



**DESERT COMMUNITY
COLLEGE DISTRICT**
Riverside County, California

**Draft and Final
Environmental Impact Report
(SCH No. 2014111025)**

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

**PREPARED FOR
DESERT COMMUNITY COLLEGE DISTRICT
43500 MONTEREY AVENUE
PALM DESERT, CA 92260**

Prepared By:

**Terra Nova Planning & Research, Inc.®
42635 Melanie Place
Palm Desert, CA 92211**

March 23, 2016

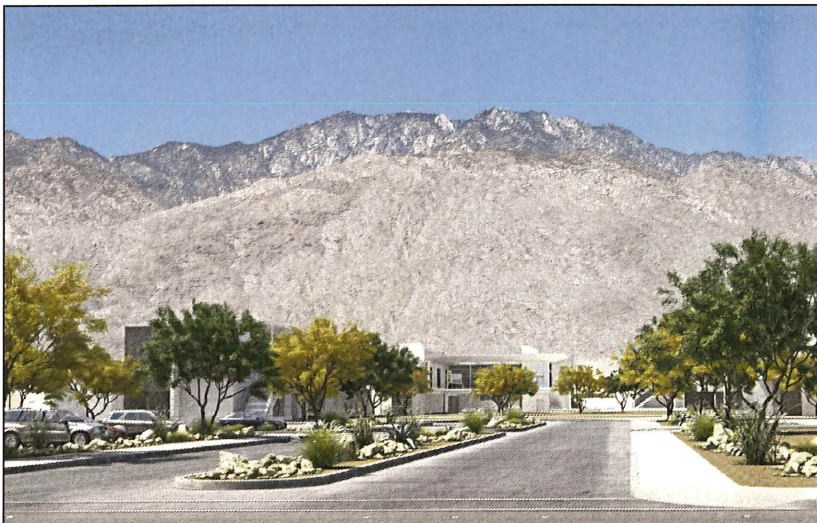


**DESERT COMMUNITY
COLLEGE DISTRICT**
Riverside County, California

**Final
Environmental Impact Report**
(SCH No. 2014111025)

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

**PREPARED FOR
DESERT COMMUNITY COLLEGE DISTRICT
43500 MONTEREY AVENUE
PALM DESERT, CA 92260**



PREPARED BY



TERRA NOVA PLANNING & RESEARCH, INC.®
42635 MELANIE PLACE, STE 101
PALM DESERT, CA 92211

March 23, 2016

**FINAL EIR
RESPONSE TO COMMENTS
ON THE
DRAFT
ENVIRONMENTAL IMPACT REPORT
FOR THE
COLLEGE OF THE DESERT
WEST VALLEY CAMPUS MASTER PLAN
AND
PHASE I PROJECT
March 23, 2016**

**RIVERSIDE COUNTY, CALIFORNIA
STATE CLEARINGHOUSE NO. 2014111025**

AGENCY COMMENTS/RESPONSE TO COMMENTS

The Response to Comments on the Draft EIR for the College of the Desert West Valley Campus Master Plan and Phase I Project has been prepared in accordance with Section 15088, 15089 and 15132 of the California Environmental Quality Act (CEQA) Guidelines. The following agencies and interested parties have commented on the Draft EIR. Please note that Section I contains verbatim comments from agency or other interested parties, and subsequent responses. Section II contains the full text of commenting agency correspondence.

SECTION I:	Page
Commenting Agencies/Parties and Responses	3
A. Native American Heritage Commission	4
B. California Department of Transportation Division of Aeronautics	14
 SECTION II	
Commenting Agencies/Parties Letters	17
A. Native American Heritage Commission	
B. California Department of Transportation Division of Aeronautics	
C. Governor's Office of Planning & Research	

C.

C.

C.

**FINAL
ENVIRONMENTAL IMPACT REPORT**

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

SECTION I

RESPONSE TO COMMENTS

The following verbatim comments were received on the Draft EIR, which was transmitted to various public agencies and interested parties, and warrant a response. These comments concern aspects of the Draft EIR, including clarification of information, adequacy of analysis, and similar issues. Related comments may occasionally be combined to allow one response to address these related questions. The following responses have been prepared to address issues raised in the agency/interested party comments.

