DESERT COMMUNITY COLLEGE DISTRICT
COLLEGE OF THE DESERT
43500 Monterey Avenue
Palm Desert, CA 92260
Phone: 760-776-7219

NOTICE OF PREPARATION OF A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

WEST VALLEY CAMPUS DEVELOPMENT PLAN AMENDMENT NO. 1

Lead Agency: Desert Community College District/College of the Desert Bond Office
43500 Monterey Avenue
Palm Desert, California 92260
Phone: 760-776-7219

Contact Person: John D. Criste, AICP, District Consulting Planner
Phone: 760-341-4800

Project Title: Development Plan Amendment No. 1/College of the Desert West Valley Campus

Project Location: 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 largely vacant and include the site of the demolished (2019) Palm Springs Mall. The adjoining, existing Palm Springs Cultural Center (Camelot Festival Theaters) is also given consideration but is not a part of the campus project. The site 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 Tahquitz Canyon Way, Farrell Drive and Baristo Road. The WVC Development Plan Amendment No. 1 directly or indirectly involves the following parcels: APN: 502-190-003, 004, 008, 015, 017, 018, 019 and 020.

Findings/Determination: The District has prepared an Initial Study for the proposed West Valley Campus (WVC) Development Plan Amendment No. 1 and has determined that potentially significant impacts could result from the proposed Project that were not analysed in previous environmental analyses. Therefore, a Subsequent Environmental Impact Report (SEIR) should be prepared to analyze the environmental effects. The District has prepared the attached Initial Study and this Notice of Preparation.

NOP Comment Period: This 30-day public review period will commence at 8:00 a.m. on December 6, 2023 and end on January 5, 2024 at 5:00 p.m. A virtual scoping meeting will be held on December 19, 2023 at 1:30 p.m. via Zoom to learn more about the Project and provide comments on environmental effects that should be studied in the SEIR. To attend go to: https://zoom.us; Click the 'Join' button and input the following meeting ID and passcode (ID: 846 1599 7115, and passcode: 069127).

Written comments on the NOP must be received at the District within the public review period at the following address: College of the Desert Bond Office 43500 Monterey Avenue, Palm Desert, CA 92260. In addition, you may email comments to the District's Consulting Planner at the following address: jcriste@terranovaplanning.com. Copies of the Notice of Preparation are also available for review at the above address and at the Palm Springs Public Library at 300 S Sunrise Way, Palm Springs, CA92262

A. Introduction

In 2016, the Desert Community College District (District) approved the College of the Desert West Valley Campus Master Plan and Phase I Development Project on the subject property and certified its Environmental Impact Report (EIR). The approved 27.94± acre WVC campus master plan was developed to accommodate an ultimate enrollment of 8,040± students or approximately 3,000 full-time equivalent students (FTES). The approved WVC Master Plan allows up to 330,000 square feet of functional space to be constructed in phases, and to include core campus, academic pillar/partnership space, ancillary campus buildings, and conference/event center. While not a part of the subject property, the Project planning area includes the Palm Springs Cultural Center (PSCC) building and site located in the southwest corner of the planning area. The approved WVC Master Plan remains in effect. The Project proposes the approval and development of the Development Plan Amendment No. 1 (DPA No. 1) described below.

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. The site's baseline conditions at the time of the previously approved project's NOP (2014) included a 332,000± square foot mall with a 6% occupancy rate, the Palm Springs Cultural Center and a Jack-in-the-Box restaurant. The mall and fast-food restaurant have since been demolished, while the Palm Springs Cultural Center remains and the effects of the Project on the PSCC will be evaluated.

