on surrounding roads. Construction of new buildings and accessory structures will result in the short-term transport, temporary storage, and application of paints, solvents, architectural coating, and similar chemical agents. Over the long-term, the College will store a wide range of chemicals for buildings and facilities maintenance, classroom laboratories and research facilities, and landscape maintenance. However, none of these are expected to be in sufficient quantities or types as to pose a threat to humans or cause a foreseeable chemical release into the environment.

Impacts to Schools
The nearest schools to the project site are Palm Springs High School and Ramon Academy Alternative Center, immediately south of and within ¼ mile of the project site at 2401 East Baristo Road and 2248 East Ramon Road, respectively. Provided that adequate demolition and debris removal protocols are followed, no temporary or long-term adverse impacts to schools or students associated with hazardous materials are anticipated.

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91 Ibid. Footnote 18 to Table 2A

Impacts to Airports

The Palm Springs International Airport is located approximately ½-mile east of the subject property, and the subject property is located within (at the outer edge) of Zone E of the Riverside County Land Use Compatibility Map for the airport[92] (also see Section III-A). Zone E represents "other airport environs, for which there are no development restrictions or open land requirements, except for the following.[93]

1. The project must not cause hazards to flight, including physical (tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited.[94]

2. As general guidance, structures may not exceed 100 feet in height. Shorter objects normally will not be airspace obstructions unless situated at a ground level well above that of the airport. Taller objects may be acceptable if determined not to be obstructions.[95]

   i. As per Policy 4.3.3.e, review by the Riverside County Airport Land Use Commission is required for any proposed object taller than 100 feet.
   ii. Per Policy 4.3.4.d, within Compatibility Zone E, generally there is no concern with regard to any object up to 100 feet tall unless it is located on high ground or it is a solitary object, such as an antenna, more than 35 feet above the ground.

3. Although no explicit upper limit on usage intensity is defined for Zone E, land uses of the types listed – uses that attract high concentration of people in confined areas – are discouraged in locations below or near the principal arrival and departure flight tracks. This limitation notwithstanding, no use shall be prohibited in Zone E if its usage intensity is such that is would be permitted in Zone D.[96]

Proposed West Valley Campus buildings will be limited primarily to two stories in height but structures of up to 85 feet are permissible. Both the FAA and the County Airport Land Use Commission have determined that the maximum 85-foot height limit set forth in the WVC Master Plan will not adversely impact airport operations or safety. The campus will not include a stadium or other facility that will attract high concentrations of people. The campus will not create other flight hazards such as emission of excessive dust, steam, or smoke, or electrical interferences that may interfere with airport operations. It will not store large or atypical quantities or types of hazardous or flammable substances such that it would cause an aviation risk to people on the ground. Nonetheless, airspace review was recommended and an application was submitted to the Federal Aviation Administration (FAA) Obstruction Evaluation Service. The FAA has made a "Determination of No Hazard to Air Navigation"[97] for the development of structures of this height at this location.

The project site is not located in the vicinity of a private airstrip and, therefore, will not result in safety hazards to such a facility.

The College will store a wide range of chemicals for buildings and facilities maintenance, classroom laboratories and research facilities, and landscape maintenance similar to surrounding educational land uses. However, as previously stated, none of these are expected to be in sufficient quantities or types as to pose a threat to humans or cause a foreseeable chemical release into the environment.

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92 Map PS-1, "Riverside County Airport Land Use Compatibility Plan, Volume 1," October 14. 2004.
93 Table 2A, "Riverside County Airport Land Use Compatibility Plan, Volume 1," October 14. 2004.
94 Footnote 9 to Table 2A, "Riverside County Airport Land Use Compatibility Plan, Volume 1," October 14. 2004.
95 Ibid. Footnote 15 to Table 2A
96 Ibid. Footnote 18 to Table 2A
97 "Determination of No Hazard to Air Navigation". Obstruction Evaluation Group, Federal Aviation Administration. December 15, 2015.

Cumulative Impacts

The approved Jul residential development, located immediately east of the project site, will result in the addition of 190 new residential units. The approved project is not expected to generate hazardous materials. Chemicals will be stored and used onsite for routine household and landscaping purposes. These chemicals will not be used in sufficient quantities as to pose a threat to humans or cause a foreseeable chemical release into the environment. Household hazardous waste can be disposed of and recycled at several facilities in the City. Cumulative impacts are expected to be less than significant. The proposed campus project will not regularly release or require the handling of hazardous waste or materials in quantities that will result in cumulatively significant impacts.

3. Mitigation Measures

As noted, demolition of the existing mall has the potential to release hazardous airborne substances, including asbestos and lead. The construction of new buildings and appurtenant features will involve the application of solvents, paints, and other architectural coatings, and the temporary fueling and maintenance of construction vehicles. Over the long-term, the storage and use of building and grounds maintenance chemicals, and those used in laboratories, will occur onsite. The subject property is located in Zone E of the Riverside County Airport Land Use Compatibility Plan, and therefore, is subject to height and other restrictions, which are not exceeded by proposed campus buildings. The following mitigation measures are recommended to assure that project-related hazards are avoided or reduced to insignificant levels.

1. Prior to demolition, an asbestos inspection of the Palm Springs Mall shall be conducted by a qualified professional in accordance with currently accepted methods and protocols. The inspection shall include, but not be limited to visual inspection, sampling, and laboratory analysis for the presence of asbestos products, including asbestos-containing material (ACM) and asbestos-containing construction material (ACCM). Polarized Light Microscopy and other methods consistent with the US EOA 600 method shall be applied to this investigation. A comprehensive report that documents methods, findings, and appropriate mitigation measures and/or recommendations shall be provided to the College.

2. Prior to demolition, a lead-based paint/ceramic tile inspection of the Palm Springs Mall shall be conducted by a qualified professional in accordance with currently accepted methods and protocols. Inspections shall be carried out in accordance with US Department of Housing and Urban Development (HUD) guidelines, as well as OSHA Lead Exposure in Construction, Code of Federal Regulations, Title 29, Section 1926. The inspection shall include, but not be limited to visual inspection, sampling, and analysis of materials suspected of containing lead paint or other lead-based materials and coatings. A comprehensive report that documents methods, findings, and appropriate mitigation measures and/or recommendations shall be provided to the College.

3. Prior to the start of any activity that might disturb materials potentially containing asbestos, lead, and/or other hazardous or potentially hazardous materials, a qualified and licensed contractor shall be hired to complete necessary abatement procedures. All demolition and other project related actions that might potentially disturb hazardous materials shall be performed by properly trained and qualified personnel. Remediation actions are expected to include but will not be limited to the following:

    a. Each part of the building from which asbestos is being removed shall, as appropriate, be sealed off in order to prevent contamination of the other area. Methods of area containment may include polyethylene film, duct tape, negative air pressure machines and other appropriate means depending on the type of asbestos materials encountered.
    b. Specially designed vacuum cleaners that are designed for asbestos containment (class H) can be safely used when cleaning up during and after asbestos removal.
    c. Removed asbestos and materials with embedded or coated with asbestos shall, as appropriate, be double wrapped in plastic and driven to a landfill.

4. If pad-mounted transformers are removed during project construction, they shall be tested for PCBs following their removal and prior to their disposal. If PCBs are identified, the transformers and associated fluids shall be transported offsite and disposed in accordance with Riverside County protocol.

5. On-site soil excavations shall be monitored for visible soil staining, odors, and the possible presence of unknown hazardous material sources, such as underground storage tanks. If hazardous materials contamination or sources are identified or suspected, an environmental professional shall evaluate the required course of action.

6. The project proponent shall comply with all applicable federal, state, and local permitting requirements for hazardous and toxic materials generation, use, storage, and handling, including the following:

   a.) If it is determined that hazardous wastes are, or will be, generated by any proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If so, the proposed facility shall obtain a US EPA Identification Number by contacting (800) 618-6942.

   b.) If hazardous wastes are (a) stored in tanks or containers for more than ninety days, (b) treated onsite, or (c) disposed of onsite, then a permit from the Department of Toxic Substances Control (DTSC) may be required. If so, the proposed facility shall contact DTSC at (818) 551-2171 to initiate pre application discussions and determine the permitting process applicable to the facility.

   c.) In addition, certain hazardous waste treatment processes may require authorization from the Local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting the local CUPA, which includes the City Fire Department and the County Environmental Health Division.

7. During project construction and implementation, the handling, storage, transport, and disposal of all chemicals, including herbicides and pesticides, runoff, hazardous materials and waste used on, or at, the project site, shall be in accordance with applicable local, state, and federal regulations.

8. If surficial or buried materials within the project site are found to contain potentially hazardous materials (such as: asbestos-containing material, lead-based paint, and mercury or PCB-containing material) such materials shall be removed properly prior to any further site disturbance in the affected area, and disposed of at appropriate landfills or recycled, in accordance with the regulatory guidance provided in California Code of Regulation (CCR) and following the requirements of the Universal Waste Rule (40 CFR part 9).

9. Campus planners, designers and development managers shall coordinate with the City Fire Department to reduce the level of risk and facilitate fire department response to emergency events.

10. Campus planners, designers and development managers shall ensure that storage of hazardous materials and waste shall be secured so as to minimize risk of upset in the event of groundshaking associated with earthquakes.

Mitigation Monitoring and Reporting Program

A. Prior to demolition of the Palm Springs Mall and other onsite features, an asbestos inspection of the Palm Springs Mall shall be conducted by a qualified professional in accordance with currently accepted methods and protocols. A comprehensive report of methods, findings, and recommendations shall be provided to the City.
Responsible Parties: COD, Construction Manager, Program Manager, Qualified Asbestos Inspector

B. Prior to demolition of the Palm Springs Mall and other onsite features, a lead inspection of the Palm Springs Mall shall be conducted by a qualified professional in accordance with currently accepted methods and protocols. A comprehensive report of methods, findings, and recommendations shall be provided to the City.
Responsible Parties: COD, Construction Manager, Qualified Lead Inspector

C. Prior to the start of any activity that might disturb materials potentially containing asbestos, lead, and/or other hazardous or potentially hazardous materials, a qualified and licensed contractor shall be hired to complete necessary abatement procedures. All demolition and other project related actions that might potentially disturb hazardous materials shall be performed by properly trained and qualified personnel.
Responsible Parties: COD, Construction Manager, Qualified Abatement Contractor

D. Prior to issuance of grading authorizations, the College shall comply with all applicable federal, state and regional permitting requirements for hazardous and toxic materials generation and handling in accordance with Mitigation Measure 7 above.
Responsible Parties: COD, Construction Manager, and County Department of Environmental Health

E. Prior to issuance of grading authorization for future development within the campus site, hazardous or toxic materials found on site shall be properly contained and disposed of at appropriate landfills or recycled, in accordance with the regulatory guidance provided in California Code of Regulation (CCR) and following the requirements of the Universal Waste Rule (40 CFR part 9) in accordance with Mitigation Measure 3, above.
Responsible Parties: COD, Construction Manager, Construction Manager, and County Department of Environmental Health

F. Landscaping and building maintenance crews or others regularly using potentially hazardous chemicals or materials on campus shall comply with all applicable City, County, State and Federal regulations for use, storage and handling of such materials.
Responsible Parties: COD, Construction Manager, County Department of Environmental Health, City Fire Department.

I. Noise

Introduction and Background

A noise impact study was prepared by Endo Engineering as part of the subject COD WVC Master Plan and Phase I Project analysis.[98] Endo Engineering also prepared the EIR traffic analysis and report (see Appendix C). The results of these studies, as they relate to the Campus Master Plan and Phase I Project are discussed below, as is the existing noise environment at and in the vicinity of the subject campus site. Potential noise-related impacts from implementation of the proposed WVC Master Plan or the Phase I Project are assessed and mitigation measures are set forth to reduce noise impacts to insignificant levels.

Thresholds of Significance/Criteria for Determining Significance

Standards and criteria establishing thresholds of significance have been drawn from a variety of sources, including Appendix G: Environmental Checklist form of the California Environmental Quality Act (CEQA) Guidelines and the Palm Springs General Plan. The following factors have been considered in assessing potential noise-related impacts that may arise from implementation and build out of the WVC Master Plan and Phase I Project.

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98 "College of the Desert West Valley Campus Master Plan and Phase I Project Noise Impact Study," prepared by Endo Engineering, August 4, 2015.

California Environmental Quality Act (CEQA) Guidelines
Project impacts associated with noise are considered significant if the project would result in:

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.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

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, exposure of people residing or working in the project area to excessive noise levels.

f) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels.

Palm Springs General Plan Significance Thresholds
For purposes of community impact analysis, noise levels are typically measured in decibels (dB). The A-weighted decibel (dBA) frequency scale, which approximates the subjective response of the human ear to various noise sources, ranges from 1.0 dBA at the threshold of hearing to 140 dBA at the threshold of pain. Very quiet sounds can measure approximately 40 dBA, and very loud sounds can measure approximately 100 dBA.

Noise level changes of less than 1 dBA are considered insignificant since they are not usually discernable to the human ear. For people with sensitive hearing, changes in noise levels ranging from 1 to 3 dBA are only slightly noticeable. Changes greater than 3 dBA are typically considered to be discernable. For analysis purposes, a change in noise levels on study area roadways greater than 3.0 dBA is considered to be audible and "potentially significant" to noise-sensitive receptors. A project-related noise increase greater than 3.0 dBA, that results in a land use exceeding the noise standards set forth in the City General Plan (as shown in Table III-26 below), is considered a "clearly significant" noise impact. Exceeding interior or exterior noise standards for land uses warrants the development of appropriate mitigation strategies to reduce noise impacts to the greatest extent feasible.

Table III-27
City of Palm Springs Interior and Exterior Noise Standards

Land Use		**CNEL (dBA)**	
Categories	**Uses**	**Interior**[a]	**Exterior**[b]
Residential	Single-Family, Multiple-Family, Duplex	45[c]	65
	Mobile Homes	--	65[d]
Commercial	Hotel, Motel, Transient Housing	45	--
	Commercial Retail, Bank, Restaurant	55	--
	Office Building, Research and Development, Professional Offices	50	--
	Amphitheater, Concert Hall, Auditorium, Meeting Hall	45	--
	Gymnasium (Multipurpose)	50	--
	Sports Club	55	--
	Manufacturing, Warehousing, Wholesale, Utilities	64	--
	Movie Theaters	45	--
Institutional /Public	Hospital, School, Classrooms/Playgrounds	45	65
	Church, Library	45	--
Open Space	Parks	--	65

Source: Noise Element of the "Palm Springs General Plan", adopted October 24, 2007, pg. 8-8, based on the California Office of Planning and Research "General Plan Guidelines," 2003.
a. Indoor environment excluding bathrooms, kitchens, toilets, closets, and corridors.
b. The exterior noise levels are to be attained in habitable areas and need not encompass the entire property. Habitable areas are dwellings areas that are occupied, intended or designed to be occupied, with facilities for living, sleeping, cooking and eating. The outdoor environment is limited to: private yard of single-family dwellings; multiple-family private patios or balconies accessed from within the dwelling (balconies 6 feet deep or less are exempt); mobile home parks; park picnic areas; school playgrounds; and hospital patios.
c. Noise-level requirement with closed windows, mechanical ventilation, or other means of natural ventilation shall be provided per Chapter 12, Section 1205 of the *Uniform Building Code*.
d. Exterior noise levels should be such that interior noise levels will not exceed 45 dBA CNEL.

Palm Springs General Plan Policies

The following policies are set forth in the Palm Springs General Plan Noise Element and are applicable to the proposed project:

NS1.1 Continue to enforce acceptable noise standards consistent with health and quality of life goals established by the City and employ noise abatement measures, including the noise ordinance, applicable building codes, and subdivision and zoning regulations.

NS1.2 Encourage the application of site planning and architectural design techniques that reduce noise impacts on proposed and existing projects.

NS1.3 Utilize maximum anticipated, or "worst case," noise conditions as the basis for land use decisions and design controls as a means of preventing future incompatibilities.

NS1.4 Evaluate the compatibility of proposed land uses with the existing noise environment when preparing, revising, or reviewing development proposals.

NS1.5 Protect noise-sensitive land uses such as schools, hospitals, and convalescent homes from unacceptable noise levels from both existing and future noise sources.

NS1.6 Require mitigation where sensitive uses are to be placed along transportation routes to ensure compliance with state noise standards.

NS1.7 Allow new developments in areas exposed to noise levels greater than 60 dB CNEL only if appropriate mitigation measures are included such that applicable noise standards are met.

NS1.8 Include measures within project design that will assure that adequate interior noise levels are attained as required by the California Building Standards Code (Title 24), California Noise Insulation Standards (*Title 25*) and pertinent sections of the California Building Code and the City's Municipal Code.

NS1.9 Develop joint agreements with adjacent jurisdictions to apply standardized zoning and sound proofing requirements to reduce noise incompatibilities across jurisdictional boundaries.

NS1.11 Encourage public agencies and institutions located in the City to incorporate appropriate measures to contain noise generated by their activities on-site.

NS2.1 Require noise-attenuating project design or sound barriers to reduce the level of traffic-generated noise on residential and other noise-sensitive land uses to acceptable levels.

NS2.4 Require that new development minimize the noise impacts of trips it generates on residential neighborhoods by locating driveways and parking away from the habitable portions of dwellings to the greatest extent possible.

NS2.5 Require that development generating increased traffic and subsequent increases in the ambient noise levels adjacent to noise-sensitive land uses provide appropriate mitigation to reduce the impact of noise.

NS2.6 Employ noise-mitigation practices, such as natural buffers or setbacks between arterial roadways and noise-sensitive areas, when designing future streets and highways, and when improvements occur along existing road segments.

NS2.7 Maintain roadways so that the paving is in good condition to reduce noise generating cracks, bumps, and potholes.

NS2.11 Encourage employers to participate in vanpools and other transportation demand management programs to reduce traffic and noise impacts in the City.

NS2.12 Work with local agencies to provide public transit services that reduce traffic and noise and to ensure that the equipment they use does not generate excessive noise levels.

NS2.17 Restrict early-morning trash pickup to less-sensitive land use areas where possible and rotate early morning pickup areas where restrictions are not possible.

NS2.24 Maximum compatibility between aircraft operations at Palm Springs International Airport and noise-sensitive land uses within the environs of the airport shall be achieved through compliance with the Noise Compatibility Plan of the FAR Part 150 Noise Compatibility Study.

NS2.25 Encourage and facilitate the development of alternative transportation modes that minimize noise within residential areas such as bicycle and pedestrian pathways.

NS3.3 Require that parking lots and structures be designed to minimize noise impacts on-site and on adjacent uses, including the use of materials that mitigate sound transmissions and configuration of interior spaces to minimize sound amplification and transmission.

NS3.4 Minimize, to the greatest extent possible, noise impacts on adjacent residential areas from live entertainment, amplified music, or other noise associated with nearby commercial or restaurant uses.

NS3.6 Restrict, where appropriate, the development of entertainment uses and other high-noise-generating uses adjacent to residential areas, senior citizen housing, schools, health care facilities, and other noise-sensitive uses.

NS3.10 Require that construction activities that impact adjacent residential units comply with the hours of operation and noise levels identified in the City Noise Ordinances.

NS3.11 Require that construction activities incorporate feasible and practical techniques, which minimize the noise impacts on adjacent uses, such as the use of mufflers and intake silencers no less effective than originally equipped.

NS3.12 Encourage the use of portable noise barriers for heavy equipment operations performed within 100 feet of existing residences, or make applicants provide evidence as to why the use of such barriers is not feasible.

NS3.15 Work with public agencies and institutions that maintain facilities in the City to ensure that noise generated by their activities is limited to their site. Appropriate mitigation measures such as physical enclosures and time restrictions for operation shall be implemented.

NS3.16 Allow for deviations from the noise standards for projects that are considered to be of significant importance (municipal revenue, socially valued, etc.) or contribute significant benefits to the City, provided that:

- The impacts can be mitigated by an acceptable compensating mechanism; and
- The impacts shall be reviewed with public hearings by the community and approved by the Planning Commission and City Council in conjunction with a Planned Development District.

NS3.17 Promote the use of solar energy generation systems to reduce noise impacts on the community.

1. Existing Conditions

Excessive noise[99] levels can adversely affect physical and psychological health, disturb social cohesion, and reduce property values and economic productivity. Health effects of elevated noise levels can be temporary or permanent and range from stress, fatigue and annoyance to hearing loss. The City has adopted noise standards to limit adverse health effects resulting from excessive noise levels and these have been considered in assessing potential noise impacts of the proposed campus.

City of Palm Springs Noise Standards
Noise standards set forth in the Palm Springs General Plan and Municipal Code are designed to maintain acceptable noise levels community-wide.

[99] Noise is generally defined as unwanted sound.

City of Palm Springs Noise Ordinance
The City of Palm Springs adopted a Noise Ordinance (Chapter 11.74), which is intended to protect the community from excessive and annoying noise sources. The Noise Ordinance establishes noise control standards based on type of land use, including maximum permissible interior living area sound levels for fixed and non-stationary noise sources.

The Palm Springs Noise Ordinance sets a noise level limit in low-density residential areas adjacent to other zones of 55 dBA (between 7:00 a.m. and 6:00 p.m.), 50 dBA (between 6:00 p.m. and 10:00 p.m.), and 45 dBA (between 10:00 p.m. and 7:00 a.m.) The Ordinance sets a range of time limits beyond which these noise levels may not be exceeded. For instance, an exceedance of 3 dBA is limited to 30 minutes per hour, whereas an exceedance of 24 dBA is limited to 15 seconds per hour. The City Municipal Code (Construction Site Regulations, Chapter 8.04.220) limit construction work to the hours of 7:00 a.m. and 7:00 p.m. on weekdays and 8:00 a.m. and 5:00 p.m. on Saturdays. Construction work is not permitted on Sundays and major holidays.

General Plan Noise Standards
In addition to the standards set forth in the Noise Ordinance, the Noise Element of the City General Plan specifies interior and exterior noise standards for land uses in the City. The General Plan policies listed above are intended to protect sensitive land uses from exposure to excessive noise levels. The Noise Element also contains guidelines for community noise levels to ensure land use compatibility based on the Department of Health Services Office of Noise Control.[100]

Land use compatibility guidelines define "normally acceptable," "conditionally acceptable," and clearly unacceptable" noise limits for exterior noise levels. Interior and exterior noise standards for all land uses within the City of Palm Springs are shown above in Table III-26. As noted therein, the CNEL for institutional lands uses are 45 dBA for interior uses and 65 dBA for exterior.[101]

Noise limits of 50 to 60 dBA are considered "normally acceptable" for residential land uses (low density, single-family, duplex, and mobile homes). "Normally acceptable" limits for commercial, office, playground and neighborhood parkland uses range from 50 to 70 dBA. For, schools, libraries, churches, and hospital land uses, noise levels up to 70 dBA are considered "conditionally acceptable." For all prospective land uses, higher, conditionally acceptable exterior noise levels can be acceptable if interior noise standards can be met.

Other Noise Standards and Regulations
The U.S. Environmental Protection agency (EPA) and the U.S. Department of Housing and Urban Development (HUD) have also established maximum noise level standards and recommendations and are implemented by California Administrative Code. Under these laws, acoustic analyses are required to show that noise levels are limited to 45 CNEL in any habitable rooms with doors and windows closed.

Noise Rating Terminology
There are a number of noise rating terms used to define the noise environment. Noise levels are measured using a logarithmic scale in decibels (dB) ranging from 1 dB to 140 dB[102] and is weighted to reflect the magnitude, duration, frequency and time of occurrence. The A-weighted decibel (dBA) is used to approximate sound as the human ear interprets it. For example, the quiet rustling of leaves is barely audible to the human ear, registering at 10 dBA, while the sound of a jet aircraft at 200 feet into takeoff registers at 125 dBA.

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100 California Department of Health Services, "Guidelines for the Preparation and Content of the Noise Element of the General Plan, 2003. Office of Planning and Research "General Plan Guidelines," 2003.

101 See the Noise Rating Terminology discussion in this section for descriptions of CNEL and dBA.

102 Each interval of 10 dB indicated a sound is ten times greater, which is perceived as being roughly twice as load by the human ear.

Ambient noise is characterized by the equivalent sound level (Leq), which represents the average constant noise level over a given amount of time. The Leq serves as the basis for the Day-Night Average (Ldn) and the Community Noise Equivalent Level (CNEL) scales, discussed below. These scales do not represent the actual sound heard at any time, but instead represent the total sound exposure. "Ldn" is a measure of the average intensity of a sound corrected for time of day and averaged over 24 hours. For sounds occurring between 10 p.m. and 7 a.m. the sound correction adds 10 decibels. CNEL represents a combined 24-hour average of all noise sources by adding 5 dBA to noises occurring between 7 p.m. to 10 p.m., and 10 dBA to noises occurring from 10 p.m. to 7 a.m.

Due to the weighting factors applied, CNEL values will always be larger than Ldn values, and typically within one decibel of the Ldn value. The CNEL metric accounts for the sum of 365 days of individual CNEL values divided by 365, reflecting the underlying theory that community impacts are related to long-term noise exposure levels. For this reason, airport, railroad, and highway noise criteria are all based on annualized CNEL values.

Traffic/Roadway Noise
Noise levels generated by traffic on roadways are influenced by traffic volume, vehicle type and speed, and vehicle mix. Each doubling in traffic volume, assuming no change in vehicle type and speed, increases roadway noise by 3.0 dBA. An increase in vehicle speed from 35 to 45 mph increases adjacent noise levels by approximately 2.7 dBA; from 45 to 50 mph, noise levels increase by 1.0 dBA, and from 50 to 55 mph, by 0.9 dBA. Vehicle mix, particularly the number of trucks on a roadway, notably affects roadway noise levels. An increase in the number of trucks and/or the percentage of trucks to overall traffic volume substantially raises noise levels. Where there are more heavy-duty trucks (3+ axle) versus medium duty (2+ axle), this effect is even more pronounced.

Sensitive Receptors
Sensitive receptors are land uses that are particularly sensitive to excessive noise levels. These include residences, recreational areas, schools, libraries, churches, hospitals, nursing homes, and other health care facilities. Other land uses considered moderately sensitive include cemeteries, golf courses, hotels and motels, and dormitories. As an institutional land use, the proposed WVC (and Phase I Project) is considered a sensitive receptor.

Ambient Noise in the Project Vicinity[103]
As is typical of many urban environments, the primary sources of noise in the WVC study area are transportation facilities, including the Palm Springs International Airport, the Union Pacific Railroad (UPRR) corridor, Interstate 10 freeway and local surface streets, including Farrell Drive, Tahquitz Canyon Way and Baristo Road. The campus site is located approximately one-half mile west of the Palm Springs International Airport and several miles southwest of the closest approach of the Union Pacific Railroad/Interstate-10 corridor.

At its closest point, the proposed WVC site is located approximately 0.75 miles west of the runway and 2,640 feet outside of the 60 dB CNEL contour associated with the Palm Springs International Airport for current and long-term airport operations. The site is approximately 3.3 miles south of the Union Pacific Railroad corridor, which generates 65 dB CNEL at 900 feet from the railroad track. The project site is located approximately 3.5 miles south of the Interstate 10 freeway which generates 60 dB CNEL at approximately 4,870 feet from the freeway centerline.

Ambient noise levels generated by motor vehicles along area roadways currently range from a low of 50.0 dB CNEL (at 50 feet from the centerline of Civic Drive, south of Baristo Road) to a high of 77.9 dB CNEL (at 50 feet from the centerline of Ramon Road, east of Farrell Drive). The 70 dB CNEL contour currently falls within the right-of-way along 45 percent of the roadway segments modeled in the analysis, including all of the roadway segments along: Alejo Road, Amado Road, Cerritos Drive, Civic Drive, and Sunset Way. Also see Section III-B.

[103] "College of the Desert West Valley Campus Master Plan and Phase I Project Noise Impact Study," prepared by Endo Engineering, August 4, 2015.

The 65 dB CNEL contour currently falls within the road right-of-way along 31 percent of the roadway segments modeled and 250 feet within the project site along Tahquitz Canyon Way, 120 feet within the project site along Farrell Drive, and 25 feet within the project site along Baristo Road. The 60 dB CNEL contour currently falls within the right-of-way along 15 percent of the roadway segments modeled.

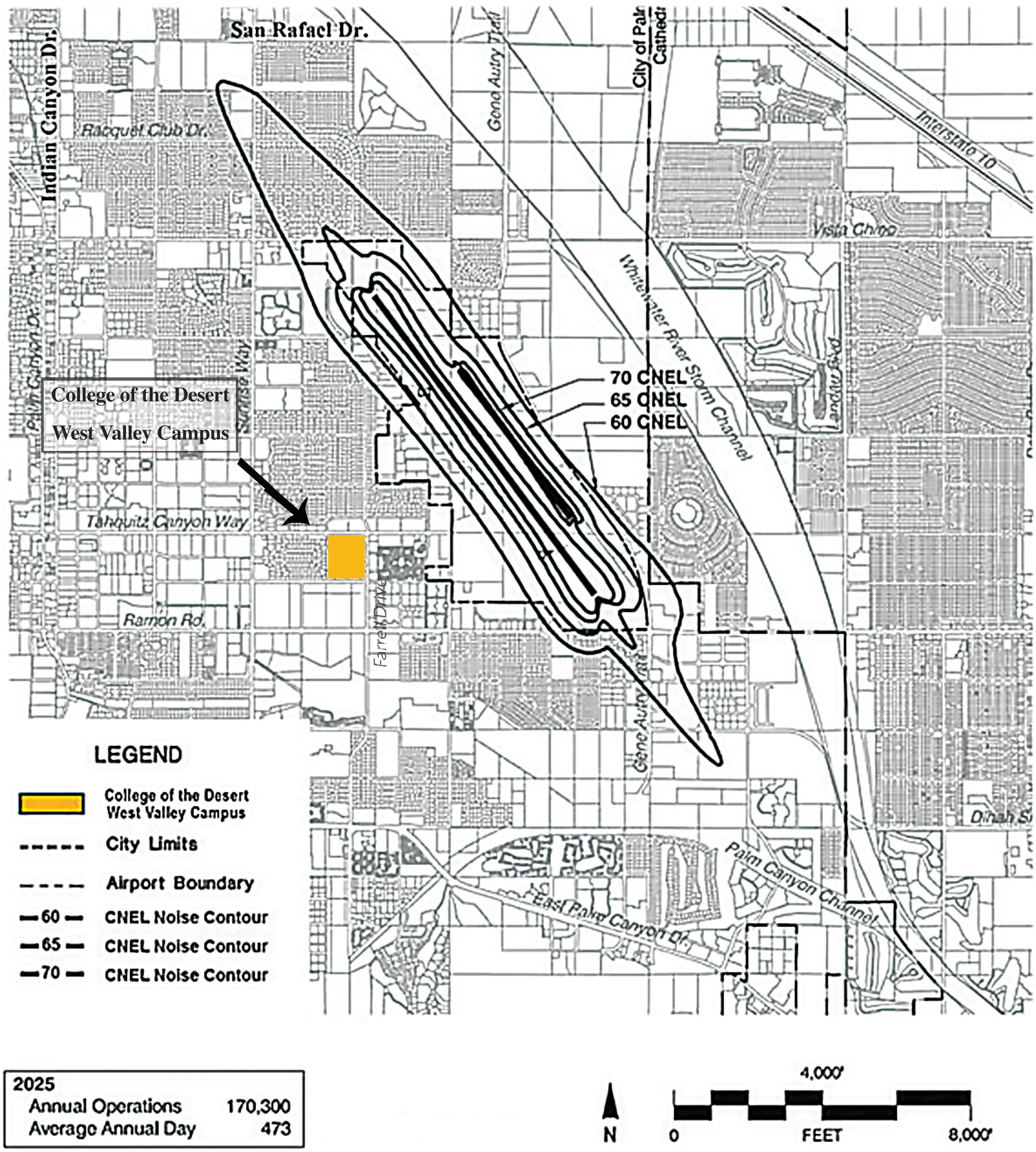
Palm Springs International Airport

The COD West Valley Campus site occurs within proximity of the Palm Springs International Airport it lies perpendicular to the runways and the directions of airport operations. The airport is classified in the National Plan of Integrated Airport Systems (NPIAS) as a long-haul commercial service airport. Commercial traffic is seasonal, with the peak season being the January-February-March period and the slowest period occurring during the summer months.[104] The locations of the standard flight paths flown by aircraft approaching and departing the airport are the primary factors defining the influence area for Palm Springs International Airport.

Future activity at the airport is projected to reach approximately 170,000 aircraft operations by 2020.[105] The Airport Master Plan anticipates Palm Springs International Airport noise contours to slightly shrink in most locations, reflecting the reduced single-event noise levels produced by the aircraft that will make up the future fleet mix at the airport compared to those operating there today. A 2025 composite of 2002 and projected 2020 noise contours from the 2005 airport master plan study places the 60 CNEL airport noise contour more than one-half mile east of (toward) the airport. Intervening development also serves to further isolate the proposed campus site from the noise influences associated with airport operations.

[104] "Palm Springs Regional Airport Master Plan and Part 150 Noise Compatibility Study", prepared by Coffman Associates. 1994.

[105] "Riverside County Airport Land Use Compatibility Plan Policy Document", prepared by the Riverside County Airport Land Use Commission. 2005.



Source: Palm Springs International Airport Master Plan (May 2003)

08.10.15

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College of the Desert - West Valley Campus
Palm Springs Int'l Airport Noise Contours 2025
Palm Springs, California

COLLEGE OF THE DESERT
1958

Exhibit
III-12

Noise Modeling Methodology
Noise modeling for the campus site is based on traffic data collected in the study area. The methodology is described in detail in the WVC Noise Impact Study, which is found in Appendix E of this EIR. Assumptions used in the noise modeling include an 8% truck mix for all major thoroughfares, and a 2.58% truck mix for all secondary thoroughfares and collector streets.[106] All sites were assumed to be "hard" as opposed to "soft", to ensure a conservative analysis, and terrain has been assumed to be flat, allowing for clear line-of-sight between noise sources and receptors.

2. Project Impacts

Phase I Project Impacts

Demolition and Construction
Initiation of the Phase I project necessarily begins with the demolition of the existing mall and filling and contouring the building site. Demolition noise will follow with construction activities necessary to implement the Phase I Project. Both demolition and new construction would result in temporary increases in the ambient exterior noise levels in the vicinity of the project site on an intermittent basis that would be unavoidable and may annoy noise-sensitive receptors in close proximity at the time. These potentially significant noise impacts would be less than significant, provided the construction activities comply with the following measures required of all developments in the City of Palm Springs:

- Include the environmental specifications in the construction contract;
- Comply with the Construction Site Regulations (Palm Springs Municipal Code Section 8.04.220) which limit the hours during which construction activities generating excessive noise levels can occur;
- Attach the site-specific noise abatement terms, conditions, and restrictions attached to grading and building permits issued by the College.

The increase in heavy truck trips associated with the removal of building debris and other excavated materials associated with demolition, vendors delivering concrete and other building materials, and construction worker trips is not expected to substantially increase the current volume of traffic or noise levels adjacent to any roadway used for site access in the study area.

In summary, demolition of the existing mall and construction of the Phase I Project will generate short-term but intermittently intrusive noise impacts that could affect local sensitive receptors. These impacts will occur during daytime, weekday hours and substantially conform to the requirements of the City Noise Ordinance and Construction Noise as set forth in the City Municipal Code.

Phase I Operations
Operational noise impacts will result primarily from traffic noise on adjoining and nearby roadways. Noise associated with on-campus circulation and parking would include vehicle engines and closing doors, pedestrians talking, and noise from on-site deliveries. Other sources of noise generated from the Phase I Project include central plant and mechanical systems operations, and other onsite facilities and equipment. As mentioned above, changes in noise levels of 1.0 dBA are not perceptible in a community setting; however, changes that exceed 3.0 dBA are considered potentially audible and therefore potentially significant, assuming they impact noise-sensitive receptors.

Motor vehicle noise increases resulting from the Phase I Project in the opening year 2018 would be inaudible (less than 1.0 dB) and constitute a long-term incremental but less than significant operational impact in the study area.

[106] Riverside County Department of Health acoustical parameters for County highways.

Potential long-term operational noise impacts associated with noise sources in the parking areas within the project site would be similar to the parking area noise from the existing mall when fully operational. The noise sensitive receptors to the west will benefit from the removal of the loading docks and the delivery truck activities associated with the functioning mall. The noise from the parking lots would be subject to the provisions of the City Noise Ordinance if applied by the College.

Potential long-term operational noise impacts associated with stationary sources such as mechanical equipment used for heating, ventilation, and air conditioning would be reduced to less than significant by the location of the exhaust fans and condenser units on roofs or within enclosures that break the line of sight between the noise source and adjacent noise sensitive development.

Operational noise impacts associated with truck access and loading areas would be reduced to less than significant by locating the loading area approximately 500 feet from the western site perimeter wall and 350 feet from the northern site boundary. This location would result in a substantially greater separation between the adjacent noise-sensitive areas and the loading docks than is afforded by the existing loading docks at the Palm Springs Mall.

The analysis indicates that buildings to be clustered in the central portion of the site will reduce the propagation of project-related operational noise generated in the outdoor campus plaza (central activity area) into adjacent noise-sensitive areas. This design would also shield the central outdoor campus plaza area from intrusive motor vehicle noise generated along the abutting roadways.

The impact of the current and future noise environment on the proposed Phase I Project would be less than significant. The City of Palm Springs noise standard for libraries, meeting halls, and schools specifies an interior noise level of 45 dBA CNEL. Typical commercial construction with fixed windows and fresh air ventilation systems can provide a noise reduction from outside to inside of 30 dBA. Therefore, Phase I buildings with an exterior noise exposure of up to 75 dBA can achieve interior noise levels of 45 dBA with standard construction techniques.

Project-related impacts related to consistency with applicable noise-related plans and policies would be less than significant provided:

(1) truck access is restricted to approved truck routes;
(2) construction activities incorporate feasible and practicable techniques to minimize noise impacts on adjacent uses;
(3) future noise levels generated by activities at the campus over the long term are limited to the project site, consistent with the provisions of the City Noise Ordinance; and
(4) the contractor either uses portable noise barriers for heavy equipment operations performed within 100 feet of existing residences or provides evidence as to why the use of portable noise barriers is not feasible.

Noise impacts resulting from implementation of the Phase I Project will include short-term and long-term impacts. Short-term impacts are those related to mall demolition and are expected to result in intermittent, intrusive noise levels. However, they are not expected to cause significant or long-term effects. Construction related noise impacts are temporary and will end once construction is complete. Development of the Phase I project will substantially conform to the City’s municipal code, including limitations on days and hours of construction activity.

Development of the Phase I Project will also result in long-term noise impacts associated with campus traffic and operation. The most notable long-term noise impacts will be from increased motor vehicle traffic associated with the students, staff and visitors traveling to and from the college. Project-related traffic will generate no audible noise increases along project roadways at operation of the Phase I Project.

Master Plan Buildout Impacts

Construction

Construction activities necessary to implement the WVC Master Plan would result in temporary increases in the ambient exterior noise levels in the vicinity of the project site on an intermittent basis that would be unavoidable and may annoy noise-sensitive receptors in close proximity at the time. These potentially significant noise impacts would be less than significant, provided the construction activities comply with the following measures required of all developments in the City of Palm Springs:

- Include the environmental specifications in the construction contract;
- Comply with the Construction Site Regulations (Palm Springs Municipal Code Section 8.04.220) which limit the hours during which construction activities generating excessive noise levels can occur;
- Attach the site-specific noise abatement terms, conditions, and restrictions attached to grading and building permits issued by the College.

The increase in heavy truck trips associated with vendors delivering concrete and other building materials, and construction worker trips is not expected to substantially increase the current volume of traffic or noise levels adjacent to any roadway used for site access in the study area.

In summary, construction of the WVC Master Plan will generate short-term but intermittently intrusive noise impacts that could affect local sensitive receptors. These impacts will occur during daytime, weekday hours and substantially conform to the requirements of the City Noise Ordinance and Construction Noise as set forth in the City Municipal Code.

Master Plan Buildout Operations

Operational noise impacts will result primarily from traffic noise on adjoining and nearby roadways. Noise associated with on-campus circulation and parking would include vehicle engines and closing doors, pedestrians talking, and noise from on-site deliveries. Other sources of noise generated from the master plan buildout include central plant and mechanical systems operations, and other onsite facilities and equipment. As mentioned above, changes in noise levels of 1.0 dBA are not perceptible in a community setting; however, changes that exceed 3.0 dBA are considered potentially audible and therefore potentially significant, assuming they impact noise-sensitive receptors.

The motor vehicle noise increases resulting from the implementation of the WVC Master Plan in the year 2030 (buildout) would also be inaudible (less than 1.0 dB) and constitute a long-term incremental but less than significant operational impact in the study area.

Potential long-term operational noise impacts associated with noise sources in the parking areas within the project site would be similar to the parking area noise from the existing mall when fully operational. The noise sensitive receptors to the west will benefit from the removal of the loading docks and the delivery truck activities associated with the functioning mall. The noise from the parking lots would be subject to the provisions of the City Noise Ordinance if applied by the College.

Potential long-term operational noise impacts associated with stationary sources such as mechanical equipment used for heating, ventilation, and air conditioning would be reduced to less than significant by the location of the exhaust fans and condenser units on roofs or within enclosures that break the line of sight between the noise source and adjacent noise sensitive development.

Operational noise impacts associated with truck access and loading areas would be reduced to less than significant by locating the loading area approximately 500 feet from the western site perimeter wall and 350 feet from the northern site boundary. This location would result in a substantially greater separation between the adjacent noise-sensitive areas and the loading docks than is afforded by the existing loading docks at the Palm Springs Mall.

The analysis indicates that buildings to be clustered in the central portion of the site will reduce the propagation of project-related operational noise generated in the outdoor campus plaza (central activity area) into adjacent noise-sensitive areas. This design would also shield the central outdoor campus plaza area from intrusive motor vehicle noise generated along the abutting roadways.

The impact of the current and future noise environment on the proposed WVC Master Plan would be less than significant. The City of Palm Springs noise standard for libraries, meeting halls, and schools specifies an interior noise level of 45 dBA CNEL. Typical commercial construction with fixed windows and fresh air ventilation systems can provide a noise reduction from outside to inside of 30 dBA. Therefore, campus buildings with an exterior noise exposure of up to 75 dBA can achieve interior noise levels of 45 dBA with standard construction techniques.

Project-related impacts related to consistency with applicable noise-related plans and policies would be less than significant provided:

(1) truck access is restricted to approved truck routes;
(2) construction activities incorporate feasible and practicable techniques to minimize noise impacts on adjacent uses;
(3) future noise levels generated by activities at the campus over the long term are limited to the project site, consistent with the provisions of the City Noise Ordinance; and
(4) the contractor either uses portable noise barriers for heavy equipment operations performed within 100 feet of existing residences or provides evidence as to why the use of portable noise barriers is not feasible.

Noise impacts resulting from implementation of the WVC Master Plan will include short-term and long-term impacts. Construction related noise impacts are temporary and will end once construction is complete. Development of the campus will substantially conform to the City's municipal code, including limitations on days and hours of construction activity.

Development of the campus will also result in long-term noise impacts associated with campus traffic and operation. The most notable long-term noise impacts will be from increased motor vehicle traffic associated with the students, staff and visitors traveling to and from the college. Project-related traffic will generate no audible noise increases along project roadways at buildout of the Master Plan.

Cumulative Impacts

As noted throughout, post-development on-site noise and that generated by traffic on local streets will make contributions to the increases in ambient noise levels. However, these impacts are expected to be detectable. Also relevant is the limited additional development potential in the planning area. If construction traffic of both the Jul and campus project was generated at the same time and using the same roadways, the greatest short-term noise source, the increase in the total traffic volume would not result in a perceptible increase in the noise levels generated along those roadways. On-campus noise during normal operations are also negligible. The adjoining Jul residential project's primary access will be from Baristo Road and peak hour traffic the project will generate is low. Therefore, the cumulative noise impacts associated with development and operation of the Phase I Project and the Campus Master Plan would be less than significant.

3. Mitigation Measures

The implementation of the COD WVC Master Plan, including the Phase I Project, will generate noise from short-term demolition and construction, and from long-term operation. However, with proper development management, including practices set forth below, impacts to the surrounding noise environment will be less than significant. None of the noise impacts associated with this project are expected to be significant with the application of common, programmatic measures imposed on all development, and therefore specific mitigation is not required. Nonetheless, in order to assure that potential noise intrusions are avoided or minimized, the following general control requirements shall be implemented.

1. The contractors responsible for implementing the proposed project shall comply with all applicable federal, state and local laws related to noise. Cal OSHA implements the Occupational Health and Safety Act of 1970 (29 Code of Federal Regulations [CFR] 1910.95), which regulates the exposure of workers over an 8-hour workday where noise levels exceed 90 dBA. Hearing protection will be required in areas where the noise exposure exceeds 85 dBA and these areas shall be posted as "high noise areas."

2. Noise and groundborne vibration impacts during demolition and construction activities shall be regulated through compliance with the Construction Site Regulations (Section 8.04.220 of the Palm Springs Municipal Code), the environmental specifications in the construction contract, and the Noise Control Act of 1972, which sets noise emission standards for construction machinery.

3. If the demolition or construction noise produced at the property line disturbs the peace and quiet of any person of normal sensitivity, the contractor shall comply with the Construction Site Regulations set forth in the Palm Springs Municipal Code (Section 8.04.220) which limit construction work to the hours between 7:00 a.m. and 7:00 p.m. on weekdays and between 8:00 a.m. and 5:00 p.m. on Saturdays and prohibit construction work on Sundays and six national holidays. Stationary sources of noise shall comply with the provisions of the City of Palm Springs Noise Ordinance.