(

(

(

**A. Native American Heritage Commission (NAHC)
February 8, 2016**

Comment A-1: The Native American Heritage Commission (NAHC) has reviewed the Mitigated Negative Declaration for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

Please reference the following sections (if checked):

1. Documentation of Contact/Consultation with Tribes
2. Documentation of Mitigation for the Protection of Tribal Cultural Resources and Native American Human Remains
3. Documentation of Cultural Resources Assessment
4. Problematic Wording
5. Best Practices

CEQA was amended significantly in 2014. Assembly Bill 52 (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" ⁴ and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.⁶ **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply. (Emphasis by NAHC)

Response A-1: Comment noted. This comment provides introductory and background information regarding the making of significance determinations under CEQA. However, the comment does not raise any environmental issues regarding the Project or the analysis set forth in the Draft EIR. Accordingly, no further response is required. (State CEQA Guidelines, § 15088(a) [requiring responses only to "comments on environmental issues"].

With regard to AB52, the Notice of Preparation for the proposed project was issued in November 2014, approximately nine months before the project CEQA process would have been subject to the provisions of AB52. Accordingly, the provision for AB 52 are inapplicable to this project and its EIR. Nonetheless, the project's assessment of cultural resources included full consideration of possible project impacts on tribal cultural resources, as described in the Draft EIR and below.

Comment A-2: The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and as best practices to mitigate impacts to tribal cultural resources. Below are the NAHC comments on the project referenced above. **Consult your legal counsel about compliance with AB 52 as well as compliance with any other applicable laws.** (Emphasis by NAHC)

Response A-2: Comment noted. Please see Response A-1, above, with regard to the applicability of AB52 to this project. There have been initial and on-going consultations with local and regional Native American Tribes, including those listed in the NAHC comment letters on the project NOP transmitted in November 2014, including NAHC letters dated November 24 and December 5, 2014. The December 5, 2014 letter indicated that the results of the NAHC's search of the Sacred Lands File was negative. The Agua Caliente Band of Cahuilla Indians provided an NOP comment dated November 18, 2014 and included in Appendix A of the Draft EIR.

Comment A-3: **Documentation of Contact/Consultation with Tribes**

1. *There is no information in the document of the completion of mandated contact or consultation with California Native American tribes for this project.*
2. *Appendix D – Cultural resources contains no information.*

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements: (Emphasis by NAHC)

- **Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - A brief description of the project.
 - The lead agency contact information.
 - Notification that the California Native American tribe has 30 days to request consultation.
 - A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18).

(

(

(

- When to Begin Consultation: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report.
 - For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4(SB18).¹¹
- Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached
- Prerequisites for Environmental Documents with a Significant Impact on an Identified Tribal Cultural Resource: **An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:**
 - The consultation process between the tribes and the lead agency has occurred.
 - The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days

Response A-3:

As noted in Response A-2, above, the NAHC and the Agua Caliente Tribe were sent the EIR Notice of Preparation and comment letters were received from both. In addition to a review of a wide range of resource documents, including archaeological and historic resource studies conducted in the project vicinity, an "Historical/Archaeological Resources Records Search" was also conducted by CRM TECH (June 18, 2015). Due to the potentially sensitive nature of cultural resources, this literature search was only provided to the Agua Caliente Tribe and the fifteen other Native American Tribes listed in the NAHC letter of November 24, 2016. With regard to the applicability of AB52, please see Response No. A-1.

Comment A-4:

Documentation of Mitigation for the Protection of Tribal Cultural Resources and Native American Human Remains

1. *The Cultural Resources Mitigation Measures (section J, page 111-148) explicitly state that the Agua Caliente Band of Cahuilla Indians will be contacted if previously undiscovered human remains are determined to be Native American. Until the NAHC has determined a Most Likely*

Descendant (MLD) and contacted that individual, no contact with California Native American tribes should be made. The remains, once determined to be Native American, fall under the jurisdiction of the NAHC, not any individual tribe. (Please see Public Resources code § 5097.98 (a)).

2. *Appendix D – Cultural resources contains no information.*

Mitigation should be discussed in consultation with California Native American Tribes.

- Mandatory Topics of Consultation: The following topics of consultation, if a tribe requests to discuss them, are mandatory:
 - Alternatives to the project.
 - Recommended mitigation measures.
 - Significant effects.
- Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - Type of environmental review necessary.
 - Significance of the tribal cultural resources.
 - Significance of the project's impacts on tribal cultural resources.
 - If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency.