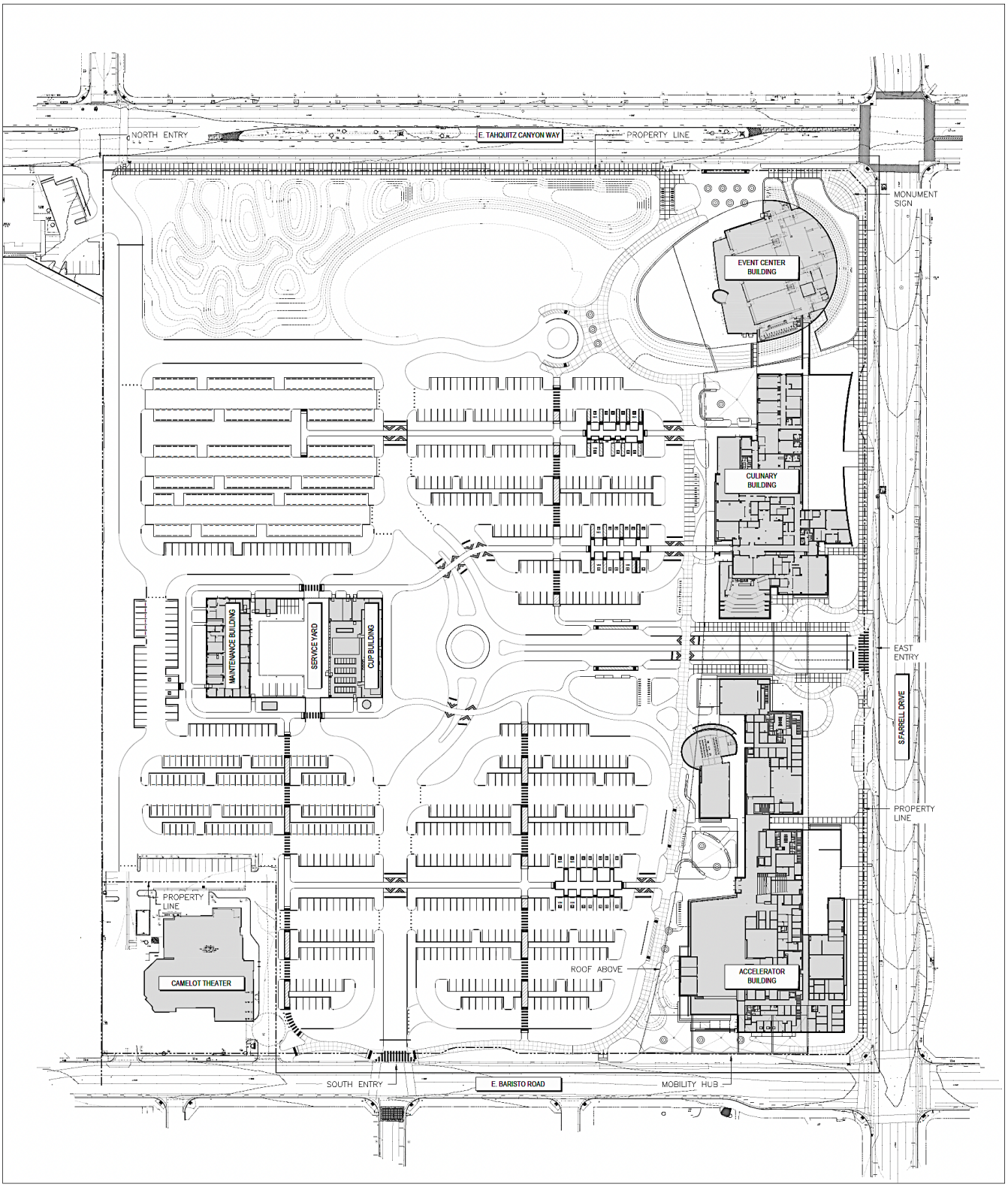
Land Use and Setting

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

B. Project Description: Proposed WVC Development Project Amd. No. 1

Pursuant to the approved COD West Valley Campus Master Plan (2016), the WVC is planned to ultimately accommodate an enrollment of approximately 3,000 FTES and allow up to 330,000 square feet of functional space. Development of the subject DPA No. 1 Project, which provides for the development of 176,640 gross square feet and 121,025 assignable square feet, will occur continuously over a 2-3±-year build out period, allowing completed portions of the campus to become operational as development progresses. The DPA No. 1 Project reserves other previously approved uses. The subject Project updates the physical planning framework, reconfigures the distribution of buildings, parking and other facilities, and includes new facilities not contemplated in the 2016 Plan. Please see Exhibit A depicting the site plan for the Project, as well as Table 1 providing development data.

Exhibit A: COD West Valley Campus - Development Plan Amendment No. 1 Site Plan



The proposed Development Plan Amendment No. 1 Project identifies three major points of access into the campus, including the existing signalized intersection on Baristo Road, another signalized intersection at Tahquitz Canyon Way and Sunset Way in the northwest corner of the campus site, and an unsignalized mid-block access drive on Farrell Dive. The Project also provides for a new transit/mobility hub to be located along Baristo Road.

The WVC Development Plan Amendment No. 1 Project has been designed to embody the College's mission through high-quality architecture, site planning, community connectivity, and creation of adaptive and innovative learning spaces. Building architecture and orientations are designed to enhance the surrounding natural environment through spatial awareness and contemporary, mid-century modern design. The WVC site is conveniently located in proximity to and will include on-site transit, and in proximity to the CV Link multi-modal network, to promote alternative regional and neighborhood connections to the campus. The approved Master Plan is also designed for maximum flexibility in both building and outdoor spaces. It also provides for future growth pursuant to the District's approved WVC Master Plan and adaptation to meet the needs of students and the community.

In addition to the standard classrooms, lecture halls, labs, administrative space and other support facilities, the WVC Development Plan Amendment No. 1 Project proposes several innovations in education and design. Campus uses will include a student accelerator, culinary and hospitality institute, event center, transit center and mobility hub, and other facilities. The Accelerator center is meant to provide students and community partners an array of interactive, collaborative spaces as well as designed rooms for specialized programs. Upon completion, the campus will be a place that encourages community interaction, welcomes partnerships and trains students for continuing education and immediate employment in a variety of growing and emerging fields or to pursue further study.

To offset the need for vehicular parking, the Project includes enhanced multi-modal transportation facilities and support, including a transit/mobility hub and extensive network of multi-modal paths. Campus parking will be provided through a combination 609± paved surface parking spaces and 141± gravel parking spaces for a total of 750± parking spaces.

This IS/NOP and Subsequent EIR will analyze the WVC Development Plan Amendment No. 1 Project[1]. The Project is further described below.

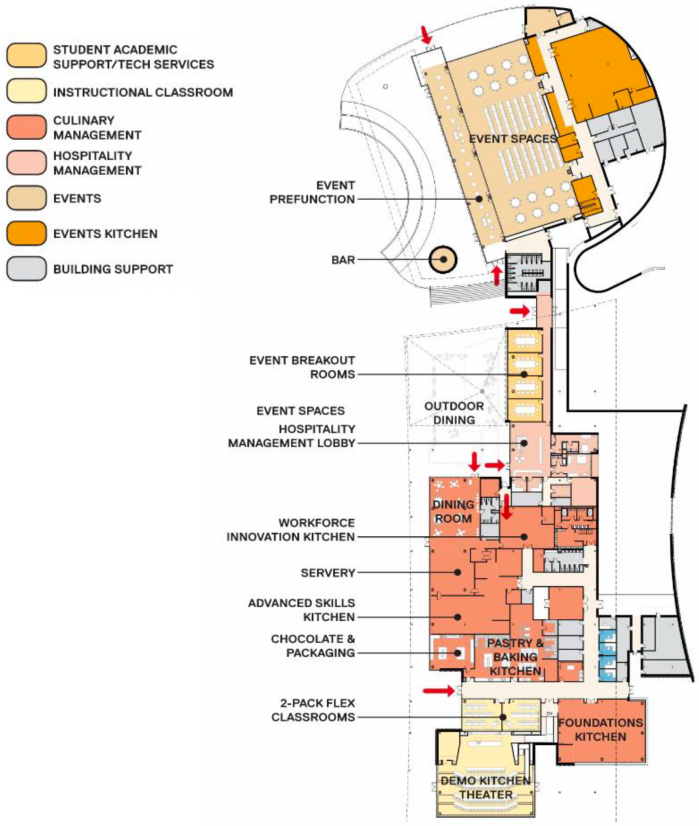
Accelerator
The Accelerator component of the campus is a two-story building that will house academic and service spaces, as well as associated open space. The 100% Schematic Design (2023) provides the Accelerator with 95,652± gross square feet of program area. In addition to a variety of classrooms and other instruction space, the Accelerator will provide the "Center of Excellence in Healthcare" and centers of instruction in architecture and digital media/radio, and the Student Commons. The Accelerator building is organized under a "super-roof" structure and will offer a mix of outdoor learning and gathering spaces for the students and the academic and residential neighborhood. The exterior design and massing of the Accelerator is intended to be referential to mid-century modernism, while fully implementing sustainable design principles and materials, including desert and other drought-tolerant landscaping.