4. To protect residential areas and other sensitive land uses, and to minimize impacts associated with exposure to excessive noise all practicable noise reducing measures shall be incorporated in the construction specifications to ensure that the potential for adverse noise impacts on the adjacent community is reduced to the maximum extent feasible. These include the following:

    a. All construction equipment and associated noise control equipment shall be maintained in proper working order in accordance with the manufacturers' specifications.
    b. During the demolition and construction activities, a contact person shall be designated to investigate, document, evaluate, and attempt to resolve legitimate project-related noise complaints. This person's name and contact information shall be posted conspicuously at the site during the demolition and construction activities. The designated contact person shall contact individuals making a complaint within 24 hours to determine the noise source that resulted in the complaint and then implement all feasible measures to reduce the noise at the source.

    c. The staging of concrete mixer trucks adjacent to noise-sensitive residential areas west and north of the project site shall be prohibited prior to 7:00 a.m. on weekdays and prior to 8:00 a.m. on Saturdays.
    d. The staging of haul trucks required to remove building debris and other excavated materials adjacent to noise-sensitive areas west and north of the project site shall be prohibited prior to 7:00 a.m. on weekdays and prior to 8:00 a.m. on Saturdays.
    e. The on-site staging and routing of heavy construction equipment shall minimize the need for heavy vehicles to travel in reverse within the site to avoid the activation of continuous vehicle reverse warning alarms, which are one of the most commonly cited nuisance noises associated with construction activities. These alarms generate 1000 Hertz pure tone beeps at 97 to 112 dBA, which exceeds the noise levels associated with long-term hearing loss.
    f. Prior to issuance of grading or building permits, the contractor shall identify the site-specific measures to be implemented to attenuate construction noise levels during demolition and construction activities per the environmental specifications in the construction contract. These specifications may include but are not limited to the following:
        - The contractor shall comply with all local sound control and noise level rules, regulations and

ordinances which apply to any and all work performed pursuant to the contract.
- All feasible best practice demolition and construction techniques shall be implemented to minimize noise impacts on adjacent noise-sensitive land uses.
- A construction truck routing plan shall be developed and submitted to the City of Palm Springs for review and approval that demonstrates, to the extent feasible, avoidance of routes with adjacent noise-sensitive receptors.
- Every effort shall be made to create the greatest distance between noise sources and sensitive receptors during construction activities.
- Stockpiling and vehicle staging areas shall be located as far as practical from noise-sensitive receptors.
- Parking, refueling and servicing operations for all heavy equipment and on-site construction vehicles shall be located as far as practical from existing homes, churches, and other noise-sensitive land uses.
- Stationary equipment shall be placed such that emitted noise is directed away from noise-sensitive receptors.
- The noisiest construction operations shall be arranged to occur together in the construction program to avoid continuing periods of greater annoyance.

5. Prior to the issuance of building permits, the architect shall demonstrate to the COD's satisfaction that the structures to be constructed within the site shall incorporate noise reduction features sufficient to achieve the City of Palm Springs noise standards.

Residual Impacts

There will be limited residual impacts to the ambient noise environment once the Phase I Project is completed. While the buildout of the campus will occur over phases of several years. Construction noise, when it occurs, will be short-term and during the least sensitive times of the day. The additional recommended measures will further ensure that residual impacts are avoided or minimized.

Mitigation Monitoring and Reporting Program

Pre-Construction

A. Acoustical analysis conducted during design and specific building design for new development shall take into consideration the following:
   - Perimeter wall and landscape designs that effectively implement all applicable mitigation
   - measures set forth above;
   - Careful consideration of selection and placement of mechanical equipment for all buildings;
   - Mechanical equipment and truck loading/unloading areas shall be shielded and buffered.

   Responsible Parties: COD, Acoustical Engineer, Architect

B. Acceptable truck/construction equipment routes shall be designated, as appropriate.
   Responsible Parties: COD, Construction Manager, Program Manager

During Demolition and Construction

C. Assure that functional mufflers are installed on all equipment.
   Responsible Parties: Construction Manager, Grading Contractor

D. Assure that designated truck routes are being used.
   Responsible Parties: Construction Manager, Grading Contractor, Project Manager

E. Assure that operation of construction equipment takes place only during hours set forth in the City Municipal Code, except in emergencies.
Responsible Parties: Construction Manager, Grading Contractor, Project Manager

J. Cultural and Paleontological Resources

Introduction
This section of the EIR addresses the potential for cultural and paleontological resources to occur on the proposed West Valley Campus site. It also analyzes project-related impacts and includes mitigation measures, where needed. A variety of resources were reviewed for this assessment, including City building records for the ma,, and cultural architectural surveys conducted on adjoining lands.

Thresholds of Significance/Criteria for Determining Significance
Federal, state, and local thresholds or criteria have been used to evaluate the significance of project-related impacts on cultural resources.

<u>CEQA Guidelines</u>
The California Environmental Quality Act (CEQA) prescribes how the Lead Agency must address issues related to archaeological, historic, and paleontological resources. The CEQA Guidelines state that the term “historical resources” applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources. The definition also includes resources included in a local register of historical resources or identified as significant in an historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code. According to Public Resources Code Section 5020.1, “historical resources” include, but are not limited to an object, building site, area, place, record, or manuscript that is historically or archaeologically significant.

According to Appendix G of the CEQA Guidelines[107], the project would have a significant effect on cultural or paleontological resources if it would:
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

b. Cause a substantial adverse change in the significance of an archaeological resources pursuant to § 15064.5?

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

d. Disturb any human remains, including those interred outside of formal cemeteries?

Paleontological resources can be considered to be of significant scientific interest if they meet one or more of the following criteria:[108]

a) The fossils provide information on the evolutionary relationship and developmental trends exhibited among organisms, living or extinct;

b) The fossils provide data useful in determining the age(s) of rock unit or sedimentary stratum, including data important in determining the depositional history of the region and the timing of geological events herein;

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107 Appendix G: Environmental Checklist Form, “California Environmental Quality Act (CEQA) Statute and Guidelines,” 2015.
108 “CEQA and Fossil Preservation in California,” Environmental Monitor Fall:4-10, Association of Environmental Professionals, prepared by Eric Scott and Kathleen Springs, 2003.

c) The fossils provide data regarding the development of biological communities or the interaction between paleontological and paleozoological biotas;

d) The fossils demonstrate unusual or spectacular circumstances in the history of life; and/or

e) The fossils are in short supply and/or in danger or being depleted or destroyed by the elements, vandalism, or commercial exploitation, and are not found in other geographic locations.

National Historic Preservation Act
The Advisory Council on Historic Preservation defines "historic properties," as "any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior" (36 CFR 800.16(1)).

The following criteria are used to determine eligibility for inclusion in the National Register. These criteria have been developed by the National Park Service as provided for in the National Historic Preservation Act. They include "districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association" and in which are present "the quality of significance in American history, architecture, archaeology, engineering, and culture" and:

a) That are associated with events that have made a significant contribution to the broad patterns of our history; or

b) That are associated with the lives of persons significant in our past; or

c) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

d) That yielded, or may be likely to yield, information important in prehistory or history (36 CFR 60.4)

Palm Springs General Plan (2007)
The following policies that address cultural and historical resources are from the Recreation, Open Space and Conservation Element of the City of Palm Springs General Plan. The policies listed below are applicable to the subject project and are intended to ensure the preservation of cultural, historical, archaeological and paleontological resources in the City.

RC10.1 Support the preservation and protection of historically, architecturally, or archaeologically significant sites, places, districts, structures, landforms, objects, native burial sites and other features.

RC10.5 Actively encourage and promote the understanding, appreciation, and preservation of the archaeological, historic, and cultural resources.

RC10.6 Maintain active communication and cooperation with the Tribal Historic Preservation Office, the Palm Springs Historic Society and other historic preservation entities.

RC10.3 Require site assessment conducted by a qualified specialist whenever information indicates (Action) that a site proposed for development may contain paleontological, historic, or archaeological resources.

1. Existing Conditions

The following discussion provides the current understanding and context of cultural resources, including paleontological, archaeological, prehistoric, and historic resources, in the project vicinity and Coachella Valley region.

Paleontological Resources

Paleontological Resources in the Coachella Valley
The West Valley Campus site is located in the northwest portion of the low-lying Coachella Valley, which is within the northwestern portion of the Colorado Desert Geomorphic province of the Sonoran Desert. The valley is the northwest extension of the Salton Trough, a major geologic feature in the region that spans from the Banning Pass south to the Gulf of California in Mexico, and contains deposits that may support paleontological resources. The Salton Trough was an extension of the Gulf of California during the late Miocene and early Pliocene eras.[109]

During the Holocene era[110], the Salton Trough contained Lake Cahuilla, a large freshwater lake with a shoreline approximately 42 feet above mean sea level. Remains of prehistoric life such as bones and teeth of fish, shells, invertebrate fossils, and other paleontological resources have been identified in Pliocene age alluvium. Therefore, it can be expected that Pliocene-aged alluvium within the Salton Trough has the potential to contain significant paleontological resources.

The San Andreas Fault system, located along the eastern margin of the Coachella Valley, is another regional geologic feature associated with paleontological importance. The fault system is responsible for the Peninsular and Traverse Ranges, including the Santa Rosa and San Jacinto Mountains, which contain some of the highest mountain elevations in the region. Scattered vertebrate fossils have been discovered in fluvial-derived sediments (deposited by rivers and streams) associated with canyons and alluvial fans of the surrounding mountain ranges. These are generally coarse materials comprised of weathered and eroded rocks, and their ability to preserve vertebrates is limited.

It is difficult for paleontologists to know for certain the quantity or quality of fossils that may be present in any given geologic unit. While fossils may be exposed at the surface by natural erosion or man-made excavations, the absence of surface fossils does not necessarily preclude them from being present in subsurface deposits. However, the presence of fossils at the surface may serve as an indicator that others may be present subsurface.

Site-Specific Paleontological Resources
The project site consists of sandy soils, specifically Myoma fine sand, 0 to 5 percent slope (MaB).[111] This type of soil is found on alluvial fans and formed in recent alluvium. Typically, the upper 18 inches is fine sand, and below this to depths of 60 inches is very fine sand and fine sand. The site is located more than one mile from the San Jacinto foothills and unlikely to harbor important paleontological resources associated with the mountains. It is located approximately 20 miles northwest of the reaches of ancient Lake Cahuilla at an elevation approximately 400 feet above sea level, well above Lake Cahuilla's high-water mark (estimated at an elevation of 42 feet). It is not within any known fresh water invertebrate fossil localities.

The site has been disturbed since at least the 1960s by excavation, grading, and development and redevelopment of the Palm Springs Mall, theaters and restaurant, and paved parking lots; therefore, the likelihood of it containing important paleontological resources is low.

Cultural Resources

Prehistory of the Coachella Valley
The Cahuilla Band of Native Americans is the most recently identifiable native culture that occupied the Coachella Valley prior to the arrival of non-Indians. The Cahuilla a Takic-speaking people, are believed to have migrated from the Great Basin region of Nevada, Utah, and eastern California into southern California approximately 2,000 to 3,000 years ago.[112, 113]

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109 The Miocene and Pliocene eras represent the periods 23 to 5.2 and 5.3 to 1.8 million years ago, respectively.
110 Modern age, 12,000 years ago to present time.
111 "Soil Survey of Riverside County, Coachella Valley Area," US Department of Agriculture Soil Conservation Service, 1980.
112 "The Cahuilla," Lowell John Bean and Lisa Bourgealt, Chelsea House Publishers, 1969.

The Coachella Valley is recognized as an historical center for the Cahuilla, whom anthropologists generally divide into three groups, based on their geographic setting. The Pass Cahuilla are identified with the San Gorgonio Pass-Palm Springs area, the Mountain Cahuilla with the San Jacinto and Santa Rosa Mountains, and the Desert Cahuilla with the eastern Coachella Valley. Cahuilla villages were concentrated along the shoreline of ancient Lake Cahuilla, within mountain canyons, and on alluvial fans. A number of surveys conducted throughout the Coachella Valley have identified a variety of cultural resources in these areas.[114]

Cahuilla lineages or clans belong to one or two main divisions of people called "moieties." Members of clans in one moiety were required to marry into clans from another moiety. Each clan had central places, or villages, as well as territories they called their own for hunting, gathering, or resource use. Clans interacted through trade, intermarriage, and ceremony.

Prior to European contact, there were large number of Cahuilla villages and rancherias in the Coachella Valley. Estimates of the Cahuilla population range between 3,600 and 10,000 people. The Cahuilla population was decimated during the 19th century as a result of contact with Europeans and associated diseases to which the Cahuilla had no immunity. Present-day Native Americans of the Pass or Desert Cahuilla heritage are affiliated with one of more of the Indian reservations in the Coachella Valley. These include the Cabazon, Torres Martinez, Augustine, Agua Caliente, and Morongo Tribes.

Site-Specific Prehistoric Resources

The Agua Caliente Band of Cahuilla Indians (ACBCI) is the nearest Native American group to the West Valley Campus site. The Agua Caliente Reservation was established in 1876 from the lineage of the Pass Cahuilla. It encompasses approximately 31,500 acres generally covering alternating Sections of land in a checkerboard pattern in the western Coachella Valley cities of Palm Springs, Cathedral City, and Rancho Mirage, as well as unincorporated Riverside County. The West Valley Campus property is not within the boundaries of the ACBCI Reservation.

Prehistoric resources, including habitation areas, pottery scatters, and lithic workshops associated with the ACBCI are known to occur in the Palm Springs area. However, the highest likelihood for their occurrence is in the foothills, canyons, and higher elevations of the San Jacinto Mountains approximately two miles west of the subject site, and Santa Rosa Mountains approximately two miles south of the site.[115] The subject property is located on the valley floor away from water, food or other resources and therefore has a low likelihood of containing prehistoric resources.

In 2004, a cultural resources study was prepared in conjunction with a development proposal on vacant land immediately east of the West Valley Campus site (site of the recently approved Jul residential development), at the northeast corner of Farrell Drive and Baristo Road.[116] The study included a field survey of the vacant property, a records search for previously identified archaeological and historic resources, and consultation with ACBCI's Cultural Resources Coordinator to request a records search in the Agua Caliente Register. Within a one-mile radius of the vacant site, which includes the West Valley Campus property, 14 previous cultural resource surveys had been previously prepared, but no prehistoric resources were identified. (One historic-era building was recorded and is discussed below.) No burial grounds are known to occur onsite.

The West Valley Campus site has been excavated, graded and developed since at least the 1960s, which further reduces the likelihood of finding important prehistoric resources onsite.

113 "Historical/Archaeological Resources Survey Report: College of the Desert Western Coachella Valley Campus Project and College Park Specific Plan," prepared by CRM Tech, May 5, 2009.
114 "Prehistoric Native American Responses to Ancient Lake Cahuilla," prepared by Jerry Schaefer, Ph. D., 2005.
115 Figure 5-5, Palm Springs General Plan, 2007.
116 "Historical/Archaeological Resources Survey Report, The Aqua Project," CRM Tech, December 7, 2004.

Archaeological and Historic Context of the Coachella Valley

The first noted European explorers in the Coachella Valley were Jose Romero, Jose Maria Estudillo, and Romauldo Pacheco. They traveled through the Coachella Valley on expeditions searching for a route to Yuma, Arizona between 1823 and 1825.

In 1862, the Cocomaricopa Trail, an ancient Native American trade route, was "discovered" by William David Bradshaw and subsequently referred to as the Bradshaw Trail. During the 1860s and 1870s, until the completion of the Southern Pacific Railroad (now Union Pacific), the Bradshaw Trail, which passed through Palm Springs, was the primary thoroughfare between southern California and the Colorado River. This historic wagon road followed a path similar to present-day State Highway 111, located west of the Master Plan site.

In the 1870s, with the establishment of railroad stations along the Southern Pacific Railroad, settlement of the Coachella Valley by peoples of European decent began. The Homestead Act, the Desert Land Act, and other federal land laws in the 1880s further expanded settlement. Artisan wells served to establish farming as the primary economic activity in the valley. Near the turn of the century, the Arabian date palm (*Phoenix dactylifera*) was introduced to the Coachella Valley and was firmly established as an economic resource within a decade.

In 1872, John Guthrie McCallum began purchasing land in the valley, which led to early development efforts in what is now Palm Springs. Originally surveyed and subdivided in 1884, the town was called "Palm City" until it was re-surveyed in 1887 and renamed Palm Springs. In 1892, Dr. Welwood Murray leased the Agua Caliente hot springs from the local Cahuilla and established a health resort. The tourist industry in the valley began in the 1920s with the development of equestrian camps, resort hotels, and eventually country clubs. This industry gradually expanded throughout the valley, resulting in the valley's present-day reputation as a world-class resort destination.

Site-Specific Archaeological and Historic Resources

As a part of this assessment, a literature search was conducted for the subject property and the surrounding area by CRM TECH.[117] According to Eastern Information Center (EIC) records, the project site has not been surveyed systematically for cultural resources, and no cultural resources had been recorded within the project boundaries. Within the one-mile scope of the records search, EIC records show more than 33 previous cultural resources studies on various tracts of land and linear features, including a 2004 survey on the adjacent property to the east (see Exhibit III-13, below). As a result of these studies, seven historical/archaeological sites have been recorded within the one-mile radius, all of them dating to the historic period.

Among these were two sites consisting of remnants of the World War II-era U.S. Army airfield in Palm Spring, which eventually evolved into the present-day Palm Springs International Airport. One of them, 33-015329, was recorded on the adjacent property to the east, across Farrell Drive, and was found to be eligible for local historical designation (Tang et al 2006). Three other sites represented foundational remains located in Section 14 to the west, likely relics from a controversial "slum abatement" effort by the City of Palm Springs on the Agua Caliente Indian Reservation in the 1950s and early 1960s (Monmaney 2001).

Palm Springs High School: Another recorded site, designated 33-007568, represented the 1938-1946 vintage Palm Springs High School, located just to the south of the project area, across Baristo Road. A recent study commissioned by the Palm Springs Unified School District has concluded that four buildings on the campus, including the auditorium, the cafeteria, the library, and the former administration building, are eligible for listing in the National Register of Historic Places and/or the California Register of Historic Resources (Daly 2013:35).

117 "Historical/Archaeological Resources Records Search -Desert Community College District West Valley Campus Project, CRM Tech. June 18, 2015.

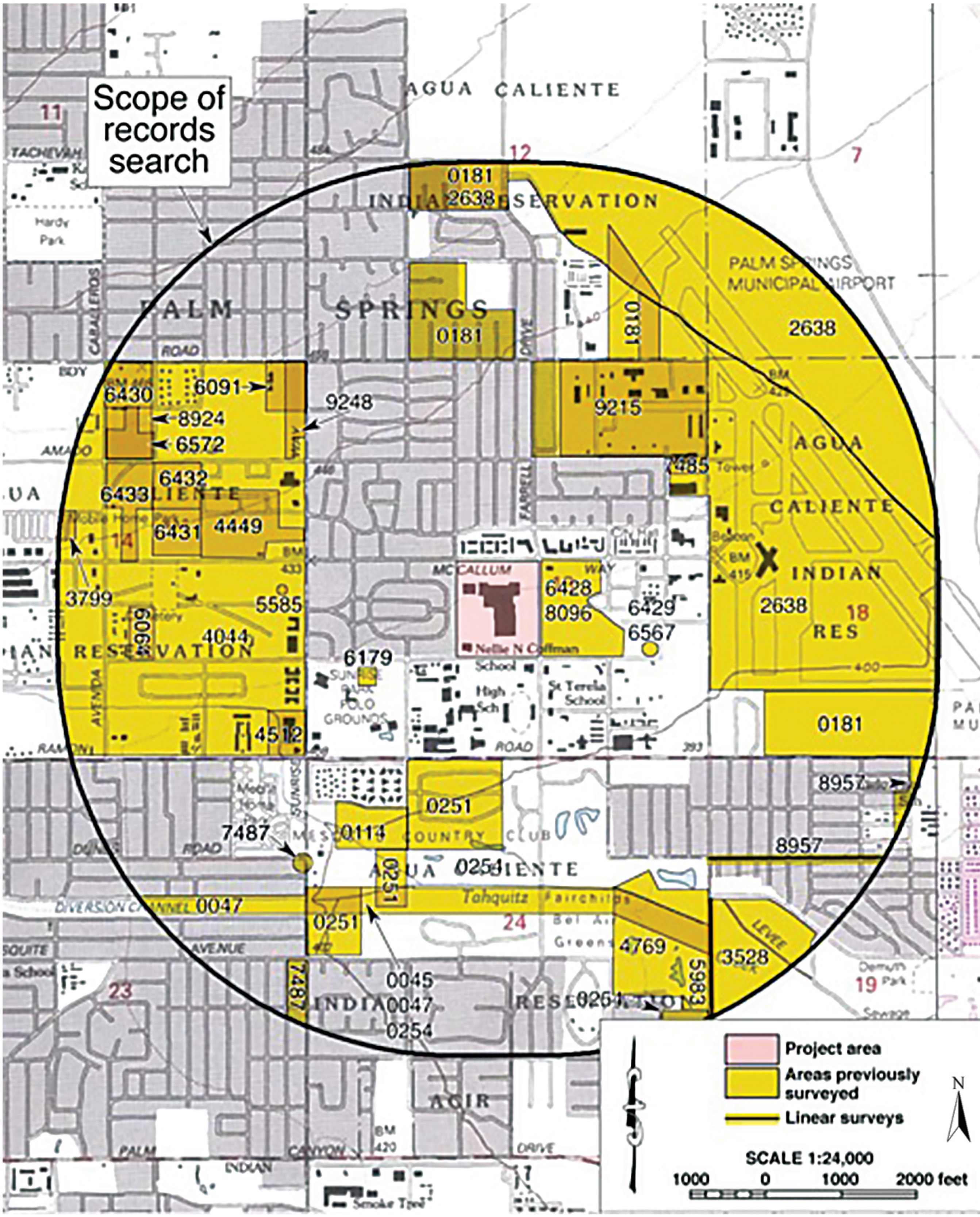
The administration building was designed by E. Stewart Williams, was constructed in 1962 and is considered a "*study of conflicting elements in a single horizontal plane bound by the roof line and foundation*."[118] It is also considered "*an excellent example of an interpretation of the International style of architecture*".[119]

According to historic maps, the project area apparently remained undeveloped throughout the 1850s-1950s era (Figs. 3-6). Other than the emergence of present-day Tahquitz Canyon Way (formerly McCallum Way) and Farrell Drive, along with a north-south dirt road that crossed the project area in the early 1940s, the project area received little direct impact from the rapid growth of Palm Springs as a desert resort during the early 20th century. The Palm Springs Mall, which opened in 1970 (COD 2014:8), evidently represented the first development to occur within the project boundaries.

In summary, no cultural resources have been recorded within the project area, although two sites of recognized historic significance, presenting four buildings on the Palm Springs High School campus and the remnants of the U.S. Army airfield in Palm Springs, have been recorded on surrounding properties to the south and the east. While the project area has not been surveyed for cultural resources, the lack of evidence of settlement and development activities between the 1850s and the 1950s and the extensive ground disturbances associated with the construction of the existing buildings and the surrounding parking lot around 1970 suggest that the project area is relatively low in sensitivity for archaeological resources from both the prehistoric and the historic periods.

Palm Springs Army Airfield: During World War II, the easternmost portion of the West Valley Campus site served as part of the Palm Springs Army Air Field that supported war-time military aircraft efforts. In 2004 and 2006, the vacant property immediately east of the West Valley Campus site was evaluated for cultural resources.[120]

118 "Historical Resources Assessment Report of Palm Springs High School", Daly & Associates. March 2013.
119 Ibid.
120 "Proposal to the Palm Springs Board of Historic Site Preservation," James Toenjes, June 13, 2006; Letter from Bai "Tom" Tang, CRM Tech, to Greg Trousdell, Palm Springs Modern Homes, July 14, 2006.



Source: CRM Tech, 8.2015

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College of the Desert - West Valley Campus
Cultural Resources Studies Map
Palm Springs, California

Exhibit
III-13

It was found to contain partial remnants of aircraft taxiways, a building foundation, and 3 concrete, 60-foot wide aircraft tie-downs or "hardstands." Air field plans and historic aerial photos dated 1943 show that the easternmost portion of the West Valley Campus site, adjacent to Farrell Drive, also contained portions of the taxiway and several hardstands and buildings on the air base. These features have since been destroyed and removed by grading and development of the site. The features remaining on the property immediately east of the West Valley Campus site are not eligible for listing on the National Register of Historic Places or the California Register of Historic Places due to a loss of historic integrity,[121] nor are they designated as a City historic site.[122]

No other archaeological or historic features are known to have been located on the subject property. The general area in which the site is located is not known to contain historic archaeological sites, as identified in the Palm Springs General Plan.[123] The 2004 and 2015 cultural resources records searches that evaluated the vacant site immediately east of the West Valley Campus site identified one historic-era building within a one-mile radius of the vacant site.[124]

Building permit and other 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. The Palm Springs Mall opened as a covered shopping mall in 1970 with San-Diego-based Walker-Scott and other retailers. It has undergone extensive interior and exterior renovations over many years, the most significant of which occurred in the 1980s. Significant changes to the entrances, in particular, have altered the original design and appearance. The architectural style is typical of that time period and consists of a series of box-like building sections with extensive areas of flat, unarticulated façade.

The mall currently (2015) encompasses approximately 332,000 square feet. The remainder of the subject property includes the Camelot Festival Theaters and the Jack in the Box fast food restaurant, paved parking lots and limited urban landscaping. The Palm Springs Mall and the surrounding area are not part of a locally designated historic district and is not identified as historically unique or significant on any national, state, or local historic registers.

2. Project Impacts

As noted, no unique or designated paleontological, prehistoric, or historic resources are known to occur on or in the immediate vicinity of the campus site. Neither is the site expected to harbor such resources.

Phase I Impacts

<u>Paleontological Resources</u>
The Phase I project will result in demolition of the existing Palm Springs Mall and much of the surrounding parking lot. Given that the site was previously disturbed by excavation and construction, and that it is comprised of sandy soils and recently-deposited alluvium, there is a low likelihood that the project will impact paleontological resources. Nonetheless, if underlying soils consist of older sediment, the potential for impacts to paleontological resources increases. Mitigation measures are set forth below to ensure that impacts are reduced to less than significant levels.

<u>Prehistoric Resources</u>
For many centuries, the Coachella Valley has been home to Native American peoples, including the Takic-speaking Cahuilla tribe. The project site is located on the valley floor, approximately two or more miles away from the mountainous canyons and foothills that were traditionally occupied by tribal people. No prehistoric resources or burial grounds have been identified onsite or in the project vicinity. The site was excavated, graded,

[121] Letter from Bai "Tom" Tang, CRM Tech, to Greg Trousdell, Palm Springs Modern Homes, July 14, 2006.
[122] Class 1 and Class 2 Historic Sites and Historic Districts, City of Palm Springs.
[123] Figure 5-6, Palm Springs General Plan, 2007.
[124] "Historical/Archaeological Resources Survey Report, The Aqua Project," CRM Tech, December 7, 2004.

and developed since at least the 1960s and is unlikely to contain prehistoric resources. Nonetheless, if underlying soils consist of older sediment, the potential for impacts to paleontological resources increases. Mitigation measures are set forth below to ensure that impacts are reduced to less than significant levels.

Archaeological and Historic Resources
No historically designated buildings, districts, structures, or other features are located onsite, although historically significant buildings eligible for listing in the Federal Register of Historic Places have been identified on the high school property. The nearest is the E. Stewart Williams building located at the southwest corner of Farrell Drive and Baristo Road, which is considered an important example of an interpreted International Style design. No other historically designated buildings, districts, structures, or other features are known to have occurred on the subject property or in the vicinity.

The architectural design proposed for the Phase I Project identify with the local interpretations of the International Style as embodied in the "Palm Springs Mid-Century Modern" style. The Phase I project is expected to complement the Stewart building. The Phase I project will have a less than significant impact on historic resources in the area.

There is a low probability of cultural resources occurring on the subject property, its current and long-term state as an excavated, graded, and developed property, and with no remnants of the World War II air base features remaining. Implementation of the Phase I project will not have a significant adverse impact on significant cultural resources and have no impact on historic or archaeological resources.

Nonetheless, should any cultural or archaeological resources be uncovered during the construction process, the following mitigation measures shall apply in order to reduce potential impacts to cultural resources to levels below significance.

Master Plan Buildout Impacts

Paleontological Resources
The existing Palm Springs Mall and much of the surrounding parking lot will have been demolished as part of the Phase I project, leaving the site heavily disturbed. Therefore, there is a low likelihood that buildout of the Master Plan will impact paleontological resources. Nonetheless, if additional groundwork is required for Master Plan Buildout, the mitigation measures are set forth below to ensure that impacts are reduced to less than significant levels.

Prehistoric Resources
No prehistoric resources or burial grounds have been identified onsite or in the project vicinity. The site was excavated, graded, and developed since at least the 1960s, including Phase I impacts, and is unlikely to contain prehistoric resources. In the event that additional groundwork is required for buildout of the Master Plan, mitigation measures are set forth below to ensure that impacts are reduced to less than significant levels.

Archaeological and Historic Resources
As previously discussed, the E. Stewart Williams building located on the high school property was identified as a historically significant building eligible for listing in the Federal Register of Historic Places. The Steward building is considered an important example of an interpreted International Style design. The design guidelines and standards set forth in proposed Campus Master Plan identify with the local interpretations of the International Style as embodied in the "Palm Springs Mid-Century Modern" style. Development of the Master Plan is expected to complement the Stewart building. Therefore, Master Plan Buildout will have a less than significant impact on historic resources in the area.

There is a low probability of cultural resources occurring on the subject property, its current and long-term state as an excavated, graded, and developed property, and with no remnants of the World War II air base features remaining. Buildout of the proposed campus master plan will not have a significant adverse impact on significant cultural resources and have no impact on historic or archaeological resources.

Nonetheless, should any cultural or archaeological resources be uncovered during the construction process, the following mitigation measures shall apply in order to reduce potential impacts to cultural resources to levels below significance.

Cumulative Impacts

The approved Jul residential project will have a less than significant, if not negligible impact, on cultural resources. The Jul project site underwent previous site surveys in 2004 and 2006. The ultimate findings were that the subject property contains three (3) World War II-era airplane "hardstands" or "tie-downs," remnants of an asphalt taxiway, and a structural foundation. Mitigation measures were provided in the Jul CEQA document (Initial Study) resulting in less than significant impacts after mitigation. Therefore, cumulative impacts will be less than significant.

3. Mitigation Measures

The following measures are provided to ensure that no significant adverse impacts occur to undiscovered cultural resources.

1. Should buried cultural materials be discovered during grading and/or other construction activities, all work in that area shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the find and, as appropriate, conduct resource recovery and/or documentation of said resource.

2. Should buried human remains be discovered during grading or site development, in accordance with State law, the County coroner shall be contacted. If the remains are determined to be of Native American heritage, the Native American Heritage Commission and the Agua Caliente Band of Cahuilla Indians shall be contacted to determine the Most Likely Descendant (MLD). COD shall work with the designated MLD to determine the final disposition of the remains.

3. Should paleontological resources be discovered, the monitor shall, upon discovery of any fossils, quickly salvage them as they are unearthed to avoid construction delays. The monitor shall remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall have the authority to temporarily halt or divert grading and excavation equipment to allow for removal of abundant or large specimens.

Mitigation Monitoring and Reporting Program

A. Prior to the issuance of a grading or excavation authorization for any portion of the planning area, a resources management and/or recovery program shall be prepared, if warranted, and submitted to the COD Program Manager for review and approval. Said management and/or recovery program shall be implemented before grading or other site disturbance is permitted.
Responsible Party: COD, Program Manager, Archaeologist

K. Recreational Resources

Introduction
This section of the EIR describes existing recreational resources in the immediate project vicinity, the City of Palm Springs, and the broader region. It analyzes potential project-related impacts and sets forth mitigation measures, where necessary, to minimize impacts to recreational resources to less than significant levels.

Thresholds of Significance/Criteria for Determining Significance
The following criteria have been used to evaluate the potential for project-related impacts and to establish appropriate mitigation measures where necessary. They are drawn from Appendix G: Environmental Checklist Form of the California Environmental Quality Act (CEQA)[125] and the Palm Springs General Plan.

CEQA Guidelines
Project impacts associated with recreational resources are considered significant if:

XV.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?

Palm Springs General Plan (2007)
The following policies which address recreational resources are drawn from the following City General Plan elements: Land Use; Housing; Circulation; Recreation, Conservation and Open Space; and Safety.

LU1.12 Ensure that land uses maintain and expand parks, recreational trails, bikeways, and pedestrian corridors and linkages throughout the City and between Palm Springs and adjacent municipalities.

LU7.8 Provide and maintain a variety of outdoor recreational opportunities and venues and encourage the development of eco-tourism.

LU9.11 Promote recreational use through the development of a system of trails. Pursue easements or other mechanisms to ensure long-term viability and access to existing trails and trailheads.

HS1.4 Ensure new residential projects are adequately served by park and recreation, libraries, sanitary and storm sewers, transportation, public safety, and other public services and facilities.

CR6.4 Utilize bicycle and hiking trails as a means of providing recreational and educational experiences by connecting to various parks and public facilities throughout the City.

CD12.1 Integrate interactive, visually pleasing, and convenient gathering places—including plazas, pedestrian areas, and recreational open spaces—into the City's design.

CD29.10 Become a conservation leader in the Coachella Valley with respect to resource conservation in parks, medians, greenbelts, and public buildings.

RC1.1 Develop high-quality park, trail, and recreational facilities that meet the varied needs of children, adults, seniors, and people with disabilities.

RC1.2 Ensure that a minimum of five acres of developed parkland are provided for every 1,000 residents in Palm Springs.

125 "California Environmental Quality Act (CEQA) Statute and Guidelines," Appendix G: Environmental Checklist Form, 2014.

RC1.3 Locate and distribute parks in such a manner to serve residential areas in terms of both distance and residential density.

RC1.4 Establish and strengthen partnerships with the school district for the joint use, maintenance, and development of school facilities for parks, educational programs, and recreational use.

RC1.5 Encourage variety in the design and intended function of park and recreational facilities to reflect the needs of the community.

RC2.1 Ensure that parks are safe by using the latest in playground design and technology, minimizing conflicts created by incompatible land uses, and cooperating with the Police Department.

RC2.2 Encourage broad-based community and neighborhood support and ownership of local parks by creating an adopt-a-park program made up of volunteers.

RC2.5 Ensure that parks and recreational facilities are fully accessible to people of all ages and abilities, including people with disabilities.

RC3.6 Work with the City’s Park and Recreation Commission to define park and recreation needs, strategic priorities, and recreational programs for the community.

RC4.7 Ensure that the location of existing and proposed trails and trailheads are evaluated with each proposed subdivision or tract map and that the appropriate easements are established to preserve those trails.

RC5.1 Institute joint agreements and encroachment permits, where possible, with the public and private sectors (e.g., utility companies, water districts, development companies, and homeowners associations) that control easements and unused rights-of-way for the purpose of incorporating such land into permanent trail linkages throughout the City.

RC6.1 Ensure that adequate public funds are available to pay for the full costs of acquiring land, building facilities, and maintaining new parks, trails, and recreational amenities.

RC6.2 Pursue funding to address the existing shortage of parks, trails, and recreational facilities through grants, bond measures, locally adopted special taxes, or partnerships with local organizations.

1. Existing Conditions

The proposed COD West Valley Campus is located in a region with access to a variety of recreational resources ranging from national and state parks to regional and local community parks and trails. The Coachella Valley is also home to numerous world-class golf courses and international golf and tennis tournaments.

City Parks and Recreation Facilities[126]

The City Parks and Recreation Department administers City-owned parks. The City of Palm Springs owns and maintains approximately 163 acres of parkland and 1,353 acres of golf course, as well as bike paths, greenways, and open spaces to serve the recreational needs of its residents.

[126] Palm Springs 2007 General Plan.

Local parks are designed to serve residents within a one-quarter to one-half mile radius of the park, and include Frances Stevens and Baristo Parks.

- Frances Stevens Park (1.2 acres) is adjacent to the Downtown and accommodates art, history, and cultural events and activities.
- Baristo Park (2 acres) is located in a residential neighborhood and includes playground, basketball, and picnic facilities.

The City also maintains three *specialty parks* that serve special recreational needs.

- The Village Green Heritage Center (0.4 acres) is located in downtown Palm Springs and includes the Village Green Museum, McCallum Adobe, and Miss Cornelia's "Little House," each of which offer historic information about nineteenth-century Palm Springs.

- The Wellness Park (5 acres) is located near Desert Medical Center and includes exercise stations, pedestrian paths, and meditation gardens. It also demonstrates water conservation landscaping techniques.
- The Palm Springs Dog Park (1.6 acres) offers open space for dogs and their handlers and accessory features, including shade structures, picnic benches, and drinking fountains.

Two *neighborhood parks* serve residents within about a one-half mile radius, and both include playgrounds, sports fields and courts, picnic areas, and open space.

- Ruth Hardy Park (21 acres) serves central Palm Springs and is home to annual community events and fairs.
- Victoria Park (8 acres) is located along Racquet Club Road and serves northern Palm Springs.

The City maintains three *community parks*, described below:

- Desert Highland Park (18 acres) serves north Palm Springs and includes ball fields, multi-use fields, playgrounds, picnic areas, and undeveloped acreage. It also includes the James O. Jessie Desert Highland Unity Center.
- Sunrise Park (38 acres) is located less than ¼-mile southwest of the proposed COD West Valley Campus site. It includes the City Library, Swim Center, Skate Park, Palm Springs Stadium, City Park and Recreation Department offices, a community swimming pool, and the City's Leisure Center and Pavilion that provides programmed recreational activities.

- DeMuth Park (61 acres) serves the needs of organized sports leagues and includes soccer and multipurpose fields, as well as tennis and volleyball courts, playgrounds, and picnic areas.

The City owns the 36-hole Tahquitz Creek Golf Resort, and eleven other golf courses are located in Palm Springs. It also maintains passive recreational facilities, including landscaped greenbelts, walking paths, and open spaces. Equestrian and four-wheel drive vehicle access is allowed on some trails.

A network of existing and planned bicycle pathways has been established, and General Plan designated bikeways are located throughout the city. In the immediate project vicinity, they include the following[127]:

- (existing) Class II bike lane on East Tahquitz Canyon Way
- (planned) top-priority Class II bike lane on Baristo Road
- (planned) top-priority Class III bike route on South Farrell Drive

127 Figure 4-5, Palm Springs 2007 General Plan.

Regional Parks and Recreation Facilities

The Coachella Valley is home to numerous regional parks and thousands of acres of protected open space. Those that are closest and most relevant to the proposed project are described below.

The *Santa Rosa and San Jacinto Mountains National Monument* encompasses approximately 280,000 acres immediately west and south of Palm Springs and approximately 2 miles west of the COD West Valley Campus site.[128] It was established in 2000 to preserve the unique scenic, recreational, biological, geologic, and cultural values of the Santa Rosa and San Jacinto Mountains. The monument includes a visitor center and numerous hiking, biking, and equestrian trails in remote and challenging landscapes. It also harbors prehistoric trails and archaeological sites of the Cahuilla Indians who once inhabited the Santa Rosa Mountains.

Mount San Jacinto State Park and State Wilderness is located high in the San Jacinto Mountains, immediately west of Palm Springs. It includes 14,000 acres and is dominated by San Jacinto Peak that rises nearly 11,000 feet above sea level and is the second highest point in southern California.[129] The park includes the Palm Springs Aerial Tramway, archaeological trails of the Cahuilla Indians, and numerous wilderness camping and hiking opportunities.

Indian Canyons Heritage Park contains approximately 400 acres near the base of the San Jacinto Mountains near southern Palm Springs. The park is owned by the Agua Caliente Band of Cahuilla Indians and contains unique pre-Columbian cultural and historic resources, including rock art, house pits and foundations, ceremonial sites, trails, and food processing sites. Its terrain is characterized by steep rocky canyons and fan palm oases.

Arts and Entertainment

A variety of performing arts venues are located in Palm Springs. The most relevant to the proposed campus is *Camelot Theatre*, located on the southwesterly portion of the subject property. The theatre opened in 1967 and was fully renovated in 1999. The 3-screen movie house and entertainment complex features unique, independent, and rare films, and is home to several film festivals, including the annual Palm Springs International Film Festival.

The Camelot Festival Theatre's location on the proposed West Valley Campus site provides opportunities for collaborative study and work experiences for students enrolled in the Theater Arts, Hospitality, and other related educational programs.

2. Project Impacts

The proposed COD West Valley Campus site is located in central Palm Springs and in close proximity to numerous parks and recreational facilities. It is less than ¼-mile northeast of Sunrise Park, and approximately 1¼ miles northwest of DeMuth Park. Existing and planned bike paths extend along East Tahquitz Canyon Way, South Farrell Drive, and Baristo Road adjacent to the property's northerly, easterly, and southerly boundaries. The Tahquitz Creek multi-purpose path is located approximately ¾ miles to the southwest. The Camelot Festival Theatre is located on the southwest corner of the subject property.

Phase I Project Impacts

The Phase I project will result in the development of 50,000± square feet of building space, and new recreational facilities will be limited to a centrally located campus quad, courtyards, and other passive gathering spaces. Phase I is expected to serve an estimated student population of 200 full-time equivalent students (FTES). While the students may increase the usage of existing City and regional parks and recreational facilities to some extent,

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128 "Santa Rosa and San Jacinto Mountains National Monument," California National Conservation Lands, website accessed November 10, 2014.

129 California Department of Parks and Recreation, website, accessed November 10, 2014.

impacts will be less than significant given the relatively limited size of the student population, and no new facilities or upgrades to existing facilities will be necessary. COD athletic programs, which will continue to operate from the Palm Desert campus, will be available to Phase I students.

Master Plan Buildout Impacts

The proposed project will consist of a compact "urban" campus with limited on-site recreational facilities. At build out, it will accommodate approximately 3,000 FTES, as well as several hundred faculty and staff. There will be no on-campus housing. Nonetheless, students and staff will have access to a broad range of local and regional recreation opportunities, including hiking, backpacking, bicycling, and equestrian facilities.

The project may modestly increase the usage of City and regional parks and recreational facilities, particularly those in close proximity to the campus, including Sunrise Park and the existing bike path along East Tahquitz Canyon Way. However, the new campus will not require the development of new parks or recreational facilities, or the expansion of existing facilities to support the incoming student population. COD's athletic programs will continue to operate from the Palm Desert campus and will be available to future students of the West Valley Campus. Impacts to parks and recreational facilities will be less than significant.

The project will not physically impact the Camelot Festival Theatre structure, and it is anticipated that the campus and theater will occasionally benefit from reciprocal parking arrangements. The attraction of new students and staff to the area could increase usage of the Theatre to some extent and will provide opportunities for collaborative educational programs between the school and theatre.

Cumulative Impacts

The approved Jul residential development has the potential to increase the City's population by 378 persons, which may marginally increase the use of City and regional recreational facilities. The project will participate in the City's parkland fee program to offset impacts associated with parks generated by the new residents of the project. Cumulative impacts associated with the proposed WVC and Phase I Project are expected to be less than significant.

3. Mitigation Measures

No mitigation measures required.

Mitigation Monitoring and Reporting Program

No mitigation monitoring and reporting program required.

L. Visual Resources

Introduction and Background

Existing visual resources in the planning area, vicinity and the region are described in this section. Potential impacts on visual resources from implementation of the COD West Valley Campus Master Plan, including its Phase I Project, are assessed and mitigation measures are set forth to reduce potential impacts where appropriate. Regional-scale planning and environmental documents, as well as documentation on existing and approved development projects in the vicinity, have been reviewed to obtain data and information used in this analysis and to evaluate the project's potential effects.[130]

The California Environmental Quality Act (CEQA) prescribes how jurisdictions must address issues related to visual/scenic resources.

Thresholds of Significance/Criteria for Determining Significance

The following thresholds or criteria are not strictly those recommended in 15064 of CEQA. They are also derived from Appendix G of CEQA, which is used to determine the level of potential effect and whether potential adverse effects can be adequately mitigated. The proposed West Valley Campus would have a significant effect on visual resources if it would:

a. Have a substantial adverse effect on a scenic vista.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

c. Substantially degrade the existing visual character or quality of the site and its surroundings.

d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area

Palm Springs General Plan Priorities and Policies

Priorities
The City General Plan sets forth the following priorities that demonstrate the importance of protecting and enhancing visual resources.

> *Preserve and uphold the high quality of architecture and the unique visual and aesthetic form in buildings and neighborhoods that distinguish Palm Springs from other cities.*

Promote the identification of unique neighborhoods while encouraging new and characteristically different neighborhood types to develop. Recognize the importance of adaptive reuse for architecturally and historically significant resources.

> *Promote development that enhances scenic views and provides both visual and physical access to the City's surrounding mountains, washes, open space, and other scenic and natural resources.*

Unparalleled natural resources can be found in and near Palm Springs. These resources add value to the City's quality of life and are an important contributor to the City's image as a destination resort.

The following General Plan goal and policies are applicable to the proposed project in addressing visual resources:

Goal: Create a safe, aesthetically pleasing community appearance that utilizes high-quality architecture—a hallmark of Palm Springs.

Policies:
CD1.3 Recognize the importance of street trees in the aesthetic appeal of residential neighborhoods and encourage the planting of street trees throughout the City's residential neighborhoods.