(Emphasis by NAHC)

Response A-4:

Comment noted. Cultural Resources Mitigation Measure 2 is hereby amended to direct first the notification of the County Coroner and the NAHC with regard to the disposition of any human remains that may be found on the subject property during project development. The amended mitigation measure reads as follows:

- “2. Should buried human remains be discovered during grading or site development, all destructive activity in the immediate vicinity shall be halted and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7050.5. ~~The NAHC shall be contacted.~~ If the remains are determined to be of Native American heritage, the Native American Heritage Commission shall ~~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.”

The NAHC shall determine whether and to what extent the Agua Caliente or another Tribe may have jurisdiction.

As noted above, mitigation measures have been set forth in the Draft EIR, including those recommended by the Agua Caliente Tribe. These include: halting ground disturbance and development in areas where potentially significant cultural resources are uncovered and calling in a qualified archaeologist to investigate; and making provisions for the handling of human remains found on

site, as noted above. With these mitigation measures, all potential impacts to cultural resources are anticipated to be less than significant.

It should also be noted that several alternatives to the proposed project were evaluated in the Draft EIR, including an alternative site analysis. The entire subject property has been in full development since the late 1960s. Neither the subject property nor vicinity has been identified with significant ethno-botanical or water resource areas. Resources that may have once occurred on this site may have been lost to past development activities. Nonetheless, the Draft EIR provides appropriate mitigation to ensure that if sensitive resources are encountered during project development, measures will be implemented to protect and record such resources.

The District did confer with the Agua Caliente on the proposed environmental review process and asked the Tribe to respond to the project Notice of Preparation, which they did. The potential for significant Tribal cultural resources was also discussed, the significance of which may be effected by the complete and long-standing development on the project site. The potential for significant resources to occur on site was also considered and mitigation measures recommended by the Tribe have been incorporated in the Draft EIR.

Comment A-5: Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the Public¹⁶.

Response A-5: Comment noted. No confidential information was provided by the Agua Caliente or any other Tribe during this CEQA process. The literature search report prepared for this project, which included the citation of an adjoining development recently surveyed by the project archaeologist, was purposefully not included in the appendices in order to preserve confidentiality. This was noted on the relevant appendix coverage page.

Comment A-6: Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- Whether the proposed project has a significant impact on an identified tribal cultural resource.

- Whether feasible alternatives or mitigation measures avoid or substantially lessen the impact on the identified tribal cultural resource¹⁷.

Response A-6: The proposed project will not have a significant impact on Tribal cultural resources. In addition, mitigation measures are set forth in the Draft EIR that ensure that if potentially significant resources are uncovered during project development qualified professionals will be called in to assess these resources.

Comment A-7: Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact and shall be fully enforceable

Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation²¹.

Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- Avoidance and preservation of the resources in place, including, but not limited to:
 - Planning and construction to avoid the resources and protect the cultural and natural context.
 - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - Protecting the cultural character and integrity of the resource.
 - Protecting the traditional use of the resource.
 - Protecting the confidentiality of the resource.
- Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- Protecting the resource.²²
- Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed.

- Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated²⁴.

The lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources²⁵. In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subs. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Response A-7:

Comment noted. This comment provides introductory and background information regarding the making of significance determinations under CEQA. However, the comment does not raise any environmental issues regarding the Project or the analysis set forth in the Draft EIR. Accordingly, no further response is required. (State CEQA Guidelines, § 15088(a) [requiring responses only to “comments on environmental issues”].

Measures recommended by the Agua Caliente Tribe have been included in the Draft EIR and are hereby modified in Response A-4, above, and preserving the intent of the Tribe. There have been no mitigation measures recommended by the Lead Agency as a result of the consultation process that are not included in the EIR, nor are there any mitigation measures agreed upon with the Tribe that are not included in the EIR. It is recognized that existing development and the current lack of evidence does not necessarily preclude the occurrence of sub-surface cultural resources, and required on-site monitoring is intended to ensure that such resources, if encountered, will be protected

Comment A-8:

Documentation of Cultural Resources Assessment

1. *Appendix D – Cultural resources contains no information.*
2. *Documentation of cultural resources assessments are not specific as to the types of assessments conducted by the consultant. To adequately*

assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

- Contact the NAH for:
 - A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - A Native American Tribal Contact List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
- The request form can be found at <http://nahc.ca.gov/resources/forms/>.
- Contact the appropriate regional California Historical Research Information System (CHRIS) Center (parks.ca.gov/?page_id=1068" http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - If part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have been already recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.