Culinary and Hospitality Institute
The Culinary & Hospitality Institute is planned in the northeast corner of the campus immediately south of and in proximity to the Event Center (see below). This diverse space complements the Event Center to the north and includes a range of food prep facilities, meeting and breakout rooms that double as educational spaces, along with dining spaces, both indoor and out, served by the culinary education program. The western-facing culinary spaces are open through long expanses of glazing to provide visual access by pedestrians to the activity within. The demonstration kitchen theater anchors the southwest corner of the building along the main entry drive, and will be clad in full-height glazing to showcase the public events within. The Culinary Institute holds the northern end of the large "super-roof", that gathers the academic spaces, and flies above the Farrell Drive Entry to connect to the Accelerator.

[1] 100% Schematic Design Package and 50% Design Development Package, Palm Springs Development Plan, College of the Desert, WRNS Studio. September 21, 2023.

Exhibit B: Campus Development Plan Amendment No. 1 – Accelerator Building Plan

Exhibit C: Campus Development Plan Amendment No. 1 – Culinary/Hospitality Institute and Event Center

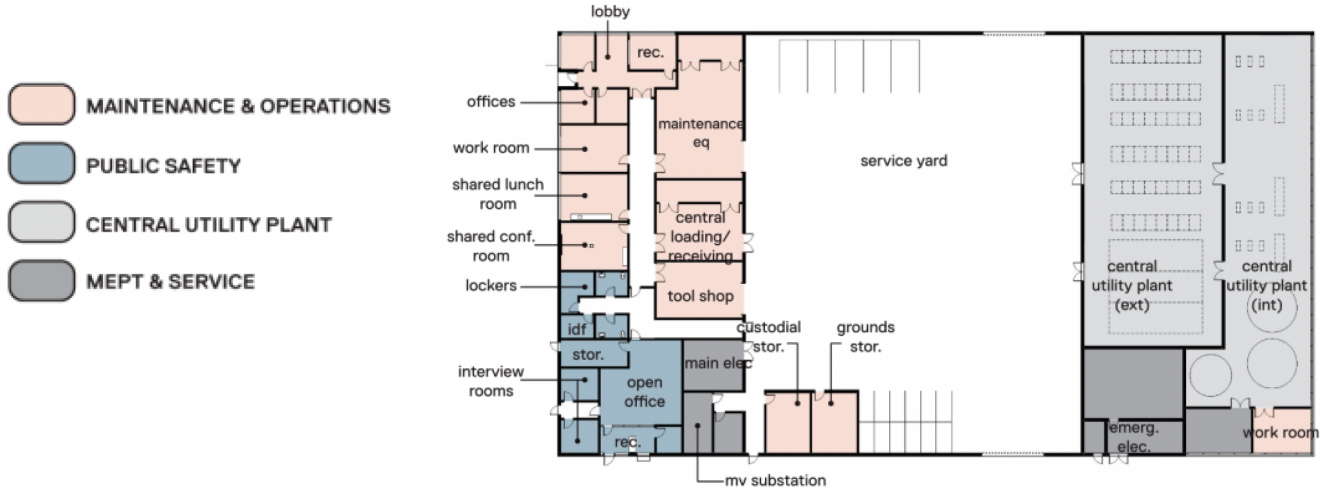


Future Planning and CEQA
Campus lands west of the event lawn are reserved for future campus development with expansion to also be accommodated by possible reconfiguration of campus parking as depicted in the DPA No. 1 development plan. Future campus expansion will also be subject to separate analysis and approval pursuant to the CEQA Guidelines.

Campus Events Center
The Events Center building anchors the northeast corner of the campus at the southwest corner of Tahquitz Canyon Way and Farrell Drive, providing large multi-purpose event rooms and outdoor event lawn faced west to the mountains. The architecture of the building employs a bold, sculptural and textural language that addresses the corner, along with dramatic carving of the building and landscape that invites the public from the street, as well as within the campus. Indoor and outdoor gathering spaces interact with and take advantage of the topography to provide a variety of spaces to support public events at both the large and intimate scale. The Event Center is shown in the north portion of Exhibit C above.

Campus Support Building
The Campus Support Building is planned as a one-story structure that will contain the Maintenance and Operations (M&O) Building, along with the campus Central Utility Plant (CUP) mechanical equipment, and a 14,000 square foot shared service yard. This building will be located in the west-central portion of the campus and approximately 120 feet east of the west campus property line. The exterior design will complement the campus design language with similar block textures and patterns, and metal panel cladding. The service yard is situated behind the M&O Building and CUP to provide visual and acoustical buffering to the existing residential neighborhood to the west.

Exhibit D: Campus Support Building



Development Plan Amendment No. 1: Space Allocation
The Amendment No. 1 Project focuses campus development on the east side of the site with a generous landscaped setback from Farrell Drive, and extending south from Tahquitz Canyon Way to Baristo Road. A sweeping "super-roof" ties the buildings of the academic campus together and will serve as staging for expansive solar arrays. A single main access drive at mid-block will service day-to-day student traffic. Two gated service drives will also be located north and south of the main Farrell Drive access.

This NOP provides information, analysis and raises a variety of site development issues, including revised site access designs, improved multi-modal transportation facilities, including a dedicated transit hub, landscape and hardscape improvements, stormwater management and utility infrastructure. The Project also addresses a wide range of environmental stewardship issues, including energy and water use and management, alternative energy, and health and wellness.