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[130] City of Palm Springs General Plan, adopted October 2007.

CD1.4 Implement appropriate review procedures that advance the aesthetic quality of the community through high-quality architecture, outstanding site design, and responsiveness to the desert environment.

Goal: Create clear, distinctive, and attractive gateways at key primary and secondary entry points that incorporate unique design attributes and high-quality architecture.

Policies:

CD2.3 Replace obsolete entry elements and enhance the gateways to the downtown area with the incorporation of signage, landscaping, building setbacks, architectural detailing, and other elements that reflect the high-quality architecture and design of Palm Springs.

CD2.4 Strengthen the identity of neighborhoods/districts through the addition of community gateway features, special street signs, or monuments.

Goal: Establish strong and clearly defined nodes that add to the visual quality of the City and provide activity areas/gathering places for the City's residents and visitors.

Policies:

CD3.1 Ensure that development in the above nodes is appropriate to the character and identity of the area through the use of specialized architectural styles and treatments, landscaping, signage, and other design elements at an appropriate scale and height.

CD3.4 Create a sense of arrival at nodes through the use of specialized paving, landscaping, architectural treatments, signage and lighting.

Goal: Design attractive and visually unified corridors that strengthen the City's identity while retaining their own unique design identities.

CD4.1 Utilize unifying and consistent streetscape elements—landscaped parkways and distinctive medians, regularly spaced trees, specialized lighting, street furniture, banners and public signs—to visually unify the City's major corridors.

Goal: Utilize low lighting levels to emphasize the "village" character of the community and to minimize light pollution in the Coachella Valley.

Policies:

CD11.1 Use illumination levels appropriate to the activity level or the size of the area.

CD11.2 Encourage the use of unifying and visually pleasing lighting fixtures throughout the City and on private property.

CD11.3 Encourage the incorporation of lighting into signage design when appropriate. Such lighting shall be designed to minimize glare and lighting spillage while accentuating the design of the signage. Spot, back-lit, and downward-facing lighting fixtures and internal illumination features are preferred methods of signage lighting.

CD11.4 Require that outdoor light fixtures used for flood lighting, general illumination, or advertisement be fully shielded and properly focused to minimize glare and spill light into the night sky and onto adjacent properties.

Goal: Create active, vibrant, and attractive gathering places.

Policies:
CD12.1 Integrate interactive, visually pleasing, and convenient gathering places—including plazas, pedestrian areas, and recreational open spaces—into the City's design.

Goal: Ensure that appealing and attractive walls and fencing add to the visual quality of the City's streetscapes.

Policies:
CD14.3 Encourage the use of quality materials that are appropriate to the desert climate, such as stone, stucco, plaster, and metal.

1. Existing Conditions

Regional Setting

The COD West Valley Campus site is located in the northwestern portion of the Coachella Valley. The valley is a distinct low desert basin surrounded by dramatic mountainous terrain created by the active geology of the region. The overall gradient of the valley is from northwest to southeast, gently sloping from the San Gorgonio Pass, at approximately 2,600 feet above mean sea level to the Salton Sea, which has a current surface elevation of approximately 228-feet below mean sea level.

As discussed elsewhere, the valley and the Salton Sea are located within the Salton Trough, a fault-controlled valley formed by the San Andreas Fault Zone. The Salton Trough is located within the Colorado Desert Geomorphic Province, which is bounded to the southwest by the Peninsular Ranges province, to the north by the eastern Transverse Ranges province, and to the northeast by the southeastern portion of the Mojave Desert province. The surrounding provinces contain some of the highest mountain peaks in the state and the region, and eroding sediments from these mountains have been progressively deposited over the ages into the Salton Trough.

Surrounding mountains include the San Jacinto Mountains, the foothills and slopes of which ascend from the valley floor as near as approximately 1.5 miles to the west of the planning area. At its peak, Mount San Jacinto rises to an elevation of 10,834 feet above mean sea level. To the south and southeast are the Santa Rosa Mountains, with Toro Peak at an elevation of 8,715 feet above mean sea level.

The Santa Rosa and San Jacinto Mountains National Monument, which encompasses portions of each of these mountain ranges, was established in 2000. To the north and northeast of the valley are the San Bernardino and Little San Bernardino Mountains, both with limited visible from the planning area. The valley floor is characterized by alluvial, wind and lake deposits that have accumulated over time. Emanating from the mouths of mountain canyons are numerous alluvial fans, such as the Tahquitz Canyon located immediately west of the planning area.

Planning Area Existing Conditions

The West Valley Campus planning area encompasses 29± acres. The site and surrounding area lie of a gentle sloping gradient that in the immediate vicinity is from northwest to southeast. The highest portion of the project site is at an elevation of approximately 427± feet above mean sea level and the lowest elevation is 413± feet, which is about an 8% slope across this site. The site and the surrounding areas has previously been graded, excavated and leveled for existing urban development.

The existing Palm Springs Mall is located in the north-central portion of the site. The building ranges from approximately 24 to 35 feet in height and includes single and two-story development. The east elevation of the mall is approximately 175 feet from the Farrell Drive right of way. The western most portions of the mall are less than 60 feet from the property line shared with single-family residences. Mall distances to Tahquitz Canyon Way and Baristo Road are 230 and 250 feet, respectively. The effects of the mall on major viewshed to the west, northwest and southwest are shown in the visual simulations that follow.

Although utility lines in new development are undergrounded in compliance with City requirements, there remain aerial utility lines along the western boundary of the proposed WVC site that continue west along Baristo Road, and which pre-date these requirements. Buildings and landscaping comprise the balance of the viewshed and obstruct mountain views to varying degrees.

Views in the planning area are dominated by the foothills, ridges and peaks of the San Jacinto Mountains to the west, the Santa Rosa Mountains to the south and southeast, and less so the San Bernardino and Little San Bernardino Mountains to the north and northeast, respectively. Many of these mountains are blanketed in snow during the winter. The dramatic contrast provided by the valley floor and the steep foothills and mountains create an important visual backdrop for the project area.

Major sources of light in the area include streetlights, athletic field and ball field lights, and safety and security lighting associated with the high school and the on-site retail mall, theaters and fast food restaurant. The high school uses high luminance floodlights for the football field to the immediate south. To the west, the Palm Springs baseball farm club stadium also relies on high intensity lighting for night games. Beyond these more intense uses of lighting, outdoor lighting levels in the project area and vicinity are relatively low to moderate, being limited to street and security lighting.

The planning area is located just north of an important mid-century modern building on the campus of Palm Springs High School and designed by E. Stewart Williams. There are no rock outcroppings and few large trees on the project site with the exception of palms and ficus in existing landscaping. There are no scenic highways in the area.[131]

In recognition of the City's natural beauty and extensive scenic views provided by its location at the base of the San Jacinto and Santa Rosa Mountains, the General Plan both encourages and sets forth policies that actively protect scenic/view corridors. The City also designates Enhanced Transportation Corridors as roadways that provide opportunities to support the City's community identity through the application of creative design treatments and consistent yet distinctive design features. None of the streets surrounding the proposed WVC site are designated as Enhanced Transportation Corridors.[132]

2. Project Impacts

The site is prominently located along Farrell Drive and Tahquitz Canyon Way, which serves as the gateway from the Palm Springs International Airport to the downtown business district. The proposed COD West Valley Campus and Phase I Project will remove the existing and largely vacant mall building and replace this building with a collection of academic, administrative and ancillary buildings, as well as a conference center and library with plazas and courtyards. As set forth in the Campus Master Plan, all campus buildings are assumed to be two-stories and with an overall height of 35 feet. Ancillary elements, including elevator shafts, ventilation and limited architectural elements may exceed this but to a limited degree. Provision is also made for buildings taller than two stories but with subsequent review and approval.

131 "City of Palm Springs General Plan," adopted October, 2007.
132 Ibid.

The core campus buildings planned for the north-central portion of the site will be substantially further set back from Farrell Drive and the residential neighborhood to the west. The Phase I Project is comprised of two academic buildings that will house classrooms, laboratories, administration and faculty offices, and will also provide ancillary uses and space. This initial phase will also include a central plant facility in the northwest corner of the core campus area. The distribution of campus buildings across the site greatly reduced the viewshed impacts that result from the existing mall and its monolithic and continuous extension especially along Farrell Drive and Tahquitz Canyon Way.

Phase I Project Impacts

Farrell Drive
Visual Simulation No. 3 evaluates the potential impacts of the core campus, including the Phase I Project, from the proposed main campus entry planned mid-block along Farrell Drive. As can be seen from the analysis, the existing mall, which is approximately 190 feet from the street right of way, has a major impact on the views of the mountains to the west.

The proposed campus master site plan moves the nearest building being approximately 360 feet west of the Farrell Drive right of way. As can be seen from the simulation, the proposed campus buildings, including the Phase I project, will greatly reduce the impacts of site development on these westerly viewsheds. In addition, the fourteen (14) additional two-story single-family homes approved for development on the east side of Farrell Drive will have improved mountain views with development of the proposed project. Therefore, impacts to these westerly viewsheds will be less than significant.

Light and Glare
The development of the Phase I project has the potential to create substantial light and glare if such issues are not carefully addressed in campus lighting design. Existing sources of light and glare include streetlights, parking lot lighting, on-building security lighting, illuminated signage, and the reflection of light off of cars and other reflective surfaces. High school athletic field lighting is a major contributor to ambient light levels. The light environment is comparable to that of a core urban area with a mix of land uses.

Building and site plans for the Phase I project have been reviewed to determine the degree to which the proposed project could adversely contribute to light and glare in the area. Parking lot and on-building security lighting need to meet minimum levels for safety and security but will be limited in extent and planned intensity. The potential for reflective glare from building facades also appears to be limited, with the extensive use of building canopies and sunscreens to shade windows from direct sunlight to the degree practicable.

The campus guidelines include low lighting levels and lighting that protects the night sky as criteria for determining appropriate lighting levels. While a detailed Phase I project lighting plan has not yet been prepared, the WVC Master Plan calls for controls on the type, size and location of a full range of lighting needs and fixtures. Master plan design guidelines call for the use of the lowest levels of lighting practicable to provide adequate illumination, visibility and safety.

Master Plan Buildout Impacts

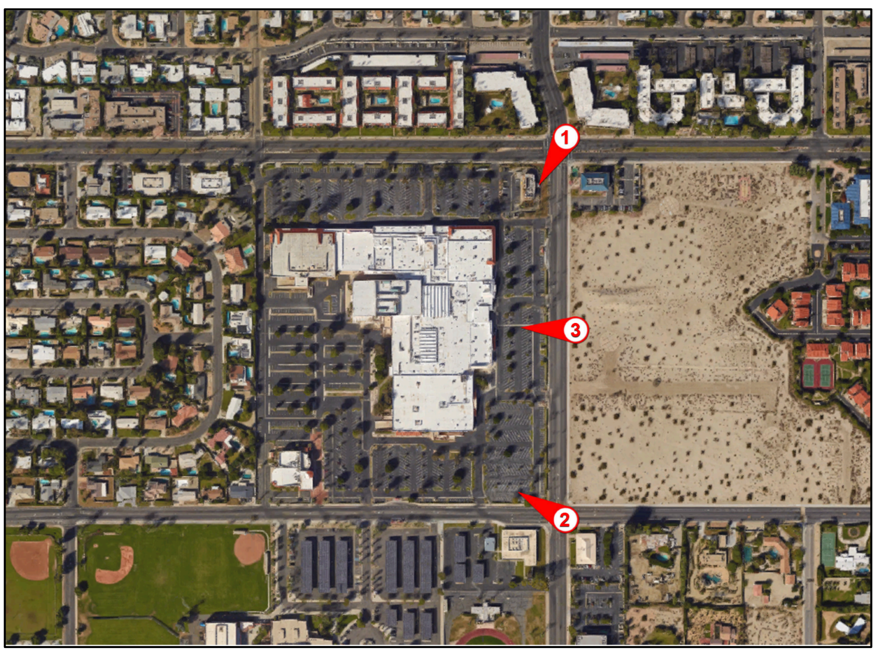
Tahquitz Canyon Way
The master site plan provides for certain buildings to be located along or near the street. Along Tahquitz Canyon Way the future conference center and library buildings will be set back approximately 40 feet from the right of way and the conference center approximately 50 feet. At 325± feet from the Tahquitz right of way, core campus area will be visible through the almost 400-foot separation between these two buildings, as will the mountains beyond.

This view window along Tahquitz, the setback of the core campus buildings and the open distribution of buildings will reduce existing impacts to viewsheds from the continuous north elevation of the mall. The effects of the existing condition and the proposed campus development along the Tahquitz Canyon Way are shown in the following Visual Simulation No. 1. From this view, the conference center will be more apparent and will obscure a portion of the mountain views beyond and currently seen above the existing mall building. Nonetheless, the additional obstruction is very limited and less than significant. The views of the mountain viewshed are substantially maintained.

Farrell Drive and Baristo Road

The other area of potential impacts is at the northwest corner of Farrell Drive and Baristo Road, where the campus master site plan calls for two-story signature buildings of yet to be determined architectural design. These buildings would be prominently placed with the corner building being approximately 20 feet behind the Farrell Drive right of way. These buildings would be comparable in scale to the two-story office buildings just south of the campus on the east side of Farrell Drive. The view to the northwest and across the subject site is currently dominated by the mall, which obscures the already limited mountain views in this direction. As shown on Visual Simulation No. 2, the proposed corner building and that to the immediate west will introduce new built elements to this viewshed, no significant mountain viewsheds will be impacted.

Exhibit III-14
Visual Simulations Key Map



The corner building may also obscure westerly views for up to three of the single-family units that back onto and are approved for development on the east side of Farrell Drive. It is important to note that only a few units are potentially affected and these residences are two-story in design, which will serve to reduce the effect of the campus buildings.

As seen from Baristo Road, the viewshed to the north is currently obscured by the mass and extent of the mall's south elevation, which does leave limited views of the top of the far removed Little San Bernardino Mountains that form the north edge of the valley. The existing theaters also obscure a small portion of the lower San Jacinto foothills to the west northwest.

The two planned campus buildings along Baristo Road and identified as Phase II – Film School on the master site plan will be located approximately 40 feet north of the Baristo Road right of way. The plan calls for a ground floor passage between these two buildings that connects to a north-south paseo facilitating pedestrian access the core campus area in the center of the site. View windows to the north on Baristo will be maintained between the Phase II buildings and the theater, and between the two buildings closest to Farrell Drive. Impacts to viewsheds along Farrell Drive and Baristo Road will be less than significant.

Farrell Drive
As previously discussed, Visual Simulation No. 3 evaluates the potential impacts of the core campus from the proposed main campus entry planned mid-block along Farrell Drive. The proposed campus master site plan moves the nearest building being approximately 360 feet west of the Farrell Drive right of way. As can be seen from the simulation, the proposed campus buildings will greatly reduce the impacts of site development on these westerly viewsheds. In addition, the fourteen (14) additional two-story single-family homes approved for development on the east side of Farrell Drive will have improved mountain views with development of the proposed project. Therefore, impacts to these westerly viewsheds will be less than significant.

Light and Glare
The development of the proposed West Valley Campus has the potential to create substantial light and glare. The existing light environment is comparable to that of a core urban area with a mix of land uses.

Building and site plans for the campus have been reviewed to determine the degree to which the proposed project could adversely contribute to light and glare in the area. Parking lot and on-building security lighting need to meet minimum levels for safety and security but will be limited in extent and planned intensity. The potential for reflective glare from building facades also appears to be limited, with the extensive use of building canopies and sunscreens to shade windows from direct sunlight to the degree practicable.

The campus guidelines include low lighting levels and lighting that protects the night sky as criteria for determining appropriate lighting levels. While a detailed campus lighting plan has not yet been prepared for all phases of the Master Plan Buildout, the WVC Master Plan calls for controls on the type, size and location of a full range of lighting needs and fixtures. Master plan design guidelines call for the use of the lowest levels of lighting practicable to provide adequate illumination, visibility and safety.

Summary of Impacts
The proposed West Valley Campus and Phase I project will not have a significant adverse impact on the viewsheds and scenic vistas surrounding the site, and in some cases will significantly improve viewshed quality. Neither will the project substantially damage such scenic resources important geologic formations or vegetation. Proposed buildings and the WVC Master Plan design guidelines ensure that campus development will complement nearby examples of mid-century modern architecture. The proposed project will not introduce significant additional light or glare to the neighborhood and implementation of the WVC design guidelines my serve to reduce overall lighting.

Existing View

Proposed View

Source: VisionScape Imagery 8.17.15

N

09.21.15

TERRA NOVA®
PLANNING & RESEARCH, INC.

College of the Desert - West Valley Campus
Visual Simulation #1
Palm Springs, California

Exhibit
III-15

Existing View

Proposed View

Source: VisionScape Imagery 8.17.15

09.21.15

TERRA NOVA®
PLANNING & RESEARCH, INC.

College of the Desert - West Valley Campus
Visual Simulation #2
Palm Springs, California

COLLEGE OF THE DESERT
1958

Exhibit
III-16

Existing View

Proposed View

Source: VisionScape Imagery 8.17.15

09.21.15

TERRA NOVA®
PLANNING & RESEARCH, INC.

College of the Desert - West Valley Campus
Visual Simulation #3
Palm Springs, California

Exhibit
III-17

3. Mitigation Measures

The WVC Master Plan addresses issues of visual and scenic resource impacts through a high standard of architectural design, prescriptive design and development standards and guidelines, and through an explicit design philosophy that values the physical setting and aesthetic values of the West Valley Campus site. These measures are briefly discussed below under "Mitigation by Design".

Avoidance/Minimization by Design: Campus Master Plan Development Guidelines
As previously discussed, the West Valley Campus Master Plan incorporates a variety of design features that will substantially limit the effects of campus development on the area's viewsheds. The effectiveness of site planning and design standards and guidelines set forth in the campus master plan has been demonstrated, and is expected to limit impacts to scenic views from public rights-of-way and nearby development to less than significant levels.

WVC Master Plan architectural design standards and guidelines are prescriptive with regard to building siting, height, massing and setbacks. Campus guidelines and Phase I Project design details also address building architecture, materials, colors and textures, and lighting within a project boundary and along any public rights-of-way. The guidelines incorporate principles to mitigate some of the potential adverse effects of existing conditions and future development, while encouraging design that visually enhances each site and complements both the natural and built environments.

In this regard, the WVC Master Plan also establishes standards for landscape and irrigation design, plant palettes and inorganic landscape materials. The campus master plan calls for the use of native and appropriate non-invasive plant species that are desert drought tolerant and compatible with existing native vegetation.

A list of prohibited landscape materials was also provided to assure avoidance of invasive or otherwise undesirable plant species. The master plan's design standards and guidelines call for project designs and materials that establish and enhance visual order to streetscapes, parking areas, building perimeters and common open space areas based upon an aesthetic established by the surrounding desert.

Finally, where safety and defensible space is an issue, such as parking lots, loading and storage areas, project entries and major intra-project intersections, lighting recommendations assure adequate illumination, while protecting adjoining properties and the night sky from light pollution. The design standards and guidelines provide for minimizing adverse effects of campus lighting through proper design and installation. Standard design features include: shielding and directing all outdoor lighting downward; minimizing the use of reflective surfaces where possible; using landscaping and decorative walls in combination with other design features where appropriate; and generally incorporating good design practices.

Additional Mitigation Measures
While the overall impacts to visual resources of the West Valley Campus planning area appear to be less than significant, the additional mitigation measures are recommended to further assure that impacts are less than significant.

1. Landscaping plans and materials applied to the perimeter of the campus shall serve to create a harmonious transition between the campus and surrounding environment. Visual order in landscape designs and materials shall be used to establish or enhance visual order to streetscapes, parking areas, building perimeters and common open space areas.

2. Free-standing walls and fences, where contemplated, shall be constructed as so as to maintain open vistas to the greatest extent practicable, and to define and delineate surrounding areas. Where planned, they shall incorporate landscaping to frame views, obscure or soften hard edges and enhance security. Internal security fencing shall use quality materials, and perimeter walls and fences shall not exceed six feet in height.

3. All outdoor lighting shall be in compliance with the Dark Sky Ordinance of Section 93.21.00 of the Palm Springs Municipal Code and the WVC Master Plan design guidelines. Other lighting recommendations include the following:

    a. Outdoor lighting shall be limited to the minimum height, number and intensity of fixtures needed to provide security and identification, taking every reasonable effort to preserve the community's night skies.

    b. Lighting fixtures shall be of appropriate scale, style and character of the architecture. No lighting which incorporates flashing, pulsing or is otherwise animated shall be permitted.

    c. The intensity of light at the boundary of any development shall not exceed seventy-five (75) foot lamberts from a source of reflected light.

    d. All lighting shall be directed onto the site and away from adjacent properties.

    e. Elevated lighting, including but not limited to parking lot lighting, shall be full-cutoff fixtures. Drop or sag lens fixtures shall not be permitted.

4. Landscape lighting shall be shielded to direct and limit areas of illumination to the subject property. No up-lighting that spills into the night sky shall be used on the campus. Landscape lighting shall be included with landscape plans.

5. Exterior building and other security lighting shall be integral to the building architecture and/or landscape plan, shall avoid excessive lighting levels and direct and shield illumination to protect adjoining properties and night skies.

6. All on-site electrical power lines shall be installed underground. Transformers and other power conditioning equipment shall be pad-mounted or placed in underground vaults, as determined appropriate by the College and SCE.

7. The development shall provide adequately and appropriately screened outdoor storage/loading and other service areas, protected and enhanced outdoor seating areas, as necessary, appropriate levels of lighting, limited signage, and the thoughtful use of landscaping that preserves and enhances visual resources.

8. All project signage shall be in compliance with the Design Guidelines set forth in the WVC Master Plan. Signage shall be limited to the minimum size, scale and number needed to provide adequate visibility for identification and to provide direction, while minimizing impacts on traffic safety, streetscape, scenic viewsheds and the aesthetic character of the development.

9 . Final site plan, architectural elevations, including building materials and colors, landscaping and lighting, and other design elements that affect the appearance of the West Valley Campus shall substantially conform with those set forth in the West Valley Campus Master Plan.

Mitigation Monitoring and Reporting Program

A. Development plans shall be reviewed to assure their substantial compliance with the basic design parameters set forth in the Campus Master Plan and Phase I Project, above mitigation measures, and as conditioned by Division of State Architect approvals.
Responsible Parties: COD, Program Manager, Division of State Architect

B. Prior to the issuance of grading authorization, landscaping palette and design, as well as lighting elements, shall be reviewed for their conformance with the Campus Master Plan and responsiveness to design issues raised in this EIR.
Responsible Parties: COD, Division of State Architect

M. Energy and Mineral Resources

Introduction
This section of the EIR describes mineral and energy resources within the subject property and the Coachella Valley region, analyzes the potential impacts to these resources associated with implementing the proposed West Valley Campus and Phase I Project, and sets forth mitigation measures to reduce impacts. A wide variety of data and information, including regional resource assessments, planning and environmental documents, and campus planning document have been used in researching and analyzing the project and its potential effect on mineral and energy resources.

Mineral Resources
Mineral resources can be either metallic or non-metallic and are defined as naturally occurring solid crystalline substances that consist of chemical elements or compounds formed from inorganic and organic processes, and are considered to be an economically valuable commodity. These include but are not limited to metallic resources such as iron and tin, and non-metallic resources such as sand, gravel, limestone, and coal. Mineral resources are non-renewable and should be managed accordingly.

Mineral resources are used for industry, energy, construction and development, and infrastructure. While these resources are marketed worldwide, transportation and hauling can have a significant effect on the price. For example when hauling sand and gravel, the price doubles for every 50 miles of truck transport. Therefore, the best market is often one that is a near source of sand and gravel.

Energy Resources
Energy resources come from a variety of renewable and nonrenewable sources and are used in all aspects of urban development, including and especially in transportation. The majority of the energy we use comes from non-renewable resources such as oil, coal and natural gas. The use of these finite resources often comes at a substantial environmental cost since their development and use frequently generates a number of known air and water pollutants that have been linked to air and water pollution, damaging ecosystems and human health, and contributing to global warming.

By encouraging the use of renewable resources such as solar and wind power, which currently account for far less of the total energy produced, it may be possible to substantially reduce some of the negative impacts associated with non-renewable resources while still providing efficient and reliable energy sources.

The methodologies used to calculate energy demand are based primarily on factors provided by the U.S. Energy Information System.

Thresholds of Significance/Criteria For Determining Significance
Standards and criteria have been drawn from a variety of sources, including Appendix G: Environmental Checklist Form and Appendix F: CEQA Guidelines.

Mineral Resources[133]
Impacts to the following resources may occur if the project would:

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.

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.

Energy Resources[134]
Impacts to energy resources could be significant if the project would:

a. Result in wasteful, inefficient, and unnecessary consumption of energy during construction, operation or maintenance and/or removal.

b. Result in inefficient land planning, building siting and orientation or design that would otherwise minimize energy consumption, including transportation.

c. Result in a lack of exploited opportunities for the reduction of peak energy demand.

d. Result in a lack of exploited opportunities for the use of renewable energy resources and systems.

e. Result in a lack of exploited opportunities for the recycling of building and other materials.

Palm Springs General Plan and Ordinances
In order to adequately address impacts to mineral and energy resources that may arise from the development of the COD WVC Master Plan, and to suggest appropriate mitigation measures, the following General Plan policies and other regulations should be considered.

Goal: Employ the efficient, sustainable, and environmentally appropriate use and management of energy and mineral resources to ensure their availability for future generations.

Policies:

RC8.1 Facilitate the orderly and efficient development of wind energy resources and regulate their location, operation, and management through the Wind Energy Conversion Systems Development Agreement, conditional-use permit process, and appropriate environmental clearance.

RC8.2 Support and encourage the use of alternative energy sources, such as cogeneration, solar, wind, ethanol and natural gas, fuel cell technologies, and other alternative and sustainable fuel sources and generating industries to provide more reliability in the supply of electricity to the City and to promote the development of clean, sustainable, and alternative energy industries in the City. The use of alternative energy sources should also be encouraged in the construction of new buildings and retrofit of existing buildings.

RC8.3 Encourage and support the incorporation of energy efficiency and conservation practices in land use, transportation demand management, subdivision, and building design.

RC8.4 Encourage "green technologies," renewable energy, and related activities as a business development goal and to attract this type of business activity to Palm Springs.

133 Appendix G of the "California Environmental Quality Act (CEQA) Statues and Guidelines," 2013.
134 Appendix F of the "California Environmental Quality Act (CEQA) Statues and Guidelines," 2013. These thresholds are derived from the recommended mitigation measures set forth in Appendix F.

RC8.5 Work with the Coachella Valley Association of Governments to develop a regional energy policy and foster the development of associated energy industries in the Coachella Valley.

RC8.10 Require appropriate review and environmental clearance of solar generation, cogeneration facilities, mining, and wind energy conversion systems related to commercial uses to ensure proper siting and operation.

RC8.11 Utilize solar technologies to replace conventional water heating, as well as space cooling and heating requirements, whenever possible.

RC8.12 Make all practical use of indigenous wind resources.

RC8.13 Make the maximum use of solar electric capabilities on an individual and community wide basis.

RC8.15 Encourage cogeneration facilities, clean natural gas, and ethanol fueled generating facilities to increase the reliability of energy production and service to the City and to encourage the creation of diversified sources for energy production.

RC8.16 Require the use of tertiary-treated wastewater for golf course and landscape irrigation whenever feasible.

RC8.20 Encourage the use of mulch and proper topsoil preparation in planter beds to increase the water absorption capacity of the soil.

Title 24, Part 6
California's Energy Efficiency Standards for Residential and Nonresidential Buildings was established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The 2013 California Energy Code became effective July 1, 2014 and contains energy conservation standards applicable to all residential and non-residential buildings throughout California, including schools and community colleges. Energy Commission staff estimates that the implementation of the 2013 Building Energy Efficiency Standards may reduce statewide annual electricity consumption by approximately 613 gigawatt-hours per year, electrical peak demand by 195 megawatts, and natural gas consumption by 10 million therms per year.

California's Building and Energy Efficiency Standards are updated on an approximately three-year cycle. The 2016 Standards will continue to approve upon current 2013 Standards for new construction of residential and non-residential buildings, and are expected to go into effect on January 1, 2017.

1. Existing Conditions

On-Site Mineral Resources
The subject West Valley Campus site is currently occupied by the largely vacant Palm Springs Mall, Camelot Festival Theatres, Jack-in-the-Box restaurant, and paved parking lots. The site and surrounding lands are relatively flat are located on the low-lying valley floor at an elevation of about 400 feet above mean sea level. There are no known mineral leases, claims or prospects located on the campus site or on other vacant lands in the planning area. Based upon studies performed by the California Division of Mines and Geology, the West Valley Campus site is located within Mineral Resource Zone (MRZ)-3, which defines such lands as an area containing mineral deposits, the significance of which cannot be evaluated from available data.

Site-Specific Soils

Soil types found within the West Valley Campus planning area are described below and are shown on Exhibit II-2, Area Soils Classifications. Descriptions of soils are from the U.S. Soil Conservation Service[135] regional soil survey. Information on site specific soils were obtained from the U.S. Soil Conservation Service and the geological report prepared for the Palm Springs High School concession building and field house in 2013, located immediately south of the proposed project site[136]. Results indicate that site soils consist generally of fine- to coarse-grained sands and gravels. It is expected that artificial fill used in association with previous construction of the Palm Springs Mall and surrounding parking lots is also present in near-surface soils.

Myoma Fine Sand, 0 to 5% slopes (MaB): These soils are somewhat excessively drained. They have a surface layer of fine sand 18 inches thick. The next layer is very fine sand 6 inches thick, and the substratum to a depth of 60 inches or more is fine sand and very fine sand. The soil is neutral to moderately alkaline and non-calcareous to calcareous throughout. Myoma soils are characterized by layers of fine sand and very fine sand in the first five feet below the surface. This soil dominates (>50%) in Palm Springs, Cathedral City, Rancho Mirage, Palm Desert and Bermuda Dunes. It is significantly present (10-50%) in Indian Wells and La Quinta. The wind-blown soil is the most common in the western valley, which is not surprising considering that the wind played a major role in its genesis. Its infiltration, permeability and drainage rates are moderate and its water holding capacity is almost an inch per foot.

Regional Mineral Resources[137,138]

In the Coachella Valley the primary mineral resource is sand and gravel, also termed aggregate. Aggregate is a result of weathering, erosion, and other geological processes that move sediment from mountains and hills to the valley floor. Sand and gravel are an important component of asphalt, concrete, road base, stucco and plaster, such that 80 to 100 percent of these materials can be comprised of aggregate.

The Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) identifies nine permitted aggregate operations within its boundaries, which contain approximately 272 million tons of aggregate.[139] These reserves are expected to meet the demand and provide adequate supply at current rates of consumption for approximately 130 years.

Existing permitted sand and gravel operations located in the vicinity of the subject property include the following:

Indio Quarry/Indio Hills Fan: Sand and gravel is the mineral commodity excavated from the Indio Quarry. The subject resource area consists of a moderate sized deposit that is located within 750 acres of an alluvial fan adjacent to and immediately south of the Indio Hills. It is located in the Indio Hills Palms Conservation Area. The deposit contains approximately 73 million tons of aggregate resource to an average depth of approximately 200 feet. The deposit includes aggregate meeting the specifications for making Portland cement concrete-grade aggregate. The Indio quarry is the largest producer of PCC-grade aggregate material in the Palm Springs P-C Region. Mining has been on going at this site since the late 1940s.

Thermal Area: In the Thermal area are deposits on an alluvial fan and wash near the mouth of an unnamed canyon about three miles east of the community of Thermal. The area is located adjacent to the Mecca Hills/Orocopia Mountains Conservation Area. PCC-grade aggregate is produced in the upper and lower portions of this deposit. These lesser-quality deposits have a relative high (65%) ratio of sand to gravel. The deposit is crossed by the Coachella Branch of the All-American Canal, and the southwesterly deposit is now inactive.

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135 Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Official Soil Series Descriptions. Available online. Accessed January 19, 2015.

136 "Geotechnical Engineering and Seismic Hazards Report for the Palm Springs High School Concession Building and Field House," prepared by Earth Systems Southwest, December 2013.

137 "Riverside County General Plan DEIR, Mineral Resources," adopted October, 2003.

138 "Coachella Valley MSHCP, DEIR/DEIS, Mineral Resources," October 2004.

139 Ibid.

Thermal Area: Another approved and active quarry in this area encompasses 120± acres and is a source of PCC-grade aggregate and clay deposits occurring on adjoining alluvium. Permitted in 1995-96, this site is located within the Mecca Hills/Orocopia Mountains Conservation Area and is east of the Coachella Branch Canal and the mining area described immediately above.

Energy Resources

Electrical energy services in the Coachella Valley are provided by Southern California Edison (SCE) and Imperial Irrigation District (IID), while natural gas is provided by Sempra Energy/Southern California Gas Company. SCE and IID operate and maintain all transmission facilities within the valley, including high voltage transmission facilities and/or easements that pass through the City and near the campus planning area. Sempra Energy also has high-pressure and medium-pressure gas transmission lines in the City and planning area.

The majority of the region's electricity comes from non-renewable resources such as nuclear, oil, coal, and natural gas. With the exception nuclear, the combustion of these fuels releases a variety of pollutants and compounds, including reactive organic gases and carbon dioxide that contribute to degraded air quality and global warming. Lands in the northern areas of the City and elsewhere in the San Gorgonio Pass area are one of the largest developed wind energy resource areas in the US supplying electricity generated by wind turbines to the SCE grid.

A large geothermal resource continues to be developed in the southern portion of the Salton Sea, with electricity generated by these facilities being transmitted to the market by IID. In California, geothermal represents by far the largest renewable source of electricity, generating approximately 12,183 gigawatt hours in 2014.[140] As a comparison, a large commercial nuclear plant typically has a generating capacity of about 1,000 megawatts. The Salton Sea Known Geothermal Resource Area (KGRA) encompasses 100,887 acres, with less than 10% of the area developed[141].

The utilization of traditional energy sources such as coal, oil, and natural gas, can have immediate and long-term effects on human health and the environment. One way to limit these impacts is through conservation and management. Another way is to shift energy production from non-renewable sources to clean renewable sources. Incorporating these new technologies can reduce harmful emissions and increase efficiencies so that less energy is consumed and emissions are reduced. Ideally, new development will strive to take advantage of the most energy efficient technologies; unfortunately this option is not always the most cost effective at least in the near-term. In order to encourage energy users to take advantage of these new technologies local, regional, state, and federal agencies have developed a number of incentives, policies, and initiatives.

Incentives, Policies, and Initiatives

Energy Policy Act of 2005[142]

The federal Energy Policy Act of 2005 was passed by Congress and signed into law in 2005. The law is intended to address the need for and to encourage energy conservation by providing tax incentives and loan guarantees for the production and use of clean and innovative energy and conservation products.

California Solar Initiative (CSI)[143]

This initiative includes several programs such as rebates for photovoltaic systems and solar water heaters. The three primary goals of the CSI are 1) to install 3,000 megawatts (MW) of distributed solar PV capacity in California by 2016; 2) to establish a self-sufficient solar industry in which solar energy systems are a viable mainstream option in 10 years; and 3) to place solar energy systems on 50 percent of new homes in 13 years. One program, the New Solar Home Partnership (NSHP), strives to achieve 360 MW of installed solar electric capacity in California by 2016.

140 "California Geothermal Energy Statistics and Data," California Energy Commission, 2014.
141 Ibid
142 "Energy Policy Act 2005: Public Law 109-58".
143 "New Solar Homes Partnership, Ninth Edition," prepared by California Energy Commission, July 2015.

Renewable Energy Transmission Initiative (RETI)
This statewide initiative is intended to provide the infrastructure that will transmit renewable energy from its source to the user.

Flex Your Power
This statewide energy efficiency marketing and outreach campaign was initiated in 2001 and establishes a partnership with utilities, residents, businesses, institutions, government agencies, and nonprofit organizations. In addition to offering tips on how to conserve energy, the website provides a consolidated list of incentives and subsidies available by region[144].

Southern California Edison Incentives
SCE provides a variety of energy rebates to its customers. Residential customers are encouraged to use "Energy Star" qualified lighting fixtures, household appliances and HVAC units, high efficiency pool pumps, and the application of solar energy. SCE's Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation and window categories. These programs are to be used to retrofit existing multifamily properties of two or more units.

Energy Use and Conservation
For the Coachella Valley, estimates of consumption of electricity and natural gas on a per capita or per household basis are derived from a variety of sources, including utility providers. A variety of factors affect rates of energy use, with cost playing the greatest role. The South Coast Air Quality Management District (SCAQMD), in cooperation with utilities, has also developed a set of assumptions to define the general level of energy consumption on a use basis.

Existing Energy Demands
Energy usage factors for the Palm Springs Mall were obtained from the U.S. Energy Information System[145]. Based on these factors, the Palm Springs Mall at current operations consumes approximately 220,000 kWh per year. At full occupancy, the Mall has the potential to consume approximately 4,747,000 kWh per year.

Table III-28
Estimated Electricity Consumption
Palm Springs Mall

Land Use Type			Generation Rate[1]	Unit Type	Approximate Sq. Ft.	Annual kWh Usage
6% Occupancy	Kaplan	Educational	11.0	kWh/sq.ft/yr	20,000	220,000
Full Occupancy	Mall	Retail	14.3	kWh/sq.ft/yr	332,000	4,747,600
[1] Source: Table C14A: Electricity Consumption and Expenditure Intensities for All Buildings, 2003. U.S. Energy Information System.						

Based on natural gas consumption factors obtained from the U.S. Energy Information System, the Palm Springs Mall at current operations consumes approximately 738,000 cubic feet of natural gas per year. At full occupancy, the Mall has the potential to consume approximately 10,258,800 cubic feet of natural gas per year.

144 Flex You Power: http://www.fypower.org
145 Table CE2.5 Household Site Fuel Consumption in the West Region, Totals and Averages 2009. U.S. Energy Information System.

Table III-29
Estimated Natural Gas Consumption
Palm Springs Mall

Land Use Type			Generation Rate[1]	Unit Type	Approximate Sq. Ft.	Annual Natural Gas Usage (cubic feet)
6% Occupancy	Kaplan	Educational	36.9	ft^3/sq.ft/yr	20,000	738,000
Full Occupancy	Mall	Retail	30.9	ft^3/sq.ft/yr	332,000	10,258,800
[1] Source: Table C24A: Natural Gas Consumption and Expenditure Intensities for All Buildings, 2003. U.S. Energy Information System.						

2. Project Impacts

Mineral Resources

Preliminary geotechnical analysis indicates that the lands in the West Valley Campus planning area may contain mineral deposits. However, the project site is located in the urban core of the City and is currently occupied and surrounded by existing development. Given the site's urban location, mining operations are not practical at this location, and development of these lands will not result in the loss of significant mineral resources.

Energy Resources

The project has the potential to generate a substantial new demand for both natural gas and electricity. Projected energy consumption for the Phase I project and Master Plan buildout are provided in the following tables. The following analysis assumes the rate of demand for gas and electricity that is typical of other development in the region. These demands are based on the maximum allowable development under the Master Plan and make no assumptions (unmitigated) regarding integrated conservation or use of alternative/renewable energy systems.

<u>Electric Power</u>

At build out, the West Valley Campus will generate a substantial demand for electrical power. Energy usage factors for the proposed campus were obtained from the U.S. Energy Information System.[146] Based on these factors, at completion (2018), the Phase I project has the potential to consume 550,000 kWh per year. The COD West Valley Campus has the potential to consume 3,663,000 kWh per year at buildout (2030). Of this, 3,520,000 kWh would be consumed by academic and public/private venture facilities, and 143,000 kWh would be consumed by on-campus retail.

Table III-30
Estimated Electricity Consumption
COD WVC

Land Use Type			Generation Rate[1]	Unit Type	Approximate Sq. Ft.	Annual kWh Usage
Phase I	COD WVC	Educational	11.0	kWh/sq.ft/yr	50,000	550,000
Phase I TOTAL					**50,000**	**550,000**
Project Buildout	COD WVC	Educational	11.0	kWh/sq.ft/yr	320,000	3,520,000
	Campus Retail	Retail	14.3	kWh/sq.ft/yr	10,000	143,000
Project Buildout TOTAL					**330,000**	**3,663,000**
[1] Source: Table C14A: Electricity Consumption and Expenditure Intensities for All Buildings, 2003. U.S. Energy Information System.						

[146] Table CE2.5 Household Site Fuel Consumption in the West Region, Totals and Averages 2009. U.S. Energy Information System.

Natural Gas

As noted above, the West Valley Campus planning area includes medium high-pressure natural gas distribution lines, providing supplies to area. The buildout of the campus Master Plan will not interfere with any natural gas production, use or transmission.

Based on the U.S. Energy Information System, the COD West Valley Campus is estimated to consume approximately 1,845,000 cubic feet of natural gas per year at the completion of Phase I (2018) and 12,117,000 cubic feet of natural gas per year at buildout (2030). Existing supplies are expected to be adequate to provide for increased consumption associated with the build-out of the campus and other development in the planning area. Actual demand may be affected by a number of factors, including building design, renewable energy technologies and the effectiveness of energy-conservation measures.

Table III-31
Estimated Natural Gas Consumption
COD WVC

Land Use Type			Generation Rate[1]	Unit Type	Approximate Sq. Ft.	Annual Natural Gas Usage (cf)
Phase I	COD WVC	Educational	36.9	ft^3/sq.ft/yr	50,000	1,845,000
Phase I TOTAL					**50,000**	**1,845,000**
Project Buildout	COD WVC	Educational	36.9	ft^3/sq.ft/yr	320,000	11,808,000
	Campus Retail	Retail	30.9	ft^3/sq.ft/yr	10,000	309,000
Proposed Project Buildout TOTAL					**330,000**	**12,117,000**

[1] Source: Table C24A: Natural Gas Consumption and Expenditure Intensities for All Buildings, 2003. U.S. Energy Information System.

The subject analysis does not attempt to quantify the potential consumption of transportation fuels, although these analyses are implicit in the moving emissions analysis set forth in Section III-C Air Quality of this document.

Cumulative Impacts

Due to the regional nature of energy resource production and demand, cumulative impacts to energy resources are evaluated on a regional scale. Cumulative impacts consider the net energy demand after removal of the Palm Springs Mall. The following tables provide comparisons of the net energy consumption of the proposed project against the two existing baseline assumptions: the mall operating at 6% (Kaplan College) occupancy and the mall operating at full occupancy.

Electricity

As shown in the table below, addition of the proposed will decrease electricity demand by 1,084,600 kEh annually when assuming the Palm Springs Mall is at full occupancy, or an increase demand by 3,443,000 kWh annually when analyzing the Mall at the current use of 6% occupancy.

Table III-32
Cumulative Electricity Demand

Land Use Type			Generation Rate[1]	Unit Type	Approximate Sq. Ft.	Annual kWh Usage
6% Occupancy	Kaplan	Educational	11.0	kWh/sq.ft/yr	20,000	220,000
Full Occupancy	Mall	Retail	14.3	kWh/sq.ft/yr	332,000	4,747,600
Buildout (2030)	COD WVC	Educational	11.0	kWh/sq.ft/yr	320,000	3,520,000
		Retail	14.3	kWh/sq.ft/yr	10,000	143,000
		Net COD WVC Electricity: Minus 6% Occupancy				**3,443,000**
		Net COD WVC Electricity: Minus Full Occupancy				**- 1,084,600**

<u>Natural Gas</u>
As shown in the table below, addition of the proposed will increase natural gas consumption by 1,858,200 cubic feet a year when assuming the Palm Springs Mall is at full occupancy, or an increase of 11,379,000 cubic feet annually when analyzing the Mall at the current use of 6% occupancy.

Table III-33
Cumulative Natural Gas Consumption

Land Use Type			Generation Rate[1]	Unit Type	Approximate Sq. Ft.	Annual Natural Gas Usage (cubic feet)
6% Occupancy	Kaplan	Educational	36.9	ft^3/sq.ft/yr	20,000	738,000
Full Occupancy	Mall	Retail	30.9	ft^3/sq.ft/yr	332,000	10,258,800
Buildout (2030)	COD WVC	Educational	36.9	ft^3/sq.ft/yr	320,000	11,808,000
		Retail	30.9	ft^3/sq.ft/yr	10,000	309,000
		Net COD WVC Electricity: Minus 6% Occupancy				**11,379,000**
		Net COD WVC Electricity: Minus Full Occupancy				**1,858,200**

[1] Source: Table C24A: Natural Gas Consumption and Expenditure Intensities for All Buildings, 2003. U.S. Energy Information System.

Buildout of the West Valley Campus master plan will only marginally increase the rate of electricity and natural gas consumption in the area and will thereby have less than significant cumulative impacts to the long-term availability of these resources. Campus operation is not expected to significantly decrease natural gas supplies, require the expansion of electricity generation facilities, or affect the local utilities' ability to provide these resources.

Summary of Impacts
The implementation of the COD West Valley Campus has a less than significant potential to impact existing or future mineral resources in the planning area and the region.

The campus master plan and Phase I Project do have the potential to generate new demand for conventional and polluting sources of energy. While this demand has been quantified, projections do not take into account energy-conserving design. Therefore, the estimates of future energy demand are conservative and actual demand could be significantly less. Overall impacts related to energy sources will be less than significant.

Cumulative Impacts
The COD West Valley Campus will have a less than significant impact on existing and future mineral resources in the planning area and the region. Therefore, cumulative impacts are considered negligible.