- The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

Response A-8: Comment noted. This comment provides introductory and background information regarding the making of significance determinations under CEQA. However, the comment does not raise any environmental issues regarding the Project or the analysis set forth in the Draft EIR. Accordingly, no further response is required. (State CEQA Guidelines, § 15088(a) [requiring responses only to “comments on environmental issues”].

As noted above, the subject property has been a fully developed site since the 1960s. Appendix D materials were provided to the Agua Caliente Tribe and fifteen other Native American Tribes, along with the Draft EIR and Technical Appendices, and the COD West Valley Campus Master Plan. For confidentiality reasons, the literature search report was not included on the general distribution DVDs or the hard copies of the Draft EIR.

As noted above, the NAHC provided input in its December 5, 2014 letter, which stated that the results of its search of the Sacred Lands Files were negative. The Agua Caliente Tribe also responded to the November NOP but made no note of possible sacred lands, place names or other cultural resources that might be associated with this site.

The NAHC’s NOP response letter, with its recommended list of Native American Tribes with which the District might confer, was used to transmit the completed Draft EIR and Technical Appendices, and the COD West Valley Campus Master Plan.

As noted above, an “Historical/Archaeological Resources Records Search” was also prepared by CRM TECH (June 18, 2015). Research was conducted at the Eastern Information Center at the University of California-Riverside. No archaeological inventory survey of the subject property is warranted given the extent and length of time in which the subject property has been developed and redeveloped.

Comment A-9: **Best Practices**

Agencies should be aware that AB 52 does not preclude agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52.

For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

- The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: <http://nahc.ca.gov/wpcontent/uploads/2015/10/AB52TribalConsultationCaiEPAPDF.pdf>

Response A-9: This comment provides introductory and background information regarding AB 52 and Tribal consultations. However, the comment does not raise any environmental issues regarding the Project or the analysis set forth in the Draft EIR. Accordingly, no further response is required. (State CEQA Guidelines, § 15088(a) [requiring responses only to “comments on environmental issues”].

As noted in Response A-1 and as regards AB52, the Notice of Preparation for the proposed project was issued in November 2014, approximately nine months before the project CEQA process would have been subject to the provisions of AB52. Accordingly, the provision of AB 52 are inapplicable to this project and its EIR. Nonetheless, the project’s assessment of cultural resources included full consideration of possible project impacts on tribal cultural resources, as described in the Draft EIR. Furthermore, the Lead Agency did request a Sacred Lands File search, the results of which were negative.

**B. California Department of Transportation Division of Aeronautics
February 8, 2016**

Comment B-1: In response to your request of December 23, 2015, and Section 81033 of the California Education Code (EC), the California Department of Transportation (Caltrans), Division of Aeronautics, has analyzed the proposed 29.11 acre Desert Community College District's West Valley Campus site, which is located southwest of the East Tahquitz Canyon Way and South Farrell Drive intersections at 2356 East Tahquitz Canyon Way, Palm Springs. The site is located 3,945 feet (0.65 nautical miles) southwest of the Runway 31L at the Palm Springs International Airport (PSP).

Our analysis consisted of a review of the Caltrans' Airport Land Use Planning Handbook (Handbook), the 2004 Riverside County Airport Land Use Compatibility Plan (ALUCP), the 2005 ALUCP for Palm Springs, our files, and other publications relating to aircraft operations at the PSP. The Riverside County Airport Land Use Commission (ALUC) and the airport's owner were given an opportunity to comment, and their comments were considered.

The PSP is classified as a primary, small hub commercial service, public-use airport with approximately 96 based aircraft, including 20 jet aircraft and 57,097 annual operations on two parallel runways. Runway 31L/13R is 10,000 feet long and supports four published instrument approach procedures as well as commercial airliners. The parallel Runway 31R/13L, is 4,952 feet long and supports general aviation aircraft. According to the Handbook, the proposed school site would be located within Traffic Pattern Zone 6.