Table 1 sets forth the total gross square footage and the assignable square footage for main building components and/or functions.

Table 1: Preliminary Space Allocation WVC Development Plan Amendment No. 1	
Building/Functional Space	**Total GSF[1]**
Culinary/Hospitality Institute	**35,663**
Culinary	18,800
Hospitality Management	2,500
Event Functions	1,900
Building Support	1,227
Event Center	**23,409**
Event Space	8,000
Event Space Foyer	2,000
Staging/Plating/Storge	1,500
Event Kitchen	2,900
Greenroom/Bar/Storage	900
Accelerator Building	**95,652**
Student Commons/Services	3,860.00
Student Academic Support	13,760
Instructional Flex Space	20,415
PACE	2,260
Center for Excellence of Healthcare	5,500
Architecture	1,760
Digital Media	10,450
Faculty/Staff/Admin/Offices	3,370
Student Health Center	1,730
Building Support	1,525
Maintenance and Operations	**7,331**
Central Utility Plant	**14,585**
TOTAL PROPOSED GSF	**176,640**
TOTAL ASSIGNABLE GSF	**121,025**
MAXIMUM ALLOWED SF[2]	**330,000**
TOTAL DPA NO. 1 PARKING	**750**
TOTAL FTES[3]	**3,000**
1. Gross square footage based on application of net to gross factors of 1.11 to 1.52. 2. Approved West Valley Campus Master Plan. 2016. Refers to functional/assignable space. 3. FTES = Full-Time Equivalent Student	

C. Purpose and Need

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

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

The College's Education Master Plan (2017-2022) maps demographic trends in the District's service area, evaluating both headcount and Full-Time Equivalent Student (FTES) counts. This analysis indicates that the College has seen an average annual increase in Fall enrollment of 2.7% based on data from 2011 to 2015, with a forecast annual growth of 3.2% in FTES through 2021. It should also be noted that most students (61%) are younger than 25 years of age.

In conjunction with the COD West Valley Campus DPA No. 1 Project[2], the WVC Campus Master Plan will guide the development of the West Valley Campus for years to come. The Campus Master Plan sets forth the priorities and course of action for future campus development. It is based upon a sound understanding of the student body that will be served by the campus and assures that it provides the instructional/support facilities that address the educational needs of the growing populations in the District and especially in the western Coachella Valley.

D. Environmental Setting

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

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

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

[2] 100% Schematic Design Package and 50% Design Development Package, Palm Springs Development Plan, College of the Desert, WRNS Studio. September 21, 2023.

Urbanization in the valley initially occurred along the "coves" formed by the Santa Rosa and San Jacinto Mountains, and has spread southeast from Palm Springs. The region is served by several major transportation arteries, including U.S. Interstate-10, numerous state highways (111, 74, 62, 86) and the Union Pacific Railroad. Palm Springs International Airport, located 0.50 miles to the east of the Project site, serves as the region's major airport.

E. Areas of Potential Environmental Concern

Introduction
The attached Initial Study has been prepared for the proposed COD WVC DPA No. 1 Project in accordance with the California Environmental Quality Act (CEQA). Implementation of the proposed Project may have impacts to important environmental resources and may be affected by potential environmental hazards and constraints. These areas of potential concern have been identified and are briefly described below and in the Initial Study. A more in-depth analysis of each of these areas of concern will be provided in the Subsequent EIR being prepared for the proposed Project.

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

The proposed Project was originally planned to replace the retail mall built in the late 1960s, which was underutilized for many years and demolished in 2019. Currently, the site is vacant and is adjacent to the Palm Springs Cultural Center/Camelot Festival Theaters on the southwestern corner of the site. A Jack-in-the-Box restaurant was located on the northeastern corner of the site but has since been demolished. The Palm Springs Cultural Center/Camelot Festival Theaters will remain as part of the Project. While new campus development is expected to better complement the surrounding visual character of the site when compared to the previous uses, campus planning and architecture could either add to or detract from its current visual character and quality. The proposed DPA No. 1 Project will adhere to architectural design guidelines. Pursuant to the approved Campus Master Plan, a maximum structural height to 85 feet is permitted. The amended campus development plan could have a significant impact on visual character of the site and scenic resources as viewed from public rights of way and surrounding lands. The forthcoming SEIR will thoroughly evaluate the potential impacts of the proposed Project on sensitive scenic resources. Mitigation by design is anticipated and will be assessed in the Project SEIR.

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

The subject property is adjacent to the Palm Springs Cultural Center/Camelot Festival Theaters that are an important venue for the Palm Springs Film Festival. The previous but now demolished mall included department stores, a grocery, a drug store, store and a variety of smaller stores, restaurant and food court, a private college, and other retail outlets. The proposed Project could pose compatibility issues in association with nearby residences and other sensitive receptors.

Transportation/Circulation
The Project may result in changes in traffic generation compared to that associated with a fully developed commercial center. Local arterial streets that could be impacted by the project include Farrell Drive, Tahquitz Canyon Way, Baristo Road, Ramon Road, Vista Chino, Mid-Valley Parkway, Highway 111 and others. Traffic impact and vehicle miles traveled (VMT) analyses are being prepared in coordination with the City. The results of these analyses will be integrated into the DPA No. 1 Project and SEIR.

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

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

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

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

Hazards and Hazardous Materials
The proposed Project will involve site preparation and the construction and operation of the proposed DPA No. 1 Project, and could result in the emission of hazardous or toxic materials. These potential impacts can be mitigated to levels of insignificance by applying industry standard removal, management and transport protocols, which should be discussed in the project SEIR.

The Project site is located immediately north of the Palm Springs High School, which should be considered a sensitive receptor for the release of hazardous materials at the subject property. The proposed Project may include chemistry and other laboratories that handle potentially hazardous or toxic materials.

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

Air Quality and Greenhouse Gases
In general, air quality in the City of Palm Springs area is good, particularly in comparison to other localities in Southern California. However, the region's desert climate and geologic and hydrologic conditions, along with continued regional urbanization in the past few decades, has contributed to the degradation of air quality. The planning area and the entire Coachella Valley are located within the Salton Sea Air Basin (SSAB).