Energy demands will gradually increase with buildout of the City's General Plan. Utilities providing energy resources anticipate regional development and offset growing demands with increased production and supplies as necessary. Therefore, cumulative impacts are expected to be less than significant.

3. Mitigation Measures

Mitigation By Design
In 2009, the College of the Desert adopted a "Sustainability Policy" designed to implement principles and guidelines of sustainable stewardship in facilities design and operation, campus management, and teaching and learning. COD has committed to meeting California's Greenhouse Gases (GHG) reduction goals of AB 32 and SB 375 through five-year planning programs that target District-wide compliance by 2020. The College's efforts include targeting its carbon footprint and tracking its progress through emissions inventories and adaptive management. Approaches include the development and implementation of energy efficiency and source guidelines, implementation of College sustainability standards, and water and other resource use efficiencies, including sustainably sourcing construction materials.

The College Sustainability Policy also addresses recycling of green and other waste materials, selective sourcing of energy-consuming equipment, and facilitating ride-sharing and other transportation programs at all its campuses. The College has also instituted the "COD Green Council," development of new and expansion of existing energy-related curricula, and a full range of student engagement programs. All of these activities will contribute to mitigating potential impacts of development of the West Valley Campus on energy and mineral resources. Implementation of the COD Sustainability Policies will help the West Valley Campus reach its sustainable design targets.

The West Valley Campus master plan sets forth and elaborates several important design principles and development strategies that are meant to enhance the sustainability of campus starting with the Phase I Project. These include the use of sustainable sources of construction and building materials to the greatest extent practicable and energy conservation. Related aspects of the project that constitute mitigation by design are briefly described below.

<u>Mineral Resources</u>
Urban development requires significant amounts of mineral resources for the construction of roads, buildings and infrastructure, as well as their use for aesthetic purposes as building cladding and veneers. These materials are typically secured by off-site mining and excavation, and sometimes also include extensive processing before they are ready for use as building materials.

<u>Energy Conservation and Production</u>
The sustainability principles embodied in the COD WVC Master Plan and Phase I project enhance opportunities for the use of passive and active solar design and technology, and optimize opportunities for the cooling of structures by natural ventilation. The use of optimal solar orientation helps in reduction of energy consumption within the community. In this regard, the campus master plan incorporates the use of passive solar design, and natural ventilation is therefore encouraged throughout the project. The plan also directs the application of solar thermal and photovoltaic energy systems to provide space and water heating (and potentially cooling), as well as electricity.

General Mitigation Measures

Implementation of the COD WVC Master Plan and the Phase I Project shall adhere to the following mitigation measures as a means of assuring that potential impacts to energy and mineral resources are reduced to less than significant levels.

1. COD shall review and condition all implementing projects to assure that sufficient energy resources and facilities are available to meet the energy demand of the proposed project and associated uses.

2. COD shall review and condition all development and building plans to assure that energy conservation and efficiency standards of Title 24 are met. Every effort shall be made throughout the development review process to assure the highest level of energy conservation and efficiency practicable.

3. To the greatest extent practicable, the College shall utilize alternative and renewable energy sources and systems, including but not limited to active and passive solar thermal and electric technologies.

4. Consistent with the sustainable development standards and guidelines set forth in the WVC Master Plan, designers and architects shall incorporate passive solar design, including but not limited to building orientation for appropriate seasonal solar access and shade. The use of thermal mass materials in building floors and walls, appropriate landscaping, natural lighting, and energy efficient building materials shall also be used to the greatest extent practicable.

5. Consistent with the sustainable development standards and guidelines set forth in the WVC Master Plan, appliances selected for culinary arts, food service, on-campus residences, etc., shall meet the requirements of the EnergyStar™ program. This standard is 15 percent more efficient than compliance with the Title 24 requirements. This additional efficiency shall typically be accomplished through the use of tight/thermally efficient construction, energy-saving windows, improved insulation, most efficient heating/cooling systems, and the use of energy efficient appliances.

6. To the greatest extent practicable, the College shall utilize building products that contain post-consumer recycled materials. Such construction material may be comprised of salvaged or refurbished materials.

7. To the greatest extent practicable, construction materials shall be obtained from local and regional sources in order to limit impacts from transportation and to support the local economy.

8. Where applicable, the College shall specify the use of reflective, EnergyStar™ cool roofs in flat roof construction, thereby reducing roof maintenance and replacement costs, and improving building climate control, reducing cooling costs and surrounding air temperatures.

9. The following design features shall be incorporated into all onsite development to the greatest extent practicable:

   a. motion detectors or dimmers to control lighting;
   b. efficient security, street, and parking lot lighting (e.g., low pressure sodium and LED fixtures);
   c. low-E windows and/or awnings
   d. optimal ceiling and wall insulation;
   e. Energy Management Systems to control HVAC
   f. use of natural ventilation

10. Consistent with the COD WVC Master Plan design standards and guidelines, the College shall specify the use of sand and gravels, cobble and boulders as integral building and landscape materials, to reduce water-related energy demand, enhance the cohesiveness of the overall design and extend the physical character of the natural into the built environment.

11. To the maximum extent practicable, the development of the campus shall rely on local building materials and energy resources to reduce the need for the off-site mining and transport of these materials.

12. The College shall use recycled building materials and other "green-sourced" construction materials wherever feasible and cost-effective. The construction waste stream will be minimized, and wastes will be recycled wherever feasible in conformance with College sustainability standards.

Mitigation Monitoring and Reporting Program

A. Site development and building plans implementing the campus master plan shall include appropriate data and information that demonstrates the compliance with the energy conservation design principles set forth in the Master Plan and the above mitigation measures.
Responsible Parties: COD, Program Manager, Architect, Division of the State Architect, Construction Manager.

B. All site and building plans shall be reviewed for their compliance with the requirements of Title 24 energy conservation code. Energy demand analyses shall accompany these plans and demonstrate compliance.
Responsible Party: COD, Architect, Division of the State Architect, Construction Manager.

Residual Impacts
The implementation of the COD West Valley Campus will not adversely impact the availability of mineral resources in the planning area. Development of the proposed project will not interfere with or remove local mineral operations. Therefore, residual impacts to mineral resources are considered low if not negligible.

The WVC has the potential to generate a new demand for conventional and polluting sources of energy, including electricity and natural gas. Energy demands will be met through local utilities and suppliers that currently service the planning area and greater region. The proposed project will incorporate energy efficient design standards to reduce energy demand, thus reducing residual impacts to less than significant levels.

N. Utilities/Service Systems and Public Services

Introduction
This section of the EIR describes existing public services and utilities serving the West Valley Campus site, the City of Palm Springs, and the broader region. It analyzes the potential impacts of the proposed project as they pertain to the provision of these services, and sets forth mitigation measures, where necessary, that will effectively reduce impacts to less than significant levels.

Thresholds of Significance/Criteria for Determining Significance
The following criteria have been used to evaluate potential project impacts and adequate mitigation measures, as they pertain to public services and utilities. They are drawn from Appendix G: Environmental Checklist Form of the California Environmental Quality Act (CEQA)[147] and the Palm Springs General Plan.

147 "California Environmental Quality Act (CEQA) Statutes and Guidelines," Appendix G: Environmental Checklist Form, 2014.

CEQA Guidelines

The CEQA Guidelines provide a wide range of issues to be considered when assessing potential impacts to public utilities and services. In addition to such services as fire and police protection, this section also addresses the provision of medical services, schools and libraries, water and sewer services, electric power and natural gas, and communications services. Each is discussed categorically below.

XIV. Public Services

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?
   - Police Protection?
   - Schools?
   - Parks?
   - Other public facilities?

XVII. Utilities and Service Systems

Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

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?

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?

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

e. Result in a determination by the wastewater treatment provider which serves or may serve the project that is has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

g. Comply with federal, state, and local statutes and regulations related to solid waste?

Palm Springs General Plan (2007)

The following goals and policies are drawn from various City General Plan elements, including: Land Use; Housing; Circulation; Recreation, Conservation and Open Space; and Safety.

Goal: Establish a balanced pattern of land uses that complements the pattern and character of existing uses, offers opportunities for the intensification of key targeted sites, minimizes adverse environmental impacts, and has positive economic results.

Policies:

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

Goal: Facilitate a broad range of housing types, prices, and opportunities to address current and future housing needs in the community.

Policies:

HS1.4 Ensure new residential projects are adequately served by park and recreation, libraries, sanitary and storm sewers, transportation, public safety, and other public services and facilities.

Goal: Foster a high quality of life and vibrant neighborhoods through the preservation and improvement of housing and provision of community services.

Policies:

HS2.1 Enhance neighborhoods through public services and facilities, infrastructure, open space, adequate parking and traffic management, pedestrian and bicycle routes, and public safety.

Goal: Provide adequate and safe utility systems and facilities to support the City's existing and proposed land uses.

Policies:

CR10.1 Require utility improvements where existing systems are deficient.

CR10.2 Coordinate public infrastructure improvements through the City's Capital Improvement Program.

CR10.5 Require that new development be contingent upon the project's ability to secure appropriate infrastructure services.

CR10.6 Require developers of new projects to pay for the costs of construction and expansion water, sewer/wastewater, storm drainage improvements and other public utilities necessitated by that development.

CR10.7 Require developers to notify utility agencies of their intent to develop a site early in the development process to provide sufficient time to plan for necessary capital improvements.

CR10.8 Update the Sewer System Master Plan as needed to accommodate the demands of new and existing development.

CR10.9 Monitor sewer flows on a regular basis to aid in the development of construction schedules.

CR10.10 Require new projects to connect with the City's storm/sewer system unless a hardship can be demonstrated. If septic systems must be used require installation of septic systems to meet State Water Resources Control Board Standards.

CR10.11 Monitor and reassess rates for sanitation/wastewater connection and service. This assessment should reflect the costs of service and improvements and be equitably allocated to users according to demands.

CR10.14 Continue to implement a fee schedule to assess new development on a prorated basis for the cost of new sewer and storm drainage systems.

CR 10.16 Coordinate with public and private providers of data transmission and internet access services to develop "Wi-Fi" zones in the City to support and promote greater accessibility to information and communication resources via the internet.

Goal: Employ the efficient, sustainable, and environmentally appropriate use and management of energy and mineral resources to ensure their availability for future generations.

Policies:

RC8.16 Require the use of tertiary-treated wastewater for golf course and landscape irrigation whenever feasible.

Goal: Provide quality police and fire protection to residents, businesses, and visitors of the City.

Policies:

SA7.1 Maintain adequate resources to enable the Police Department to meet response-time standards, keep pace with growth, and provide high levels of service.

SA7.2 Maintain a well-trained, well-equipped police force to meet changing needs and conditions by continually updating and revising public safety techniques and providing for effective evaluation and training of personnel.

SA7.3 Combat crime and increase public safety through community education programs, including active involvement in the Neighborhood Watch Program, and coordinate crime prevention programs at local schools and other meeting locations.

SA7.4 Periodically evaluate population growth, development characteristics, level of service, and incidence of crime within the City to ensure that an adequate level of police service is maintained.

SA7.5 Maintain adequate resources to enable the Fire Department to meet response-time standards, keep pace with growth, and provide high levels of service.

SA7.6 Provide safe firefighting facilities of adequate size and at the best locations to meet NFPA 1710 standards for response time.

SA7.7 Maintain adequate fire training facilities, equipment, and programs for firefighting and inspection personnel and educational programs for the general public, including fire safety and prevention and emergency medical information.

SA7.8 Maintain and/or upgrade water facilities to ensure adequate response to fire hazards.

SA7.9 Require that all buildings subject to City jurisdiction adhere to fire safety codes.

SA7.10 Continue uniform reporting of all fire emergency data, including type and cause of fire alarm, response time, and damage/injury data.

SA7.11 Promote public education regarding fire safety to address issues such as storage of flammable material and other fire hazards.

Goal: Reduce the risk to life, property, and essential facilities through emergency preparedness and public awareness.

Policies:

SA8.6 Coordinate disaster preparedness and recovery with other governmental agencies and continue to cooperate with Cathedral City, Riverside County, the State of California, and the various federal agencies to provide cooperative police and fire assistance in emergency situations.

SA8.7 Maintain effective mutual- and automatic-aid agreements for fire, police, medical response, public works, building inspection, mass care, and heavy rescue.

SA8.11 Formulate and maintain police, fire, evacuation, hospitalization, and recovery programs in response to a natural gas leakage and/or explosion, railroad accident, earthquake, or other similar event.

SA8.16 Evaluate new developments for their ability to provide proper police and fire protection. Project review should include, but is not limited to, adequacy of internal circulation systems and provision of project directories, street names, and numbering systems.

SA8.17 The City will continue to participate in the Master Mutual Aid Agreement for the provision of emergency fire protection services.

SA8.18 Establish a six-minute response time for the first-due engine company and an eight-minute response time for a full-alarm assignment in compliance with NFPA 1710.

SA8.19 Use percentage of completion goals as the standard for the distribution and concentration of fire crews throughout the City, as recommended in the Standards for Response Cover Deployment Analysis for the City of Palm Springs Fire Department.

SA8.20 Ensure that new development does not result in a reduction of law enforcement or fire protection services below acceptable levels.

SA8.21 Analyze the site plan layout for new projects to ensure they provide an adequate amount of defensible space around structures.

SA8.22 Continue to regulate and enforce the installation of fire protection water system standards for all new construction projects built within the City. Standards shall include the installation of fire hydrants providing adequate fire flow, fire sprinkler systems, and wet and dry on-site standpipe systems.

SA8.23 Develop an ongoing fire protection water system program that will provide adequate water supply for firefighting purposes within the City.

SA8.24 Require all new commercial and multiple-unit residential development to install fire protection systems and encourage the use of automatic sprinkler systems.

SA8.25 Require all new construction to use noncombustible roofing materials.

<u>Service and Utility Providers</u>
The proposed West Valley Campus property is located within the service boundaries of the following public and quasi-public service and utility providers:

- Palm Springs Fire Department
- Palm Springs Police Department
- Palm Springs Unified School District
- City of Palm Springs Library
- Desert Water Agency
- Southern California Gas Company (Sempra Energy)

- Southern California Edison
- Palm Springs Disposal
- Verizon
- Time Warner Cable
- SunLine Transit Agency
- Desert Regional Medical Center, Eisenhower Medical Center, John F. Kennedy Memorial Hospital

The following analysis includes discussions of Existing Conditions, Project Impacts, and Mitigation Measures for each of the providers listed above.

FIRE PROTECTION

1. Existing Conditions

The Palm Springs Fire Department is responsible for fire protection in the City, including the COD WVC project site. The Fire Department provides fire and rescue operations, basic and paramedic emergency medical care, heavy and swiftwater rescue, and hazardous materials incident response and decontamination services. It is also responsible for fire prevention inspections and public education programs, and provides aircraft rescue firefighting and emergency medical services to the Palm Springs International Airport.

The Fire Department has 56 employees, 48 of which are firefighters. In 2013, the department responded to 8,657 calls for service.[148] The City operates four fire stations with 13 firefighters per shift.[149] Each station, its equipment, and staffing levels, is described in the following below.

[148] Palm Springs Fire Department, www.palmspringsca.gov/index.aspx?page=51, accessed November 11, 2014.
[149] Ron Beverly, Deputy Fire Chief, Palm Springs Fire Department, November 24, 2014.

Table III-34
Palm Springs Fire Department
Fire Station Inventory

Station No.	Address	Distance from COD WVC Site	Equipment and Personnel
441	227 N. Indian Canyon Dr.	1.5 miles	• 1 fire engine with 3 personnel per shift • 1 reserve ladder truck, staffed as needed • 1 quick attack truck, staffed as needed
442[1]	300 N. El Cielo Rd.	0.6 miles	• Command vehicle with 1 staff • 105' fire truck with 3 personnel per shift • 1,800 gallon water tender, staffed as needed • Breathing support vehicle, staffed as needed • Heavy rescue/trench rescue vehicle, staffed as needed • 1 quick attack truck, staffed as needed • Airport crash truck with 3 personnel per shift
443	590 E. Racquet Club Dr.	2.5 miles	1 fire engine with 3 personnel per shift 1 reserve engine, staffed as needed 1 quick attack truck, staffed as needed
444	1300 Laverne Way	1.75 miles	1 fire engine with 3 personnel per shift 1 reserve engine, staffed as needed 1 quick attack truck, staffed as needed

[1] Station 442 also provides fire protection services to the Palm Springs International Airport and houses administrative offices of the Palm Springs Fire Dept.
Notes: Station 5 is closed.
Source: Ron Beverly, Deputy Fire Chief, Palm Springs Fire Department, November 24, 2014.

The Fire Department strives to meet response time requirements of Standard 1710 established by the National Fire Protection Association (NFPA), which requires a six-minute response time for the first-due engine company 90% of the time, and an eight-minute response time 90% of the time for a full-alarm assignment.[150]

The Insurance Service Office (ISO) evaluates fire protection services throughout the United States utilizing a rating scale from 1 to 10, with Class 1 representing excellent fire protection. The Palm Springs Fire Department has an ISO rating of 3.

2. Project Impacts

Phase I Project and Master Plan Buildout Impacts

The proposed West Valley Campus site is within the primary response area of Station 442, which is approximately 0.6 miles to the northeast. The subject property is currently developed with the Palm Springs Mall, which encompasses approximately 332,000± square feet. Implementation of the Phase I project and Master Plan

[150] p. 6-56, Palm Springs 2007 General Plan.

will result in demolition of the mall and construction of 330,000± square feet of predominantly two-story campus buildings. The challenges of fighting a fire at the proposed campus would be equal to or less than those for the existing condition. The introduction of new, fire-resistent building materials, improved fire suppression systems and other components of the new buildings will make fires less likely and more easily fought when and if they do occur.

Limited quantities of laboratory chemicals, cooking agents, and cleaners typical of a college campus may be located onsite. Emergency access to the site will continue to be provided by the existing public roadway network. Buildings will be equipped with a sprinkler system, in accordance with Fire Department requirements and subject to Fire Department review and approval. The property is approximately 2 miles from the nearest wildlands (San Jacinto Mountains) and surrounded by urban development, and therefore, the risk of wildland fire is extremely low to none.

The Fire Department anticipates that the proposed campus project will generate demand for fire protection that is roughly equivalent to that generated by the existing mall, and the project will not adversely impact its ability to provide adequate fire protection services.[151] The potential for the project to expose people or structures to a significant risk of loss, injury, or death involving structure or wildland fires is low. Therefore, the project will not significantly impact the City's firefighting capabilities or response times.

Cumulative Impacts

Cumulative impacts include development of the approved Jul residential project to be located immediately east of Farrell Drive, adjacent to the project site. That approved project will result in the addition of 190 new residential units, which could increase the project area population by 378 persons[152]. The Fire Department has reviewed the Jul project independently and has determine proper emergency access and other design parameters of that project that affect fire fighting. Therefore, cumulative impacts to fire services will be less than significant.

3. Mitigation Measures

Construction and operation of the West Valley Campus is expected to result in demand for fire protection services that is comparable to that of the existing onsite shopping mall. However, to assure such risks are minimized to less than significant levels, the following mitigation measures are recommended.

1. Prior to issuance of building authorization and as appropriate, the project designers and architects shall demonstrate conformance with prevailing Uniform Building Code, Uniform Fire Code, and all applicable fire regulations and codes, and the requirements of the City Fire Department.

2. A minimum of two fire truck accessible roads into the campus shall be provided at all times, with interim improvements sufficient to support fire fighting equipment and vehicles.

3. Fire hydrant locations, fire department connection locations, primary fire flow pressure analysis and knox-box locations shall be reviewed and approved by the Palm Springs Fire Department.

4. The siting of buildings and facilities that may involve the use and/or storage of hazardous, flammable, or explosive materials shall be conducted in such a manner that ensures the highest level of safety, and strict conformance with the Uniform Fire Code and other applicable codes and regulations.

5. All plans for sprinklers, fire alarms and other fire protection measures shall be submitted to the Division of the State Architect and/or the City Fire Marshall, as required.

[151] Ron Beverly, Deputy Fire Chief, Palm Springs Fire Department, November 24, 2014.
[152] Based on 2015 Palm Springs persons per household = 1.99, CA Department of Finance.

6. Prior to submittal of new building plans to the Division of the State Architect, the College shall submit, as appropriate, standard facility identification plans to the Palm Springs Fire Department that demonstrate conformance with all applicable fire regulations and codes and the requirements.

7. Fire protection measures for the COD West Valley Campus shall be provided in accordance with Division of the State Architect, NFPA, UFC and UBC or any recognized and applicable Fire Protection Standards.

8. The City and the Desert Community College District shall continue to confer with the Desert Water Agency to assure adequate water supplies and pressure for existing and proposed development.

Mitigation Monitoring and Reporting Program

A. Prior to approval, the Division of State Architect and City Fire Marshall shall review development plans, including hydrant and connection locations, to assure they meet minimum requirements and facilitate access for fire fighters and equipment, as well as adequately addressing other fire protection matters.
Responsible Party: COD, Project Architect, Division of the State Architect, City Fire Department

POLICE PROTECTION

1. Existing Conditions

The Palm Springs Police Department provides police protection services to the City, including the proposed campus property. Police Department headquarters is located at 200 South Civic Drive, less than ½-mile east of the subject site. There are currently 92 sworn police officers, including the Chief, 2 Captains, 3 Lieutenants, and 14 sergeants.[153] In 2013, the Department responded to 58,343 calls for service.[154]

The Department is involved in numerous community involvement and volunteer policing programs, including Aero Squadron, Citizens on Patrol, Search and Rescue Unit, Citizens Police Academy, and the High School Youth Leadership Academy. It also participates in regional policing organizations, including the Desert Regional SWAT team, Coachella Valley Violent Crimes Gang Task Force, Coachella Valley Narcotics Task Force, and Eastern Riverside County Interoperable Communications Authority.

The Police Department strives to meet 5-minute response times for priority one calls (emergencies) and 30-minute response times for priority two calls (non-emergencies).[155]

2. Project Impacts

Phase I Project and Master Plan Buildout Impacts

The proposed campus property is currently developed as the Palm Springs Mall, which encompasses approximately 332,000 square feet of building space, as well as adjacent parking lots. The subject property also hosts the Camelot Festival Theaters and a fast food restaurant, which will remain. The mall has a current 93.5% vacancy rate, and much of the building and parking lot are not used, which could increase the potential for loitering, vagrancy, trespassing, or other infractions.

153 Palm Springs Police Department, www.ci.palm-springs.ca.us/index.aspx?page=245, accessed November 11, 2014.
154 Palm Springs Police Department Service Report, 2013.
155 p. 6-55, Palm Springs 2007 General Plan.

Development of the Phase I project and buildout of the proposed Master Plan will result in demolition of the existing mall and construction of approximately 330,000 square feet of campus buildings, as well as parking lots and infrastructure. Site plans and building design will be required to incorporate adequate emergency access and defensible space. The project will attract more people to the project area, including an estimated 3,000 full-time equivalent students, as well as faculty and staff.

Both the Phase I project and Master Plan Buildout will generate a demand for police services that is likely to be less than that generated by the existing mall, in terms of both square footage and use. The retail mall and retail businesses in general are typically more vulnerable to robbery and other money-related crimes. The College plans to employ private security services to patrol the campus 24 hours/day, 7 days/week to handle minor infractions and nuisance calls. The Palm Springs Police Department will be responsible for serious crimes committed onsite. Overall project-related impacts to the Police Department and its ability to provide adequate police services will be less than significant.

Cumulative Impacts

Cumulative impacts include development of the approved Jul residential project, which has the potential to increase the City's population by 378 persons. The Police Department has reviewed and conditioned the Jul project approval to ensure proper emergency access and the possibility of additional services. The proposed WVC and Phase I Project will generate a demand for police services that is equivalent to or less than that associated with the existing mall. Therefore, cumulative impacts to fire services will be less than significant.

3. Mitigation Measures

Although the project is not expected to have significant adverse impacts on police services, the following mitigation measures are recommended to assure the highest level of police protection.

1. As part of the planning review process, COD, the Palm Springs Police Chief, and College security personnel shall evaluate project development plans from a "defensible space" perspective to maximize safety.

2. The College shall develop a coordinated program that allows the City Police Department to augment and work in coordinated efforts with campus security.

3. The College shall implement a security system in accordance with the provision of the Campus Standards Handbook.

Mitigation Monitoring and Reporting Program

A. Prior to the approval of development plans for the College, the City Police Chief shall review development plans to assure they minimize security risks and facilitate effective policing.
Responsible Party: COD, City Police Department

B. On an on-going basis, the College shall consult with the City Police Department on master plan design issues, and shall consult and coordinate on security matters to ensure optimum security on campus and to periodically assess the adequacy of the on-site security force as the campus builds out.
Responsible party: COD, Campus Security, Police Department

C. Prior to campus occupancy, the College shall demonstrate the implementation of an integrated security system in accordance with the provisions of the Campus Standards Handbook.
Responsible Party: COD Program Manager, Campus Security.

SCHOOLS

1. Existing Conditions

The project site is located within the boundaries of the Palm Springs Unified School District (PSUSD). PSUSD provides public educational facilities and services for kindergarten through 12th grades and currently operates 16 elementary schools, 5 middle schools, 4 high schools, 3 alternative schools, a training school, and a virtual school.[156] Private schools in Palm Springs include the Montessori School of Palm Springs, St. Theresa Catholic School, Desert Chapel Christian School, and King's Schools of the Desert.

The nearest school to the project site is Palm Springs High School (PSHS), immediately south of the proposed campus at 2401 East Baristo Road. PSHS enrolls 2,092 students in 9th through 12th grades.[157] Ramon Academy Alternative Center is located just south of PSHS at 2248 East Ramon Road. It enrolls 300 students in kindergarten through 12th grades.[158]

Students living in the project area are assigned to the following PSUSD schools:

- Cahuilla Elementary School, 833 East Mesquite Avenue, approximately 1½ miles southwest of the subject property
- Raymond Cree Middle School, 1011 East Vista Chino, approximately 1¾ miles northwest of the campus site
- Palm Springs High School, 2401 East Baristo Road, immediately south of the planning area

PSUSD is funded through state and local funds, as well as developer impact fees. The District is authorized to collect school facilities impact fees, as provided for in Government Code Section 53080 et. seq. and 65995 et. seq. Developer fees are not charged for educational facilities but may be applicable to on-campus retail space. Current school facilities fees are assessed at $3.42 per square foot of residential construction and $0.54 per square foot of commercial/industrial construction.[159] For additions to existing structures of 500 square feet or more, the fee is $3.36 per square foot.

Several colleges and universities are located in the Coachella Valley.

- The College of the Desert (COD) main campus is located on Monterey Avenue in the City of Palm Desert, approximately 9½ miles southeast of the proposed West Valley Campus. Satellite campuses are located in Thermal/Mecca and Indio. COD is a two-year community college that was founded in 1958 and now has an average enrollment of 10,000 students each semester.[160]

- The Palm Desert campus of the California State University/San Bernardino (CSUSB) is located on Cook Street just south of Interstate-10. It offers ten Bachelor's degree programs and ten Master's degree or credential programs. One thousand (1,000) students were enrolled at the campus in Fall 2012.[161]

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156 www.psusd.us, accessed October 29, 2014.
157 www.psusd.us/PalmSpringsHigh, accessed November 12, 2014.
158 Ibid.
159 Delia Diaz, Facilities Planning Clerk, Palm Springs Unified School District, November 12, 2014.
160 www.collegeofthedesert.edu/aboutus/Pages/default.aspx, accessed November 12, 2014.
161 http://pdc.csusb.edu/aboutPDC.html

- The University of California-Riverside/Palm Desert Graduate Center offers one graduate degree program, the Master of Fine Arts in Creative Writing and Writing for the Performing Arts, which enrolls 100 students.[162] More than 90 certificate programs and enrichment courses are also offered through the UCR Extension Program. The Palm Desert Center is also home to the Osher Lifelong Learning Institute of UCR Extension, which offers courses and lectures for people over the age of 50.
- Loma Linda University operates a Dental Hygiene Program and Clinic in Palm Desert that offers an Associates Degree in Dental Hygiene.
- Brandman University in Palm Desert offers 1 Associates Degree, 10 Bachelor Degree, and 3 Master Degree programs.
- Santa Barbara Business College in Rancho Mirage offers numerous Associates and Bachelors degrees and enrolls approximately 200 students.
- Mayfield College in Cathedral City offers 6 Associates and diploma/certificate programs.
- Kaplan College is a private vocational college that offers diploma programs and Associate's degrees in Allied Health, criminal justice, and 4 other disciplines, as well as certificate programs. It occupies approximately 20,000 square feet within the Palm Springs Mall and enrolls approximately 300 students.

2. Project Impacts

Phase I Project and Master Plan Buildout Impacts

The proposed COD West Valley Campus Master Plan, including the Phase I project implements the COD's 2010 Educational Master Plan, which calls for a western valley campus to support COD's core curricula, workforce training, and sustainable development.[163] The subject site is located in central Palm Springs and will supply the western valley population with access to post-secondary level educational services, particularly those living in Palm Springs, Desert Hot Springs, and Cathedral City.

Phase I of the campus will result in demolition of the existing Palm Springs Mall, which includes facilities occupied by Kaplan College. Kaplan College will be displaced and will require relocation.

Master Plan buildout will result in development of approximately 330,000 square feet of college campus facilities to be constructed in phases. Proposed improvements include classrooms, labs, kitchens for the Culinary Arts program, administrative offices, a library, and a conference center facility. The project will also include outdoor courtyards and parking for approximately 1,330 vehicles.

The campus will make provisions for a City, College, or joint-use library. It may integrate renewable energy technologies, such as photovoltaic (PV), solar thermal technology, and passive solar design, as well as sustainable water use design. It may also generate collaborative learning opportunities and public/private partnerships with the onsite Camelot Theatre and other local businesses.

The West Valley Campus will create a variety of jobs, including teaching, administration, maintenance, and others. New jobs and student openings are expected to be filled by the local population, and therefore, it is anticipated that the project will not result in significant population increases or the need for relocations due to jobs or educational opportunities.

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162 Agam Patel, UCR Palm Desert Center, February 2013.
163 p. 163, "College of the Desert Strategic Education Master Plan," 2010.

COD may be required to pay developer fees of $0.54 per square foot of commercial development for any onsite retail development. No on-campus housing is proposed, and therefore, no residential development impact fees will be required. Regardless of whether the PSUSD developer impact fee is applicable, the West Valley Campus project is expected to have a less than significant adverse impact on local educational services and facilities. Rather, the new West Valley Campus is expected to have a significant beneficial impact with the regard to these services. Nonetheless, payment of this fee, if applicable, will further ensure impacts are less than significant.

Cumulative Impacts

The West Valley Campus is anticipated to have a significant beneficial impact on local and regional post-secondary education opportunities and the education-related job market. It will offer convenient educational programs for the western valley region. Residents of the Jul residential project (cumulative project) will also have access to the proposed academic and retail facilities, thus reducing the need for additional facilities elsewhere. The Jul development will be required to pay applicable residential development impact fees to offset impacts to the local school system. Potential project-related adverse impacts will be less than significant. Payment of any required development impact fees will ensure potential adverse impacts are less than significant.

3. Mitigation Measures

No mitigation measures are required.

Mitigation Monitoring and Reporting Program

None required.

LIBRARIES

1. Existing Conditions[164]

The City of Palm Springs Public Library is located at 300 South Sunrise Way, approximately 0.25 mile southwest of the campus site. It houses a vast collection of more than 100,000 individual items and serves more than 225,000 people annually. It provides free Internet and computer access, audio books, eBooks, CD collections, book clubs, and a wide variety of educational programs and events for adults and children.

The City also owns the Welwood Murray Memorial Library at the corner of Tahquitz Canyon Way and Palm Canyon Way. The library opened in 1941 and has played an important role in the City's history. Facility renovations began in May 2014 and have since been completed. The renovated library operates as a branch of the Palm Springs Public Library and also houses the Palm Springs Historical Society's Research Library and Archives and visitor information from the Palm Springs Bureau of Tourism.

2. Project Impacts

Phase I Project and Master Plan Buildout Impacts

The proposed project is anticipated to have an overall positive impact on library services. The City and College are evaluating the inclusion of a City, College, or joint City/College library on the West Valley Campus that will compliment and expand the City's existing library resources and services. A 30,000± square foot library is an option proposed by the Master Plan. A smaller library room/resource center is proposed within the main campus classroom buildings which, at a minimum, will directly support the student population through the provision of computers, study areas, and support services.

[164] www.palmspingsca.gov/index.aspx?page=193, accessed November 12, 2014.

At buildout, the proposed West Valley Campus is anticipated to attract 3,000 full-time equivalent students (8,040 headcount), in addition to faculty and staff, to central Palm Springs. It has the potential to increase usage of the Palm Springs Public Library, particularly given its close proximity to the library. It may also increase usage of the Welwood Murray Memorial Library, although to a lesser extent considering the library's specialized collections and historic and cultural focus.

Cumulative Impacts

The approved Jul residential development is expected to be in operation by the completion of the COD WVC Phase I Project in 2018. The phase and year in which the proposed library will be constructed has yet to be determined; however, future residents of the Jul development will have access to the facility upon completion of the library.

Local libraries regularly assess the demand for services and could see a marginal increase due to the new residential population of the Jul development. However, buildout and home sales will be gradual and are not expected to drastically increase demand in a short period of time. Therefore, cumulative project impacts related to libraries are expected to be less than significant.

Although potential adverse impacts to libraries are expected to be less than significant, mitigation measures are provided below to assure impacts are minimized to acceptable levels.

3. Mitigation Measures

The following measures shall be implemented to assure that library facilities remain adequate:

1. The College shall continue to monitor and assess COD library access, usage rates, and levels of service to determine the need for additional services and facilities on campus.

2. The College and City shall regularly confer and coordinate library facilities planning and development to assure complementary and adequate services and facilities.

Mitigation Monitoring and Reporting Program

A. The College and City shall continue to monitor library needs and usage to ensure good levels of library service to the entire community and shall cooperate to the greatest extent practicable.
Responsible Party: City Librarian, COD Librarian

WATER SERVICES

1. Existing Conditions

Groundwater is the principal source of the Coachella Valley's municipal water supply. It is supplemented by natural infiltration of mountain runoff and Colorado River water that is conveyed to the valley through the Colorado River Aqueduct. Water supply and water quality issues are discussed in detail in Section III-C.

The Desert Water Agency (DWA) provides domestic water resources and services to the project planning area. It serves approximately 71,000 people in the western Coachella Valley and produces about 43,000 acre-feet of water annually. DWA extracts groundwater from the Upper Whitewater River Subbasin, which is in a state of overdraft, a condition in which outflow exceeds inflow. Approximately 95% of its water is groundwater extracted by 29 deep wells and delivered via approximately 369 miles of pipeline.[165] The remaining 5% is mountain runoff from Snow Creek, Falls Creek, and Chino Creek.

[165] www.dwa.org, accessed October 28, 2014.

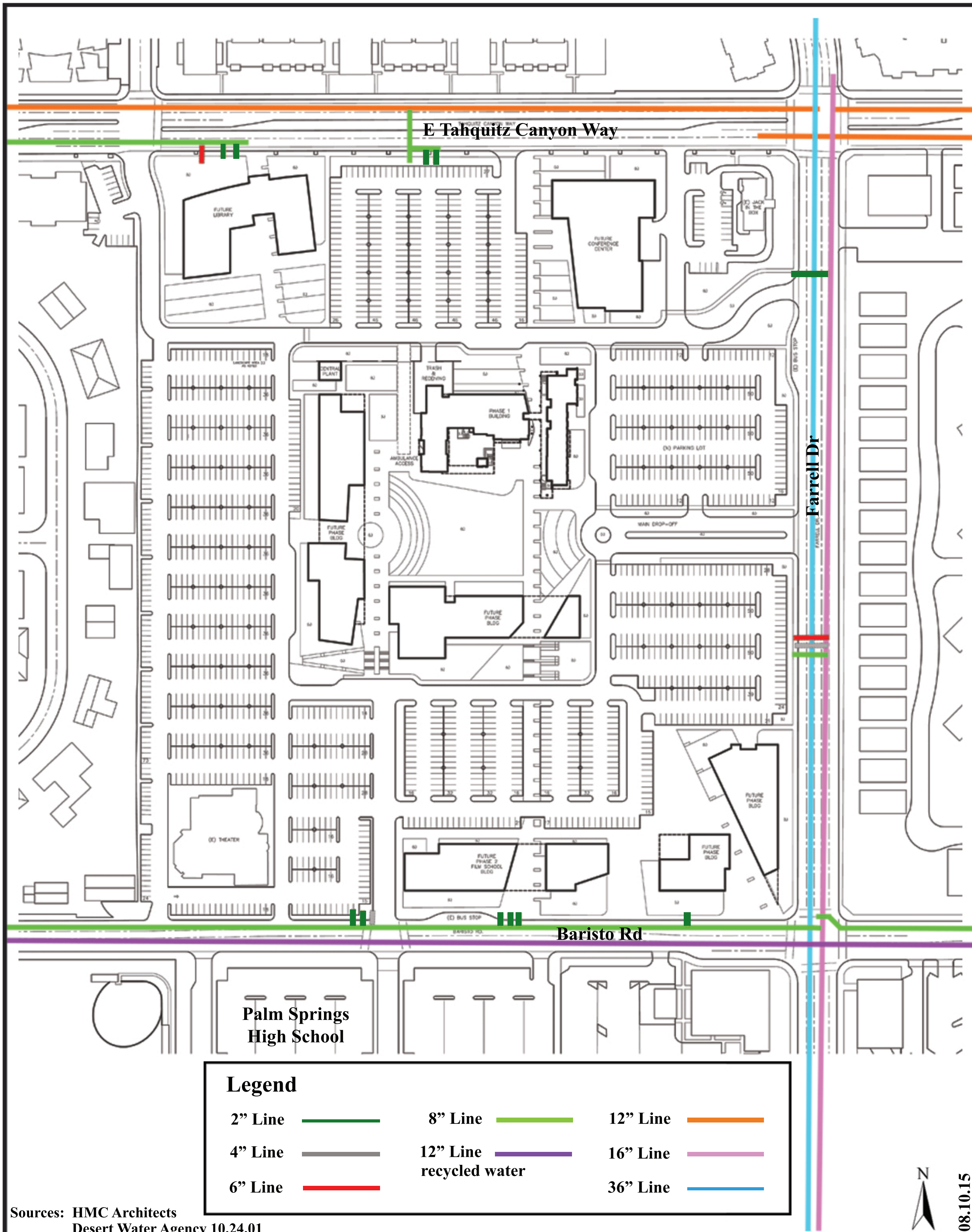
DWA is a participant in the Coachella Valley Regional Water Management Group, a regional partnership that developed an Integrated Regional Water Management Plan (IRWMP) for the Coachella Valley in 2010. The IRWMP sets forth long-range water supply and demand planning for the DWA service area and broader region in an effort to protect water resources, preserve water quality, and assure that adequate water supplies are available to meet future demands. It finds that groundwater supplies will be sufficient to meet demands of the service area during through year 2035 with a combination of groundwater supplies, imported water supplies, water conservation programs, and recharge activities. As noted above, these issues are discussed in more detail in Section III-C, Water Resources/Quality.

Existing water lines in the immediate project planning area are shown on Exhibit III-18 and include[166]:

- E. Tahquitz Canyon Way (north of subject property) – 12-inch line
- Farrell Drive (east of subject property) – 36-inch line and 16-inch line
- Baristo Road (south of subject property) – 8-inch line and 12-inch recycled water line

The water lines are directly connected to the Palm Springs Mall on the subject property at several locations on each of the three roads.

[166] Desert Water Agency, water maps dated October 24, 2001 and March 12, 2002.



Sources: HMC Architects
Desert Water Agency 10.24.01

TERRA NOVA®
PLANNING & RESEARCH, INC.

College of the Desert - West Valley Campus
Existing Water Lines
Palm Springs, California

Exhibit
III-18

2. Project Impacts

Phase I Project and Master Plan Buildout Impacts

As discussed in Section III-G, the proposed built out project will demand approximately 50.63 acre-feet of water annually, including potable and landscape water demands. Water demand for the campus will be met through DWA's program of groundwater extraction and collection of surface water and imported water supplies.

The project site is located in an urbanized area of central Palm Springs that is well served by water delivery infrastructure. Water service to for the campus site will be provided by the Desert Water Agency. Adjacent to and currently supplying the WVC project site, DWA has an 8-inch domestic water line and a 12-inch recycled (tertiary treated) water line in Baristo Road. The Agency also has a 36-inch domestic water main line and a 16-inch distribution line in the Farrell Drive right-of-way. Within the Tahquitz Canyon Way right of way, DWA has a 12-inch domestic water line along the entire property frontage and an 8-inch domestic water line extending east to about the property mid-point.

As proposed, each building or cluster of buildings, including the Phase I project, will be equipped with its own water meter and detector check system. Landscape irrigation meters are also planned as part of the project design. The fire sprinkler system will also be equipped with a meter.

As required, DWA will be granted access and easements to all public water mains developed onsite and before supply meters. Onsite circulation will ensure that access is provided for emergency vehicles as well as ease of connection to onsite fire hydrants.

Subsequent phases of the master plan development will require the installation of additional water lines onsite and connection to the existing network. However, no major expansions to the water delivery system are anticipated. Impacts to water services from construction and operation of the West Valley Campus project are expected to be less than significant.

Cumulative Impacts

Cumulative impacts will also include demand for water services from the approved Jul residential development located immediately east of the project site. The project has been approved and vetted by the City and DWA and will be able to connect to the existing water lines in the surrounding streets. Cumulative impacts are considered less than significant.

Proposed college improvements are anticipated to occur gradually and in phases through 2030. For this reason, the increase in demand for wastewater collection and sewage disposal and treatment would be similarly phased and will not occur all at one time. Nevertheless, the Desert Community College District shall ensure that wastewater and sewage disposal services will be adequate for the proposed project.

3. Mitigation Measures

Although project-related impacts are expected to be less than significant, the following mitigation measures are recommended to further minimize potential impacts.

1. COD and DWA shall coordinate Phase I and long-term planning of on-campus and DWA infrastructure.

2. COD shall coordinate with DWA to prepare water system improvement plans and shall submit them to DWA for review and approval prior to construction. Plans shall follow all applicable regulations and guidelines for construction of domestic water systems.

3. COD shall coordinate with the City Engineer to secure roadway encroachment permits for any work conducted in the City right-of-way, in accordance with City standards and regulations.

Mitigation Monitoring and Reporting Program

A. Prior to the issuance of demolition and grading authorization, on-campus and DWA water system improvement plans shall be prepared, reviews, and approved by DWA and the City.
Responsible Parties: COD, DWA

WASTEWATER

1. Existing Conditions

The City provides wastewater collection and treatment services to the project planning area. The city's public sewer system includes approximately 265 miles (2009) of sewer pipeline ranging in size from 6 to 42 inches in diameter, and 5 lift stations.[167]

The City contracts with Veolia North America to operate its wastewater treatment plant (WTP) on Mesquite Avenue. The WTP has a capacity of 10.9 million gallons per day (mgd) and treats approximately 6 mgd.[168] It removes contaminants from sewage water, including physical, chemical, and biological materials. Its tertiary wastewater recycling facility processes sewage from the City plant. "Reclaimed" effluent is released for irrigation use at the City's municipal golf course and DeMuth Park.

Existing sewer lines in the immediate project vicinity include 24-inch lines beneath Farrell Drive and East Baristo Road (see Exhibit III-19).[169] Direct connections to the subject property are provided along Farrell Drive.

The City's Sewer Master Plan analyzed the existing (2008) capacity of the sewer system and modeled future flow conditions for years 2015 and 2025.[170] The Plan found that the existing city-wide pump stations have sufficient capacity to serve future growth; however, numerous pipeline segments were identified as having insufficient capacity over the long-term.