According to the ALUCP the proposed location is within Compatibility Zone E, which does not limit land use intensity. Community colleges located within this zone are considered a compatible use. In addition, according to the Handbook, the proposed community college site is located within Safety Zone 6, in which there is no limit to densities for an urban setting.

The Federal Aviation Administration (FAA) has conducted an aeronautical study (No. 2015- AWP-11485-0E), and determined that any structure built to a height of 85 feet would not require marking or lighting. Any new construction, including temporary construction equipment, exceeding a height greater than 85 feet would require further review by the Federal Aviation Administration and ALUC.

On January 14, 2016, we conducted a flight inspection of the proposed West Valley Campus school site. Although our flight inspection revealed that the site may experience occasional overflights by aircraft arriving at or departing from the airport, our investigation did not reveal any other condition that would create an undue hazard.

This Caltrans recommendation is furnished pursuant to EC section 81033. The recommendation does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any federal, State, or local government body, nor does it constitute Caltrans approval relative to the California Public Utilities Code (PUC), the CCR, and other State statutory or regulatory codes.

The California Public Utilities Code (PUC) sections 21670 through 21679.5 establishes a mandated process to implement airport land use laws throughout the State. Pertinent portions of PUC section 21670 (a) state that it is "in the public interest to provide for the orderly development of each public use airport in this state and ... to prevent the creation of new noise and safety problems." These sections require the creation of airport land use commissions within the counties, set forth the commissions' powers and duties, and call for the adoption of land use measures around the vicinity of public-use airports. Section 21670(t) specifically states that Community College districts are included among the local agencies that are subject to airport land use laws and other requirements of the PUC. School site acquisitions pursuant to EC section 81033 must comply with the above PUC sections.

While there is generally a low risk of an accident occurring at the proposed site, the potential consequences of any accident could be severe. Caltrans cannot guarantee the safety of this, or any, site. However, based upon our evaluation of existing conditions and planned development, Caltrans has no objection to establishment of the proposed school site.

If the property is not acquired by February 8, 2021, another site evaluation by Caltrans will be required.

Response B-1:

Comment noted. The comment letter confirms the conclusion of the Riverside County Airport Land Use Commission (ALUC) and the Federal Aviation Administration (FAA) that the Proposed Project will not introduce incompatible land uses or in any way be a potential hazard or obstruction to aircraft navigation. As noted in the comment letter, the Proposed project is located within Safety Zone 6, in which there is no limit to development densities.

The assessment conducted by the County ALUC and the FAA was based on a maximum projected building height of 85 feet, a height, which is permissible without any required markings or lighting. While structures taller than 85 feet are not anticipated at this time, structures taller than this limit are expected to have a less than significant effect on campus compatibility with airport operations or pose a hazard to air navigation.

It should be noted that the subject property is located perpendicular to and approximately 4,000 feet from the mid-point of the nearest airport runway. The site is also located on the very edge of Land Use Compatibility Zone E, and lies

outside the take-off and landing patterns most often used at the airport. As noted in the Draft EIR, 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. This means that structures of up to 169 feet in height at this location could be found compatible with airport operations and safety.

C

C

C

**FINAL EIR
ENVIRONMENTAL IMPACT REPORT**

SECTION II

**COMMENT LETTERS
ON THE
COLLEGE OF THE DESERT WEST VALLEY CAMPUS MASTER PLAN AND
PHASE I PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT**

The following comprises all of the comment letters received on the Draft EIR transmitted to various public agencies and interested parties. Comments restated in Section I are bracketed in this section and correspond to the comment numbers in Section I.

C

C

C

STATE OF CALIFORNIA
NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Fax (916) 373-5471
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC

Edmund G. Brown Jr., Governor

A



February 8, 2016

John D. Criste
Desert Community College District
43-500 Monterey Avenue
Palm Desert, CA 92260

sent via e-mail:
jcriste@terranovaplanning.com
Number of pages:

RE: SCH# 2014111025, College of the Desert West Valley Campus Master Plan & Phase 1 Project, Draft EIR, Palm Springs, Riverside County, California

Dear Mr. Criste:

Introduction

The Native American Heritage Commission (NAHC) has reviewed the Mitigated Negative Declaration for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.¹ If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared.² In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

Please reference the following sections (if checked):