The South Coast Air Quality Management District (SCAQMD) is responsible for establishing air quality management criteria and management policies for the SSAB and neighboring air basins. Pollutant levels are monitored daily by SCAQMD. In the Coachella Valley, local monitoring stations are located in Indio, the Palm Springs International Airport, and Mecca.

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

While PM_{10} levels can be attributed to both natural climatic/geomorphic conditions, suspended particulate levels are also associated with anthropogenic sources. Most of the ozone pollution in the valley is imported from air basins to the west, and conveyed into the valley on strong prevailing westerly winds. The planning area is located within a region identified as susceptible to wind erosion in the Palm Springs General Plan, conditions which can contribute to the elevated levels of suspended particulates.

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

Cultural and Tribal Resources
The subject property and the entire Coachella Valley lie within the historic territory of the Desert Cahuilla, a Native American Tribe of pre-historic and historical eras. It should be noted that the subject property has been in development since at least the 1960s and earlier. There have been significant changes over time, especially with the demolition of the Palm Springs Mall, and there are no known historical resources located on site. However, four buildings located on the Palm Springs High School Campus are eligible for listing in the National Register and/or the California Register of Historic Resources. The high school Administration Building located at the southwest corner of Farrell Drive and Baristo Road should be given special attention, as its value as an historic resource could be adversely affected by the proposed Project.

There are no records of Native American cultural sites on or in the immediate vicinity of the subject property. Nonetheless, the College is required to consult with local tribes per AB 52 to determine if cultural resources of importance building demolition and new construction could conceivably uncover archaeological resources, provision for which should be made in the project SEIR.

Noise
The construction of the proposed Project has the potential to generate noise levels in excess of City and other standards. Construction-related noise impacts are temporary and will end once construction is complete. The Project also includes an outdoor event area possibly with a public address system. The SEIR should further analyze the potential impacts of the Project on short-term and long-term noise environment. Also, whether the Project could expose persons to noise levels in excess of established standards should be further evaluated.

Public Services and Facilities
The Project could increase the need for fire, police and other municipal services, although whether the Project's demand will exceed that of the previous shopping mall and related uses is unclear. The need for public services and facilities will be further evaluated, and the impacts will be addressed in the SEIR. Similarly, the increase in population within the planning area may also impact schools and parks and will be further analysed.

Fire Protection

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

Police Protection

The Palm Springs Police Department headquarters are located at 200 South Civic Drive, approximately 0.50 miles northeast of the Project site. It is the City's policy to maintain a ratio of at least one sworn police officer per 1,000 City residents.

Schools and Libraries

The Palm Springs Unified School District (PSUSD) provides K through 12 public education services and facilities to the planning area. Schools serving the planning area include the Palm Springs High School located immediate south of the subject property. The proposed DPA No. 1 Project will bring a wide range of community college programs to the planning area and region, including certificate programs in sustainable technologies, culinary and hospitality, as well as associate degree programs and liberal arts curricula.

The City of Palm Springs Public Library is located in Sunrise Park, approximately one mile west of the Project site. It provides comprehensive library and information services, offers internet and computer facilities, provides a passport service and runs a wide range of public educational events and adult literacy programs. Funding for the library comes from the City's General Fund and it is administered by a board of trustees.

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ENVIRONMENTAL INITIAL STUDY

SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

WEST VALLEY CAMPUS
DEVELOPMENT PLAN AMENDMENT NO. 1

Project Title:	College of the Desert West Valley Campus Development Project Amendment No. 1
Project No:	COD Bond Office Project No. 2023-1; CEQA SEIR No. 2023-1
Lead Agency Name and Address:	Desert Community College District/College of the Desert Bond Office 43500 Monterey Avenue Palm Desert, California 92260 Phone: 760-776-7219
Applicant:	Desert Community College District
Representative:	Terra Nova Planning & Research, Inc. 42635 Melanie Place, Suite 101 Palm Desert, California 92211 Phone: (760) 341-4800 Fax: (760) 341-4455
Contact Person: And Phone Number:	John D. Criste, AICP Phone: (760) 341-4800, Fax: (760) 341-4455
Project Location:	Southwest Corner of Tahquitz Canyon Way and Farrell Drive, City of Palm Springs, Riverside County
General Plan Designation:	Palm Springs General Plan: Mixed Use/Multi-Use
Zoning Designation:	Planned Development (PD)

PROJECT DESCRIPTION

In 2016, the Desert Community College District (District) approved the College of the Desert West Valley Campus Master Plan and Phase I Development Project on the subject property and certified its Environmental Impact Report (EIR). The approved 29.11± acre WVC campus master plan was developed to accommodate an ultimate enrollment of approximately 3,000 full-time equivalent students (FTES), allow up to 330,000 square feet of functional space to be constructed in phases, and to include core campus, academic pillar/partnership space, ancillary campus buildings, and conference/event center.

The Project planning area includes the adjacent Palm Springs Cultural Center (PSCC) building and site located in the southwest corner of the planning area. The PSCC is not a part of the Project but will be given careful consideration in the Project SEIR. The approved WVC Master Plan remains in effect. The Project proposes the approval and development of the Development Plan Amendment No. 1 described below.

The College of the Desert/Desert Community College District (District) proposes to amend the West Valley Campus (WVC) Development Plan (WVC Development Plan Amendment No. 1 or DPA No.1) for the subject 27.94± acre site. While not a part of the subject property, the Project planning area includes the Palm Springs Cultural Center (PSCC) building and site located in the southwest corner of the planning area. The DPA No. 1 Project is expected to accommodate an enrollment of 2,951 students, which equates to approximately 1,101 FTES.

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. The site's baseline conditions at the time of the previously approved project's NOP (2014) included a 332,000± square foot mall with a 6% occupancy rate, Camelot Festival Theaters and the Jack-in-the-Box restaurant. The mall and restaurant have since been demolished, while the adjacent Palm Springs Cultural Center remains.

Land Use and Setting

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

Project Location and Limits

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 previously demolished (2019) Palm Springs Mall, the Camelot Festival Theaters and a Jack-in-the-Box restaurant. The site 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 Tahquitz Canyon Way, Farrell Drive and Baristo Road.