In the COD WVC project area, sewer segments on East Tahquitz Canyon Way between Farrell Drive and Sunset Way, along the northerly COD WVC property boundary, were identified as operating at "semi-critical" and "critical" levels under existing 2008 conditions and projected 2015 conditions.[171] Modeling of year 2025 conditions resulted in the same results, plus additional "semi-critical" conditions on a sewer segment on South Farrell Drive between East Tahquitz Canyon Way and East Baristo Road, adjacent to the easterly side of the COD WVC property.[172]

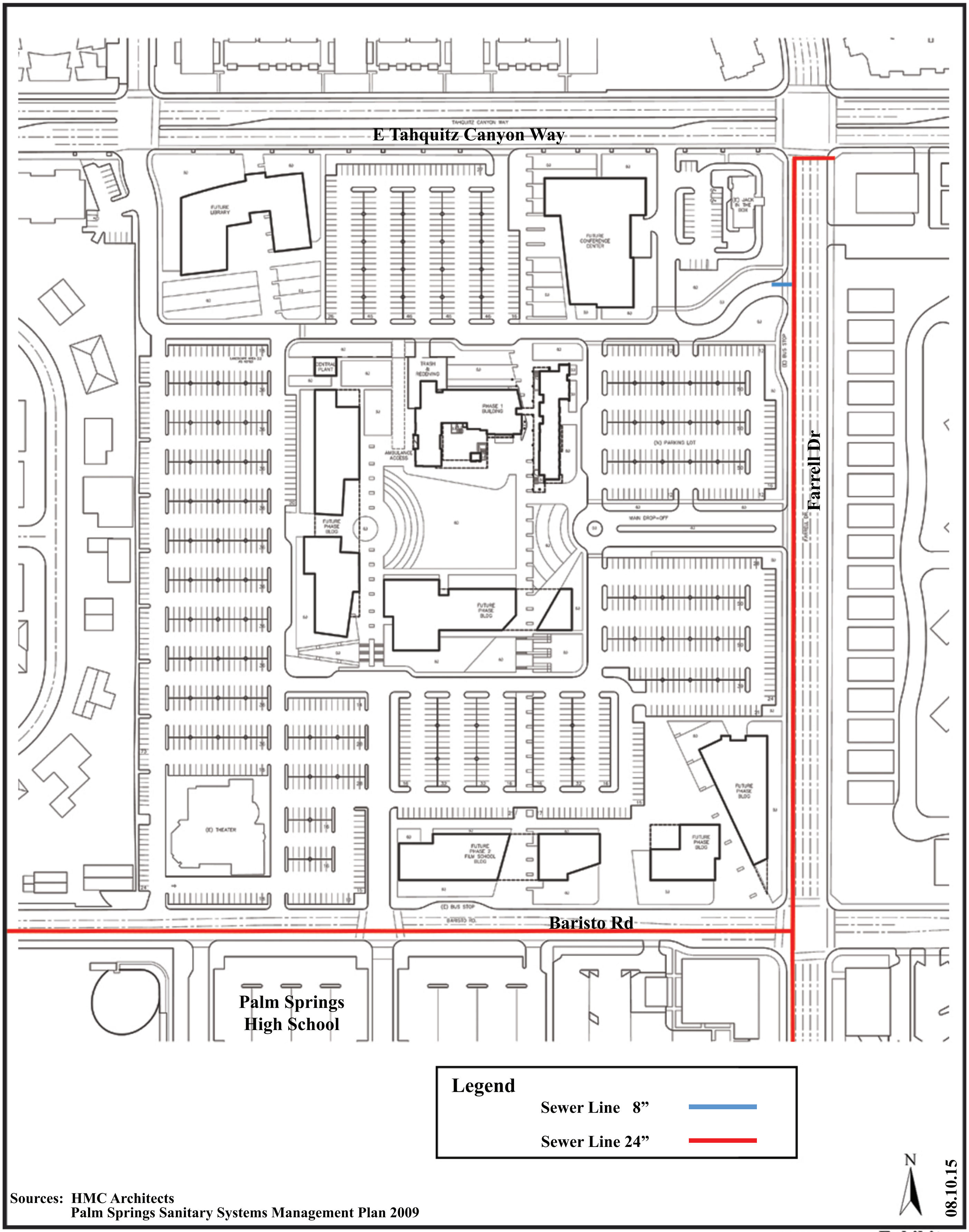
Estimates of wastewater generation for the existing Palm Springs Mall are provided in the table below. They are based on wastewater generation factors provided in the City's Sewer Master Plan.[173] Average wastewater flow

167 "City of Palm Springs Sewer Master Plan," February 2009.
168 www.palmsprings-ca.gov/index.aspx?page=877, accessed October 28, 2014.
169 Sewer maps and correspondence with Rick Minjares, City of Palm Springs, January 2015.
170 "City of Palm Springs Sewer Master Plan," February 2009.
171 "Existing 2008 Model Results" exhibit and "2015 w/o Parcel 4 Model Results" exhibit, Appendix A of "City of Palm Springs Sewer Master Plan," February 2009.
172 "CIP 2025 Model Results" exhibit, Appendix A of "City of Palm Springs Sewer Master Plan," February 2009.
173 "City of Palm Springs Sewer Master Plan," February 2009.

(AWF) is defined as the average wastewater flow contributed by land users of the City's public sewerage system, and they typically vary by day of the week. Based on this information, the existing mall generates approximately 11,200 gallons of effluent per day at full occupancy, or 460 gallons per day at 6% occupancy (Kaplan College).

Table III-35
Average Wastewater Generation
From the Existing Palm Springs Mall

Land Use			AWF	Building SF	Building AC	Total
Existing Condition	PS Mall	Commercial	1,500 gpd/acre	312,000	7.16	11,200 gpd
	Kaplan College	Institutional	1,000 gpd/acre	20,000	0.46	
Source: "City of Palm Springs Sewer Master Plan," February 2009.						



Sources: HMC Architects
Palm Springs Sanitary Systems Management Plan 2009

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College of the Desert - West Valley Campus
Sewer Lines
Palm Springs, California

Exhibit
III-19

2. Project Impacts

Phase I Project and Master Plan Buildout Impacts

Development of the proposed project will result in the demolition of the existing mall, which is currently connected to sewer lines in the project area. New campus buildings will be connected to the sewer system. Estimates of wastewater generation for the proposed COD West Valley Campus are provided in the table below. They are based on wastewater generation factors provided in the City's Sewer Master Plan.[174] Average wastewater flow (AWF) is defined as the average wastewater flow contributed by land users of the City's public sewerage system, and they typically vary by day of the week. The Phase I Project (2018) is expected to generate approximately 1,140 gallons of effluent per day. At project buildout (2030) the campus is expected to generate approximately 7,769 gallons of effluent per day.

Table III-36
Average Wastewater Generation
For the Proposed COD WVC Campus

Land Use			AWF	Building SF	Building AC	Total
Phase I (2018)	COD Campus	Institutional	1,000 gpd/acre	50,000	1.14	1,140 gpd
Project Buildout (2030)	COD Campus	Institutional	1,000 gpd/acre	320,000	7.35	7,695 gpd
		Retail/Commercial	1,500 gpd/acre	10,000	0.23	
Source: "City of Palm Springs Sewer Master Plan," February 2009.						

Cumulative Impacts

Cumulative impacts will also include additional wastewater generation from the approved Jul residential development located immediately east of the project site. The following tables show estimated wastewater generation for the Jul development, and the cumulative consumption difference of the mall at full occupancy vs. the mall at 6% occupancy (Kaplan College).

Table III-37
Estimated Wastewater Generation
For Cumulative Projects

Project	Land Use	AWF	Dwelling Units	Total GPD
Jul Residential	Residential	250 gpd/DU	190	47,500
Source: "City of Palm Springs Sewer Master Plan," February 2009.				

[174] "City of Palm Springs Sewer Master Plan," February 2009.

Table III-38
Total Cumulative Wastewater Generation

Removed (-)		Added (+)	
Land Use	Generation	Land Use	Generation
Kaplan College P.S. Mall	460 gpd 10,740 gpd	COD WVC (2030) Jul Residential	7,695 gpd 47,500 gpd
Full Subtotal: 6% Subtotal	11,200 gpd 460 gpd	Subtotal:	55,195 gpd
TOTAL CUMULATIVE GENERATION			
		Assuming Full Mall Occupancy:	**(+) 43,995 gpd**
		Assuming 6% Mall Occupancy:	**(+) 54,735 gpd**

Development of the COD West Valley Campus and Phase I project will result in demolition of the existing Palm Springs Mall, thus eliminating existing wastewater generation from that use. It will also eliminate the mall demand, which is 11,200 gpd with a fully occupied mall and 460 gpd for the Kaplan College use alone. Cumulative wastewater generation from onsite sources, therefore, will be offset by the loss of the mall. The WVC Phase I Project will generate a demand of approximately 1,140 gpd or a 31.3 percent decrease compared to a fully occupied mall, but will generate more than twice the effluent of the current Kaplan College use. Proposed college improvements are anticipated to occur gradually and in phases through 2030. For this reason, the increase in demand for wastewater collection and sewage disposal and treatment would be similarly phased and will not occur all at one time. Nevertheless, the Desert Community College District shall ensure that wastewater and sewage disposal services will be adequate for the proposed project.

3. Mitigation Measures

1. The project site will continue to be served by the existing sewage collection and treatment infrastructure. The District may be required to pay sewer system connection fees and facility fees as the Campus builds out to finance plant and other facility expansions, as needed.

2. The District will coordinate with the City and DWA to assure that adequate wastewater collection and sewage disposal and treatment facilities will be provided to the site as the Master Plan is built out (2030).

<u>Mitigation, Monitoring and Reporting</u>

1. The District shall prepare and submit plans for approval by the District Engineer prior to construction of on-site and off-site sewage connections.
   <u>Responsible Party:</u> City, Division of the State Architect, Program Manager

Residual Impacts
Residual impacts associate with the demand for wastewater collection and treatment capacity will initially be more than double that associated with the current 6% mall occupancy. However, as the campus builds out, its overall wastewater generation will be about a third less than for the fully occupied mall. Therefore, City facilities are already in place to accommodate the change in use and no significant residual impacts will result.

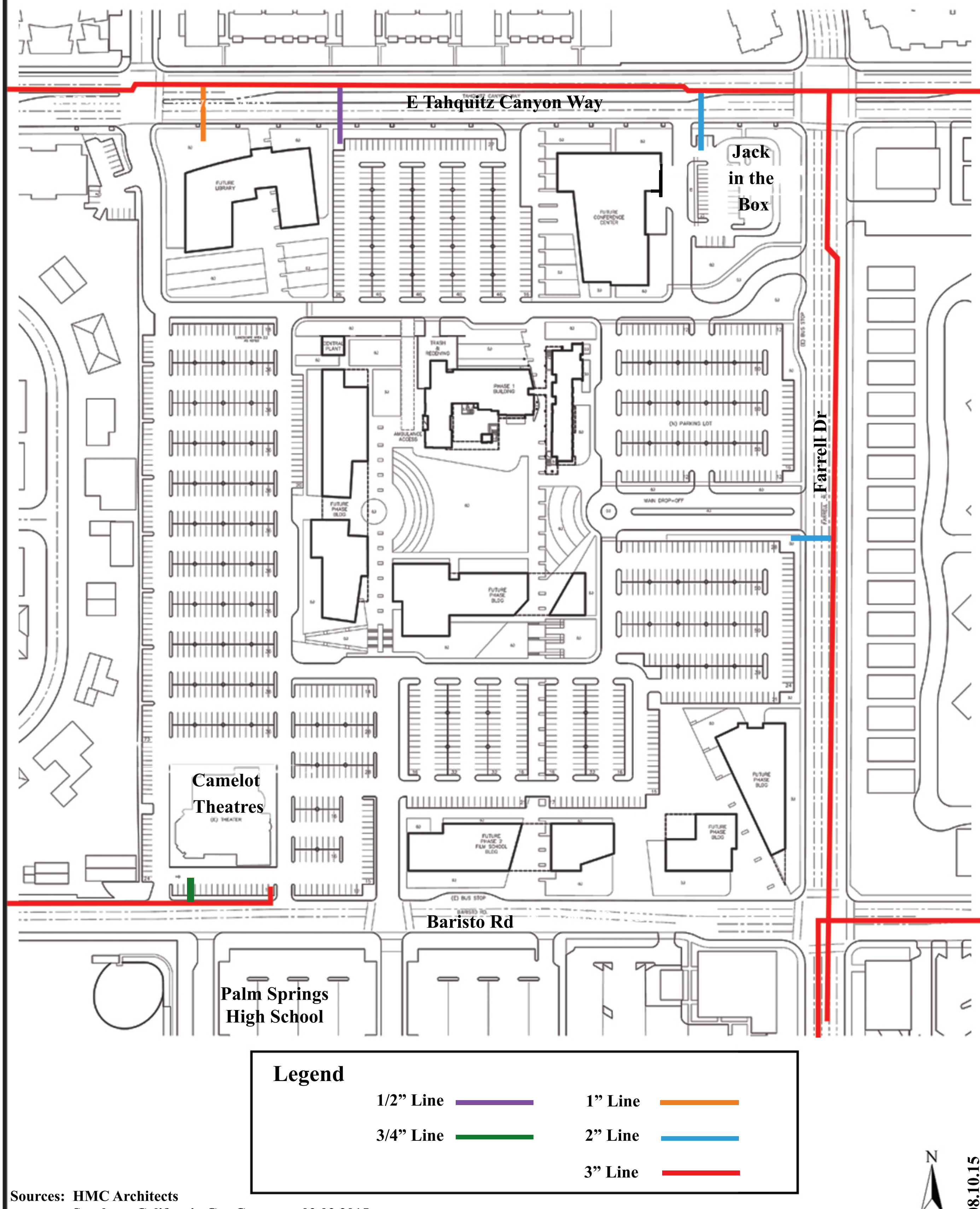
NATURAL GAS

1. Existing Conditions

The Southern California Gas Company, a subsidiary of Sempra Energy, provides natural gas services to the project planning area. Existing natural gas lines in the project vicinity include 3-inch lines beneath E. Tahquitz Canyon Way, Farrell Drive, and East Baristo Road.[175] Direct connections to the subject property are provided along each of the roads (see Exhibit III-19).

Based on information provided by the U.S. Energy Information System, the existing Palm Springs Mall currently consumes approximately 738,000 cubic feet of natural gas annually at 6% occupancy (Kaplan College), or 11,420,800 cubic feet of natural gas annually when the mall is at full occupancy[176].

175 Gas Asset Map Number PSP 84, Southern California Gas Company, February 3, 2015.
176 Table C24A: Natural Gas Consumption and Expenditure Intensities for All Buildings, 2003. U.S. Energy Information System.



Sources: HMC Architects
Southern California Gas Company 02.03.2015

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College of the Desert - West Valley Campus
Existing Natural Gas Lines
Palm Springs, California

COLLEGE OF THE DESERT 1958

Exhibit

III-20

Table III-39
Exiting Natural Gas Consumption
Palm Springs Mall

Land Use Type			Generation Rate[1]	Unit Type	Approximate Sq. Ft.	Annual Natural Gas Usage (cubic feet)
Existing Condition	Kaplan College	Educational	36.9	ft^3/sq.ft/yr	20,000	738,000
	P.S. Mall	Enclosed Mall	33.4	ft^3/sq.ft/yr	312,000	10,420,800
				Existing Condition TOTAL	**332,000**	**11,158,800**
[1] Source: Table C24A: Natural Gas Consumption and Expenditure Intensities for All Buildings, 2003. U.S. Energy Information System.						

2. Project Impacts

Phase I Project and Master Plan Buildout Impacts

The project will require demolition of the Palm Springs Mall, which is currently connected to existing natural gas lines in the project area, and subsequent connection of campus buildings to the gas lines. Based on the U.S. Energy Information System, the COD West Valley Campus is estimated to consume approximately 1,845,000 cubit feet of natural gas per year at the completion of Phase I (2018) and 12,117,000 cubic feet of natural gas per year at campus buildout (2030).

Table III-40
Estimated Natural Gas Consumption
COD WVC

Land Use Type			Generation Rate[1]	Unit Type	Approximate Sq. Ft.	Annual Natural Gas Usage (cubic feet)
Phase I	COD WVC	Educational	36.9	ft^3/sq.ft/yr	50,000	1,845,000
				Phase I TOTAL	**50,000**	**1,845,000**
Project Buildout	COD WVC	Educational	36.9	ft^3/sq.ft/yr	320,000	11,808,000
	Campus Retail	Retail	30.9	ft^3/sq.ft/yr	10,000	309,000
				Proposed Project Buildout TOTAL	**330,000**	**12,117,000**
[1] Source: Table C24A: Natural Gas Consumption and Expenditure Intensities for All Buildings, 2003. U.S. Energy Information System.						

Cumulative Impacts

Cumulative impacts take into consideration the natural gas consumption from the approved Jul residential development located immediately east of the project site. The following tables show estimated natural gas consumption for the Jul development, and the cumulative consumption difference of the mall at full occupancy vs. the mall at 6% occupancy (Kaplan College).

Table III-41
Estimated Natural Gas Consumption
For Cumulative Projects

Land Use Type		Avg. Annual Cubic Feet [(1)]	Unit Type	Number of Households	Annual Natural Gas Usage (cubic feet)
Jul Residential	Single Family	48,100	household	76	3,655,600
	Condominiums	41,100	household	114	4,685,400
			Jul Residential TOTAL	**190**	**8,341,000**

Source: Table CE2.5 Household Site Fuel Consumption in the West Region, Totals and Averages 2009. U.S. Energy Information System.
[1] Generation rates were derived using the average consumption totals for the following data types: the state of California, urban areas, mixed-dry/hot-dry climates, and single family residential or condo units. Million BTU units were converted to cubic feet. 1 BTU = 0.001 cubic feet of natural gas.

Table III-42
Total Cumulative Natural Gas Consumption

Removed (-)		Added (+)	
Land Use	Consumption cubic feet/year	Land Use	Consumption cubic feet/year
Kaplan College P.S. Mall	738,000 10,420,800	COD WVC Retail Jul Residential	11,808,000 309,000 8,341,000
Full Subtotal: 6% Subtotal	11,158,800 738,000	Subtotal:	20,458,000
TOTAL CUMULATIVE CONSUMPTION			
		Assuming Full Mall Occupancy:	(+) 9,299,200
		Assuming 6% Mall Occupancy:	(+) 19,720,000

Development of the COD West Valley Campus will result in demolition of the existing Palm Springs Mall, an electricity consumer that is 94% vacant, and natural gas consumption by the mall, regardless of its level of occupancy, will be eliminated. Cumulative electricity consumption from onsite sources, therefore, will be offset by the loss of the mall. As shown in Table III-39 (above), the proposed project will result in a 9,299,200 cubit foot annual increase of natural gas consumption when assuming the Palm Springs Mall is at full occupancy, or an increase of 19,720,000 cubic feet annually when analyzing the Mall at the current use of 6% occupancy.

Development and operation of the COD WVC is not expected to significantly impact natural gas supplies or Southern California Gas' ability to provide it. Current and future natural gas supplies are expected to be adequate to meet campus and cumulative project demands. Existing natural gas supplies are expanding with increased exploration and new drilling techniques.

3. Mitigation (Minimization) Measures

Although impacts to natural supplies and services are expected to be less than significant, the following minimization measures are recommended to assure that impacts are minimized.

1. Campus development shall use the most efficient water heaters, HVAC systems, and other gas-fired equipment. COD shall assure the use of the most efficient kitchen appliances practicable and shall explore and implement renewable energy sources, including solar thermal technologies, in lieu of natural gas, to the greatest extent practicable.

2. COD shall make every effort to assure the highest level of energy conservation practicable.

3. COD shall confer and coordinate with Southern California Gas Company to take advantage of the technical capabilities of the provider in assuring the most efficient use of natural gas possible.

Mitigation Monitoring and Reporting Program

A. COD shall assure that project plans conform with Title 24 energy conservation code requirements. The Southern California Gas Company shall provide COD with references and technical support for energy efficient design.
Responsible Parties: COD, Southern California Gas Company

ELECTRICITY

1. Existing Conditions

Southern California Edison (SCE) provides electricity to the City of Palm Springs, including the West Valley Campus planning area. SCE derives power from both renewable and nonrenewable sources and delivers it via high voltage transmission lines and lower voltage distribution lines. The project site is currently served by 12-KV primary circuit lines located within Tahquitz Canyon Way, Farrell Drive, Baristo Road, and the western most site boundary line between the existing parking lot and single-family residential development. The College District and its design engineers shall identify all Edison facilities that may be affected by the project and to secure appropriate clearance prior to construction.

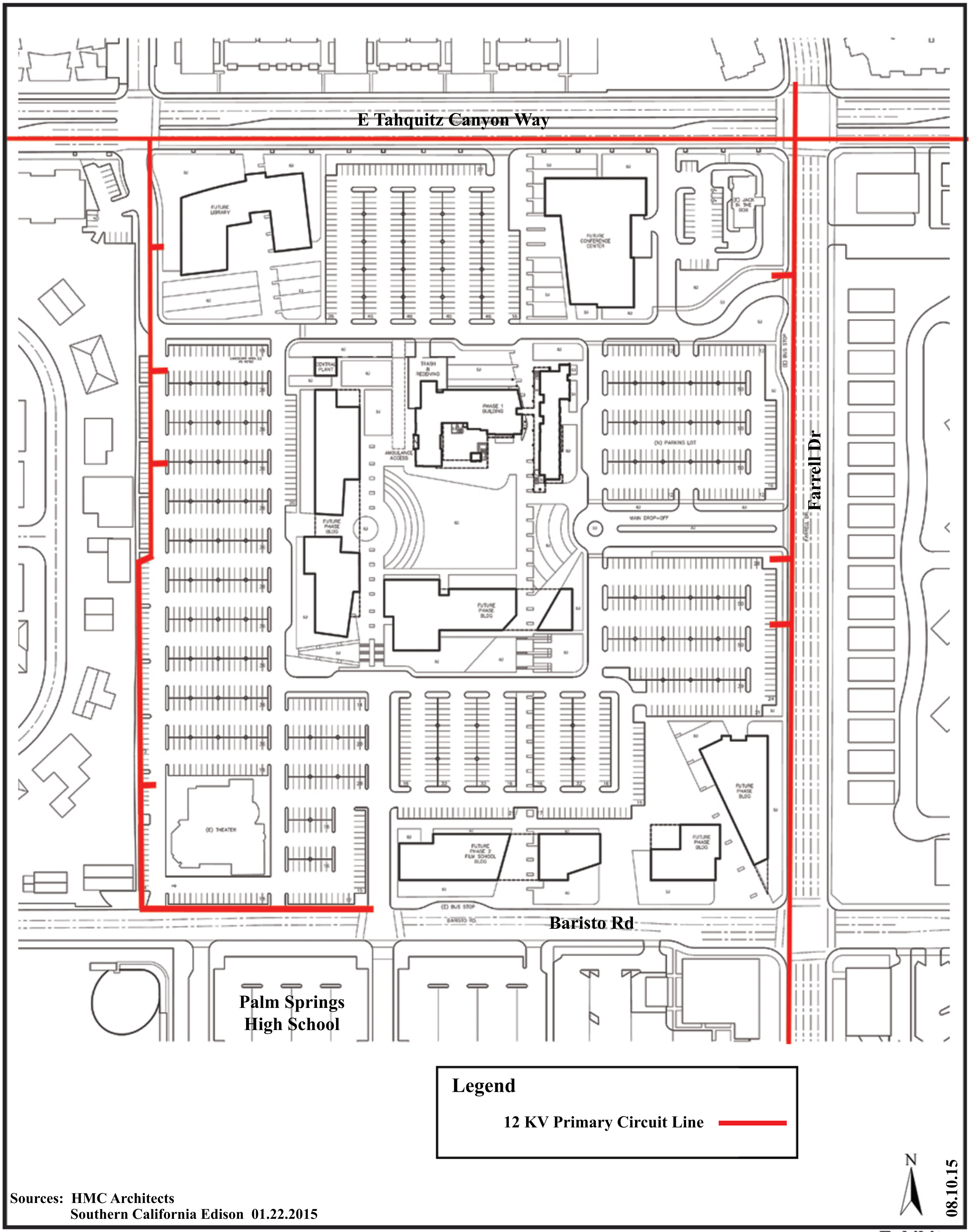
Electricity consumption of existing site conditions is analyzed in two ways: the mall operating at full occupancy, and the mall operating at 6% occupancy (Kaplan College). The mall at full occupancy is estimated to use 7,177,600 kWh annually, as opposed to only 220,000 kWh annually at 6% occupancy. Energy usage factors were obtained from the U.S. Energy Information System[177].

Table III-43
Existing Electricity Consumption
Palm Springs Mall

Land Use Type			Generation Rate[1]	Unit Type	Approximate Sq. Ft.	Annual kWh Usage
Existing Condition	Kaplan College	Educational	11.0	kWh/sq.ft/yr	20,000	220,000
	P.S. Mall*	Enclosed Mall	22.3	kWh/sq.ft/yr	312,000	6,957,600
			Existing Condition TOTAL		**332,000**	**7,177,600**

[1] Source: Table C14A: Electricity Consumption and Expenditure Intensities for All Buildings, 2003. U.S. Energy Information System.

[177] Table CE2.5 Household Site Fuel Consumption in the West Region, Totals and Averages 2009. U.S. Energy Information System.



Sources: HMC Architects
Southern California Edison 01.22.2015

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College of the Desert - West Valley Campus
Existing Electric Lines
Palm Springs, California

Exhibit
III-21

2. Project Impacts

Phase I Project and Master Plan Buildout Impacts

Energy usage factors, including those for electricity use, for the proposed campus were obtained from the U.S. Energy Information System[178]. Based on these factors, at buildout, the COD West Valley Campus has the potential to consume 3,663,000 kWh per year. Of this, 3,520,000 kWh would be consumed by academic and public/private venture facilities, and 143,000 kWh would be consumed by on-campus retail. These projections are based on "business as usual" conditions and do not account for potential energy savings that are anticipated from the implementation of onsite sustainable design strategies, such as PV solar technology. It should be noted that the demand estimate for the Phase I project is conservative (based on maximum gross building square footage) rather than occupied space.

Table III-44
Estimated Electricity Consumption
COD WVC

Land Use Type			Generation Rate[1]	Unit Type	Approximate Sq. Ft.	Annual kWh Usage
Phase I	COD WVC	Educational	11.0	kWh/sq.ft/yr	50,000	550,000
				Phase I TOTAL	**50,000**	**550,000**
Project Buildout	COD WVC	Educational	11.0	kWh/sq.ft/yr	320,000	3,520,000
	Campus Retail	Retail	14.3	kWh/sq.ft/yr	10,000	143,000
				Project Buildout TOTAL	**330,000**	**3,663,000**

[1] Source: Table C14A: Electricity Consumption and Expenditure Intensities for All Buildings, 2003. U.S. Energy Information System.

Cumulative Impacts

Cumulative impacts will also include additional electricity consumption from the approved Jul residential development located immediately east of the project site. The following tables show estimated electricity consumption for the Jul development, and the cumulative consumption difference of the mall at full occupancy vs. the mall at its current 6% occupancy (Kaplan College).

[178] Table CE2.5 Household Site Fuel Consumption in the West Region, Totals and Averages 2009. U.S. Energy Information System.

Table III-45
Estimated Electricity Consumption
For Cumulative Projects

Land Use Type		Avg. Annual kWh[1]	Unit Type	Number of Households	Annual kWh Usage
Jul Residential	Single Family	8,821	household	76	670,369
	Condominiums	7,802	household	114	889,428
		Jul Residential TOTAL		**190**	**1,559,797**

Source: Table CE2.5 Household Site Fuel Consumption in the West Region, Totals and Averages 2009. U.S. Energy Information System.
[1] Generation rates were derived using the average consumption totals for the following data types: the state of California, urban areas, mixed-dry/hot-dry climates, and single family residential or condo units. Million BTU units were converted to kWh. 1 BTU = 0.00029307107017 kWh.

Table III-46
Total Cumulative Electricity Consumption

Removed (-)		Added (+)	
Land Use	Consumption kWh/Year	Land Use	Consumption kWh/Year
Kaplan College P.S. Mall	220,000 6,957,600	COD WVC Retail Jul Residential	3,520,000 143,000 1,559,797
Full Subtotal: 6% Subtotal	7,177,600 220,000	Subtotal:	5,222,797
TOTAL CUMULATIVE CONSUMPTION			
Assuming Full Mall Occupancy:			(-) 1,954,803
Assuming 6% Mall Occupancy:			(+) 5,002,797

Development of the COD West Valley Campus will result in demolition of the existing Palm Springs Mall, an electricity consumer that is 94% vacant, and energy consumption by the mall will be eliminated. Cumulative electricity consumption from onsite sources, therefore, will be offset by the loss of the mall. As shown in Table III-43 (above), the proposed project will result in a 1,954,803 kWh annual decrease of electricity consumption when assuming the Palm Springs Mall is at full occupancy, or an increase of 5,002,797 kWh annually when analyzing the Mall at the current use of 6% occupancy.

The West Valley Campus is not expected to have a significant adverse impact on SCE's ability to provide power. Existing electric distribution lines are located in the immediate project vicinity and are currently serving onsite development. Development will be subject to the requirements of the Uniform Building Code and Title 24 of the California Administrative Code. The campus will be designed to further optimize energy efficiency through building design, natural ventilation, building shade canopies, and efficient lighting fixtures.

3. Mitigation (Minimization) Measures

Although the project is not expected to have significant adverse impacts on SCE services or facilities, the following minimization measures are nonetheless recommended.

1. College of the Desert shall coordinate and cooperate with Southern California Edison to implement near and long-term electricity connections, load management programs to level demand load with generating capacities, and to ensure the highest level of energy conservation practicable.

2. To the extent practicable, SCE shall provide information on and promote state and federal tax credit and rebate programs directed to the use of solar PV and thermal energy systems on campus and in all sectors of the local economy.

Mitigation Monitoring and Reporting Program

A. The COD Program Manager and electrical engineer shall inspect all detailed project plans for conformance with Title 24 energy conservation code requirements. SCE shall provide developers with references for energy efficient design.
Responsible Parties: COD Program Manager, Construction Manager, Electrical Engineer, SCE

Residual Impacts
The proposed West Valley Campus project, including the Phase I Project, will generate a demand for electricity that is approximately half of what the fully occupied mall would demand and about 15 times the demand associated just with Kaplan College (6% occupancy). The Jul project, when built, will generate a demand for more than 1.55 million kwh. The incremental demand of the cumulative projects is less than the full demand of a full occupied mall. Based upon the net decrease in demand, increasing use efficiencies and unaccounted reductions associated with the use of renewable energy, the projects residual impacts will be less than significant

SOLID WASTE MANAGEMENT

1. Existing Conditions

Solid Waste Services
Palm Springs Disposal Services (PSDS) provides solid waste collection and disposal services to the City of Palm Springs, including the West Valley Campus project site. PSDS services include residential and commercial trash pick-up, and collection of large debris roll-off boxes and smaller temporary trash containers. PSDS also collects bulky items, construction debris, and special wastes, including eWaste (computers, cell phones, TVs, etc.) and universal waste (batteries, florescent light bulbs, mercury containing switches, etc.) for proper disposal.

Most of the waste is transported to the Edom Hill Transfer Station in northern Cathedral City, which serves as a local collection point for solid waste. The transfer station is a 21.9-acre facility owned and operated by Burrtec Waste. It is permitted to receive 3,500 tons of waste per day.[179] Its composting (green waste) facility covers 3.6 acres and is permitted to receive 500 tons per day.

Solid waste from the transfer station is disposed at one of three regional landfills: Lamb Canyon, Badlands, and El Sobrante Landfills. Lamb Canyon Landfill, located in Beaumont, has a remaining capacity of 18,955,000 cubic yards (2009) and estimated closure date of 2021.[180] The Badlands Landfill in Moreno Valley has a remaining capacity of 14,730,025 cubic yards (2010) and estimated closure date of 2024.[181] El Sobrante Landfill in Corona has a remaining capacity of 145,530,000 cubic yards (2009) and estimated closure date of 2045.[182]

179 Facility/Site Summary Details for Edom Hill Transfer Station (33-AA-0296), www.calrecycle.ca.gov, accessed November 14, 2014.
180 Ibid.
181 Ibid.
182 Ibid.

Source Reduction and Recycling
The Integrated Waste Management Act (AB939) was passed in 1989 and implemented beginning in 1990. The bill requires every California city and county to reduce solid waste by 25% by the year 1995 and 50% by 2000. This standard is also applicable to institutional waste generators, including schools. The reduction has been accomplished primarily through waste management programs that provide recycle bins and services, as well as green waste recycling services.

PSDS operates a comprehensive recycling program and collects recyclable materials from residential and commercial customers. Recyclables are transferred to a Materials Recovery Facility (MRF) where they are separated by commodity, and commodities are shipped off-site for processing. PSDS also collects green waste, including tree trimmings, glass clippings, shrubs, and palm fronds. Green waste is converted into compost for use in landscaping projects. Tires are recycled, and motor oil is converted to other products.

Construction wastes typically include a major portion that can be recycled. The County of Riverside has identified a variety of local facilities that accept demolition and construction waste for recycling and reuse. Materials that can be especially cost-effective to recycle include such metals as steel, cooper, aluminum, brass and iron. Concrete, asphalt and gypsum can also be cost-effectively recycled. In the Coachella Valley there are at least thre such facilities with waste stream diversion rates as high as 95 percent.[183]

Hazardous Waste
As of February 9, 2006, California's "Universal Waste Rule" exemption expired, and it is illegal to dispose of certain types of household hazardous wastes (HHW) in household trash. HHW refers to common batteries, electronic devices, fluorescent light bulbs, products containing mercury, and aerosol cans. In Palm Springs and the project planning area, PSDS accepts some universal wastes, and others must be disposed of at the Household Hazardous Waste Collection Facility located at 1100 Vella Road in Palm Springs.

2. Project Impacts

Phase I Project and Master Plan Buildout Impacts

The proposed project will result in demolition of Palm Springs Mall and elimination of all solid waste generated at the mall. The potential for generation of demolition waste is approximately 21,075 tons of debris[184], including approximately 13,275 tons of concrete, much of which can be recycled. Demolition debris will include lumber, a variety of metal materials, sheetrock, synthetic building materials and other debris. The project is subject to the waste stream diversion goals established by the State of California and the County of Riverside, which will result in substantial diversion of demolition waste to recycling center for re-use in new products.

Estimates of the mall's current (operational) solid waste production are provided in the table below. They are based on solid waste generation rates provided by CalRecyle and assume the mall is operating at full occupancy. As shown in the table, the mall at full occupancy generates approximately 1,804.4 tons of solid waste, which will be removed from the waste stream annually as a result of demolition of the mall. In comparison, the mall at 6% occupancy (Kaplan College) generates approximately 26 tons of solid waste, which would also be removed from the waste stream annually as result of the mall demolition.

183 Riverside County Nondisposal Facility Element, prepared by the Riverside County Department of Waste Resources. July 2015.
184 Chris Block, Estimator for Demo Unlimited Inc. 760-775-5884. cbloch@demounlimited.com. Personal Communication June 15, 2015.

Table III-47
Estimated Solid Waste Generation
Palm Springs Mall

	Land Use Type	Generation Rate[1]	Unit Type	Approximate Sq. Ft.	Annual Tons of Solid Waste
Kaplan College	Institutional	0.0013	tons/sf/year	20,000	26.00
Shopping Center*	Commercial	0.0057	tons/sf/year	312,000	1,778.40
			TOTAL	**332,000**	**1,804.40**

[1] Source: California Integrated Waste Management Board, "Estimated Solid Waste Generation Rates" 2007. ; CalRecyle, "Estimated Solid Waste Generation and Disposal Rates," last updated December 21, 2011.
* Assumes 3.12 lbs/100sf/day = 0.0312lbs/sf/day = 0.0057tons/sf/year

At buildout, the West Valley Campus will include 330,000± square feet of campus buildings, including approximately 250,000 square feet of academic space; 30,000 square feet of library space; 40,000 square feet of conference facilities; and 10,000 square feet of campus-related retail space. Campus facilities will be used by staff, faculty, and an estimated 3,000 full-time equivalent students. The table below estimates annual solid waste generation, by land use and phase, for the proposed project using solid waste generation rates provided by the California Integrated Waste Management Board.

Table III-48
Estimated Solid Waste Generation
COD West Valley Campus

	Land Use Type	Generation Rate[1]	Unit Type	Proposed Sq. Ft.	Annual Tons of Solid Waste
Phase I	Institutional[2]	0.0013	tons/sf/year	50,000	65.0
Phase II	Institutional	0.0013	tons/sf/year	50,000	65.0
Phase III	Institutional	0.0013	tons/sf/year	50,000	65.0
Phase IV	Institutional	0.0013	tons/sf/year	50,000	65.0
Phase V	Institutional	0.0013	tons/sf/year	50,000	65.0
Library	Institutional	0.0013	tons/sf/year	30,000	39.0
Conference Center	Institutional	0.0013	tons/sf/year	40,000	52.0
Campus Retail	Retail/Commercial[3]	0.0024	tons/sf/year	10,000	24.0
			Total Buildout	**330,000**	**440.0**

1 Source: California Integrated Waste Management Board, "Estimated Solid Waste Generation Rates" 2007.
2 Institutional includes x sf for a college.
3 Retail/ Commercial includes x1 sf of commercial land use.

As shown in the table, buildout of the COD West Valley Campus has the potential to generate an estimated 440.0 tons of solid waste annually. This projection assumes a "business as usual" scenario and does not account for solid waste reductions that will occur from implementation of waste diversion and recycling plans set forth in the WVC Facilities Master Plan. The use, storage, and disposal of hazardous materials will be handled subject to regional, state, and federal permitting requirements. These procedures are described in more detail in Section III-L, Hazardous and Toxic Materials.

Based on these projections, the mandates to and potential for recycling of demolition and operations waste, and the currently remaining capacity of the three landfills serving the City and area, there will be sufficient capacity to serve the proposed West Valley Campus. Solid waste impacts, therefore, will be less than significant.

Cumulative Impacts

Cumulative impacts include additional solid waste generation from the approved Jul residential development located immediately east of the project site. The following tables show estimated solid waste generation for the Jul development, and the cumulative consumption difference of the mall at full occupancy vs. the mall at 6% occupancy (Kaplan College).

Table III-49
Estimated Solid Waste Generation
For Cumulative Projects

Land Use Type		Generation Rate	Unit Type	Number Dwelling Units	Annual Tons of Solid Waste
Jul Residential	Residential	0.0055	tons/DU/day	190	381.42
Source: Residential Developments: Estimated Solid Waste Generation Rates, CalRecycle. 2006. Assumes 12.23 lbs/DU/day, converted to tons per day.					

Table III-50
Total Cumulative Solid Waste Generation

Removed (-)		Added (+)	
Land Use	Consumption Tons/Year	Land Use	Consumption Tons/Year
Kaplan College P.S. Mall	26.00 1,778.40	COD WVC Retail Jul Residential	416.00 24.00 381.42
Full Subtotal: 6% Subtotal	1,804.4 26.00	Subtotal:	821.42
TOTAL CUMULATIVE GENERATION			
Assuming Full Mall Occupancy:			(-) 982.98
Assuming 6% Mall Occupancy:			(+) 795.42

The project's impact on the solid waste stream must account for elimination of waste currently generated at the Palm Springs Mall in combination with new waste generated by the proposed campus and approved projects (Jul) in the area. When the mall's estimated current waste tonnage is subtracted from the combination of the campus' and Jul residential development potential waste tonnage, the net impact to the solid waste stream is an addition of 795.42 tons per year at 6% mall occupancy, or a decrease of 982.98 tones per year if the mall was at full occupancy.

Based on these projections and the remaining capacity of the three landfills serving the City, there should be sufficient capacity to serve the proposed West Valley Campus. Solid waste impacts, therefore, will be less than significant.

3. Mitigation Measures

Although project-related solid waste impacts are expected to be less than significant, the following mitigation measures are recommended to further reduce solid waste generation and disposal.

1. COD shall implement recycling programs for all components of the project, including but not limited to construction waste and operations waste from all campus uses. Recycling programs shall include separate recycling containers.

2. COD shall contract for landscaping services from a company that composts or hauls its waste to a green waste recycler. Onsite composting and recycling of other landscape waste is also encouraged.

Mitigation Monitoring and Reporting Program

A. COD shall work closely with Palm Springs Disposal Services (PSDS) to assure the inclusion and maintenance of recycling containers and areas, as they implement the City's waste disposal programs and Facilities Master Plan goals.
Responsible Parties: COD, Palm Springs Disposal Services

TELECOMMUNICATIONS

1. Existing Conditions

Telecommunication services, including cable, telephone, and Internet services, in the project planning area are provided by Verizon and Time Warner Cable. Existing telecommunications infrastructure serving a range of residential, commercial, and institutional development is already in place in the project area.

2. Project Impacts

Phase I Project and Master Plan Buildout Impacts

Existing telecommunications lines will require disconnection from the Palm Springs Mall before demolition, and reconnection to new COD development before the project is operational. COD will coordinate with Verizon and Time Warner to ensure that onsite connections are provided in a timely manner that corresponds with project phasing and implementation. The project is not expected to significantly impact local or regional telecommunication services.

Cumulative Impacts
The approved Jul residential development will coordinate with Verizon and Time Warner independently to ensure that all telecommunication infrastructures are provided in a timely manner. The development of COD WVC and the Jul development will not have significant cumulative impacts.

3. Mitigation Measures

No mitigation measures are required.

Mitigation Monitoring and Reporting Program

None required.

Residual Impacts
There are no residual impacts to telecommunications systems or infrastructure associated with the proposed campus project.

PUBLIC TRANSIT SERVICES

1. Existing Conditions

SunLine Transit Agency provides public transit services to the Coachella Valley, including the project planning area. SunLine's service area encompasses 1,120 square miles, and its fixed route network includes 14 local routes and a commuter link extending from Palm Desert to Riverside.[185] It also offers curb-to-curb paratransit services to meet the requirements of the Americans with Disabilities Act (ADA).

SunLine's fleet includes 69 fixed route buses, 45 ADA paratransit vans, and 38 support vehicles.[186] The agency operates a Clean Fuels program aimed at curbing pollution emitted by its fleet. It conforms to the Riverside County Transportation Commission's (RCTC) Alternative Fuel Policy, and its vehicles operate using compressed natural gas (CNG) or hydrogen fuels.

Bus lines 14, 24, 30, 32, and 111 serve the City of Palm Springs. Specifically, Lines 14, 24, and 30 serve the immediate project area, with service provided along South Farrell Drive and East Baristo Road. Bus stops are located adjacent to the subject property at the following locations:

- South Farrell Drive – west side adjacent to the subject property, east side south of East Tahquitz Canyon Way
- East Tahquitz Canyon Way – north side west of South Farrell Drive
- East Baristo Road – north side adjacent to the subject property

2. Project Impacts

Phase I Project and Master Plan Buildout Impacts

The COD WVC subject property is well-served by public transit with two bus stops providing direct access to the site. The proposed campus can be expected to increase ridership in the project area, particularly on the bus routes and bus stops identified above. However, with two full-service bus turnouts located at Farrell Drive abd Baristo Road, no new bus stops or service extensions will be required. Impacts to public transit are analyzed in more detail in Section III-B, Traffic and Circulation.

<u>Cumulative Impacts</u>
Development of the approved Jul residential project has to potential to marginally increase transit ridership valley. SunLine regularly assesses service needs based on demand. Buildout of the college campus and Jul development will occur gradually over time, allowing SunLine to address any necessary service adjustments in the project area. Cumulative impacts are considered less than significant.

3. Mitigation Measures

No mitigation measures are required.

Mitigation Monitoring and Reporting Program

None required.

▪ [185] "Short Range Transit Plan FY 2014/15 – FY 2016/17," Sunline Transit Agency.
[186] Ibid.

Residual Impacts
There will be no meaningful residual impacts associated with the project.

MEDICAL FACILITIES

1. Existing Conditions

The Coachella Valley is served by three major medical facilities, smaller clinics, and physicians' offices. The major medical centers are described below.

Desert Regional Medical Center[187]
Desert Regional Medical Center is located at 1150 North Indian Canyon Drive in Palm Springs, approximately 1¾ miles northwest of the proposed WVC site. The facility is a 387-bed tertiary acute care hospital with the Coachella Valley's only designated trauma center. Services include inpatient and outpatient rehabilitation services, emergency/trauma services, a comprehensive cancer center, Institute of Clinical Orthopedics and Neurosciences, Bariatric Specialists, Joslin Diabetes Center, and El Mirador Imaging Center.

Eisenhower Medical Center[188]
Eisenhower Medical Center is located approximately 7½ miles southeast of the WVC site, at 39000 Bob Hope Drive in the City of Rancho Mirage. The 130-acre facility includes a 476-bed hospital, the Annenberg Center for Health Sciences, and the Barbara Sinatra Children's Center. The Betty Ford Center is also located onsite. The Walter and Leonore Annenberg Pavilion opened in 2010 and houses a 34-bed critical care unit, cafeteria, and offices for various medical departments.

The Eisenhower Medical Center also operates several satellite medical facilities. The Eisenhower George and Julia Argyros Health Center is located at 45280 Seeley Drive in La Quinta, approximately 15 miles southeast of the subject property. The 92,000 square foot facility provides wide range of outpatient health services, including radiation oncology, cancer care, a wellness institute, and a health living resource center, among others. Eisenhower also operates two off-site urgent care centers at: 1) 72780 Country Club Drive in Rancho Mirage, and 2) 151 South Sunrise Way in Palm Springs, approximately ½ west of the WVC site.

John F. Kennedy Memorial Hospital[189]
John F. Kennedy Memorial Hospital is located at 47111 Monroe Street in the City of Indio, approximately 18 miles southeast of the WVC project site. The 156-bed hospital offers emergency services, cardiovascular services, maternity and pediatric services, imaging services, and outpatient rehabilitation center, and a sports medicine program.

2. Project Impacts

Phase I Project and Master Plan Buildout Impacts

It is anticipated that most future COD WVC students, faculty, and staff will be existing Coachella Valley residents. As such, the project's contribution to regional population growth is expected to be limited, and any increase is not expected to result in significant adverse impacts to medical facilities. As independent facilities, regional hospitals will continue to plan for growth and expand as needs are identified. Medical facilities will be capable of adequately serving the future population.

187 www.desertregional.com/en-us/aboutus/pages/general%20facts.aspx, accessed November 19, 2014.
188 www.emc.org/body.cfm, accessed November 19, 2014.
189 www.jfkmemorialhosp.com/en-us/aboutus/pages/general%20facts.aspx, accessed November 19, 2014.

The campus is expected to offer a Health Services curriculum that includes teaching, laboratory, and clinic spaces. A potential joint venture with a medical facility could result in the development of a dental clinic, nursing training classrooms, labs, and related teaching facilities.

Cumulative Impacts

As noted, the proposed West Valley Campus will primarily serve existing residents of the western Coachella Valley, including those living in and near the cities of Desert Hot Springs, Cathedral City and Palm Springs, all of which are served by the Desert Healthcare District based in Palm Springs and operators of Desert Medical Center and other facilities. Private hospitals in the vicinity, as noted above, include Eisenhower Medical Center in Rancho Mirage and JFK Memorial Hospital in Indio. Development and operation of the proposed West Valley Campus is expected to have a limited and less than significant growth-inducing effect and therefore a less than significant cumulative effect on area healthcare facilities and services.