1. Documentation of Contact/Consultation with Tribes
2. Documentation of Mitigation for the Protection of Tribal Cultural Resources and Native American Human Remains
3. Documentation of Cultural Resources Assessment
4. Problematic Wording
5. Best Practices

A-1

CEQA was amended significantly in 2014. Assembly Bill 52³ (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources"⁴ and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment.⁵ Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and as best practices to mitigate impacts to tribal cultural resources. Below are the NAHC comments on the project referenced above. **Consult your legal counsel about compliance with AB 52 as well as compliance with any other applicable laws.**

A-2

Documentation of Contact/Consultation with Tribes

1. *There is no information in the document of the completion of mandated contact or consultation with California Native American tribes for this project.*
2. *Appendix D – Cultural resources contains no information.*

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- **Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - A brief description of the project.
 - The lead agency contact information.
 - Notification that the California Native American tribe has 30 days to request consultation.⁷
 - A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18).⁸

A-3

¹ (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines Section 15084.5 (b)).

² (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064(a)(1) (CEQA Guidelines § 15064 (a)(1)).

³ (Gatto, Chapter 532, Statutes of 2014)

⁴ (Pub. Resources Code § 21074)

⁵ (Pub. Resources Code § 21084.2)

⁶ (Pub. Resources Code § 21084.3 (a)).

⁷ (Pub. Resources Code § 21080.3.1 (d)).

⁸ (Pub. Resources Code § 21073).

- **When to Begin Consultation:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project,¹⁰ and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report.
 - For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18).¹¹
- **Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
 - The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.¹²
- **Prerequisites for Environmental Documents with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:**
 - The consultation process between the tribes and the lead agency has occurred.¹³
 - The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days.¹⁴

Documentation of Mitigation for the Protection of Tribal Cultural Resources and Native American Human Remains

1. *The Cultural Resources Mitigation Measures (section J, page III-148) explicitly state that the Agua Caliente Band of Cahuilla Indians will be contacted if previously undiscovered human remains are determined to be Native American. Until the NAHC has determined a Most Likely Descendant (MLD) and contacted that individual, no contact with California Native American tribes should be made. The remains, once determined to be Native American, fall under the jurisdiction of the NAHC, not any individual tribe. (Please see Public Resources code § 5097.98 (a)).*
2. *Appendix D – Cultural resources contains no information.*

Mitigation should be discussed in consultation with California Native American Tribes.

- **Mandatory Topics of Consultation:** The following topics of consultation, if a tribe requests to discuss them, are mandatory:
 - Alternatives to the project.
 - Recommended mitigation measures.
 - Significant effects.
- **Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:
 - Type of environmental review necessary.
 - Significance of the tribal cultural resources.
 - Significance of the project's impacts on tribal cultural resources.
 - If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency.¹⁵
- **Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.¹⁶
- **Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - Whether feasible alternatives or mitigation measures avoid or substantially lessen the impact on the identified tribal cultural resource.¹⁷
- **Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted¹⁸ shall be recommended for inclusion in the environmental document

⁹ (Pub. Resources Code § 21080.3.1, subs. (d) and (e))

¹⁰ (Pub. Resources Code § 21080.3.1 (b))

¹¹ (Pub. Resources Code § 21080.3.1 (b))

¹² (Pub. Resources Code § 21080.3.2 (b))

¹³ as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.

¹⁴ (Pub. Resources Code § 21082.3 (d))

¹⁵ (Pub. Resources Code § 21080.3.2 (a))

¹⁶ (Pub. Resources Code § 21082.3 (c)(1))

¹⁷ (Pub. Resources Code § 21082.3 (a) and (b))

¹⁸ pursuant to Public Resources Code section 21080.3.2

A-4

A-5

A-6

and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact¹⁹ and shall be fully enforceable.²⁰

- **Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation.²¹
- **Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
 - Avoidance and preservation of the resources in place, including, but not limited to:
 - Planning and construction to avoid the resources and protect the cultural and natural context.
 - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - Protecting the cultural character and integrity of the resource.
 - Protecting the traditional use of the resource.
 - Protecting the confidentiality of the resource.
 - Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - Protecting the resource.²²
 - Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed.²³
 - Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated.²⁴
- The lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - **Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources.**²⁵ In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - **Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items** that are not burial associated in consultation with culturally affiliated Native Americans.
 - **Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains.** Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subs. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

A-7

Documentation of Cultural Resources Assessment

1. *Appendix D – Cultural resources contains no information.*
2. *Documentation of cultural resources assessments are not specific as to the types of assessments conducted by the consultant. To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:*

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

- Contact the NAHC for:
 - A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.