DPA No. 1 Project involves the following parcels: 502-190-003, 004, 008, 015, 017, 018, 019 & 020

Land Use and Setting

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

Proposed WVC Development Project Amd. No. 1 (DPA No. 1)

Pursuant to the approved COD West Valley Campus Master Plan (2016), the WVC is planned to ultimately accommodate an enrollment of approximately 3,000 FTES and allow up to 330,000 square feet of functional space. Development of the subject Amendment No. 1 Project, which provides for the development of 176,640± gross square feet and 121,025 assignable square feet, will occur continuously over a 2-3±-year build out period, allowing completed portions of the campus to become operational as development progresses.

The DPA No. 1 Project reserves other previously approved uses. The subject Development Plan Amendment No. 1 Project updates the physical planning framework, reconfigures the distribution of buildings, parking and other facilities, and includes new facilities not contemplated in the 2016 Plan. Please see Exhibit A depicting the site plan for the Project, as well as Table 1 providing development data.

The proposed Amendment No. 1 Project identifies three major points of access into the campus, including the existing signalized intersection on Baristo Road, another signalized intersection at Sunset Way in the northwest corner of the campus site, and an unsignalized mid-block access drive on Farrell Dive. The Project also provides for an expanded transit/mobility hub to be located along Baristo Road just east of an existing SunLine Transit bus stop.

The WVC Development Plan Amendment No. 1 Project has been designed to embody the College's mission through high-quality architecture, site planning, community connectivity, and creation of adaptive and innovative learning spaces. Building architecture and orientations are designed to enhance the surrounding natural environment through spatial awareness and contemporary, mid-century modern design. The WVC site is conveniently located in proximity to and will include on-site transit, and in proximity to the CV Link multi-modal network, to promote alternative regional and neighborhood connections to the campus. The approved Master Plan is also designed for maximum flexibility in both building and outdoor spaces. It also provides for future growth and adaptation to meet the needs of students and the community.

In addition to the standard classrooms, lecture halls, labs, administrative space and other support facilities, the WVC Development Plan Amendment No. 1 Project proposes several innovations in education and design. Campus uses will include a student accelerator, culinary and hospitality institute, event center, transit center and mobility hub, and other facilities. The Accelerator center is meant to provide students and community partners an array of interactive, collaborative spaces as well as designed rooms for digital media, healthcare and other specialized programs. Upon completion, the campus will be a place that encourages community interaction, welcomes partnerships and trains students for continuing education and immediate employment in a variety of growing and emerging fields or to pursue further study.

To offset the need for vehicular parking, the Project includes enhanced multi-modal transportation facilities and support, including a transit/mobility hub and extensive network of multi-modal paths. Campus parking will be provided through a combination 609± paved surface parking spaces and 141± gravel parking spaces for a total of 750± parking spaces.

This IS/NOP and Subsequent EIR will analyze the WVC Development Plan Amendment No. 1 Project[1]. The Project is further described below.

Accelerator

The Accelerator component of the campus is a two-story building with a maximum height of 51.5± feet that will house academic and service spaces, as well as associated open space. The 100% Schematic Design (2023) provides for 121,025± square feet of assignable area. In addition to a variety of classrooms and other instruction space, the Accelerator will provide the "Center of Excellence in Healthcare" and centers of instruction in architecture and digital media/radio, and the Student Commons. The Accelerator building is organized under a "super-roof" structure and will offer a mix of outdoor learning and gathering spaces for the students and the academic and residential neighborhood. The exterior design and massing of the Accelerator is intended to be referential to vernacular Desert modernism, while fully implementing sustainable design principles and materials, including desert and other drought-tolerant landscaping.

[1] 100% Schematic Design Package and 50% Design Development Package, Palm Springs Development Plan, College of the Desert, WRNS Studio. September 21, 2023.

Culinary and Hospitality Institute
The Culinary & Hospitality Institute is planned in the northeast corner of the campus immediately south of and integrated with the Event Center (see below) and will have a maximum height of 36± feet. This diverse space complements the Event Center to the north and includes a range of food prep facilities, meeting and breakout rooms that double as educational spaces, along with dining spaces, both indoor and out, served by the culinary education program. The western-facing culinary spaces are open through long expanses of glazing to provide visual access by pedestrians to the activity within. The demonstration kitchen theater anchors the southwest corner of the building along the main entry drive and will be clad in full-height glazing to showcase the public events within. The Culinary Institute holds the northern end of the large "super-roof", that gathers the academic spaces, and flies above the Farrell Drive Entry to connect to the Accelerator.

Campus Events Center
The Events Center building anchors the northeast corner of the campus at the southwest corner of Tahquitz Canyon Way and Farrell Drive, providing large multi-purpose event rooms and outdoor amphitheater faced west to the mountains. It will have a maximum height of 42± feet. The architecture of the building employs a bold, sculptural and textural language that addresses the corner, along with dramatic carving of the building and landscape that invites the public from the street, as well as within the campus. Indoor and outdoor gathering spaces interact with and take advantage of the topography to provide a variety of spaces to support public events at both the large and intimate scale. The Event Center is shown in the north portion of Exhibit C above.