3. Mitigation Measures

Mitigation Measures
No mitigation measures are required.

Mitigation Monitoring and Reporting Program

None required.

Residual Impacts
There will ne no meaningful residual impacts associated with the project.

O. Socio-Economic Resources

Introduction
The following discussion addresses the potential impacts of the proposed West Valley Campus and Phase I Project on growth in population and an increased demand for housing. It also addresses other aspects of the socio-economic environment, providing insight into the broader social, education and economic circumstances that may affect and be affected by the proposed community college campus.

Thresholds of Significance/Criteria For Determining Significance
The following thresholds or criteria are not strictly those recommended in Section 15064 of CEQA. Rather, they are derived from Appendix G of CEQA, which is used to determine the level of potential effect, as well as whether a Negative Declaration or Mitigated Negative Declaration may be issued, or whether an Environmental Impact Report is to be prepared. The proposed College of the Desert West Valley Campus and the Project Alternatives would have a significant effect on land use and planning if they:

<u>Population and Housing</u>

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.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Palm Springs General Plan (2007)
In addition, the following criteria have been used to evaluate potential project-related impacts and to develop appropriate mitigation measures where necessary. They include relevant goals and policies set forth in the Palm Springs General Plan.

Goal:
LU5 Provide lifelong learning opportunities for the residents of Palm Springs.

Policies:
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.

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.

LU 5.1 Allow for and encourage the development of land uses that provide educational opportunities for the City's residents.

Actions:
LU 5.3 Pursue opportunities to establish higher education or college facilities in Palm Springs.

1. Existing Conditions

The proposed West Valley Campus site is located in the City of Palm Springs, which is part of the Coachella Valley region of Riverside County. The WVC is expected to largely serve the population of the western valley, particularly the cities of Palm Springs, Cathedral City, and Desert Hot Springs, as well as unincorporated lands in the vicinity.

Coachella Valley
In the early twentieth century, the Coachella Valley's economy was largely based on agricultural production in the eastern valley. Although agriculture remains a regional economic mainstay, the resort and tourism industry now serves as the backbone of the economy for the western and central portions of the valley. It began to emerge in the 1920s and continues to provide the majority of local jobs and investment dollars in hotels, golf courses, dining and shopping venues, and timeshare and seasonal home development.

In 2014, the combined population of Coachella Valley cities was 365,093.[190] This represents approximately 16% of the total Riverside County population (2,279,967). Ethnicity in the region is predominantly "Hispanic or Latino" and "white," as defined by the U.S. Census. Median ages vary among cities; in the West Valley Campus service area, median ages are 31.4 years in Desert Hot Springs, 34.5 years in Cathedral City, and 51.6 years in Palm Springs.[191] These are indicative of the younger, family-oriented populations in Desert Hot Springs and Cathedral City, and Palm Springs' continued popularity with retirees and seniors.

Although the Coachella Valley has historically enjoyed a robust economy, it was adversely impacted by the national economic downturn beginning around 2008. However, in recent years, the economy has begun to rebound, and economic indicators, such as job gains, assessed value per capita, home sales volumes, and home

[190] "City/County Population Estimates with Annual Percent Change, January 1, 2013 and 2014," California Department of Finance.
[191] 2009-2013 5-Year Estimates, American Community Survey.

prices, have shown strong growth.[192] Between 2000 and 2013, the number of jobs in the Coachella Valley increased 20% from 109,553 to 131,413.[193] The largest regional employment sectors are Retail (24.1% of jobs), Hotel/Amusement (15.0% of jobs), and Health (10.4% of jobs).[194] The highest employment gains between 2000 and 2013 were in the Retail, Health, Other Services, and Hotel/Amusement sectors; the biggest losses were in Construction, Agriculture, and Manufacturing.[195] Unemployment rates in Riverside County decreased from 13.4% in 2009, to 10.3% in 2013.[196] The preliminary unemployment rate of Riverside County in December 2014 was 7.4%.

Principal municipal revenue sources include property tax, sales and use taxes, and transient occupancy taxes. The highest municipal expenditures are typically those associated with public safety, including police and fire protection services.

<u>City of Desert Hot Springs</u>

The City of Desert Hot Springs is located in the northwestern portion of the Coachella Valley and is a low-density residential community with affordable single- and multi-family housing for a young, family-oriented population. The City's population in 2014 was 28,001.[197] Over the past decade, its growth rate has exceeded that of other valley communities, with peak growth occurring in 2006, 2007, and 2011.[198]

The majority of the civilian employed population 16 years and over in Desert Hot Springs is employed in "Service" occupations (38%), followed by "Sales and Office" occupations (21%).[199] In the second quarter of 2014, the median home price in Desert Hot Springs was $148,258 for existing homes and $189,000 for new homes, which were the lowest of the nine Coachella Valley cities.[200] Desert Hot Springs has the lowest median household income ($32,473)[201] and the highest percentage of families with children living in poverty (37.5%)[202] in the Coachella Valley.

<u>City of Palm Springs</u>

The City of Palm Springs is located at the western edge of the Coachella Valley and is well-known as a premier destination resort community that was popular with Hollywood's elite in the mid-20th century. Between 2000 and 2010, its population grew from 42,807 to 44,552 (U.S. Census), and the 2014 population is estimated at 46,135.[203] Palm Springs has the fourth largest population amongst Coachella Valley cities. However, between 2000 and 2014, the City's population growth (7.8%) was slower than the surrounding Coachella Valley (44.2%), broader Inland Empire (34.9%), and State of California (14.0%).[204]

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192 "Inland Empire Quarterly Economic Report," John Husing, Ph.D., October 2013, April 2014, October 2014.
193 "2014 Annual Coachella Valley Economic Report," Coachella Valley Economic Partnership.
194 California Employment Development Department.
195 "2014 Annual Coachella Valley Economic Report," Coachella Valley Economic Partnership.
196 California Employment Development Department.
197 California Department of Finance.
198 "Historical Population and Housing Estimates for Cities, Counties, and the State, 2000-2010," and "Population Estimates for Cities, County, and State, 2011 -2014 with 2010 Benchmark," California Department of Finance.
199 2009-2013 American Community Survey 5-Year Estimates.
200 "Inland Empire Quarterly Economic Report," Inland Empire Economic Partnership, October 2014.
201 2013 American Community Survey.
202 2009-2013 American Community Survey 5-Year Estimates.
203 Report E-1, "Population Estimates for Cities, Counties, and the State, January 1, 2013 and 2014," California Department of Finance Demographic Research Unit.
204 Exhibit 2, "Palm Springs Economic Report 2014," compiled for Coachella Valley Economic Partnership by John E. Husing, Ph.D., November 28, 2014.

The City's median household income in 2013 was $45,198.[205] This is lower than the Riverside County median household income of $56,529 and ranks 4th lowest among the nine cities in the Coachella Valley. The City's poverty rate during the 2009-2013 period was 13.8% for all families, and 28.4% for families with related children under 18 years.[206]

Between 2009 and 2013, the largest percentage of civilian employed City residents 16 years and over was employed in "Management/business/science/art" occupations (37%), followed by "Service" occupations (26%).[207] Between 2000 and 2013, Palm Springs experienced a net gain of 2,611 jobs, or 12.5%.[208] Compared to other Coachella Valley communities, this represents relatively slow job growth and may be partially attributed to greater amounts of available developable land elsewhere in the valley. In the second quarter of 2014, the City's median price for new homes was $684,167 which ranked fourth highest in the valley, and $461,667 for existing homes which ranked third highest in the valley.[209]

City of Cathedral City
The City of Cathedral City is east of and immediately adjacent to Palm Springs. It has become a population location for commercial businesses, light industry, and professional services in the Coachella Valley, and offers a wide range of affordable housing products. In 2014, the population of Cathedral City was 52,595.[210] Its median age is 34.5 years.[211]

The median household income in Cathedral City is $44,406, which ranks third lowest among the nine cities in the Coachella Valley.[212] Poverty rates are 17% for all families and 22.3% for families with related children under 18 years.

The highest percentage of employed civilians 16 years and over in Cathedral City is employed in "Service" occupations (39%), followed by "Sales and Office" occupations (23%).[213] The City's median homes prices in the second quarter of 2014 were $233,000 for existing homes and $222,500 for new homes.[214] Among the nine Coachella Valley cities, these rank 3rd lowest and 2nd lowest, respectively.

Education in the WVC Service Area
The Palm Springs Unified School District (PSUSD) provides public primary and secondary education in the West Valley Campus service area. A number of private schools are also located in the area (see Section III-N).

As shown in the following table, PSUSD's graduation rate during the 2012/13 school year was 87.2%, higher than other regional school districts and County and State rates. For the same year, 28.2% of PSUSD students graduated with University of California/California State University required courses. This is 11.2% lower than the State average and 6.9% lower than the County average.

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205 2013 American Community Survey.
206 2009-2013 American Community Survey 5-Year Estimates.
207 2009-2013 American Community Survey 5-Year Estimates.
208 "Palm Springs Economic Report 2014," compiled for Coachella Valley Economic Partnership by John E. Husing, Ph.D., November 28, 2014.
209 "Inland Empire Quarterly Economic Report," Inland Empire Economic Partnership, October 2014.
210 Report E-1, "Population Estimates for Cities, Counties, and the State, January 1, 2013 and 2014," California Department of Finance Demographic Research Unit.
211 2009-2013 American Community Survey 5-Year Estimates.
212 2013 American Community Survey.
213 2009-2013 American Community Survey 5-Year Estimates.
214 "Inland Empire Quarterly Economic Report," Inland Empire Economic Partnership, October 2014.

Table III-51
Public School District
Graduation Data Comparison, 2012-13

District	Grade 12 Enrollment	No. of Graduates	Graduation Rate	Grads with UC/CSU Required Courses	Grads with UC/CSU Required Courses (%)
Palm Springs Unified	1,785	1,470	87.2%	415	28.2%
Desert Sands Unified	2,358	2,004	85.6%	646	32.2%
Coachella Valley Unified	1,243	917	79.1%	247	26.9%
Riverside County	34,671	28,929	84.4%	10,164	35.1%
California	499,275	422,177	80.4%	166,521	39.4%
Source: California Department of Education, http://dq.cde.gov/dataquest/					

As shown in the following table, a variety of post-secondary educational opportunities are available in the Coachella Valley. An estimated 12,540 students are enrolled in post-secondary academic programs in the region.

Table III-52
Post-Secondary Educational Facilities
in the Coachella Valley

Facility Name	Location	Academic Program Summary	Approx. Enrollment[1]
College of the Desert	Palm Desert Thermal/Mecca Indio	Associate's degrees Certificate programs	10,381
California State University San Bernardino – Palm Desert Campus	Palm Desert	Bachelor's degrees Master's degrees Certificate programs	1,000
University of California – Palm Desert Center	Palm Desert	Master's degree Online certificate programs & enrichment courses Osher Lifelong Learning Institute	100
Loma Linda University	Palm Desert	Associate's degree – Dental Hygiene	unknown
Kaplan College	Palm Springs	Associate's degrees Certificate programs	304
Brandman University	Palm Desert	Associate's degrees Bachelor's degrees Master's degrees Doctoral degree Teaching credentials	250
Santa Barbara Business College	Rancho Mirage	Associate's degrees Bachelor's degrees Certificate programs	192
Mayfield College	Cathedral City	Associate's degrees Certificate programs	313
		Total Enrollment:	**12,540**

[1] Enrollment estimates were obtained from school staff and/or websites.

Between 2009 and 2013, annual college enrollment among residents 18 years and older was 4.1% in Palm Springs, 6.0% in Desert Hot Springs, and 7.4% in Cathedral City.[215] These are below the enrollment figures for Riverside County (9.7%) and the State of California (11.1%).

During the same period, annual college enrollment among the population between 18 and 24 years was 14.2% in Desert Hot Springs, 23.9% in Palm Springs, and 31.3% in Cathedral City.[216] Again, these figures are notably below enrollment in Riverside County (37.7%) and the State (45.8%).

Palm Springs Mall

After opening around 1969, the 332,000 square foot Palm Springs Mall became a major retail hub for the Coachella Valley. Its success continued until the economic recession began around 2007 and tenants, including anchor stores, began to vacate. By 2014, the only remaining tenant was Kaplan College which currently occupies approximately 20,000 square feet.

215 2009-2013 American Community Survey 5-Year Estimates.
216 Ibid.

College of the Desert
College of the Desert (COD) operates three campuses in the Coachella Valley. The main campus on Monterey Avenue in Palm Desert opened in 1962. The Mecca Thermal Campus opened in 2009, and Indio Educational Center opened in 2014. COD offers a wide range of academic programs, including 47 Certificate, 24 Non-Transfer degree, and 38 Transfer degree programs.

Enrollment at COD has increased approximately 6% over the last decade, from 9,807 students in 2003 to 10,381 students in 2013.[217] Enrollment reached a high of 12,213 in 2009, but decreased by about 17% from 2009 to 2012, presumably in response to the economic recession. The greatest percentages of COD students reside in Indio (17%) and Palm Desert (14%). Approximately 29% reside in the WVC cities of Palm Springs, Cathedral City, and Desert Hot Springs combined.

The majority (54.9%) of COD students are part-time students.[218] Full-time students comprise 33.2% of the COD population, and non-credit students comprise 11.9%. In Fall 2013, 44% of the student body was between 18 and 21 years old, 16% were 22 to 24 years, and 14% were 25 to 29 years. The majority of students were Hispanic (69%), followed by white, non-Hispanic (20%). Females comprised 55.1% of the student population, and males comprised 44.9%.

2. Project Impacts

Phase I Project Impacts

Population and Housing
The Phase I project will accommodate approximately 200 full-time equivalent students and a mix of full- and part-time faculty and staff. The student body can be expected to be comparable in age, gender, and ethnicity to the existing COD population. The campus is not expected to attract a unique group or demographic of students or faculty.

The project will not result in the demolition of any housing or displacement of residents. Students and faculty will be onsite during daytime and evening hours. No onsite residency is proposed and the project will not directly induce population growth. It is anticipated that the majority of students, faculty and staff will be local residents already living in the area, and no additional housing will be required to accommodate them. A limited number may relocate to the City from outside the City or Coachella Valley to be in close proximity to the campus.

Employment
The project will result in demolition of the Palm Springs Mall which is vacant other than Kaplan College, a private vocational college that occupies approximately 20,000 square feet within the mall and enrolls approximately 300 students. Kaplan College will be displaced as a result of the project, but the project will not directly impact its employment. A limited number of facility maintenance, private security, and related jobs associated with mall maintenance will be lost as a result of the project.

No other retail or other businesses will be displaced or directly affected by the project. Camelot Festival Theatre and Jack-in-the-Box restaurant currently located onsite will not be physically impacted. The theatre and restaurant may experience increased business activity due to close proximity to the campus.

[217] College of the Desert Fall 2013 Student Characteristics Census Day Estimate.
[218] College of the Desert Fall Pocket Profile, http://www.codfoundation.org/about-cod

The project is expected to have a net positive impact on local and regional employment. It will create new jobs associated with demolition and construction, school faculty and administration, facility and landscape maintenance, campus security, food service and retail, product delivery and other support services. New jobs are expected to be filled by local and regional residents, although the project may attract a limited number of new workers to the area.

Education

Current college programs offered in the western Coachella Valley include: 1) Kaplan College at the Palm Springs Mall, which offers 7 degree and certificate programs, including Allied Health, Dental Assistant, Massage Therapy, Medical Assistant, Medical Office Assistant, Criminal Justice, and (dental) Pit/Fissures Sealants, and 2) Mayfield College in Cathedral City, which enrolls approximately 300 students and offers 6 certificate and Associates degrees in Computer Support Technician, General Office Management, HVAC/R, Medical Assisting, Medical Front Office, and Massage Therapy.

Demolition of the Palm Springs Mall will result in the displacement of Kaplan College, described above, and which occupies approximately 20,000 square feet in the mall. However, the market for suitable space for a relocated Kaplan College is good and substantial vacancies occur throughout the area, including the City of Palm Springs and adjacent jurisdictions. While the relocation of Kaplan College will be inconvenient, impacts are considered less than significant.

The Phase I project will offer a variety of post-secondary educational opportunities to 200 full-time equivalent students (FTES) in the western Coachella Valley. The primary academic program provided by the Phase I project will include associates degree, transfer degree, and non-transfer degree programs in Culinary Arts.

Master Plan Buildout Impacts

Population and Housing

At buildout, the proposed West Valley Campus (Master Plan) will accommodate approximately 3,000 full-time equivalent students and approximately 600 full- and part-time faculty and staff. The student body can be expected to be comparable in age, gender, and ethnicity to the existing COD population. The campus is not expected to attract a unique group or demographic of students or faculty.

The project will not result in the demolition of any housing or displacement of residents. Students and faculty will be onsite during daytime and evening hours. No onsite residency is proposed and the project will not directly induce population growth. It is anticipated that the majority of students, faculty and staff will be local residents already living in the area, and no additional housing will be required to accommodate them. A limited number may relocate to the City from outside the City or Coachella Valley to be in close proximity to the campus.

Employment

Employment impacts from demolition of the existing Palm Springs mall have been addressed in Phase I Project impacts, above. No other retail or other businesses will be displaced or directly affected by the Master Plan project. Camelot Festival Theatre and Jack-in-the-Box restaurant currently located onsite will not be physically impacted. The theatre and restaurant may experience increased business activity due to close proximity to the campus.

The project is expected to have a net positive impact on local and regional employment. It will create new jobs associated with demolition and construction, school faculty and administration, facility and landscape maintenance, campus security, food service and retail, product delivery and other support services. New jobs are expected to be filled by local and regional residents, although the project may attract a limited number of new workers to the area.

Education
Current college programs offered in the western Coachella Valley include: 1) Kaplan College at the Palm Springs Mall, which will be demolished as part of the Phase I project, and 2) Mayfield College in Cathedral City, which enrolls approximately 300 students and offers 6 certificate and Associates degrees in Computer Support Technician, General Office Management, HVAC/R, Medical Assisting, Medical Front Office, and Massage Therapy.

The proposed project will offer a variety of post-secondary educational opportunities to 3,000 full-time equivalent students (FTES) in the western Coachella Valley. Academic programs will include associates degree, transfer degree, and non-transfer degree programs in Hospitality and Culinary Arts, Film and Media Arts, Healthcare and Health Services, and Sustainable Technologies. These disciplines support the region's strongest employment sectors (Retail, Hotel/Amusement, Health) and can be expected to contribute to increased employment opportunities for western valley residents.

Cumulative Impacts

The approved Jul residential project, located immediately east of the project site, consists of the development of 76 single-family homes and 114 condominiums. Based on the City's average of 1.99 persons per household[219], the proposed project could result in a population increase of 378 new residents. The proposed development is designed to respond to the existing and anticipated population growth in the area and would not be expected to induce substantial population growth.

In addition, the Jul project site is currently vacant and development would not displace any existing housing or substantial numbers of people. The proposed project consists of a development project and would not require the construction of replacement housing. Therefore, the proposed project would have not impacts related to displacing substantial numbers of people or housing.

3. Mitigation Measures

None required.

Mitigation Monitoring and Reporting Program

None required.

219 U.S. Department of Finance, Table E5: Population and Housing Estimates for Cities, Counties, and the State: City of Palm Springs 1/1/2015.

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IV. UNAVOIDABLE SIGNIFICANT IMPACTS

Introduction

Unavoidable significant impacts are those that cannot be reduced to acceptable or insignificant levels by the implementation mitigation measures. The proposed College of the Desert West Valley Campus Master Plan provides for the development of a fully integrated, sustainable community college campus that will provide a wide range of educational and vocational training programs. The WVC Master Plan site is currently occupied by the largely vacant Palm Springs Mall, with the Camelot Festival Theaters and a fast food restaurant also located on the proposed campus site as continuing uses.

Impacts associated with development of the West Valley Campus are addressed in detail in Section III of this EIR. Comprehensive mitigation measures, as well as monitoring and reporting programs, have been developed to address potential impacts. In all cases, the mitigation measures set forth in this Draft EIR will demonstrably and effectively reduce all potentially significant impacts to levels of insignificance.

Traffic, noise, cultural resources, air quality, geotechnical conditions, hydrology and other areas of environmental concern have been given focused consideration in the assessment of the West Valley Campus Master Plan and in the development of mitigation measures. The WVC Master Plan and Phase I Project designs incorporate energy and other resource management strategies that are intended to result in avoidance of most and minimization of all potential resource impacts. While the project will not result in any unavoidable significant impacts, areas of special concern and sensitive issues are not taken for granted and are discussed briefly below.

Visual Resources

The project site is located in a highly visible airport gateway into the City of Palm Springs. The campus master plan calls for design features that incorporate and are responsive to the character of the site and neighborhood, and provide aesthetically pleasing iconic structures and overall campus design that preserves and in some cases enhances sensitive viewsheds. The Campus Master Plan and Section III-L of this EIR describe a variety of campus design features, as well as mitigation measures, to ensure that the visual character of the site is protected.

Design guidelines and development standards set forth in the WVC Master Plan specify building heights and setbacks, architectural treatments, landscaping, and other measures that will minimize potential impacts to visual and aesthetic resources. The WVC Master Plan and Phase I Project will result in less than significant impacts to visual resources.

Air Quality and Greenhouse Gases
Construction and operation of the WVC Master Plan and Phase I Project will result in the generation and emission of air pollutants. As described in Section III-C of this EIR, construction-related air quality emissions will occur intermittently at each phase of development and end once construction is complete. Emissions associated with site disturbance, building demolition and construction activities for each phase of development are projected to remain below established thresholds for criteria pollutant. Construction related emissions of greenhouse gases also impact air quality and will be emitted during site development but at levels that are less than significant.

Although certain phases of development have the potential to generate substantial air pollutant emissions, impacts will be less than significant with the application of recommended mitigation measures. With the implementation of mitigation measures, adherence to required dust control measures set forth by CVAG and South Coast Air Quality Management District, impacts to air quality from construction will be further minimized. Therefore, the construction phases of the West Valley Campus, including the Phase I Project, will not generate significant and unavoidable impacts to air quality.

Operation of the West Valley Campus and Phase I Project will generate air pollutant emissions from project-generated vehicular traffic, electricity and natural gas consumption onsite, the use of consumer products and landscaping maintenance, and the generation of waste. These onsite activities contribute directly and indirectly to diminished air quality through the emission of criteria pollutants and greenhouse gases. The WVC Master Plan sets forth resource management strategies, which are envisioned as self-sustaining programs that allow the campus to substantially reduce impacts to air quality from campus operations.

The WVC Master Plan requires that onsite development utilize the latest sustainable design strategies and technology, which will substantial reduce project-related impacts to air quality. For analysis purposes it is assumed that:

- COD WVC facilities achieve use levels established under Title 24,
- Generate onsite energy
- Increase lighting efficiency
- Reduce water uses
- Divert 50% of the waste stream.

Based on COD's commitment to sustainability it is reasonable to assume that onsite energy use, water use, and waste generation will be substantially less than what has been modeled for air quality analysis purposes. Therefore, air quality impact modeling reflects a worst-case scenario and actual emissions generated by the project for area sources, energy, water, and waste will be minimized.

While the WVC Master Plan sustainability policies and programs are expected to be successful in energy, area source, waste and water use minimization, there are limited opportunities to reduce air quality emissions resulting from mobile sources. As described in Section III-C and the Air Quality Report air quality impacts from operations of the West Valley Campus will not exceed any criteria pollutant thresholds.

Recent legislation such as SB 375 indicates a change in policy and approach for dealing with vehicle emissions. In the near future and in advance of project buildout, more stringent vehicle emission criteria and alternative modes of transportation may become available that would further reduce emissions from motor vehicles, including those vehicle miles associated with the implementation of the WVC Master Plan. It is expected in all cases that in the future emitters will become more efficient and will emit less pollutants per mile traveled as alternative fuels and new combustion technologies are introduced. The emissions from moving sources will not exceed established thresholds and will not result in unavoidable significant impacts to air quality.

WVC Master Plan design standards and guidelines require a high level of energy efficiency and encourage on-site power generation from renewable sources that would help meet campus energy demands. The College will utilize passive and active design techniques to reduce heating and cooling, and all appliances will be energy efficient. Building and parking area design will also be able to accommodate the application of solar energy systems.

The Draft EIR requires the review and approval of all grading and development plans prior to issuance of authorization to proceed, and the application of all reasonably available methods and technologies to assure minimal emissions of air pollutants by the project. The Draft EIR also requires implementation of all feasible mitigation measures to reduce impacts to air quality to the greatest extent practicable. Mitigation measures are derived from the COD Sustainable Development Policy, South Coast Air Quality Management District's CEQA Air Quality Handbook, the State Implementation Plan for PM10, from CVAG policies, and from design standards set forth in the WVC Master Plan.

As required by CEQA, this EIR considers the project's potential direct and indirect contributions to greenhouse gas emissions (GHGs.) With the exception of GHG emissions associated with industrial uses, no quantitative thresholds for greenhouse gas emissions (GHGs) have been established or adopted by SCAQMD. The proposed project was analysed in the context of State and local GHG reduction targets (see Section III-C of this EIR). As proposed, the West Valley Campus and Phase I Project will have a less than significant impact on the emission of greenhouse gases and climate change.

Geology and Soil

As described in Section III-E of this EIR, the COD West Valley Campus site contains soils of the Myoma series. In general, site geology and soils are compatible for the scope and scale of the proposed development. As is true for all development within the Coachella Valley, there is the potential for strong seismic shaking in the event of a major earthquake on one of several nearby faults. A comprehensive set of mitigation measures, set forth in Section III-E, as well as adherence to required building standards, are sufficient to address seismic safety and assure that prudent geotechnical considerations are incorporated into onsite building design and engineering. No significant unmitigated impacts are expected to occur as a result of geotechnical conditions and the buildout of the campus.

Hydrology

The WVC Master Plan area is protected from tributary flows, including 100-year storm flows, by existing upstream development and the existing City storm sewer system. Development of the campus has been designed to accommodate runoff through on-site retention and drainage facilities. As described in the COD WVC Master Plan, the project includes stormwater capture and detention, and drainage systems, which shall be designed to maximize the beneficial use of rainwater and stormwater. The analysis conducted in Section III-F of this EIR describes the intent to provide treatment of runoff before its discharge into the stormwater system. No significant drainage or flooding impacts to the campus site or surrounding lands are expected to result from implementation of the WVC Master Plan or the Phase I Project.

Land Use/Planning

Implementation of the College of the Desert West Valley Campus Master Plan and Phase I Project will not have significant adverse impacts on land use or land use compatibility. The West Valley Campus development will complement surrounding land uses, including the existing Camelot Festival Theaters and fast food restaurant, both of which occur on the project site, and the Palm Springs High School immediately to the south. Existing land uses have been considered as an integral component of site design and the WVC Master Plan optimizes synergies in local transportation facilities and retains readily accessible public services and utilities. The proposed WVC Master Plan does not present any unavoidable significant impacts to land use or create any land use compatibility issues. Therefore, the subject project may proceed without significantly impacting lands within or outside the planning area.

Compatibility with Palm Springs International Airport
The Palm Springs International Airport Master Plan Land Use Compatibility Map and Part 150 Noise Study were reviewed as a part of this compatibility analysis. Airport noise compatibility was analysed in Section III-I of this EIR. Other issues of airport land use compatibility are addressed in Section III-A.

The campus site is located about one-half mile west of and perpendicular to the runway but outside the operations patterns for aircraft take-off and landing. The subject property is located within but at the edge of Zone E of the Palm Springs International Airport Land Use Compatibility Plan. Lands designated Zone E are considered generally compatible for the proposed and comparable uses. As cited in the "Riverside County Airport Land Use Compatibility Plan Policy Document (December 2004), schools/colleges/universities are compatible in Zone E.

Also related to airport compatibility is the potential for campus development to pose an obstruction to navigation. Relevant to airspace analysis is the vertical differential between the closest point of the runway to the subject property. Based upon the WVC Master Plan and the detailed Phase I project plans, the proposed campus will not pose any significant compatibility concerns with regard to the operation of the Palm Springs International Airport.

Noise
The West Valley Campus site is currently exposed to a variety of noise sources, including vehicular traffic, mechanical equipment, high school stadium loud speakers and other constant and intermittent sources. Traffic noise constitutes the most significant noise source impacting the subject property now and in the future. Completion of the Phase I Project and subsequent phases of campus development will modestly increase the ambient noise along several roadway segments in the planning area and vicinity; however, the analysis indicates that this increase will be inaudible and that the impacts from the project will be less than significant. Given that post-campus development noise levels will not exceed “acceptable” levels for impacts to adjacent land uses, they are not considered significant.

Onsite campus uses could be exposed to substantial noise volumes associated with the adjacent roadway. Building orientation, design, and materials have been incorporated into the campus master plan to assure that on-site noise intrusion into classrooms, lecture halls, offices, etc. is minimized. The campus site is adjacent to residential neighborhoods to the west and east, which are potentially sensitive noise receptors. Noise from point sources, such as a stationary construction equipment, HVAC and other mechanical equipment, and onsite activities have the potential to result in short-term audible increase to the noise environment.

Noise generated by stationary sources will be attenuated and diminish with distance. Potential on-campus stationary noise sources will be thoughtfully sited to minimize effects to surrounding sensitive noise receptors. Mitigation set forth in the Section III-I is expected to be sufficient to mitigate potential noise impacts resulting from construction and operation of the proposed College of the Desert West Valley Campus.

Based on the results of the analysis and mitigation measures set forth in this EIR, the noise impacts associated with the West valley Campus will not create a significant increase in transportation-related noise or other impacts on ambient noise levels, or potentially expose persons to noise levels in excess of the established standards.

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V. PROJECT ALTERNATIVES

A. Introduction

While Section III provides a detailed analysis of a full range of potential project impacts associated with the proposed WVC Master Plan and Phase I Project (Proposed Project), this section of the EIR addresses the potential impacts associated with the development of various alternatives to the proposed campus master plan.

As required by CEQA Guidelines (Section 15126.6), Section V sets forth the key objectives that this project seeks to fulfill. CEQA requires the analysis of "a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project." (Guidelines, Section 15126.6(c)). This section also states that the EIR "must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation.

An EIR is not required to consider alternatives which are infeasible." Therefore, this section describes and analyzes the potential impacts of three potentially feasible alternatives: the Alternative I: "No Project" Alternative (Guidelines, Section 15126(3)), which considers impacts associated with the continued retail mall use; Alternative II- "More Intense" Project Alternative, and Alternative III- North Palm Springs Project Alternative. Consideration was also given to repurposing or remodeling the existing mall to meet the College's objectives and is further discussed herein.

Impacts assessed in Section III include those related to land use compatibility, traffic and circulation, soils and geology, air and water quality, hydrological issues, population and housing, and biological, cultural, and visual and recreational resources. To provide a basis for comparison with each of the areas of environmental impact that were analyzed in Section III, the same areas are considered in this section for each alternative. The possibility of identifying a different site for West Valley Campus, is also discussed in this section (Guidelines, Section 15126.6(f)(2) and is also addressed in Alternative III.

B. Statement of Project Goals and Objectives

The primary goals and objectives of the College of the Desert West Valley Campus project are to provide a campus in the western portion of the District's service area that can better and more conveniently serve the College's base living in the Palm Springs/Cathedral City/Desert Hot Springs area. The goals and objectives also include the provisions of a West Valley Campus Master Plan designed to provide comprehensive and cohesive planning and design tools that facilitate development of the College of the Desert West Valley Campus. The WVC Master Plan leverages and optimizes campus development for expanded educational, career and cultural opportunities in the WVC service area.

The COD WVC Master Plan goals and objectives include the following:

1. Provide for the development of a community college campus with capacity for 3,000 FTES that assures that residents in the west valley service area are adequately served by academic and vocational training programs that provide a firm academic foundation and enhance opportunities for employment in business sectors associated with the “Four Pillars” programs.

2. Expand economic resources in the area by creating new jobs in education and related fields, and by providing an enhanced labor force for businesses in sustainable technologies, hospitality and culinary arts, healthcare, and film and media arts.

3. Provide for the development of partnering education and training opportunities between the College and outside foundations, institutions, and businesses.

4. Enhance and implement the College’s policy on sustainability by integrating sustainable design, technologies and operations throughout all aspects of the campus.

5. Provide an appropriate and complementary mix of campus land uses – academic, vocational education and training, and application of sustainable technologies in a built environment that enhances social and academic interaction and outcomes.

6. Establish a planning context and provide development standards and guidelines for the development of the COD West Valley Campus, consistent with the City General Plan’s goal of providing lifelong learning opportunities for the west valley’s residents.

7. Provide for the development of public/private partnerships between the College and outside foundations and companies that would expand the opportunities for education and training.

8. Provide a community college campus that preserves appropriate and complementary uses and provides opportunities for future shared City/College library opportunities.

C. Alternative Projects Selected for Detailed Analysis

1. Alternative I: "No Project" Alternative (Continued Retail Mall Use)

Under the No Project Alternative, the existing 330,000± square foot community retail mall would continue to occupy the site. This alternative assumes that the mall is only partially occupied. Current mall use is limited to the private Kaplan College, which occupies approximately 20,000 square feet or about 6% of the mall. The Camelot Theaters and the Jack-in-the-Box restaurant remain going concerns. As noted below, the selection of the current 6% occupancy is a conservative approach to this analysis and there is a clear basis for having used the fully occupied mall as the baseline against which the proposed West Valley Campus project would be compared and analysed.

The No Project Alternative would not meet most of the key project goals and objectives, including those related to the creation of an educational institution that could serve the local need. Neither would this alternative provide opportunities for the important public/private partnerships to be created on this campus. The desired local economic effects also would not be met nor would long-term economic effects of the campus be realized.

Rationale
Section 15126.6 of the CEQA Guidelines states that:

> "The purpose of describing and analyzing a no project alternative is to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. The no project alternative analysis is not the baseline for determining whether the proposed project's environmental impacts may be significant, unless it is identical to the existing environmental setting analysis which does establish that baseline."

In addition to the CEQA Statutes and Guideline, case law has also shaped the definition of the environmental baseline against which a proposed project is analysed. Specifically, in Madera Oversight Coalition v. County of Madera, the appellate court concluded that: "(a) A baseline used in an environmental impact report (EIR) must reflect existing physical conditions; (b) lead agencies do not have the discretion to adopt a baseline that uses conditions predicted to occur on a date subsequent to the certification of the EIR; and (c) lead agencies do have the discretion to select a period or point in time for determining existing physical conditions . . . so long as the period or point selected predates the certification of the EIR." This ruling further elaborated on a 2010 precedent-setting appellate decision in Sunnyvale West Neighborhood Assn. v. City of Sunnyvale City Council, which also analyzed the use of future baselines.

Also relevant is the recent Fourth Appellate District Court opinion in North County Advocates v. City of Carlsbad,[1] which directly addressed the baseline issue. In its decision, the court determined that *"Substantial evidence supports the City's determination of the traffic baseline because it was based on recent historical use and was consistent with Westfield's right to fully occupy the Robinsons-May space without further discretionary approvals."* This ruling further demonstrates that the "No Project' alternative analysed herein is conservative and that a baseline based on a fully occupied mall would have been appropriate and to the extent the EIR discusses impacts associated with a fully occupied mall provides important context.

1 North County Advocates v. City of Carlsbad, Superior Ct No. No. 37-2013-00061990-CU-WM-NC. Filed 9.10.15; published in part 10.9.15.

There are currently neither physical nor regulatory constraints to the mall being fully occupied. The City has indicated that excepting discretionary uses requiring a Conditional Use Permit, the previous and other retail uses can be re-established at the mall with the submittal of an occupancy permit application and that requirements could be minimal and would not impose any meaningful barriers to renewed commercial leasing.[2]

As currently developed, under largely current conditions and without the need for further discretionary approval, the Palm Springs Mall could be renovated and promoted as the all-purpose community-scale shopping center it has always been. The free-standing and separate theaters and fast food restaurant remain successful and the mix and extent of the local neighborhood, as well as its location on two of the City's arterial roadways, argues that the mall's failure extends beyond changes in the market. In any event, all of the improvements, including ample parking and infrastructure, are in place to re-establish the retail mall use.

Avoid/Lessen Impacts

As set forth in CEQA Guidelines, Section 15126.6, project alternatives should be assessed for the degree to which they avoid or lessen impacts when compared to the proposed project. The No Project Alternative does not result in any new environmental impacts that have not already occurred during the existing mall's normal operation.

Meeting Project Objectives

The No Project alternative does not meet the goals or objectives of the College of the Desert or the West Valley Campus Master Plan. It precludes development of the Proposed Project at this location.

Feasibility of Alternative

The No Project Alternative is "feasible" to the degree the current under-utilized mall retail space is a viable concern. As a function of maintenance expense, carrying costs, etc., this state of use may be viable in the long-term, and would require attention from the property owner, an investment to renovate and update the mall, and a marketing plan that identifies the available market and how it can be attracted to the site. The No Project alternative is feasible.

2. Alternative II: More Intense Development Scenario

Development proposed under the More Intense Development Scenario is the same as for the Proposed Project, excepting that all planned uses have been intensified by 25 percent. Hence, the amount of building square footage and the overall student count would also be increased by 25 percent. Development planning and access would remain the same. This alternative also provides for the provision of up to 60 dormitory units with capacity for up to 120 students. The additional space and related development demands would result in somewhat taller buildings and would require the construction of a parking structure. Table V-1 sets forth the areas and amount of development under this alternative.

Rationale

Costs associated with the development of the new West Valley Campus will be substantial, and the District must consider the economies of scale that could be realized by intensifying campus land use and FTES count. This strategy would give the College more headroom in the event the projected growth in FTESs for this campus is exceeded. The economy and demographics are changing in the west valley and the campus' service area. Growth is projected to continue and new career paths are opening up for students of all ages. The demand for nearby off-campus housing elsewhere in the District indicates that on-campus dormitory housing would help address student housing needs.

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[2] Personal communication, Edward Robertson, Senior Planner, City of Palm Springs Planning Services Department.. July 14, 2015.

Table V-1
More Intense Alternative
COD West Valley Campus

Development Phase		**Academic SF**	**Ancillary Uses SF[2]**	**Total SF**	**FTES**	**Parking**
Phase I		62,500			250	200
Phase II		62,500			1,010	300
Phase III		62,500			625	200
Phase IV		62,500			1,007	300
Phase V		62,500			858	262
Dormitory			20,000			
Library			37,500			113
Conference Center			50,000			250
Campus Retail			12,500			38
Totals		**312,500**	**120,000**	**432,500**	**3,750**	**1,723**
Academic Parking						1,723
Theater Parking						168
Restaurant Parking						25
Total Parking						**1,916**

Avoid/Lessen Impacts
As is clear from the following analysis, the More Intense Alternative will increase the impacts associated with the Proposed Project in almost every area of consideration. Nonetheless, the impacts associated with this alternative could be mitigated to levels of insignificance through the use of both subsurface parking and stormwater storage, to address the greater impacts in these areas that would be associated with the More Intense alternative.

Meeting Project Objectives
The More Intense Alternative would meet the College's goals and objectives. However, there are extraordinary costs associated with attempting to implement the More Intense alternative. Specifically, there would be a need for additional parking that cannot be accommodated as surface parking and would require the construction of an expensive parking structure. Taller buildings that would be needed require a different and more costly type of construction that is not required for the proposed two-story campus buildings.

Feasibility of Alternative
The More Intense Alternative is physically feasible and most or all of its associated impacts can be mitigated. However, the additional costs associated with developing this alternative brings into question is financial feasibility.

3. Alternative III: North Palm Springs Site Development Scenario

Under the North Palm Springs Site Development alternative the College would develop the Proposed Project at the 119± acre COD property located in the northern portion of the urbanized area of Palm Springs. The subject site is located at the northwest corner of Indian Canyon Drive and Tramview Road, and is bounded on the north by the flood control levee separating the site from the Chino Creek/Whitewater River floodplain.

The College prepared and processed a Campus Master Plan, Phase I project and EIR for this site in 2013. Prior to completion of the planning process, the City approved and the College entered into a (now defunct) agreement with Southern California Edison for the development of a 60-acre/10 megawatt solar photovoltaic array on the west end of the College property. Also since that time, important elements of the earlier plan have been assigned to other COD campuses and facilities, and the Public/Private Ventures envisioned in the earlier plan are no longer a part of the WVC Plan.

Therefore, the subject alternative is comparable to the Proposed Project with the inclusion of the 60-unit dormitory set forth in the More Intense Alternative. It does not include the conference center but retains the library due to the site's remoteness. This alternative also lacks the Camelot Festival Theaters and fast-food restaurant found on the Proposed Project site.

Rationale
The College owns the subject property and in good faith pursued the West Valley Campus project at this location. There were several advantages associated with this site, including the ability and willingness of the City of Palm Springs to acquire the site from the Bureau of Land Management and gift the site to the District. The site also has existing infrastructure that can serve at least the initial phases of campus development. This site also offered opportunities for solar array development, possible wind turbine deployment and hands-on training associated with both of these renewable energy systems.

Table V-2
North Campus Alternative
COD West Valley Campus

Development Phase		Academic SF	Ancillary Uses SF[2]	Total SF	FTES	Parking
Phase I		50,000			200	160
Phase II		50,000			808	240
Phase III		50,000			500	160
Phase IV		50,000			806	240
Phase V		50,000			686	210
Library		30,000				90
Dormitory (60 units)			20,000			200
Campus Retail			10,000			30
Totals		**280,000**	**30,000**	**310,000**	**3,000**	**1,330**

Avoid/Lessen Impacts
This alternative results in a generally greater level of impacts when compared to the three mall alternatives. These include impacts to biological resources, required traffic improvements, air quality and other areas of concern.

Meeting Project Objectives
This alternative is capable of meeting the College's goals and objectives for the West Valley Campus.

Feasibility of Alternative
This alternative is feasible but will present several challenges to the College and attendant students. These include a less hospitable physical environment, greater isolation from complimentary uses (theaters, high school, iHUB, etc.) and fewer nearby urban services.

4. Alternative IV: Mall Repurposing and Remodeling Alternative

Most portions of the now largely vacant Palm Springs Mall date from the 1960s and 1970s. An important consideration in terms of repurposing and remodeling is the age of this building, and piecemeal development and remodeling of the existing mall building, the construction of which records indicate extends over several years. The consequence of this is a connected assemblage built at different times and to differing code requirements. The mall's potential for repurposing is also affected by its layout and the diversity of previous uses, including a supermarket and a variety of beauty salons and department stores.

The layout of walls and columns may prevent or make difficult creating an acceptable arrangement or size of classrooms. Trying to configure the school's program around an existing building, especially one with this history, can be costly, both financially and programmatically. One of the greatest and probably most costly challenges associated with repurposing the mall is ensuring that it provides the requisite level of seismic integrity and protection against collapse. As described by the Division of the State Architect[3],

> "… the objective of the seismic rehabilitation is that the rehabilitated building to have equivalent structural performance to that of a new school building constructed in accordance with the CBC. The scope of the rehabilitation addresses not only the structural components of the building, but also the non-structural components."

In light of the age and evolution of the Palm Springs Mall building, it is very likely that the time and cost of testing and assessment, engineering, and design and construction necessary to rehabilitate the structure for school purposes will be high.[4] The plans and specifications of the original construction and subsequent additions or alterations approved by the City are very limited or not available. In order to consider the subject building for repurposing, that Division of the State Architect will require "as built" drawings that must be prepared based on extensive building and site investigations.

Nonetheless, the repurposing of the mall provides a meaningful alternative to the Proposed Project. The space allocation model and development phasing for the repurposed mall alternative is assumed to be the same as that for the Proposed Project. This alternative would also result in the integration of both the planned community/college library and the conference center within the existing mall building envelope. The existing points of site access and parking configuration would be maintained under this alternative.

Table V-3
West Valley Campus
Repurposed Retail Mall

Development Phase		Academic SF	Ancillary Uses SF	Total SF	FTES	Parking
Phase I		50,000			200	160
Phase II		50,000			808	240
Phase III		50,000			500	160
Phase IV		50,000			806	240
Phase V		50,000			686	210
Library			30,000			90
Conference Center			40,000			200
Campus Retail			10,000			30
Totals		**250,000**	**80,000**	**330,000**	**3,000**	**1,330**

3 "Navigating the Building Code Requirements for the Seismic Rehabilitation of Schools in California", Ronald W. Platt, S.E., California Division of the State Architect, Department of General Services 2012.

4 "Adaptive Re-Use: An Option for California Schools" prepared by the Division of the State Architect, Department of General Services, 2004.

Avoid/Lessen Impacts
The Repurposed Mall Alternative will generally reduce the impacts associated with the project. Wholesale building demolition will presumably not be necessary, although extensive building renovation and modification is expected. Impacts to visual resources would be greater than the Proposed project.

Meeting Project Objectives
This alternative would generally meet the College's goals and objectives for the West Valley Campus but would not provide the type of site planning, building design or open space and meeting areas that are an important aspect of a college campus. Nonetheless, in the overall, the Repurposed Mall Alternative meets the principle goals and objectives of the College.

Feasibility of Alternative
It is uncertain whether this alternative is feasible. Given the age of the building, portions of which date back to 1970 and earlier, its potential to harbor asbestos and lead contaminants, the probable need for substantial structural seismic retrofitting and other challenges, the repurposing of the mall may be technically feasible but may not be economically feasible.