A-8

¹⁹ pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2,

²⁰ (Pub. Resources Code § 21082.3 (a)).

²¹ pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).

²² (Pub. Resources Code § 21084.3 (b)).

²³ (Civ. Code § 816.3 (c)).

²⁴ (Pub. Resources Code § 5097.991).

²⁵ per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)).

- A Native American Tribal Contact List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
 - The request form can be found at <http://nahc.ca.gov/resources/forms/>.
- Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - If part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have been already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

Problematic Wording

Best Practices

Agencies should be aware that AB 52 does not preclude agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

- The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

A-9

Sincerely,



Gayle Totton
Associate Governmental Program Analyst
Gayle.totton@nahc.ca.gov

cc: State Clearinghouse

DEPARTMENT OF TRANSPORTATION

DIVISION OF AERONAUTICS – M.S. #40

1120 N STREET

P. O. BOX 942874

SACRAMENTO, CA 94274-0001

PHONE (916) 654-4959

FAX (916) 653-9531

TTY 711

www.dot.ca.gov

B

*Serious drought!
Help Save Water!*

February 8, 2016

Mr. Carlos Montoya, Specialist
Facilities Planning and Utilization Unit
California Community Colleges
1102 Q Street, Suite 4550
Sacramento, CA 95811-6549

RECEIVED
FEB 11 2016
CA COMMUNITY COLLEGES
FACILITIES PLANNING UNIT

Dear Mr. Montoya:

In response to your request of December 23, 2015, and Section 81033 of the California Education Code (EC), the California Department of Transportation (Caltrans), Division of Aeronautics, has analyzed the proposed 29.11 acre Desert Community College District's West Valley Campus site, which is located southwest of the East Tahquitz Canyon Way and South Farrell Drive intersections at 2356 East Tahquitz Canyon Way, Palm Springs. The site is located 3,945 feet (0.65 nautical miles) southwest of the Runway 31L at the Palm Springs International Airport (PSP).

Our analysis consisted of a review of the Caltrans' Airport Land Use Planning Handbook (Handbook), the 2004 Riverside County Airport Land Use Compatibility Plan (ALUCP), the 2005 ALUCP for Palm Springs, our files, and other publications relating to aircraft operations at the PSP. The Riverside County Airport Land Use Commission (ALUC) and the airport's owner were given an opportunity to comment, and their comments were considered.

The PSP is classified as a primary, small hub commercial service, public-use airport with approximately 96 based aircraft, including 20 jet aircraft and 57,097 annual operations on two parallel runways. Runway 31L/13R is 10,000 feet long and supports four published instrument approach procedures as well as commercial airliners. The parallel Runway 31R/13L, is 4,952 feet long and supports general aviation aircraft. According to the Handbook, the proposed school site would be located within Traffic Pattern Zone 6.

According to the ALUCP the proposed location is within Compatibility Zone E, which does not limit land use intensity. Community colleges located within this zone are considered a compatible use. In addition, according to the Handbook, the proposed community college site is located within Safety Zone 6, in which there is no limit to densities for an urban setting.

The Federal Aviation Administration (FAA) has conducted an aeronautical study (No. 2015-AWP-11485-OE), and determined that any structure built to a height of 85 feet would not require marking or lighting. Any new construction, including temporary construction equipment,

*"Provide a safe, sustainable, integrated, and efficient transportation system
to enhance California's economy and livability"*

B-1

Mr. Carlos Montoya
February 8, 2016
Page 2

exceeding a height greater than 85 feet would require further review by the Federal Aviation Administration and ALUC.

On January 14, 2016, we conducted a flight inspection of the proposed West Valley Campus school site. Although our flight inspection revealed that the site may experience occasional overflights by aircraft arriving at or departing from the airport, our investigation did not reveal any other condition that would create an undue hazard.

This Caltrans recommendation is furnished pursuant to EC section 81033. The recommendation does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any federal, State, or local government body, nor does it constitute Caltrans approval relative to the California Public Utilities Code (PUC), the CCR, and other State statutory or regulatory codes.