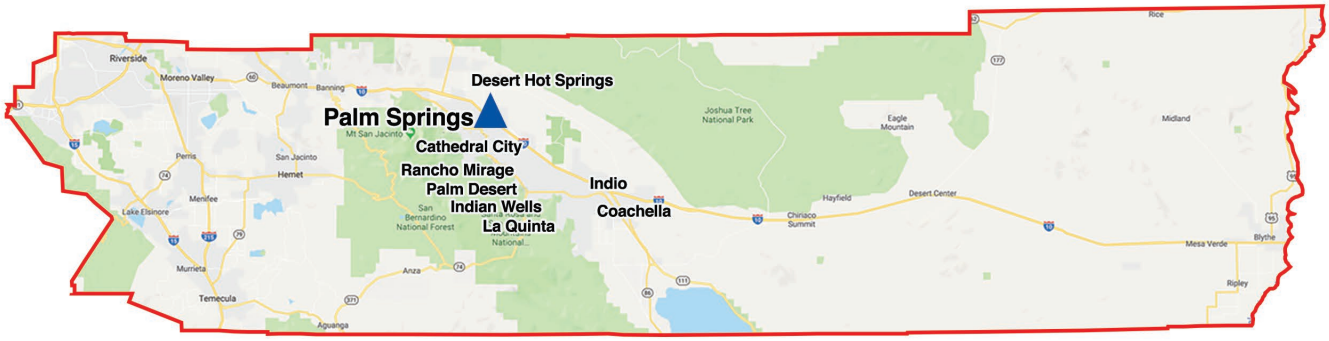
Campus Support Building
The Campus Support Building is planned as a one-story structure with a maximum height of 23± feet that will contain the Maintenance and Operations (M&O) Building, along with the campus Central Utility Plant (CUP) mechanical equipment, and a 14,585 square foot shared service yard. This building will be located in the west-central portion of the campus and approximately 120 feet east of the west campus property line. The exterior design will complement the campus design language with similar block textures and patterns, and metal panel cladding. The service yard is situated behind the M&O Building and CUP to provide visual and acoustical buffering to the existing residential neighborhood to the west.

Development Plan Amendment No. 1: Space Allocation
The Amendment No. 1 Project focuses campus development on the east side of the site with a generous landscaped setback from Farrell Drive, and extending south from Tahquitz Canyon Way to Baristo Road. A sweeping "super-roof" ties the buildings of the academic campus together and will serve as staging for expansive solar arrays. A single main access drive at mid-block will service day-to-day student traffic. Two gated service drives will also be located north and south of the main Farrell Drive access.

Table 1 sets forth the total gross square footage and the assignable square footage for main building components and/or functions.

Future Planning and CEQA
Campus lands west of the event lawn are reserved for future campus development with expansion to also be accommodated by possible reconfiguration of campus parking as depicted in the DPA No. 1 development plan. Future campus expansion will also be subject to separate analysis and approval pursuant to the CEQA Guidelines.

Table 1: Preliminary Space Allocation WVC Development Plan Amendment No. 1	
Building/Functional Space	**Total GSF[1]**
Culinary/Hospitality Institute	**35,663**
Culinary	18,800
Hospitality Management	2,500
Event Functions	1,900
Building Support	1,227
Event Center	**23,409**
Event Space	8,000
Event Space Foyer	2,000
Staging/Plating/Storge	1,500
Event Kitchen	2,900
Greenroom/Bar/Storage	900
Accelerator Building	**95,652**
Student Commons/Services	3,860.00
Student Academic Support	13,760
Instructional Flex Space	20,415
PACE	2,260
Center for Excellence of Healthcare	5,500
Architecture	1,760
Digital Media	10,450
Faculty/Staff/Admin/Offices	3,370
Student Health Center	1,730
Building Support	1,525
Maintenance and Operations	**7,331**
Central Utility Plant	**14,585**
TOTAL PROPOSED GSF	**176,640**
TOTAL ASSIGNABLE GSF	**121,025**
MAXIMUM ALLOWED SF[2]	**330,000**
TOTAL DPA NO. 1 PARKING	**750**
TOTAL FTES[3]	**3,000**
1. Gross square footage based on application of net to gross factors of 1.11 to 1.52. 2. Approved West Valley Campus Master Plan. 2016. Refers to functional/assignable space. 3. FTES = Full-Time Equivalent Student	



RIVERSIDE COUNTY

N

Source: Google Maps, 2023

10.10.23

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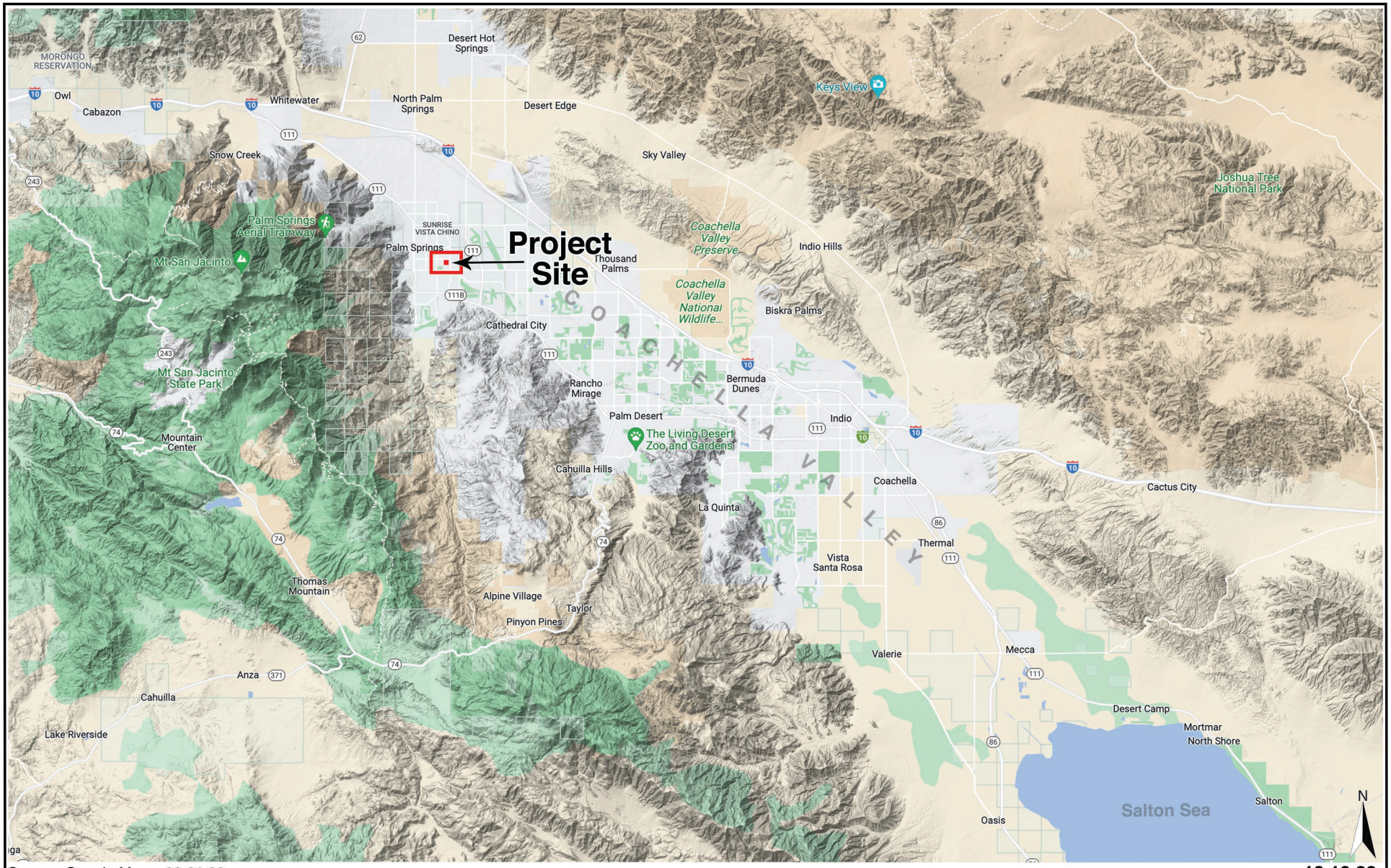
COD WVC - Development Plan Amendment No. 1
Initial Study & Notice of Preparation
Regional Location Map
Palm Springs, California