5. Alternatives Considered But Not Further Analysed

As stated at the beginning of this section, a variety of alternative projects were considered during the project design development process. These were first considered with regard to their potential to meet some or all of the objectives of the West Valley Campus objectives. These alternatives were then considered from the perspective of their physical and/or environmental viability. Four alternatives to the Proposed Project emerged; a "Less Intense" campus development alternative and an alternative site scenario were also considered but, for the reasons discussed briefly below, neither of these alternatives is being further considered.

Less Intense Development Alternative
This alternative was considered initially but was dropped from further consideration. First, a smaller campus or one with less development would be unable to meet the District's projected student demand and its target of providing capacity for up to 3,000 FTES. In addition, this alternative would not allow the cost-efficient conversion of the mall site to the proposed campus, and would result in substantially reduced land efficiencies. As with any development, economies of scale are essential to a cost-effective project that realizes an adequate return on investment. This too is the case for college campuses, which are more expensive to construct than retail space, and rely upon a critical mass and interdisciplinary synergies. The proposed West Valley Campus is already a much modified and reduced plan that meets the needs of the west valley service area and assigns related technical and shop classes to other District campuses and facilities. Therefore, the Less Intense Alternative is unable to meet the District's needs in the west valley.

Alternative Site Analysis
CEQA (Guidelines Section 15126.6 and 15126.6f.2) addresses the development and analysis of EIR alternatives to the proposed West Valley Campus project. Key considerations include determining whether any of the significant and unmitigated effects of the West Valley Campus would be avoided or substantially lessened by putting the project in another location. CEQA states that *only locations that would avoid or substantially lessen any of the significant effects of the project* need be considered for inclusion in the EIR. If the lead agency concludes that no feasible alternative locations exist, it must disclose the reasons for this conclusion, and should include the reasons in the EIR.

First, it should be noted that the COD West Valley Campus is the implementation of one of the most important components of the College of the Desert's Strategic Education Master Plan (2010), and is not expected to have a significant adverse impact on the environment if the prescribed mitigation measures are implemented. Therefore, the alternative site analysis need only focus on this area of potential impacts. In this regard, the proposed campus site is conveniently located in the Palm Springs/Cathedral City/Desert Hot Springs tri-city area, which the West Valley Campus is intended to serve.

The West Valley Campus site and land use will be an integral part of the existing neighborhood, which is comprised of a unique mix of existing development, including the Camelot Festival Theaters, Palm Springs High School, City civic center, Coachella Valley iHUB, professional offices and residential uses. The current Palm Springs main library is located 1,000 feet west of the proposed campus site and the Campus Master Plan includes provision of a site for a future City and/or City/College library. The subject site provides special synergies that cannot be easily achieved elsewhere in the WVC service area. Also essential to the cost-effectiveness of this college campus development is that all major roadways and other infrastructure needed to serve the campus are already in place.

Finally, the College of the Desert conducted a lengthily search for vacant lands well situated and of adequate size for the development of the COD West Valley Campus. Several sites were considered and evaluated, including other lands within the City of Palm Springs, lands within and south of the City of Desert Hot Springs, and lands of the Agua Caliente Tribe. COD initially selected the northern portion of urbanized Palm Springs on the edge of the Chino Creek/Whitewater River floodplain.

No other alternative campus sites have been identified or analysed for a variety of reasons, including ease of access for area students, availability of infrastructure, and compatible and complementary mix of surrounding land uses with which the College can synergistically interact. Since potentially unmitigated project impacts are limited, and the subject planning area provides unique, project-enhancing conditions, consideration of additional alternative sites is not warranted.

D. Alternative Projects Analysis

1. Land Use/Planning

The effects of the COD West Valley Campus development, including the Phase I Project, is analysed in detail in Section III-A of this EIR. The areas of concern include impacts on existing communities, conflicts with other land planning and regulatory programs, conflicts with habitat conservation plans, growth inducement and effects on available housing.

Alternative 1: No Project Alternative
The subject property encompasses the existing Palm Springs Mall building and takes into consideration the existing Camelot Festival Theaters and lands, and the Jack in the Box restaurant, both of which also occur on site. These two uses are located in the southwest and northeast corners of the site, respectively, and no changes to these uses are proposed. The Palm Springs Mall opened in 1970 as a community-scale retail center providing approximately 330,000 square feet of gross leasable space at buildout. Parking is accommodated around the centrally located mall. The site is also developed with parking and internal circulation, providing a total of 1,618 parking spaces. Landscaping and open space are limited to the public parkway, and parking area tree wells.

Previous but now vacated mall businesses included department stores, the Von's grocery, Rite-Aid drug store, a variety of smaller stores and shops, restaurant and food court. Current occupancy is limited to the private Kaplan College, which leases approximately 20,080 square feet (~6%) of the mall the balance of which is vacant. Over the past several years, the Palm Springs Mall has passed through a variety of businesses and space changes and reallocations.

The No Project alternative results in the current uses remaining in place. The theaters and restaurant would continue to operate at normal levels. However, the long-term prospects of the mall without significant investment in remodeling and marketing may continue as an essentially vacant building and unutilized parking and other facilities. The continuing degradation of the mall (see Appendix G: Photo Survey) has also had an adverse impact on the surrounding neighborhood, affecting the visual quality and character of the neighborhood, and with the lack of site monitoring and management the mall may also be an attractive nuisance drawing students from the high school.

On a land use compatibility basis, the No Project Alternative is environmentally inferior to the proposed community college campus project.

Alternative II: More Intense Project Alternative

The More Intense Development Scenario assumes the same but intensified campus uses by 25 percent. Hence, the amount of building square footage and the overall student count would also be increased by 25 percent. Development planning and access would remain the same. This alternative also provides for the provision of up to 60 dormitory units with capacity for up to 120 students. The additional space and related development demands would result in somewhat taller buildings and would require the construction of a parking structure.

The alternative would result in the potential for more land use incompatibilities, especially with respect to the residential development to the west and that approved for development on the east side of Farrell Drive. Development densities on the proposed campus site would be substantially higher, structures would be taller and the level of activity would be less compatible especially with the low-density residential neighborhood that share the project site' west boundary.

Therefore, the More Intense Alternative would be environmentally inferior to the proposed project. The high school use would not be significantly affected by the More Intense Alternative. It is difficult to determine whether this alternative would result in greater or less land use compatibility issues, however, the More Intense Alternative would seem preferable to the on-going low degradation of the mall building and site.

Alternative III: North Palm Springs Site Development Scenario

This alternative is substantially the same as the Proposed project with the addition of 60 dormitory rooms for on-site student housing. The subject site is located at the easterly most 6± acres at the northwest corner of Indian Canyon Drive and Tramview Road. Few of the land use compatibility issues associated with the proposed project or other alternatives would result from the development of the campus on this site. Land uses south of Tramview Road include single-family and multi-family residential, while lands to the east across Indian Canyon Drive are improved for single-family development which has yet to occur. To the north is the Chino Creek/Whitewater River floodplain and to the west include the James O. Jesse Park and vacant lands beyond.

The development of this scenario would be more compatible with surrounding land uses than the proposed project. It would also be superior in this regard to the No Project Alternative. However, the subject property is challenged by environmental conditions, including its location on the edge of urban development rather than being in the heart of the community, as is the proposed site.

This alternative would also result in a loss of the land use synergies associated with the campus being in proximity to the high school and the Camelot Festival Theaters, which is expected to support the Film and Media Arts curriculum planned by the College. Therefore, the North Palm Springs site does not serve the goals and objectives of the WVC Master Plan.

Alternative IV: Mall Repurposing and Remodeling Alternative

The impacts from this alternative would be much the same as those associated with the Proposed Project. Unless major portions of the building were removed and rebuilt elsewhere, the northwesterly portion of the repurposed mall would continue to place occupied buildings within 60 feet of the adjoining residential properties to the west. The resulting "campus" would not meet the design criteria established by the College where the importance of a distributed assemblage of academic and other buildings across a thoughtfully conceived outdoor plazas, paseos and open space areas. This alternative would also lessen the campus communication with the theaters and the high school.

Overall, the Mall Repurposing alternative would be inferior to the Proposed project and would be superior to the No Project and North Palm Springs alternatives.

2. Transportation/Traffic

Alternative 1: No Project Alternative
With the No-Project Alternative, the existing 315,119± S.F. of GLA within the Palm Springs Mall, the Jack in the Box restaurant, and the Camelot Theatres would remain on-site and be fully functional. Upon full occupancy of the site per the existing entitlements (including the Jack in the Box restaurant, the Camelot Theatres, and the Palm Springs Mall main building) the site-generated traffic volumes would total 13,640 weekday trips (6,820 inbound and 6,820 outbound trips per day). It is estimated that 1,166 inbound plus outbound trips (8.5 percent of the weekday trips) would occur during the PM peak hour and 1,084 trips (7.9 percent) would occur during the midday peak hour.

Alternative II: More Intense Project Alternative
The More Intense Alternative would be similar to the proposed project but the future uses would be 25 percent more intense. The number of enrolled college students would be 25 percent greater, and the floor area of the library would be increased by 25 percent. With this alternative, the site-generated traffic volumes would total 16,480 weekday trips, including 1,512 trips during the morning peak hour (1,222 inbound and 290 outbound), 1,738 trips during the midday peak hour (1,076 inbound and 662 outbound), and 1,738 trips during the evening peak hour (1,070 inbound and 719 outbound). The More Intense Alternative would result in greater significant impacts to area roadways and intersections, and would be inferior to the Proposed project.

Alternative III: North Palm Springs Site Development Scenario
The trip generation associated with the North Palm Springs Alternative would be similar to that with the proposed project except it would not include the existing Jack in the Box or the Camelot Festival Theatres. This alternative would be constructed in a different location with the potential to impact different streets. The site-generated traffic volumes would total 11,520 weekday trips, including 1,170 trips during the morning peak hour (978 inbound and 192 outbound), 1,267 trips during the midday peak hour (804 inbound and 463 outbound), and 1,386 trips during the evening peak hour (843 inbound and 543 outbound).

The *College Park Specific Plan Traffic Impact Study* addressed the College of the Desert West Valley Campus and determined that mitigation would be required at seven intersections, and possibly four roadways adjacent to the site. Although the potential trip generation may be similar, the North Palm Springs Alternative is located in an area where the traffic volumes are increasing and more infrastructure improvements would be needed. The Proposed Project is located in an area where the reduction in traffic generated by the Palm Springs Mall partially offsets future traffic impacts associated with the proposed project. Therefore, the North Palm Springs Alternative is inferior to the Proposed Project.

Alternative IV: Mall Repurposing and Remodeling Alternative
Future development with the West Valley Campus Repurposed Retail Mall Alternative would be the same as that with the proposed project. The peak hour and weekday trip generation forecast associated with buildout of the West Valley Campus Repurposed Retail Mall Alternative and full occupancy of the educational facilities therein to serve an enrollment of 8,040 students (headcount) was analysed. The site-generated traffic volumes would total 13,540 weekday trips, including 1,296 trips during the morning peak hour (1,042 inbound and 254 outbound), 1,486 trips during the midday peak hour (915 inbound and 571 outbound), and 1,547 trips during the evening peak hour (925 inbound and 622 outbound).

Although this alternative seeks to minimize costs by using the existing structures, the college would require the buildings to be upgraded to current seismic standards. Other major building modifications would also be needed to provide the functional space required for a community college. In addition, the parking lot would need to be brought up to meet current ADA standards and improved to meet current design practices.

Summary of Alternatives Analysis
The trip generation for the four alternatives would be similar, with the No Project Alternative having the lowest traffic impact. The More Intense Alternative would increase the daily trip generation associated with the site by 21.7 percent. Most of the streets near the project site could accommodate the higher traffic volume. However, without mitigation, the drivers using the key intersections would experience additional delay.

The North Campus Alternative would generate the least amount of traffic of the four alternatives on weekdays. However, the site is located in an area where the surrounding street system would require more improvements. With this alternative the cost of both on-site and off-site transportation infrastructure would be substantial.

The Proposed Project and the West Valley Campus Repurposed Retail Mall Alternative would have the same land uses and would be located on the same site. Therefore the offsite traffic impacts would be very similar. However, the proposed project would eliminate three existing driveways and improve the internal circulation. Therefore, the proposed project would have a smaller traffic impact than the West Valley Campus Repurposed Retail Mall Alternative.

The No Project Alternative would have the fewest traffic impacts, but would not meet the objective of providing the educational facilities required. The proposed project would have the fewest traffic impacts compared to the other project alternatives.

3. Air Quality

Development of the proposed COD WVC Master Plan and Phase I Project (Proposed Project) will result in emissions of criteria pollutants and GHGs during construction and operation that have the potential to affect air quality and contribute to climate change. As discussed in Section III-C of this EIR, the Proposed Project will not exceed any established thresholds for criteria air pollutants during construction or operation.

The Proposed Project does have the potential to result in unavoidable cumulative impacts to air quality by contributing to conditions that current result in regional non-attainment designations for ozone and PM_{10}. It is concluded that the Proposed Project will not significantly contribute to cumulative levels of ozone or PM_{10}. The following table provides worst-case construction emissions projected during buildout of the Proposed Project.

Table V-4
Construction Emissions for the Proposed Project
(Pounds per Day)

	CO	NO_x	ROG	SO_x	PM_{10}*	$PM_{2.5}$*
Buildout 2017-2024	83.00	57.12	72.47	0.12	11.08	4.53
SCAQMD Threshold	**550.00**	**100.00**	**75.00**	**150.00**	**150.00**	**55.00**
Exceeds Threshold	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables. Value shown represents the average emissions from summer and winter.
*Emissions show "mitigated" conditions, meaning application of standard dust control measures and best management practices. "Mitigated" does not mean that thresholds were exceeded and required mitigation measures.
**Buildout emissions represent the highest emitting year of that particular pollutant; CO = 2017, NOx = 2017, ROG = 2023, SOx = 2017, PM10 = 2023, and PM2.5 = 2017.

Table V-5, below, shows the total GHG emissions generated by construction of the Proposed Project. It was determined in Section III-C that construction GHG emissions from the Proposed Project will not adversely impact air quality or interfere with an established GHG reduction plan.

Table V-5
Construction GHG Emissions for the Proposed Project
(Metric Tons/Yr)

	CO_2	CH_4	N_2O	Total CO_2e
Buildout	8,756.24	1.25	0.00	8,782.56
Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables. Values shown represent the total unmitigated GHG emission projections for construction of the proposed project.				

Emissions of criteria pollutants from operation of the Proposed Project are summarized in the Table V-6 below. Operational emissions are shown for full buildout of the Master Plan. Operation of the Proposed Project will not exceed any established thresholds for air quality pollutants, and operations-related impacts will be less than significant.

Table V-6
Operational Emissions for the Proposed Project
(Pounds per Day)

	CO	NO_x	ROG	SO_x	PM_{10}	$PM_{2.5}$
Master Plan Buildout	312.51	56.33	56.81	0.61	40.77	11.72
SCAQMD Threshold	**550.00**	**100.00**	**75.00**	**150.00**	**150.00**	**55.00**
Significant	**No**	**No**	**No**	**No**	**No**	**No**
Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables. Value shown represents average daily unmitigated emission across summer and winter activities.						

Operation of the Proposed Project will also result in the emission of GHGs. Table V-7 below shows the estimated GHG emissions associated with full operation of the Proposed Project. As described in Section III-C, re-development of the site for the Proposed Project will remove current operational GHG emissions from the existing Palm Springs Mall/Kaplan College. In addition, the Proposed Project is in compliance with applicable statewide reduction targets and approved CAP. Therefore, implementation/operation of the Campus Master Plan, including the Phase I Project, would have less than significant impacts from the emissions of GHGs at operation.

Table V-7
Operational GHG Emissions for the Proposed Project
(Metric Tons/Yr)

	CO_2	CH_4	N_2O	CO_2e
Buildout	7,629.56	18.80	0.03	8,033.75
Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables. Values shown represent the total unmitigated GHG emission projections for operation of the proposed project.				

Alternative 1: No Project Alternative

Under the No Project Alternative, the existing 330,000± square foot community retail mall would continue to occupy the site. Two occupancy scenarios have been analysed, including a fully occupied mall (for informational disclosure only) and one with 6% occupancy (which represents current baseline conditions). Current mall use is limited to the private Kaplan College, which occupies approximately 20,000 square feet or about 6% of the mall. This alternative is limited to operational emissions and will not result in construction emissions. The following tables provide operational emissions for the No Project Alternative compared to emissions of the Proposed Project. It is worth noting that a fully occupied mall generates almost three times the NOx and more than double the CO, when compared to the operation of the built out campus.

Table V-8
Operational Emissions for the No Project Alternative
(pounds per day)

	CO	NO_x	ROG	SO_x	PM_{10}	$PM_{2.5}$
No Project Alternative – Full	677.11	146.18	82.87	0.69	46.37	13.70
No Project Alternative – 6%	15.45	3.50	2.12	0.02	1.40	0.41
Proposed Project	312.51	56.33	56.81	0.61	40.77	11.72
SCAQMD Threshold	**550.00**	**100.00**	**75.00**	**150.00**	**150.00**	**55.00**
Exceeds Threshold	**Yes/No**	**Es/No**	**Yes/No**	**No**	**No**	**No**
Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables. Value shown represents the average emissions from summer and winter.						

Table V- 9
Operational Emissions of Greenhouse Gases for the
No Project Alternative
(MT/Yr)

	CO_2	CH_4	N_2O	CO_2e
No Project Alternative – Full	9,339.52	5.16	0.03	9,458.39
No Project Alternative – 6%	318.22	0.35	0.00	326.24
Proposed Project	7,629.56	18.80	0.03	8,033.75
Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables.				

As shown in the above tables, the mall operating at full occupancy has the potential to exceed SCAQMD daily emission thresholds for CO, NOx, and ROG, and produces higher emissions than the Proposed Project. Conversely, the mall at the current 6% occupancy has substantially lower operational emissions compared to the Proposed Project. Assuming the mall will remain at 6% occupancy, the No Project Alternative is considered environmentally superior from the perspective of criteria pollutant and GHG emissions. As noted above, even in the hypothetical event that the mall regains full occupancy in the future, then the Proposed Project would be considered the environmentally superior development scenario in regards to potential emissions of criteria pollutants and GHGs.

Alternative II: More Intense Project Alternative

Construction of the More Intense Alternative will create somewhat greater impacts than those projected for the Proposed Project. This is due to the increased building area constructed as well as expanded campus infrastructure and additional campus housing. For analysis purposes, similar development assumptions (i.e. demolition, grading cut and fill, site acreage) were used for both the Proposed and More Intense Alternatives. Table V-10 shows that SCAQMD daily thresholds will not be exceeded for any criteria pollutant during construction of the More Intense Alternative; however, emissions are slightly higher than those of the Proposed Project.

Table V-10
Construction Emissions for the
More Intense Alternative
(pounds per day)

	CO	NO_x	ROG	SO_x	PM_{10}	$PM_{2.5}$
More Intense Alternative	89.25	58.82	51.95	0.13	12.59	4.73
Proposed Project	83.00	57.12	72.47	0.12	11.08	4.53
SCAQMD Threshold	**550.00**	**100.00**	**75.00**	**150.00**	**150.00**	**55.00**
Exceeds Threshold	**No**	**No**	**No**	**No**	**No**	**No**
Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables. Value shown represents the average unmitigated emissions from summer and winter. Note that buildout occurs over an 8 year period, therefore the highest emitting year for a particular pollutant is shown (worst case scenario)						

Construction of the More Intense Project Alternative will also result in the emission of greenhouse gasses through the combustion of fossil fuels during operation of vehicles and the transportation of materials to and from the site. The following Table shows that the projected emissions of greenhouse gasses from construction of the More Intense Project Alternative will be greater than the Proposed Project.

Table V-11
GHG Emissions for Construction of the More Intense Alternative
(metric tons)

	CO_2	CH_4	N_2O	CO_2e
More Intense Alternative	9,705.79	1.32	0.00	9,733.67
Proposed Project	8,756.24	1.25	0.00	8,782.56
Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables. Values shown project the annual GHG emissions from operation of the More Intense Alternative.				

Table V-12, below, summarizes the emission projections for criteria pollutants associated with operation at buildout of the More Intense Alternative. Under this alternative, air quality emissions will not exceed SCAQMD thresholds for any criteria pollutant during operation. Operation of the More Intense Alternative would generate greater criteria pollutant emissions compared to the Proposed Project, and is therefore considered environmentally inferior.

Table V-12
Operational Emissions for the More Intense Alternative
(pounds per day)

	CO	NO_x	ROG	SO_x	PM_{10}	$PM_{2.5}$
More Intense Alternative	400.03	71.84	67.78	0.77	52.12	15.05
Proposed Project	312.51	56.33	56.81	0.61	40.77	11.72
SCAQMD Threshold	**550.00**	**100.00**	**75.00**	**150.00**	**150.00**	**55.00**
Exceeds Threshold	**No**	**No**	**No**	**No**	**No**	**No**
Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables. Value shown represents the average emissions from summer and winter.						

Operation of the More Intense Project Alternative will also result in the emission of GHGs through the combustion of fossil fuels during operation of vehicles, the generation of electricity at power plants, combustion of natural gas for space and process heat, and the transportation of water. The following Table shows the projected emissions of GHG at buildout of the More Intense Project Alternative compared to the Proposed Project. There are currently no state or federal GHG thresholds for operation of these particular land uses.

However, it should also be noted that the operation of the More Intense Alternative would constitute a 0.002% net contribution to annual state GHG emissions, when compared to existing conditions (No Project Alternative). This contribution to GHG emissions does not constitute a substantial health or environmental effect, nor would GHG emissions associated with this alternative interfere with an established GHG Reduction Plan. GHG emissions from operation of the More Intense Project Alternative would have a less than significant impact to air quality at operation.

Compared to the Proposed Project, the More Intense Alternative would generate greater emissions and is therefore considered to be the environmentally inferior to the Proposed Project for air quality purposes. It should be noted that even a theoretical fully occupied mall (a variation of the No Project Alternative) would generate substantially more GHG emissions when compared to the More Intense Alternative.

Table V-13
Operational GHG Emissions for the More Intense Alternative
(metric tons/year)

	CO_2	CH_4	N_2O	CO_2e
More Intense Alternative	9,833.81	23.74	0.04	10,345.08
Proposed Project	7,629.56	18.80	0.03	8,033.75
Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables. Values shown project the annual GHG emissions from operation of the More Intense Alternative.				

Therefore, compared to the Proposed Project the More Intense Alternative is considered environmentally inferior for air quality and climate change purposes. Therefore, the More Intense Alternative is environmentally inferior.

Alternative III: North Palm Springs Site Development Scenario
The North Palm Springs Site Development Alternative would develop the Proposed Project at the 119± acre COD property located in the northern portion of the urbanized area of Palm Springs. The project would remove the Convention Center (40,000 SF) and add 30 dormitory units (20,000 SF), resulting in a net decrease of 20,000 square feet. For analysis purposes, it was assumed that only 29.11 acres would be developed to remain consistent with the Proposed Project.

This Alternative would result in reduced emissions from construction compared to the Proposed Project and the More Intense Project Alternative. Table V-14, below, shows the emissions estimated from construction of the North Palm Springs Site Development Alternative. Buildout of the Alternative would not exceed established thresholds for criteria pollutants. Therefore, construction of the North Palm Springs Site Development Alternative would have less than significant impacts to air quality.

Table V-14
Construction Emissions for the North Palm Springs Site Alternative
(pounds per day)

	CO	NO_x	ROG	SO_x	PM_{10}	$PM_{2.5}$
N. Palm Springs Alternative	77.02	55.24	54.20	0.12	9.87	4.35
Proposed Project	83.00	57.12	72.47	0.12	11.08	4.53
SCAQMD Threshold	**550.00**	**100.00**	**75.00**	**150.00**	**150.00**	**55.00**
Exceeds Threshold	**No**	**No**	**No**	**No**	**No**	**No**
Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables. Value shown represents the average emissions from summer and winter.						

In addition to the emission of criteria pollutants, the North Palm Springs Site Development Alternative would result in emissions of GHGs during construction. The table below shows the total GHG emissions generated during construction and buildout of the North Palm Springs Site Development Alternative. As with the Proposed Project, GHG emissions from the North Palm Springs Site Development Alternative would not adversely impact air quality or interfere with an established GHG reduction plan. Therefore, impacts to climate change from GHG emissions during construction of the North Palm Springs Site Development Alterative would result in less than significant impacts.

Table V-15
Construction GHG Emissions for the
North Palm Springs Site Alternative
(metric tons)

	CO_2	**CH_4**	**N_2O**	**CO_2e**
N. Palm Springs Alternative	8,045.56	1.20	0.00	8,070.81
Proposed Project	8,756.24	1.25	0.00	8,782.56
Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables. Values shown project the total GHG emissions from construction.				

Table V-16, below, summarizes the criteria pollutant emissions associated with operation of the North Palm Springs Site Alternative. For purposes of comparative analysis, the same trip rate generations were used for all alternatives. Operation of the North Palm Springs Site Development Alternative will not exceed SCAQMD thresholds for any criteria pollutant. As shown in the table below, impacts to air quality from the North Palm Springs Site Development Alternative are slightly higher compared to the Proposed Project, and therefore this alternative is environmentally inferior to the Proposed Project.

Table V-16
Operational Emissions for the North Palm Springs Site Alternative
(pounds per day)

	CO	**NO_x**	**ROG**	**SO_x**	**PM_{10}**	**$PM_{2.5}$**
N. Palm Springs Alternative	321.77	57.60	53.47	0.62	41.91	12.11
Proposed Project	312.51	56.33	56.81	0.61	40.77	11.72
SCAQMD Threshold	**550.00**	**100.00**	**75.00**	**150.00**	**150.00**	**55.00**
Exceeds Threshold	**No**	**No**	**No**	**No**	**No**	**No**
Source: CalEEMod Version 2011.1.1. See Appendix B for detailed tables. Value shown represents the average emissions from summer and winter.						

GHG emissions will also be generated by operation of the North Palm Springs Site Development Alternative. Table V-17 below shows the estimated GHG emissions associated with buildout operation. Relative to the Proposed Project, this Alternative would result in slightly higher emissions of GHGs due to the addition of onsite housing. As with the Proposed Project, GHG emissions from the North Palm Springs Site Development Alternative would not adversely impact air quality or interfere with an established GHG reduction plan. Therefore, the North Palm Springs Site Development Alternative would have less than significant impacts to air quality from the emissions of GHGs at operation.

Table V- 17
Operational GHG Emissions for the North Palm Springs Site Alternative (metric tons)

	CO_2	CH_4	N_2O	CO_2e
N. Palm Springs Alternative	7,791.16	19.03	0.03	8,200.79
Proposed Project	7,629.56	18.80	0.03	8,033.75
Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables. Values shown project the annual GHG emissions from operation of the North Palm Springs Site Development Alternative.				

Alternative IV: Mall Repurposing and Remodeling Alternative

Under this alternative, the existing Palm Springs Mall would be renovated and repurposed resulting in the integration of both the planned community/college library and the conference center within the existing mall building envelope. The existing points of site access and parking configuration would be maintained under this alternative.

CalEEMod does not specifically address structure remodeling or repurposing as an air quality modeling option. Therefore, it was assumed that the entire mall footprint would be rebuilt for analysis purposes due to the limitations of CalEEMod and the unknown condition of the existing mall structure. This method of modeling produces higher emissions than are expected from an actual remodel; thus, the results are considered conservative. However, it is a likely that the existing mall structure does not meet current building codes and will require reconstruction of the entire mall footprint regardless.

As shown in the following tables, the Mall Repurposing Alternative will produce marginally less construction related emissions than the Proposed Project. This is primarily due to reduced need for paving (parking) and material import for grading. Construction of the Mall Repurposing Alternative will not exceed any established thresholds for air quality pollutants, and impacts related to construction will be less than significant. From an air quality perspective, construction and/or repurposing of the mall is marginally an environmentally superior alternative in comparison to the Proposed Project.

Table V-18
Construction Emissions for the Mall Repurpose Alternative (pounds per day)

	CO	NO_x	ROG	SO_x	PM_{10}	$PM_{2.5}$
Mall Repurpose Alternative	59.72	52.41	69.96	0.09	5.75	4.23
Proposed Project	83.00	57.12	72.47	0.12	11.08	4.53
SCAQMD Threshold	**550.00**	**100.00**	**75.00**	**150.00**	**150.00**	**55.00**
Exceeds Threshold	**No**	**No**	**No**	**No**	**No**	**No**
Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables. Value shown represents the average unmitigated emissions from summer and winter. Note that buildout occurs over an 8 year period, therefore the highest emitting year for a particular pollutant is shown (worst case scenario)						

In addition to the emission of criteria pollutants, the Mall Repurposing Alternative would result in emissions of GHGs during construction. The table below shows the total GHG emissions generated during construction of the Mall Repurposing Alternative. As with the Proposed Project, GHG emissions from the Mall Repurposing Alternative would not adversely impact air quality or interfere with an established GHG reduction plan. Therefore, impacts to climate change from GHG emissions during construction of the Mall Repurposing Alterative would result in less than significant impacts. From an air quality perspective, construction and/or repurposing of the mall is marginally an environmentally superior alternative in comparison to the Proposed Project.

Table V- 19
Construction GHG Emissions for the
Mall Repurpose Alternative
(metric tons)

	CO_2	CH_4	N_2O	CO_2e
Mall Repurpose Alternative	6,593.64	1.18	0.00	6,618.45
Proposed Project	8,756.24	1.25	0.00	8,782.56
Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables. Values shown project the total GHG emissions from construction.				

Operations Emissions
Operation of the Mall Repurposing Alternative will yield emissions that are very similar to the Proposed Project because the overall building square footage and traffic trip rates have not changed. The Mall Repurposing Alternative shows slightly lower emissions than the Proposed Project due to off-gasing from parking, which is is not a factor in the repurposing alternative. The Mall Repurposing Alternative will utilize the site's existing parking footprint, while the Proposed Project will re-pave/reconfigure the parking footprint.

Operation of the Mall Repurposing Alternative will not exceed any established thresholds for air quality pollutants, and impacts related to operation will be less than significant. Tables V-20 and V-21 show that operational emissions of the Mall Repurposing Alternative are slightly lower than the Proposed Project, thus the alternative is considered essentially environmentally comparable from an air quality perspective.

Table V-20
Operational Emissions for the Mall Repurpose Alternative
(Pounds per Day)

	CO	NO_x	ROG	SO_x	PM_{10}	$PM_{2.5}$
Mall Repurpose Alternative	312.37	56.33	45.31	0.61	40.77	11.72
Proposed Project	312.51	56.33	56.81	0.61	40.77	11.72
SCAQMD Threshold	**550.00**	**100.00**	**75.00**	**150.00**	**150.00**	**55.00**
Significant	**No**	**No**	**No**	**No**	**No**	**No**
Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables. Value shown represents average daily unmitigated emission across summer and winter activities.						

Table V- 21
Operational Emissions of Greenhouse Gases
for the Mall Repurpose Alternative
(MT/Yr)

	CO_2	CH_4	N_2O	CO_2e
Mall Repurpose Alternative	7,495.56	18.79	0.02	7,899.23
Proposed Project	7,629.56	18.80	0.03	8,033.75
Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables.				

Summary and Conclusion
The following table consolidates the findings of the analysis conducted for each of the project alternatives. It includes a comparison of criteria pollutant emissions and GHG emissions for each and compares these established thresholds.

Construction Impacts

As previously discussed, construction impacts do not apply to the No Project Alternatives thus resulting in the lowest construction related emissions. The second lowest emitting alternative is the Mall Repurposing Alternative, followed in order by the North Palm Springs Site Development Alternative, Proposed Project, and More Intense Alternative. Due to the temporary nature of construction related air quality impacts, alternative analysis for the WVC places greater importance on on-going, operational impacts.

Table V-22
Comparison of Construction Emissions
Summary Table
(pounds per day)

	CO	NO_x	ROG	SO_x	PM_{10}	$PM_{2.5}$
No Project Alternative – Full	---	---	---	---	---	---
No Project Alternative – 6%	---	---	---	---	---	---
More Intense Alternative	89.25	58.82	51.95	0.13	12.59	4.73
N. Palm Springs Alternative	77.02	55.24	54.20	0.12	9.87	4.35
Mall Repurpose Alternative	59.72	52.41	69.96	0.09	5.75	4.23
Proposed Project	83.00	57.12	72.47	0.12	11.08	4.53
Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables.						

Table V-23
Comparison of Construction GHG Emissions
Summary Table (metric tons)

	CO_2	CH_4	N_2O	CO_2e
No Project Alternative – Full	---	---	---	---
No Project Alternative – 6%	---	---	---	---
More Intense Alternative	9,705.79	1.32	0.00	9,733.67
N. Palm Springs Alternative	8,045.56	1.20	0.00	8,070.81
Mall Repurpose Alternative	6,593.64	1.18	0.00	6,618.45
Proposed Project	8,756.24	1.25	0.00	8,782.56
Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables. Values shown project the total GHG emissions from construction.				

Operational Impacts

Analysis of the four project alternatives indicates that the No Project Alternative, with the mall remaining at 6% occupancy, is the environmentally superior alternative in terms of operational air quality impacts. However, if the existing mall is able to regain full occupancy in the future, then the Mall Repurposing Alternative is considered environmentally superior from a future air quality perspective. It should be noted that the Proposed Project is only marginally lower than the Mall Repurposing Alternative and is considered comparable in terms of impacts.

Table V- 24
Comparison of Operational Emissions
Summary Table (pounds per day)

	CO	NO_x	ROG	SO_x	PM_{10}	$PM_{2.5}$
No Project Alternative – Full	677.11	146.18	82.87	0.69	46.37	13.70
No Project Alternative – 6%	15.45	3.50	2.12	0.02	1.40	0.41
More Intense Alternative	400.03	71.84	67.78	0.77	52.12	15.05
N. Palm Springs Alternative	321.77	57.60	53.47	0.62	41.91	12.11
Mall Repurpose Alternative	312.37	56.33	45.31	0.61	40.77	11.72
Proposed Project	312.51	56.33	56.81	0.61	40.77	11.72
Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables.						

Table V-25
Comparison of Operational GHG Emissions
Summary Table (metric tons)

	CO_2	CH_4	N_2O	CO_2e
No Project Alternative – Full	9,339.52	5.16	0.03	9,458.39
No Project Alternative – 6%	318.22	0.35	0.00	326.24
More Intense Alternative	9,833.81	23.74	0.04	10,345.08
N. Palm Springs Alternative	7,791.16	19.03	0.03	8,200.79
Mall Repurpose Alternative	7,495.56	18.79	0.02	7,899.23
Proposed Project	7,629.56	18.80	0.03	8,033.75
Source: CalEEMod Version 2013.2.2. See Appendix B for detailed tables. Values shown project the total GHG emissions from construction.				

4. Biological Resources

Alternative 1: No Project Alternative
The No Project Alternative will have no impact on biological resources. In the event birds nest or bats roost on the mall building or in the on-site landscaping, these species will not be disturbed by the un-going operation of the mall.

Alternative II: More Intense Project Alternative
The More Intense Alternative will have the same effects as the Proposed Project except that the higher level of site activity, more buildings and hardscape and less vegetation may result. The limited extent to which the site provides useful nesting, roosting or foraging habitat is even more limited under this alternative.

Alternative III: North Palm Springs Site Development Scenario
The North Palm Springs Alternative is inferior to the Proposed Project and other alternatives due to the site's undeveloped nature and its location adjacent to a Conservation Area established under the Coachella valley Habitat Conservation Plan. (CVMSHCP). Impacts to biological resources occurring on the site, will result in the permanent conversion of largely vacant lands to urban uses that may support special status species, including species listed as threatened or endangered in local and regional plan.

Proposed development on these lands required a formal consultation between the BLM and the USFWS. A Section 7 consultation with the USFWS was initiated in 2009. The USFWS determined that development of the College of the Desert campus and associated facilities was likely to result in adverse affects to federally listed as endangered Coachella Valley milk-vetch and threatened Coachella Valley fringe-toed lizard. Development at this site would also result in approximately 15 individual fringe-toed lizard are anticipated to be killed or harmed by grading activities associated with construction of college facilities.

Suitable burrowing owl habitat was also identified on the subject Campus site and this species is known to inhabit the adjacent Whitewater Floodplain Conservation Area to the north of the project site. Payment of the CVMSHCP development/mitigation fee would be required to serve as partial mitigation for impacts to the milk vetch and other covered species under the CVMSHCP.

The entire northern boundary of the campus site is located adjacent to the Whitewater Floodplain Conservation Area as designated by the CVMSHCP, and is separated by a narrow strip of land that includes a flood control levee. Campus development on this site is subject to the Land Use Adjacency Guidelines of the CVMSHCP, which are designed to minimize edge effects due to the proximity of development to Conservation Areas.

Finally, and Development Mitigation Fees for the subject project totally approximately $340,000 would be assessed to acquire comparable habitat elsewhere in the CVMSHCP plan area.

Alternative IV: Mall Repurposing and Remodeling Alternative
Impacts to biological resources would essentially be comparable to those associated with the Proposed Project.

Summary of Alternatives Analysis
The potential impacts to biological resources are essentially the same for all project alternatives. The proposed campus site has been fully developed since at least 1970 and no native habitat or sensitive wildlife occur on this site. All alternatives would keep the subject property fully developed.

5. Hydrology

Alternative 1: No Project Alternative
The No Project Alternative would result in an indefinite perpetuation of the existing condition, which includes limited on-site stormwater storage and a lack of first flush treatment of stormwater and its direct discharge into the City's storm sewer system. The existing condition is inferior to the consequences associated with implementation the other project alternatives.

Alternative II: More Intense Project Alternative
While the More Intense Alternative would result in a slightly higher rate of runoff, it would require the same minimal on-site detention and treatment of runoff as will occur under the Proposed Project. Therefore, the hydrological impacts associated with is alternative are essential equivalent to those associated with the Proposed project.

Alternative III: North Palm Springs Site Development Scenario
For purposes of calculating potential runoff a conservative percolation rate of 2-inches per hour was used. Runoff was calculated for the 100-year storm in 1-hour, 3-hour, 6-hour and 24-hour storm event increments and analysed for the existing and conservative post-development conditions. The incremental runoff generated by the proposed campus development would result in peak flows that are comparable to those associated with the proposed project. This is due to the comparable extent of buildings and impermeable surfaces. The advantages of this currently undeveloped site includes adequate land to construct substantial on-site stormwater detention. The disadvantage is that the City Master Drainage Plan improvements planned for this area have never been constructed, requiring a higher level of on-site land dedicated to stormwater detention.

Alternative IV: Mall Repurposing and Remodeling Alternative
The hydrological impacts associated with the Mall Repurposing Alternative are essentially the same as those for the proposed project in terms of on-site stormwater management and the manner of discharge to the City stormwater system. Additional stormwater pre-treatment and on-site detention would be required, and either additional lands would need to be dedicated to this purpose or subsurface detention installed at considerable expense.

6. Soils and Geology

All alternative project scenarios for the West Valley Campus will be subject to geotechnical/seismic hazards, and these will affect engineering, grading plans, earthwork and structural design. The same construction standards will be implemented for each of the academic development scenarios; potential seismic/geotechnical risk will be proportionate to the number of people occupying the site.

Alternative 1: No Project Alternative
Under the No Project Alternative, the existing 330,000± square foot community retail mall would continue to occupy the site. This alternative was analyzed under two scenarios; the mall operating at the current 6% occupancy, and the mall operating at full occupancy. Since the 6% occupancy alternative would result in the lowest number of people/Kaplan College users, the potential impact from a significant geotechnical event would be the least as compared to the other alternatives. However the mall operating at full occupancy could possibly increase potential users to approximately 6,600 users[5]. Therefore, the proposed project would have fewer potential users when compared to the mall at full occupancy, and would have less potential impact from a significant geotechnical event.

Alternative II: More Intense Project Alternative
Under this alternative, overall campus square footage would increase by 102,500 square feet and potential student population would increase by 810 students. Therefore, the More Intense Alternative has the greatest potential to expose people and structures to injury and damage from seismic/geotechnical hazards associated with the site.

Alternative III: North Palm Springs Site Development Scenario
The North Palm Springs Site Development Alternative would develop the Proposed Project at the 119± acre COD property located in the northern portion of the urbanized area of Palm Springs. The project would remove the Convention Center (40,000 SF) and add 30 dormitory units (20,000 SF), resulting in a net decrease of 20,000 square feet. Although potential student count would remain the same, this alternative includes on-site residential units that would increase permanent on-site population by 60 people/students. Therefore, the proposed project is superior to this alternative with regard to exposing structures and people to risk of hazards from seismic/geotechnical events.

5 International Building Code, International Code Council 2012: Chapter 4, Section 312, Subsection 402.8.2 Determination of Occupant Load. Equation: OLF = (0.00007) (GLA) + 25 where OLF= the occupant load factor in square feet per person and GLA= the gross leasable area in square feet. Therefore, (0.00007) (330,000) + 25 = 48.1 OLF.

Alternative IV: Mall Repurposing and Remodeling Alternative
This alternative would result in similar land uses as planned for the Proposed Project, including academic infrastructure, convention space, retail space, and parking. Therefore, this alternative is comparable to the proposed project with regard to exposing structures and people to risk of hazards from seismic/geotechnical events.

Summary of Impacts
There are no significant geotechnical constraints associated with any of the alternatives that cannot be mitigated. Section III-E sets forth mitigation measures that are intended to reduce risks to less than significant levels. These measures include sound geotechnical and structural engineering, responsive architectural design, conservative grading and construction methods, and ensuring that adequate levels of analysis and review are conducted before future development occurs.

7. Water Quality/Resources

The Desert Water Agency (DWA) is the domestic water service provider for the City of Palm Springs including the College of the Desert West Valley Campus site. DWA extracts groundwater from the Palm Springs Subarea, which is part of the Whitewater River Subbasin. The Whitewater River Subbasin is in a state of overdraft, a condition where groundwater extraction exceeds inflow. As such, there is a valley-wide effort to increase conservation and water use efficiency, and assure that new development minimizes water demand to the greatest extent practicable.

As discussed in Section III-G of this document, the proposed COD West Valley Campus and Phase I Project (Proposed Project) has the potential to generate a new water demand of 62.65 acre-feet per year, including both indoor and landscaping demands. Actual campus water demand is expected to be substantially less. The Proposed Project will not substantially deplete groundwater resources, impact water quality, interfere with groundwater recharge, or violate water quality standards.

The project alternatives as they relate to water resources and water quality are discussed below.

Alternative 1: No Project Alternative
Under the No Project Alternative, the existing 330,000± square foot community retail mall would continue to occupy the site. This alternative was analyzed under two scenarios; the mall operating at the current 6% occupancy, and the mall operating at full occupancy. Based upon the demand analysis conducted for both scenarios in the Section III-G of this EIR, it is estimated that the 6% occupancy generates a water demand of 3.06 acre-feet per year and the full occupancy would generate 40.93 acre-feet per year.

Although the no project alternative would require less water compared to the Proposed project, neither alternative is expected to substantially deplete groundwater supplies, interfere with groundwater recharge, or violate water quality standards. The No Project Alternative at 6% occupancy would generate the lowest water demand of all alternatives.

Alternative II: More Intense Project Alternative
This alternative would increase water demand by approximately 27% compared to the Proposed Project for an annual water demand of 79.34 acre-feet. This estimate accounts for an increase in campus facilities, students, on-campus housing and associated water demand.

Table V-26
Water Demands for the
More Intense Alternative

Land Use Designation	Units	Demand Multiplier	Gallons per Year	Annual Demand (AFY)
COD Campus	412,500 SF	50 gal/SF/yr	20,625,000	63.29
Residential	60 Persons	60 gpd/person[1]	1,314,000	4.03
Landscape[2]	--	--	--	12.02
			TOTAL	**79.34**

Note that gpd = gallons per day; ACY = acre-feet per year.
1. Median indoor residential use of 60.1 gallons per capita per day. Source: "Residential End Uses of Water," AWWA Research Foundation, 1999.
2. Assumes same landscaping area and demand as the proposed project.

DWA has accounted for the campus' water demand as part of the overall DWA demand set forth in the 2010 UWMP, and considered the cumulative demand in conjunction with all other projected water demands within the service area. DWA determined that sufficient water supplies are and will be available to meet demands of the West valley Campus project, as well as all existing and planned future municipal water users through 2035 and beyond. As development strategies would be similar to the Proposed Project, the More Intense Alternative is not expected to violate water quality standards or substantially impact water quality. Based on the use of water resources, the More Intense Alternative is environmentally inferior to all of the other alternatives.

Alternative III: North Palm Springs Site Development Scenario
The estimated water demand for the North Palm Springs Site Development Alternative is projected to be approximately 60.54 acre-feet per year. This estimate accounts for the removal of the conference center and addition of 30 on-campus residential units. Compared to the Proposed Project, this alternative would demand 2.11 acre-feet less water per year.

Thus, the North Palm Springs Site Development Alternative is expected to have reduced impacts to water resources compared to the Proposed Project. The North Palm Springs Site Development Alternative will not substantially deplete groundwater resources, impact water quality, interfere with groundwater recharge, or violate water quality standards. Therefore, the North Palm Springs Site Development Alternative is environmentally preferable comparable to the Proposed Project, is inferior to the No Project Alternative, and is superior to the More Intense Alternative in regards to the impact to water resources and water quality.

Table V-27
Water Demands for the
North Palm Springs Site Development Alternative

Land Use Designation	Units	Demand Multiplier	Gallons per Year	Annual Demand (AFY)
COD Campus	290,000 SF	50 gal/SF/yr	14.5 million	44.49
Residential	60 Persons	60 gpd/person[1]	1.314 million	4.03
Landscape[2]	--	--	--	12.02
			TOTAL	**60.54**

Note that gpd = gallons per day; ACY = acre-feet per year.
1. Median indoor residential use of 60.1 gallons per capita per day. Source: "Residential End Uses of Water," AWWA Research Foundation, 1999.
2. Assumes same landscaping area and demand as the proposed project.