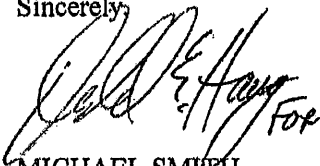
The California Public Utilities Code (PUC) sections 21670 through 21679.5 establishes a mandated process to implement airport land use laws throughout the State. Pertinent portions of PUC section 21670 (a) state that it is "in the public interest to provide for the orderly development of each public use airport in this state and ... to prevent the creation of new noise and safety problems." These sections require the creation of airport land use commissions within the counties, set forth the commissions' powers and duties, and call for the adoption of land use measures around the vicinity of public-use airports.

Section 21670(f) specifically states that Community College districts are included among the local agencies that are subject to airport land use laws and other requirements of the PUC. School site acquisitions pursuant to EC section 81033 must comply with the above PUC sections.

While there is generally a low risk of an accident occurring at the proposed site, the potential consequences of any accident could be severe. Caltrans cannot guarantee the safety of this, or any, site. However, based upon our evaluation of existing conditions and planned development, Caltrans has no objection to establishment of the proposed school site.

If the property is not acquired by February 8, 2021, another site evaluation by Caltrans will be required.

Sincerely,



MICHAEL SMITH
Aviation Safety Officer



Palm Springs International Airport (PSP)

School Site Evaluation
 Runway Length >6,000 ft
 Length: 10000'
 RWY 13R: Approach Visibility 1 Mile
 Runway Protection Zone: 500' x 1010' x 1700'
 RWY 31L: Approach Visibility 1 Mile
 Runway Protection Zone: 500' x 1010' x 1700'

School Site Evaluation
 Runway Length < 6,000 ft
 Length: 4952'
 RWY 13L: Approach Visibility > 1 Mile
 Runway Protection Zone: 250' x 450' x 1000'
 RWY 31R: Approach Visibility > 1 Mile
 Runway Protection Zone: 250' x 450' x 1000'

- 1 Runway Protection Zone
- 2 Inner Approach/Departure Zone
- 3 Inner Turning Zone
- 4 Outer Approach/Departure Zone
- 5 Sideline Safety Zone
- 6 Traffic Pattern Zone
- Runway Center Line
- Non-Traffic Pattern Side
- Safety Zones for School Sites

Notes:
 Riverside County
 33° 49' 46.8000" N 116° 30' 24.1000" W
 Drawing based on: California Airport Land Use
 Planning Handbook and Google Earth Pro Imagery
 AutoCad Civil 3D 2015
 24 December 2015



Not an official document. This map is for planning purposes only.

C

C

C



EDMUND G. BROWN JR.
GOVERNOR

C

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

March 8, 2016

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

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

Dear John D. Criste:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on March 7, 2016, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures

cc: Resources Agency

**Document Details Report
State Clearinghouse Data Base**

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

Type EIR Draft EIR

Description: The College of the Desert/Desert Community College District (District) proposes to develop its West Valley Campus (WVC) on approximately 29.11 +/- acres currently occupied by the largely vacant Palm Springs Mall. The site also includes Camelot Festival Theaters and an associated parcel, and a Jack-in-the-Box restaurant. These two buildings would remain. The Palm Springs Mall building encompasses approximately 332,000 sf and would be demolished to allow development of the campus. The mall would be replaced by a multiple-building community college campus providing approximately 330,000 sf of academic and ancillary space. The subject property is located in the heart of the City of Palm Springs, in the western Coachella Valley area of Riverside County. In addition to the master planning for the West Valley Campus, the subject EIR also evaluates the proposed Phase I Project that will initiate development of the campus.

Lead Agency Contact

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

Project Location

County Riverside
City Palm Springs
Region
Lat / Long 33° 49' 17.08" N / 116° 31' 14.12" W
Cross Streets Southwest Corner of Tahquitz Canyon Way and Farrell Drive
Parcel No. 502-190-003,004,008,015,017,018,019,020
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 111
Airports Palm Springs Int'l
Railways UPRR
Waterways Whitewater River
Schools P.S. HS
Land Use General Plan: Mixed Use/Multi-Use;
 Zining: PD (Planned Development)

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

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

Date Received 01/22/2016 **Start of Review** 01/22/2016 **End of Review** 03/07/2016

Note: Blanks in data fields result from insufficient information provided by lead agency.

C

C

C