Alternative IV: Mall Repurposing and Remodeling Alternative
The estimated water demand for the Mall Repurposing Alternative is projected to be the same as the proposed project, 62.65 acre-feet per year, due to the same building square footage and student count. Thus, the Mall Repurposing Alternative will result in comparable impacts to water resources as the Proposed Project. The Mall Repurposing Alternative will not substantially deplete groundwater resources, impact water quality, interfere with groundwater recharge, or violate water quality standards. Therefore, the Mall Repurposing Alternative is environmentally comparable to the Proposed Project, is inferior to the No Project Alternative and North Palm Springs Site Development Alternative, and is superior to the More Intense Alternative in regards to the impact to water resources and water quality.

8. Hazardous and Toxic Materials

The subject site was developed as the Palm Springs Mall around 1970. As discussed in Section III-H, no formal Phase I assessment was conducted onsite in conjunction with the proposed West Valley Campus; however, in 2014, project planners completed a walk-through of both the structure and lot, and no evidence of spills, contamination, or illegal dumping was observed.
It is not known if the structure contains hazardous building materials. However, according to the U.S. EPA, buildings constructed before 1970 are more likely to contain asbestos, and those built before 1978 may contain lead-based paint.[6] Therefore, it is possible that hazardous materials will be encountered during demolition or other building disturbance activities. Mitigation measures have been set forth in Section III-H to reduce impacts related to the release of hazardous materials. The same mitigation measures can be applied to the alternatives, thus reducing impacts to less than significant levels. No significant adverse impacts are expected to result from the implementation of the proposed project or project alternatives.

Alternative 1: No Project Alternative
Under the No Project Alternative, the existing 330,000± square foot community retail mall would continue to occupy the site. This alternative was analyzed under two occupancy scenarios; the mall operating at the current 6% occupancy, and the mall operating at full occupancy. This alternative will not result in the demolition of the mall, and will therefore reduce the risk of potentially exposing hazardous materials such as lead and asbestos that could otherwise be exposed during construction of the proposed project and other alternatives. Because exposure from demolition in considered temporary and will be mitigated in the event hazardous materials are discovered, construction impacts are not a driving factor in the alternative comparison analysis.

The mall at 6% occupancy would have the lowest level of potential impacts with regards to hazardous material due to the low occupancy rate. Kaplan College does not require substantial amounts of hazardous materials to be used on- or off-site. On-site storage of chemicals will be limited to cleaning supplies in quantities comparable to surrounding land uses.

The mall at full occupancy will have a marginally higher impact potential due to the storage of sale items in large quantities on-site, which also requires frequent deliveries that would increase the number of large trucks and vehicles accessing the site. The items stored and sold on-site will be similar in type and quantities to existing retail in the planning area. In addition, the mall at full occupancy could serve as many as 6,600 people a day[7], which is 3,000 more potential users than the proposed alternative.

6 Natural Disasters, Environmental Protection Agency, accessed January 9, 2015.

7 International Building Code, International Code Council 2012: Chapter 4, Section 312, Subsection 402.8.2 Determination of Occupant Load. Equation: OLF = (0.00007) (GLA) + 25 where OLF= the occupant load factor in square feet per person and GLA= the gross leasable area in square feet. Therefore, (0.00007) (330,000) + 25 = 48.1 OLF.

Neither the 6% occupancy nor full occupancy of the mall will result in a significant potential to handle, store, transport, or expose people to hazardous materials and waste. Because the mall at full occupancy will draw a higher number of potential daily users, the proposed alternative in considered marginally superior with regards to exposing people to hazardous materials. However, if the mall will not regain full occupancy, then the mall operating at 6% occupancy is considered superior in regards to hazardous materials due to lower occupancy.

Alternative II: More Intense Project Alternative
This alternative would result in the most intense use of the site considered and would result in an additional 25 percent increase in building area and associated infrastructure. In addition, this alternative includes 30 units of on-site student housing that will increase permanent on-site population by 60 people. In the overall, the More Intense Alternative is environmentally inferior to the other alternatives. It must be noted that no significant adverse impacts are expected to result from the implementation of the More Intense Alternative or the Proposed Project.

Alternative III: North Palm Springs Site Development Scenario
The subject property and planning area were previously evaluated for the potential presence of hazardous materials and wastes, and according to the Phase 1 investigation no such substances were found within the campus site during protocol surveys of these lands. Reconnaissance level surveys did not identify any unregulated releases of potential hazardous materials.

There are no records of on-site releases of hazardous or toxic materials. All but a small portion of the subject 119± acre campus site is vacant and largely undisturbed desert, with extensive signs of illegal access, OHV use and illegal dumping of domestic and construction waste. Debris observed included concrete, asphalt, lumber, bricks, cardboard, landscaping debris, household debris (including mattresses and appliances), and vehicle tires. Debris piles and scattered debris were also encountered locally throughout the undeveloped portion of the site, primarily along dirt roads, footpaths and bike trails.

With the exception of automotive batteries, potentially hazardous debris was not encountered within the site's undeveloped area. Automotive batteries were encountered within the site's southwestern portion (1 battery), north-central portion (1 battery), and northeastern portion (4 batteries). An empty 55-gallon drum was encountered within the site's northwestern portion. Indications of releases from this drum were not encountered during the site reconnaissance. No other potential contaminant sources were observed within the site's undeveloped portions.

This alternative would result in potential hazardous and toxic materials impacts that are comparable to, if not slightly more intense, than the Proposed Project due to the increase in on-site residency. However, this alternative will result in an overall decrease of 20,000 square feet of building space due to the removal of the Convention Center. Therefore, potential hazardous and toxic materials impacts are comparable to the Proposed Project.

Alternative IV: Mall Repurposing and Remodeling Alternative
This alternative would result in the same land use and student composition as the proposed project. Repurposing and remodeling activities may result in the discovery of asbestos and lead, however the same is true if the mall were to be demolished as part of the proposed project. All hazardous material discovered during construction will be mitigated through proper handling and disposal. Therefore, potential hazardous and toxic materials impacts are comparable to the Proposed Project.

9. Noise

The trip generation forecast associated with each of the project alternatives was taken from West Valley Campus Master Plan and Phase I Project Traffic Impact Study. The North Palm Springs Alternative would be located west of Indian Canyon Drive, between Tramview Road and the Whitewater River/Chino Creek flood control levee, on approximately 30 to 60 acres within a 119± acre holding. The other three alternatives would be located on the

Palm Springs Mall site. Three of the alternatives would include a college campus and a library. The No-Project Alternative would retain the existing Palm Springs Mall building (assuming full occupancy) as well as the Jack in the Box fast food restaurant and the Camelot Festival Theatres.

Alternative 1: No Project Alternative
With the No-Project Alternative, the existing Palm Springs Mall building, the Jack in the Box restaurant, and the Camelot Festival Theatres would remain, with the occupancy of the mall (currently at 6%) varying over time. At current occupancy, the mall generates approximately 390 daily two-way trips. There is approximately 315,119 square feet of gross leasable floor area within the mall fully occupied. Assuming full occupancy of the site per the existing entitlements, the site-generated traffic volumes would total 13,640 weekday trips. This alternative would result in a lower peak hour trip generation than the proposed project but an equivalent weekday trip generation. Consequently, depending on the level of mall occupancy, the noise impacts associated with this alternative would range from very low to essentially undetectable given the surrounding urban environment. Regardless of whether mall occupancy is full or at 6%, the off-site motor vehicle noise impacts would be similar to the preferred project on weekdays but slightly higher on Saturdays.

Alternative II: More Intense Project Alternative
The More Intense Alternative would be similar to the proposed project, but with future uses 25 percent more intense. The number of enrolled college students would be 25 percent greater, and the floor area of the library would be increased by 25 percent. The More Intense Alternative also include the construction of up to 60 dormitory units within the site that would be noise-sensitive uses. With this alternative, the site-generated traffic volumes (16,480 weekday trips) would be 22 percent greater than the proposed WVC Master Plan. This alternative would result in the highest weekday trip generation of any of the project alternatives. As a result, this alternative would generate proportionately greater traffic noise when compares to the Proposed Project.

Alternative III: North Palm Springs Site Development Scenario
The trip generation associated with the North Campus Alternative would be similar to that evaluated with the proposed WVC Master Plan except it would not include the trips associated with the existing Jack in the Box restaurant or the Camelot Theatres. This alternative would be constructed in a less centralized location within the City of Palm Springs and accessed via different roadways. The site-generated traffic volumes with this alternative would total 11,520 weekday trips (85 percent of the trip generation of the proposed WVC Master Plan). The north campus site is essentially three times the size of the Palm Springs Mall site. There are fewer noise sensitive receptors in close proximity to the north campus site.

Alternative IV: Mall Repurposing and Remodeling Alternative
Future development with the Repurposed Mall Alternative would be the same as that evaluated with the proposed WVC Master Plan. The site-generated traffic volumes would total 13,540 weekday trips. This alternative would have similar operational noise impacts to the Proposed Project, but may have different construction-related noise impacts. This alternative would avoid the noise impacts associated with the demolition of the mall building and the removal of the building debris and other excavated materials by haul trucks. However, construction activities would still be required to upgrade of the buildings to comply with current seismic standards and upgrade the parking lot to meet current ADA standards.

Summary of Noise Impacts
The off-site operational noise impacts associated with the alternatives that would be located on the Palm Springs Mall site can be compared by comparing the external trip generation associated with these alternatives. The trip generation associated with the No-Project Alternative would be similar to that with the West Valley Campus Repurposed Retail Mall Alternative and the proposed WVC Master Plan. These alternatives would also have similar off-site noise impacts. The More Intense Alternative would generate 22 percent more trips on weekdays, and therefore result in a greater off-site noise impact. However, the off-site noise impacts associated with all three of these alternatives appears to be less than significant. Off-site operational noise levels associated with traffic volumes twenty-two percent greater than the proposed WVC Master Plan would not result in an audible noise increase on any roadway link evaluated in the study area.

Sensitive noise receptors located adjacent to the project site would experience similar noise impacts from the three alternatives located on the Palm Springs Mall site as the proposed WVC Master Plan. The No-Project Alternative would result in less construction activity and generate operational noise levels similar to the former noise levels when it was fully operational. The Repurposed Mall Alternative would require substantial construction activity to upgrade the existing mall structure to meet current seismic safety standards. If a substantial portion of this reconstruction would occur within the mall building, the existing structure would shield neighboring noise-sensitive land uses.

The More Intense Alternative would require more construction activity and result in more enrolled students, more teachers, more refuse collection, and more deliveries to the ancillary retail uses within the campus. As a result, this alternative would be expected to generate the most construction and operational noise, and have the greatest potential to impact neighboring noise sensitive receptors.

The North Palm Springs Alternative was determined to result in an audible increase in the noise levels along several roadway segments near the campus. Since the projected noise levels along these roadway links would not exceed the Palm Springs 2007 General Plan noise standards for single-family residential land uses, the projected noise increases were not considered significant. With the North Campus Alternative, no demolition would be required and existing noise-sensitive residential land uses exist only south of Tramview Road. Therefore, the North Palm Springs Alternative would have a lower potential for construction noise impacts as well as operational noise impacts on adjacent sensitive noise receptors associated with any outdoor campus activities.

10. Cultural and Paleontological Resources

As discussed in Section III-J, no unique or designated paleontological, prehistoric, or historic resources are known to occur on or in the immediate vicinity of the campus site. With the exception of the North Palm Springs Site Development Alternative, impacts associated with each alternative would be generally similar in terms of cultural and paleontological resources. Therefore, mitigation measures set forth in Section III-J for the Proposed Project would apply to any of the development scenarios. No additional mitigation measures are required to reduce potential impacts to cultural and paleontological resources to less than significant levels.

Alternative 1: No Project Alternative
The No Project Alternative will result in no new impacts to cultural resources.

Alternative II: More Intense Project Alternative
The More Intense Alternative has a very limited potential to uncover and damage or destroy sensitive cultural resources but given the extent of previously site development and the low potential for the planning area to yield sensitive cultural resources, the impacts associated with this alternative would be less than significant.

Alternative III: North Palm Springs Site Development Scenario
Potential impacts to cultural and paleontological resources associated with the North Palm Springs Site Development Alternative were previously analyzed in the 2013 DEIR. The campus site field survey for archaeological and historical resources determined that the subject campus site does not harbor any known significant archaeological or historic resources. Potential impacts related to such resources would be mitigated in the same manner as presented in Section III-J of this DEIR.

Alternative IV: Mall Repurposing and Remodeling Alternative
Impacts to cultural resources associated with this alternative would be the same as for the No Project, Proposed Project and the More Intense Alternative.

11. Recreational Resources

Impacts to local and regional recreational resources, as well as impacts to proposed recreational resources of the COD WVC, were assessed and analyzed in Section III-K. Mitigation measures are set forth in Section III that will apply to any of the project alternatives.

Alternative 1: No Project Alternative
Under this alternative, development of the COD West Valley Campus will not occur and the existing mall structure and use will remain. There will be no additional population increase or demand for recreational resources. Therefore, there will be no impact to these resources.

Alternative II: More Intense Project Alternative
This alternative would result increase the academic building area by 82,500 square feet and ancillary building use by 20,000 square feet. The More Intense alternative will result in a potential 750-student increase in enrollment and add 20,000 square feet of on-campus dwelling units. The More Intense Alternative could indirectly increase demand for additional open space and recreational facilities. It would generate the largest increase in overall population and potential recreation users of all the alternatives. The Proposed Project is therefore superior to the More Intense Alternative in terms of impacts to recreational resources.

Alternative III: North Palm Springs Site Development Scenario
This alternative would result in the same land use mix and academic building area as the Proposed Project, with the exception of the added 20,000 square feet of on-campus dwelling units and removal of the 40,000 square foot Conference Center. This alternative results in a net decrease of 20,000 square feet of overall building area, but maintains the same student enrollment as the proposed project. Therefore, this alternative would generate the same potential demand for recreational facilities.

Alternative IV: Mall Repurposing and Remodeling Alternative
This alternative would result in the same land use mix and total building area as the Proposed Project. Therefore, this alternative would generate the same potential demand for recreational facilities.

12. Visual Resources

Alternative 1: No Project Alternative
The No Project Alternative would result in a continuation of the existing conditions and effects of the existing mall building.

Alternative II: More Intense Project Alternative
The More Intense Alternative would result in a substantial increase in potential impacts are the area’s scenic resources. The alternative would require buildings of up to three stories or taller and would require the construction of at least one parking structure, compared to the Proposed Project. All surrounding viewsheds would be impacted by this alternative.

Alternative III: North Palm Springs Site Development Scenario
Impacts to visual resources associated with this project would be expected to be less than those associated with the Proposed Project or other mall site alternatives. This is due primarily to the substantial area of undevelopable land to the north and the substantially greater setbacks that can be realized on this site.

Alternative IV: Mall Repurposing and Remodeling Alternative
While the exact form a repurposed mall might take is difficult to envision, it is assumed that the existing building envelope and roof lines would remain and be essentially the same under this alternative. Therefore, impacts associated with this alternative would essentially be the same as those identified for the No Project Alternative.

13. Energy and Mineral Resources

Mineral Resources-All Alternatives
Based upon studies performed by the California Division of Mines and Geology, the campus planning area is located within Mineral Resource Zone (MZR)-3, which defines such lands as an area containing mineral deposits, the significance of which cannot be evaluated from available data. None of the project alternatives assume the long-term vacancy of the COD West Valley Campus site (Palm Sprigs Mall). Therefore, with regard to potential impacts to mineral resources, there is no environmentally superior alternative and for all alternatives impacts are less than significant.

The North Palm Springs Site Development Alternative is located within (MRZ) -2, which defines such lands as an area where adequate information exists that significant mineral deposits (in the present case, sand and gravel) are present or where it is judged that a high likelihood for their presents exists. These resources will no longer be assumed available under any alternative considered. The Coachella Valley market area has more than adequate approved sand and gravel leases and additional resource lands that are in the valley that are available for sand and gravel development. Therefore, the potential loss of access to on-site sand and gravel resources is less than significant. However, the North Palm Springs Site Development Alternative is considered inferior to all other alternatives.

Energy Resources-All Alternatives
As a function of demand for energy resources and the potential to generate non-polluting versions of those resources, the No Project Alternative at 6% occupancy is superior to the others, demanding the lowest amount of energy. The second lowest demand alternative is the North Palm Springs Site Development Alternative. Assuming the existing mall has the ability to become fully occupied, the North Palm Springs Site Development Alternative is superior to the proposed project, More Intense Alternative, Mall Repurposing Alternative, and No Project Alternative (full occupancy).

Table V-28
Estimated Electricity Consumption
Project Alternatives

Land Use Type			Generation Rate[1]	Unit Type	Approximate Sq. Ft./Unit	Annual kWh Usage
No Project	Kaplan (6%)	Educational	11.0	kWh/sq.ft/yr	20,000	**220,000**
	Mall (Full)	Retail	14.3	kWh/sq.ft/yr	332,000	**4,747,600**
More Intense	COD WVC	Educational	11.0	kWh/sq.ft/yr	400,000	4,400,000
	Campus Retail	Retail	14.3	kWh/sq.ft/yr	12,500	178,750
	Residential	On-campus	7,536	kWh/unit/yr	30	226,080
					More Intense TOTAL	**4,804,830**
North Palm Springs Site	COD WVC	Educational	11.0	kWh/sq.ft/yr	280,000	3,080,000
	Campus Retail	Retail	14.3	kWh/sq.ft/yr	10,000	143,000
	Residential	On-campus	7,536	kWh/unit/yr	30	226,080
					North Palm Springs Site Development TOTAL	**3,449,080**
Mall Repurposing	COD WVC	Educational	11.0	kWh/sq.ft/yr	320,000	3,520,000
	Campus Retail	Retail	14.3	kWh/sq.ft/yr	10,000	143,000
					Mall Repurposing TOTAL	**3,663,000**
Proposed Project	COD WVC	Educational	11.0	kWh/sq.ft/yr	320,000	3,520,000
	Campus Retail	Retail	14.3	kWh/sq.ft/yr	10,000	143,000
					Project Buildout TOTAL	**3,663,000**

1 Source: Table C14A: Electricity Consumption and Expenditure Intensities for All Buildings, 2003. U.S. Energy Information System.

2. Assumes 7,536 kWh per household per year. Household is defined as square footage between 500 and 999 SF. Assumes 30 units within 20,000 SF = 666 SF per unit. Source: Table CE2.1 Household Site Fuel Consumption in the U.S., Totals and Averages, U.S. Energy Information Systems. 2009

Table V-29
Estimated Natural Gas Consumption
Project Alternatives

Alternative/Land Use Type			Generation Rate[1]	Unit Type	Approximate Sq. Ft./Units	Annual Natural Gas Usage (cubic feet)
No Project	Kaplan (6%)	Educational	36.9	ft^3/sq.ft/yr	20,000	**738,000**
	Mall (Full)	Retail	30.9	ft^3/sq.ft/yr	332,000	**10,258,800**
More Intense	COD WVC	Educational	36.9	ft^3/sq.ft/yr	400,000	14,760,000
	Campus Retail	Retail	30.9	ft^3/sq.ft/yr	12,500	386,250
	Residential	On-campus	42,000	ft^3/unit/yr	30	1,260,000
More Intense TOTAL						**16,406,250**
North Palm Springs Site	COD WVC	Educational	36.9	ft^3/sq.ft/yr	280,000	10,332,000
	Campus Retail	Retail	30.9	ft^3/sq.ft/yr	10,000	309,000
	Residential	On-campus	42,000	ft^3/unit/yr	30	1,260,000
North Palm Springs Site Development TOTAL						**11,901,000**
Mall Repurposing	COD WVC	Educational	36.9	ft^3/sq.ft/yr	320,000	11,808,000
	Campus Retail	Retail	30.9	ft^3/sq.ft/yr	10,000	309,000
Mall Repurposing TOTAL						**12,117,000**
Proposed Project	COD WVC	Educational	36.9	ft^3/sq.ft/yr	320,000	11,808,000
	Campus Retail	Retail	30.9	ft^3/sq.ft/yr	10,000	309,000
Proposed Project Buildout TOTAL						**12,117,000**

[1] Source: Table C24A: Natural Gas Consumption and Expenditure Intensities for All Buildings, 2003. U.S. Energy Information System.
2. Assumes 42 $ft.^3$ per household per year. Household is defined as square footage between 500 and 999 SF. Assumes 30 units within 20,000 SF = 666 SF per unit. Source: Table CE2.1 Household Site Fuel Consumption in the U.S., Totals and Averages, U.S. Energy Information Systems. 2009

Summary of Impacts
No project alternative will adversely impact the availability of mineral resources in the planning area. Only the North Palm Springs Site Development Alternative has the potential to impact mineral resources, however this impact was determined to be less than significant (see above discussion). Therefore, residual impacts to mineral resources are considered less than significant if not negligible.

All project alternatives, with the exception of the No Project Alternative, have the potential to generate a new demand for conventional and polluting sources of energy, including electricity and natural gas. Energy demands will be met through local utilities and suppliers that currently service the planning area and greater region. The proposed project will incorporate energy efficient design standards to reduce energy demand, thus reducing residual impacts to less than significant levels.

14. Utilities/Service Systems and Public Services

The following discussion consolidates the alternatives analysis on a utility and service basis. The COD West Valley Campus is located within the service boundaries of the following providers: Palm Springs Fire Department, Palm Springs Police Department, Palm Springs Unified School District, City of Palm Springs Library, City of Palm Springs Department of Public Works, Desert Water Agency (DWA), Southern California Gas Company (Sempra Energy), and Palm Springs Disposal.

The Coachella Valley and the proposed site are served by three major medical facilities: Desert Regional Medical Center in Palm Springs, Eisenhower Medical Center in Rancho Mirage, and John F. Kennedy Memorial Hospital in Indio. Verizon and Time Warner Cable provide telephone and Internet services. Both providers have facilities located in campus planning area. Time Warner also provides cable television service. Service providers are discussed in detail in Section III-N of this EIR.

Fire Protection

The City of Palm Springs Fire Department has no established staff-to-population ratio. However, based on current staffing levels and population, the ratio is approximately 1-to-1,000 for the permanent population in the City. The Proposed Project will not result in an increased population and will therefore have negligible impact on fire department staffing requirements.

Under the No Project Alternative, the COD West Valley Campus would not be developed and the local population would be unaffected. At the current 6% occupancy, there are less than 500 people working or attending school at Kaplan College. If the mall were to regain full occupancy in the future, on-site population would increase substantially, therefore resulting in greater potential need for fire services. From the perspective of fire protection staff and resources, the No Project Alternative at 6% occupancy is superior to all other alternatives.

The More Intense Alternative will result in an additional 100,500 square feet of building area an has the potential to increase the population by approximately 60 students with the addition of on-campus housing. The combination of increased building area and potential population increase means this alternative will generate the greatest demand for fire services overall.

The North Palm Springs Site Development Alternative will result in a net decrease of 20,000 square feet, however it includes on-campus housing that could result in a population increase of 60 students. The proposed project does not include on-campus housing, and therefore will generate less demand for fire services than the North Palm Springs Site Development Alternative.

The Mall Repurposing Alternative will result in the same land uses as the Proposed Project and therefore have the same negligible impact on fire services.

Police Protection

As discussed in Section III-N, Development of the COD campus has the potential to draw additional people to the area and increase the need for surveillance and protection services on campus. The City General Plan recommends that the Palm Springs Police Department maintain a police-staffing ratio of one sworn officer per 1,000 population. The Proposed Project is designed to serve up to 3,000 students and could also house up to approximately 60 students on campus. The College plans to employ private security services to patrol the campus 24-hours/7 days a week to address minor infractions and handle nuisance calls. The City Police Department will be responsible for addressing serious crimes committed on the campus.

The No Project Alternative will not result in increased population but could generate a need for occasional surveillance and response to vandalism and theft; nonetheless, the No Project Alternative is the superior alternative in terms of police protection. The More Intense Alternative is designed to serve 3,750 students, while the remaining alternative are designed to serve 3,000 students. Based upon the relative level of physical development and campus occupancy, calls for police services will be greater under the More Intense Alternative. Additional need for police services are comparable for the proposed project, North Palm Springs Site Development, and Mall Repurposing Alternative. Mitigation measures provided in Section III-N will serve to reduce impacts to City police services and will apply to any of the development scenarios.

Schools
The COD West Valley Campus is planned as a two-year, community college. The Proposed Project, North Palm Springs Site Development, and Mall Repurposing Alternatives are designed to serve up to 3,000± full and part-time students; and the More Intense Alternative would serve 3,750± students. New residential development spurred by campus growth will result in the payment of development impact fees for the construction of new public school facilities as they become needed.

The No Project Alternative will neither increase population nor place added demand on schools. Therefore, in terms of impacts to schools, the No Project Alternative is superior to the other alternatives. For all other alternatives, the project is designed to provide higher level school services for the projected population resulting in less than significant impacts to school facilities.

Medical
As noted in Section III-N, there are a number of large and small medical facilities that serve the Coachella Valley and the COD WVC project area. Facilities include three hospitals, one of which (Desert Regional Medical Center) is located approximately 1.7 miles northwest of the project site. The regional medical centers located in the valley plan for future demand associated with development in the region. The No Project Alternative will not increase population in the area, and therefore will have the least impact on medical facilities and services of any of the alternatives. The More Intense Alternative would generate the highest campus occupancy and therefore would have the greatest potential impact on medical facilities. However, none of the alternatives will result in a significant increase in demand for medical services or affect any local provider's ability to provide such services.

Library
Based on population, the No Project Alternative has the least potential to generate demand for library services. The More Intense Alternative has the greatest potential to generate demand for library services due to the planned higher enrollment. However, the Campus will provide on-site library services, including high-speed links to the main campus library in Palm Desert that will reduce such impacts. As noted in the Section III-N, it is anticipated that for all project alternatives existing and planned library facilities will be adequate to serve the estimated library demand generated by the COD West Valley Campus.

Electricity
As shown in Section III-N, the Proposed Project could generate an electric power demand of 3,663,000 kWh/year per year at buildout of the project. The following shows estimated demand for electricity for each project alternative.

The No Project Alternative at 6% occupancy will generate the lowest demand of 220,000 kWh per year. However at full occupancy the No Project Alternative could generate 4,747,600 kWh per year, which is 1,084,600 kWh more than the proposed project. The More Intense Alternative will generate the highest electric power demand of 4,804,830 kwh/year, which is 1,141,830 kwh/year more than the Proposed Project. The North Palm Springs Site Development Alternative will generate the second lowest demand for electricity after the No Project Alternative (6%), 3,449,080 kwh/year. This is 213,920 kwh/year less than the Proposed Project. The Mall Repurposing Alternative is expected to generate the same electricity demand as the Proposed Project.

Under all of the academic campus scenarios, the mitigation measures set forth in Section III-M will apply and are expected to further reduce campus electrical demand. It should also be noted that all of these figures are conservative in that they reflect "business as usual" and do not account for any energy savings that may be realized with the application of sustainable design strategies that have been incorporated into project WVC Master Plan. These design strategies are expected to substantially reduce energy consumption.

Natural Gas
As shown in Section III-N, the Proposed Project could generate a demand of 12,117,000-ft.^{3} per year at buildout of the project. The following shows estimated demand for electricity for each project alternative.

The No Project Alternative at 6% occupancy will generate the lowest demand of 738,000 ft.^{3} per year. However at full occupancy the No Project Alternative could generate 10,258,800 ft.^{3} per year, which is 1,858,200 ft.^{3} less than the proposed project. The More Intense Alternative will generate the highest electric power demand of 16,406,250 ft.^{3} per, which is 4,289,250 ft.^{3} per year more than the Proposed Project. The North Palm Springs Site Development Alternative will generate the second lowest demand for electricity after the No Project Alternative (6%), 11,901,000 ft.^{3} per year. This is 216,000 ft.^{3} per year less than the Proposed Project. The Mall Repurposing Alternative is expected to generate the same natural gas demand as the Proposed Project.

As with electricity, these demand figures represent "business as usual", not accounting for expected reductions when sustainable design strategies are implemented.

All scenarios except for the No Project alternative are expected to require minor extensions of nearby gas lines to the project site. Mitigation measures set forth in Section III-C and III-M will apply to any of these development scenarios.

Telecommunications
As discussed in Section III-N, the planning area is currently well served with regard to telephone, cable and Internet services. Both Verizon and TimeWarner have substantial equipment and facilities in the area including aerial, underground and direct buried cable and lines. These service providers plan for growth based on development. In the overall, the No Project Alternative will result in the lowest demand for these services. The North Palm Springs Site Development Alternative and Mall Repurposing Alternatives will result in demand comparable to the Proposed Project. The More Intense Alternative has the potential to result in the highest demand for these services.

Under any of the alternatives, additional telecommunications equipment and facilities will be required to serve the campus; however, these facilities will be connected to the existing network. In the overall, demand for these services will be generally similar among all the academic campus alternatives.

Solid Waste
Based on factors used to estimate project solid waste generation, and as discussed in Section III-N, the following summarizes the amount of solid waste that the Proposed Project is projected to generate annually:

- 24 tons from commercial development
- 416 tons from institutional development

Total solid waste generation for all approved and proposed development under the Proposed Project is estimated at 440 tons annually. The following discussion provides a comparison of annual solid waste generation between the other three alternatives:

<u>No Project Alternative</u>
Under this alternative the existing Palm Springs Mall will remain. Solid waste generated from the 6% occupancy is expected to be 26 tons annually, while the mall at full occupancy is expected to generate 1,892.4 tons annually. Therefore, the No Project Alternative at 6% occupancy will generate the lowest amount of solid waste of all the alternatives.

<u>More Intense Alternative</u>
- 60.22 tons from residential development
- 24.00 tons from commercial development
- 536.25 tons from institutional development

Total: 620.47 tons/year

North Palm Springs Site Development Alternative
- 60.22 tons from residential development
- 24.00 tons from commercial development
- 364 tons from institutional development

Total: 448.22 tons/year

Mall Repurposing Alternative
- 24.00 tons from commercial development
- 416 tons from institutional development

Total: 440 tons/year

As demonstrated herein, the No Project Alternative at 6% occupancy will generate the lowest amount of solid waste of all the development alternatives, followed by the Mall Repurposing Alternative and Proposed Project. The More Intense Alternative is expected to result in the most solid waste generation. None of these alternatives represent a significant impact. However, mitigation measures and Waste management strategies provided in Section III-N are applicable to all the development scenarios and are intended to reduce solid waste generation and demand for landfill use.

Wastewater
Section III-N estimates that the Proposed Project has the potential to generate 7,695 gpd of wastewater at full enrollment (3,000 students). The following table provides a comparison of wastewater generation for all alternatives.

Table V-30
Average Wastewater Generation
Project Alternatives

Land Use			AWF	Building SF/DU	Building AC/DU	Total (gpd)
No Project	Kaplan (6%)	Institutional	1,000 gpd/acre	20,000	0.45	450 gpd
	Mall (Full)	Retail/Commercial	1,500 gpd/acre	332,000	7.62	11,430 gpd
More Intense	COD Campus	Institutional	1,000 gpd/acre	400,000	9.18	17,100 gpd
		Retail/Commercial	1,500 gpd/acre	12,500	0.28	
		Residential	250 gpd/EDU	30	---	
North Palm Springs	COD Campus	Institutional	1,000 gpd/acre	280,000	6.42	14,265 gpd
		Retail/Commercial	1,500 gpd/acre	10,000	0.23	
		Residential	250 gpd/EDU	30	---	
Mall Repurposing	COD Campus	Institutional	1,000 gpd/acre	320,000	7.35	7,695 gpd
		Retail/Commercial	1,500 gpd/acre	10,000	0.23	
Proposed Project	COD Campus	Institutional	1,000 gpd/acre	320,000	7.35	7,695 gpd
		Retail/Commercial	1,500 gpd/acre	10,000	0.23	

Source: "City of Palm Springs Sewer Master Plan," February 2009.

As shown in the table above, the No Project Alternative at 6% occupancy will have the least impact to wastewater collection and treatment facilities, while the More Intense Alternative will have the greatest potential impact on water facilities. It should be noted that if the mall were to regain full occupancy, impacts to wastewater collection and treatment facilities will be greater than impacts associated with the Proposed Project or Mall Repurposing Alternative, which have comparable wastewater impacts.

None of the alternatives is expected to generate wastewater flows in excess of the capacity of the City treatment plant. All Alternatives, with the exception of North Palm Springs, have access to existing sewer lines in the project area. The North Palm Springs Site Development Alternative will require the extension of new sewer lines from existing laterals in the north Palm Springs project area. Mitigation measures set forth in Section III-N are applicable to any of these development scenarios and are expected to further reduce impacts to wastewater collection and treatment facilities.

Water

As previously discussed, the proposed project 62.65 acre-feet of water per year, including both potable and irrigation water.

The No Project Alternative will generate a demand for approximately 3.06 acre-feet per year at 6% occupancy, or 40.93 acre-feet per year at full occupancy. The More Intense Alternative will generate a demand of approximately 79.34 acre-feet per year. The North Palm Springs Site Development Alternative will generate an annual water demand of 60.54 acre-feet. Finally, the Mall Repurposing Alternative will generate a demand of approximately 62.65 acre-feet per year. Of all project scenarios, the More Intense Alternative is the most demanding in terms of water resources, while the No Project at 6% is the least demanding.

DWA owns and maintains a network of water mains and distribution lines throughout the planning area. The North Palm Springs Site Development Alternative will require water main and distribution line extensions to serve new development on the north Palm Springs site. Mitigation measures are set forth in Section III-G and II-N to further reduce potential impacts associated with provision of water to the planning area. These measures are applicable to any of the development scenarios.

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VI. SHORT-TERM USE VERSUS LONG-TERM PRODUCTIVITY

Introduction

This section of the COD West Valley Campus EIR considers the proposed project in terms of the short-term uses of the environment and the maintenance and enhancement of its long-term productivity. Potential growth inducing impacts of the project are discussed in Section VIII, whereas the long-term effects of buildout of the West Valley Campus on finite resources are evaluated in this section. Areas of impact that narrow the range of beneficial uses of the environment, or that pose long-term risks to health or safety, are given special attention. These may include air quality, the noise environment, as well as biological resources and water resources/quality. This section also assesses why the adoption and implementation of the WVC Master Plan and Phase I Project is justified at this time.

A. Air Quality

Section III-C of this EIR discusses air quality as an issue of regional concern. The valley's air quality is influenced by geographic and climatic conditions, and locally and regionally generated pollutants. Development in the region, including the proposed West Valley Campus, will increase vehicular traffic, grading and construction, and the consumption of energy. These activities, in combination with local climate and physical geographic conditions, will contribute to an increase of locally generated pollutants, such as ozone and particulate matter (PM_{10} and $PM_{2.5}$).

Natural gas is used for heating and industrial processes, and it is expected that burning of natural gas will contribute to generation of nitrogen oxides and hydrocarbons within the vicinity of the campus area as well as elsewhere in the State of California. It should be noted that implementation of the WVC Master Plan also has the potential to result in the installation of solar PV technologies that off-set at least a portion of the emissions otherwise associated with electricity and natural gas use.

Thresholds for air emissions have been established by the South Coast Air Quality Management District, and are shown in Section III-C. Air emissions associated with development and operation of the West Valley Campus will not exceed thresholds for any criteria pollutant.

B. Biological Resources

Implementation of the West Valley Campus project will result in redevelopment of 29± acres of currently developed retail mall. The campus site is surrounded by development, with the exception of approximately 20-acres on the east side of Farrell Drive, which is a remnant of the desert sand field habitat which once dominated the area. These currently vacant lands have recently been approved for residential development.

Development of the West Valley Campus will not impact sensitive habitat and will create no new edge effects that could adversely impact sensitive plant and wildlife species. Buildout of the COD West Valley Campus will therefore not contribute to the direct loss of habitat. There is no native habitat on site and no special status species occur on this property.

C. Noise

Implementation of the COD West Valley Campus Master Plan will result in increased short-term and a very modest increase in long-term noise levels. Potential noise increases would be barely audible and at a level that will not contribute to the degradation of the noise environment in the planning area. Anticipated short-term noise sources include demolition and construction-related noise from equipment and machinery, which are generally temporary. Primary on-going noise impacts will be from increased traffic associated with the operation of the COD West Valley Campus. A variety of new stationary sources, including new HVAC, air handling and other equipment will also result from implementation of the Campus Master Plan. A variety of noise-attenuation measures are incorporated into the campus site plan and Campus Master Plan. Mitigation measures are also set forth in Section III-I to further reduce noise impacts, which without further mitigation are insignificant.

D. Water Quality

Implementation and development of the West Valley Campus Master Plan will result in an increased demand for domestic water compared to the current condition. The Desert Water Agency (DWA) has indicated it has adequate supplies to serve the West Valley Campus and the remainder of its service area even under extreme drought conditions, utilizing existing groundwater supplies supplemented by imported water. The campus water demand represents a modest contribution to cumulative impacts on ground water resources in the Coachella Valley.

The WVC Master Plan incorporates a wide range of water-conservation design features and will implement water-conserving provisions above and beyond the Uniform Building Code. Campus landscaping plans require the use of native and other drought-tolerant plant species in landscaping, with a prohibition on the use of turf grass. In compliance with the City Water Efficient Landscape Ordinance, water-efficient irrigation systems are required for all campus development.

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VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF ENVIRONMENTAL RESOURCES

As required by CEQA Section 15126.2(c), this section of the EIR addresses the potentially significant irreversible environmental changes or loss of non-renewable resources, such as natural gas, biological, mineral or other resources, including the permanent loss of open space lands or visual resources, that would be caused by the development of the COD West Valley Campus project, including the Phase I Project. The following discussion also considers the continued use of these finite resources upon completion of development.

The development of the West Valley Campus Master Plan, including the Phase I Project, will result in the commitment of renewable and non-renewable environmental resources, some of which will be irretrievably and irreversibly consumed. These include land, natural gas, oil and other fossil fuels, water, construction materials (including lumber, gravel, sand, asphalt and metals), and minerals.

The project will result in the irreversible and irretrievable commitment and consumption of natural gas and electrical energy, which will contribute to the on-going regional and global depletion of fossil fuel resources. It is important to note that fossil fuels are being rapidly replaced by renewable sources of energy. As described, the WVC Master Plan proposes the development of a sustainably designed campus, which will minimize the projects irreversible and irretrievable consumption of non-renewable energy sources. Nonetheless, buildout of the WVC Master Plan will result in an incremental use of fossil fuels, contributing to the depletion of an important resource that will be irretrievable once consumed.

Project implementation will result in the removal and replacement of onsite vegetation, none of which are native or sensitive resources. Viewsheds will be altered by proposed redevelopment on the proposed campus site but a neutral or net reduction in viewshed impacts will result.

The project is consistent with the adopted City's General Plan, which contain objectives and policies that mandate conservation of valuable and finite resources, including water, natural materials, and non-renewable energy resources. These planning documents are intended to assure protection of valuable resources and to direct campus development along sustainable pathways. The WVC Master Plan incorporates standards and guidelines that protect air and water quality, and promote conscientious materials use and recycling.

The project's commitment to sustainable campus development is expected to limit impacts on construction materials, open space, water, energy and visual resources. The WVC Master Plan sets forth conservation strategies for water use that will substantially reduce water consumption onsite. The impacts of development on finite fossil fuels will be minimized by the many sustainability guidance set forth in the Campus Master Plan.

The COD West Valley Campus Master Plan and Phase I Project will result in the irreversible and irretrievable commitment and consumption of resources. However, COD is committed to the development of a sustainable campus and every effort has been made to avoid or substantially limit the project's contribution to the irreversible and irretrievable consumption of resources.

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VIII. GROWTH INDUCING IMPACTS

The section of the COD West Valley Campus EIR addresses the potential growth-inducing impacts the implementation of the WVC Master Plan and Phase I Project could generate. Each of these areas of concern is discussed below.

A. Growth Inducement

Introduction

CEQA defines growth-inducing impacts as those, which could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in these are projects, which would remove obstacles to population growth. It is also recommended that the EIR discuss the characteristic of the WVC Master Plan that may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively (CEQA Guidelines Section 15126.2.d.).

Growth-inducing impacts associated with the COD West Valley Campus project are expected to be limited but not negligible. The proposed campus master plan provides for development of up to 330,000± square feet of buildings and facilities and would generate between 525 and 573 jobs.[1] By comparison, the 330,000± square foot mall, when fully occupied, would generate approximately 660 employees.[2] Therefore, the proposed campus development will generate an equivalent or lower number of employees when compared to a fully occupied retail mall of the size currently on the site.

1 "Labor Intensive or Labor Expensive? Changing Staffing and Compensation Patterns in in Higher Education", Desrochers, D.M., Rita Kirshstein, Ph.D., American Institutes for Research. 2014.

2 Appendix E: Socioeconomic Buildout Projections Assumptions and Methodology, Riverside County General Plan Update. 2015.

Land Use

As discussed in Section III-A, all of the project lands have been fully development for more than 40 years. Infill development will be limited to the currently vacant parcel on the east side of Farrell Drive that has been approved for single-family and condominium development. There are no other vacant lands in the vicinity. The COD West Valley Campus is not expected to stimulate infill development in the planning area.

Infrastructure

The campus planning area and vicinity are well served by existing utilities and roadway infrastructure. Development in the area uses existing domestic water resources and infrastructure, sanitary sewer facilities, electricity and natural gas supplies and distribution capacity, and telecommunications facilities and services. Solid waste disposal services and landfill space is also provided to existing development, although waste streams to landfills have and continue to be reduced. The capacity of local and regional facilities and service providers including schools, libraries and medical facilities, is also committed to serving development generated within the planning area.

Existing utilities infrastructure is located adjacent to the proposed campus site and will not have to be extended to serve future campus development. Utility providers have indicated their ability to serve future campus development using service extensions from existing facilities. Therefore, the buildout of the West Valley Campus can be serviced by immediately available and contiguous services and infrastructure, and is not expected to induce growth by virtue of extension of these services.

Transportation

Major existing and planned roadway improvements already serve and provide access to the City and the campus site. Farrell Drive, Tahquitz Canyon Way, Ramon Road, East Palm Canyon Drive and Vista Chino are major roadways currently serving the planning area and provide access to and from US I-10, Highway 111/East Palm Canyon, Gene Autry Drive and Indian Canyon Drive to the north. In addition to an established network of existing General Plan roadways within the planning area, the General Plan provides for the extension of pedestrian and bicycle facilities in the project vicinity that will enhance multi-modal access to the campus. These will inter-connect with existing bike paths and trails in the City. The COD campus will include at least two bus stops and three bus routes that provide SunLine Transit service to the campus site, and encouraging campus users to utilize mass-transit and non-motorized means of transportation.

Economic Stimulus

Development of the West Valley Campus will generate new and better paying employment opportunities for the local and regional population. Some of these new jobs will replace those lost by the largely vacant mall. A range of jobs is anticipated, including college faculty, support and administrative staff, medical and professional services, health services, sustainable technology professionals and technical staff, campus retail, and conference center and hospitality industry. The sustainability theme of the campus will also generate jobs in research and development and alternative energy and other green technologies ranging from design and engineering, CNC machine operation and prototyping, to technical and managerial, administrative and support positions.

Operation of the West Valley Campus will also generate a demand for a wide range of post-development maintenance and operation services jobs. It is anticipated that currently unemployed or under-employed individuals already living in the project vicinity will fill a portion of these positions. Some employment opportunities, however, will most likely attract new residents to the area. The range and number of new dwelling units planned in the campus service area are expected to be well complemented by the increased demand for housing.

Based on provisions set forth in the WVC Master Plan, it is expected that the local neighborhood will provide supplemental student housing in the campus service area. To the extent that some of the on-campus or other jobs generated in the planning area may also be filled by these students, there will be also be a complementary relationship between the development of new housing and job generation.

COLLEGE OF THE DESERT
WEST VALLEY CAMPUS
MASTER PLAN & PHASE I PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT

IX. ORGANIZATIONS, PERSONS AND DOCUMENTS CONSULTED

A. Project Proponent

Desert Community College District/College of the Desert
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B. Environmental/Planning Consultant

Terra Nova Planning & Research, Inc.
Attn: John D. Criste, AICP
42635 Melanie Place, Suite 101
Palm Desert, CA 92211

C. Engineering Consultant/Noise and Traffic

Endo Engineering
28811 Woodcock Drive
Laguna Niguel, CA 92677

D. Cultural Consultant

CRM Tech
1016 East Cooley Drive, Suite A/B
Colton, CA 92324

E. Visual Resources

VisionScape Imagery
26060 Acero
Mission Viejo, CA 92691

F. Hydrological Consultant

MSA Consulting, Inc.
34200 Bob Hope Drive
Rancho Mirage, CA 92270

G. Utilities

City of Palm Springs
Desert Water Agency
Palm Desert Disposal
Southern California Edison
Time Warner
The Gas Company
Verizon

H. Public Agencies

City of Desert Hot Springs
City of Cathedral City
City of Palm Springs
California Office of Planning and Research
Caltrans
Riverside County Transportation Department
Riverside County Flood Control & Water Conservation District
Desert Water Agency
Coachella Valley Water District
Coachella Valley Association of Governments
Palm Springs Unified School District
South Coast Air Quality Management District
Riverside County Airport Land Use Commission
Regional Water Quality Control Board
Federal Aviation Administration

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