COLLEGE OF THE DESERT 1958

Exhibit

1



Source: Google Maps, 09.21.23

10.10.23

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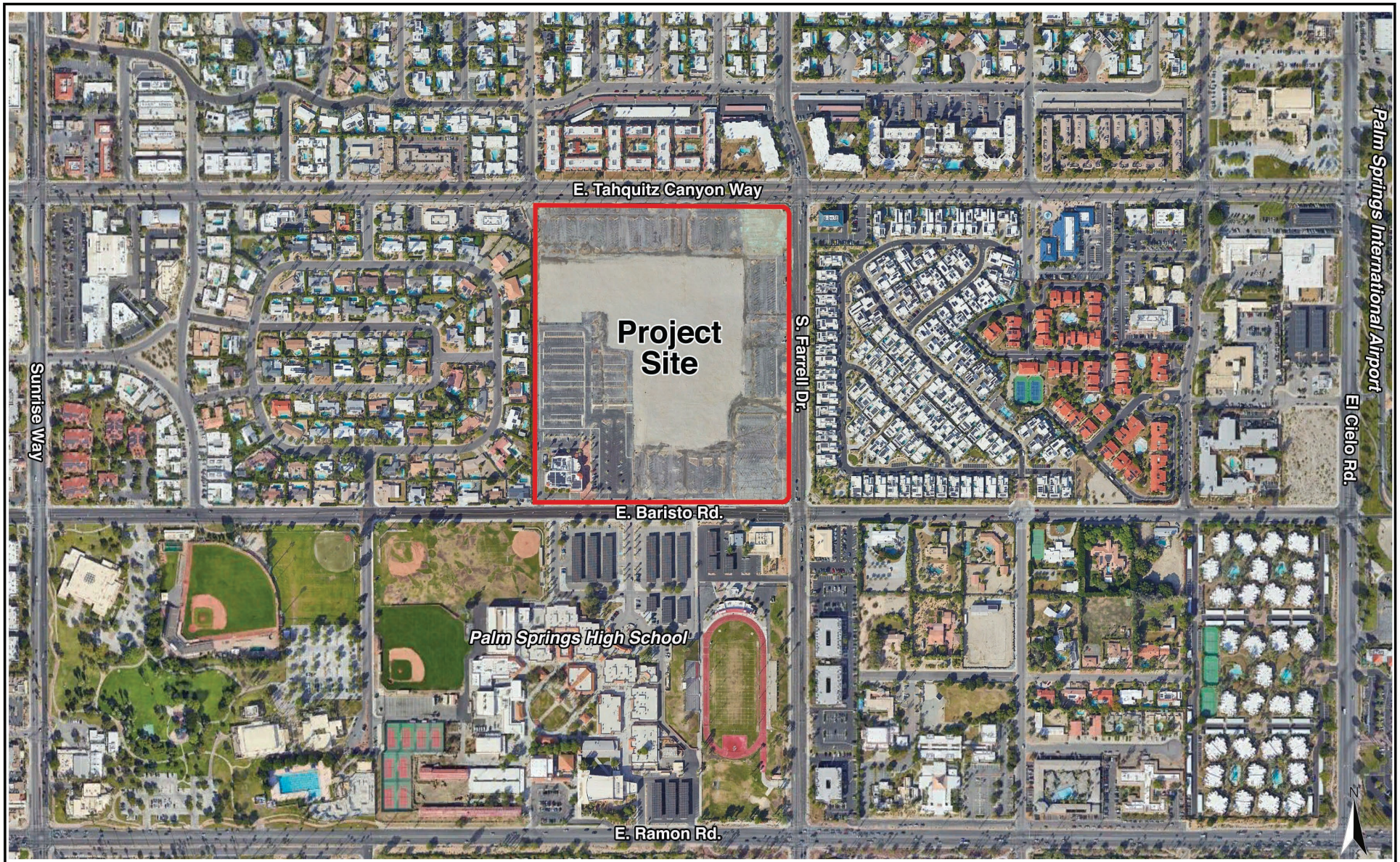
COD WVC - Development Plan Amendment No. 1
Initial Study & Notice of Preparation
Project Vicinity Map
Palm Springs, California

Exhibit

2



Source: Google Maps, 09.21.23

10.10.23

TERRA NOVA®
PLANNING & RESEARCH, INC.

COD WVC - Development Plan Amendment No. 1
Initial Study & Notice of Preparation
Project Area Map
Palm Springs, California

Exhibit
3

Source: Google Maps, 2023

10.10.23

COD WVC - Development Plan Amendment No. 1
Initial Study & Notice of Preparation
Project Site
Palm Springs, California

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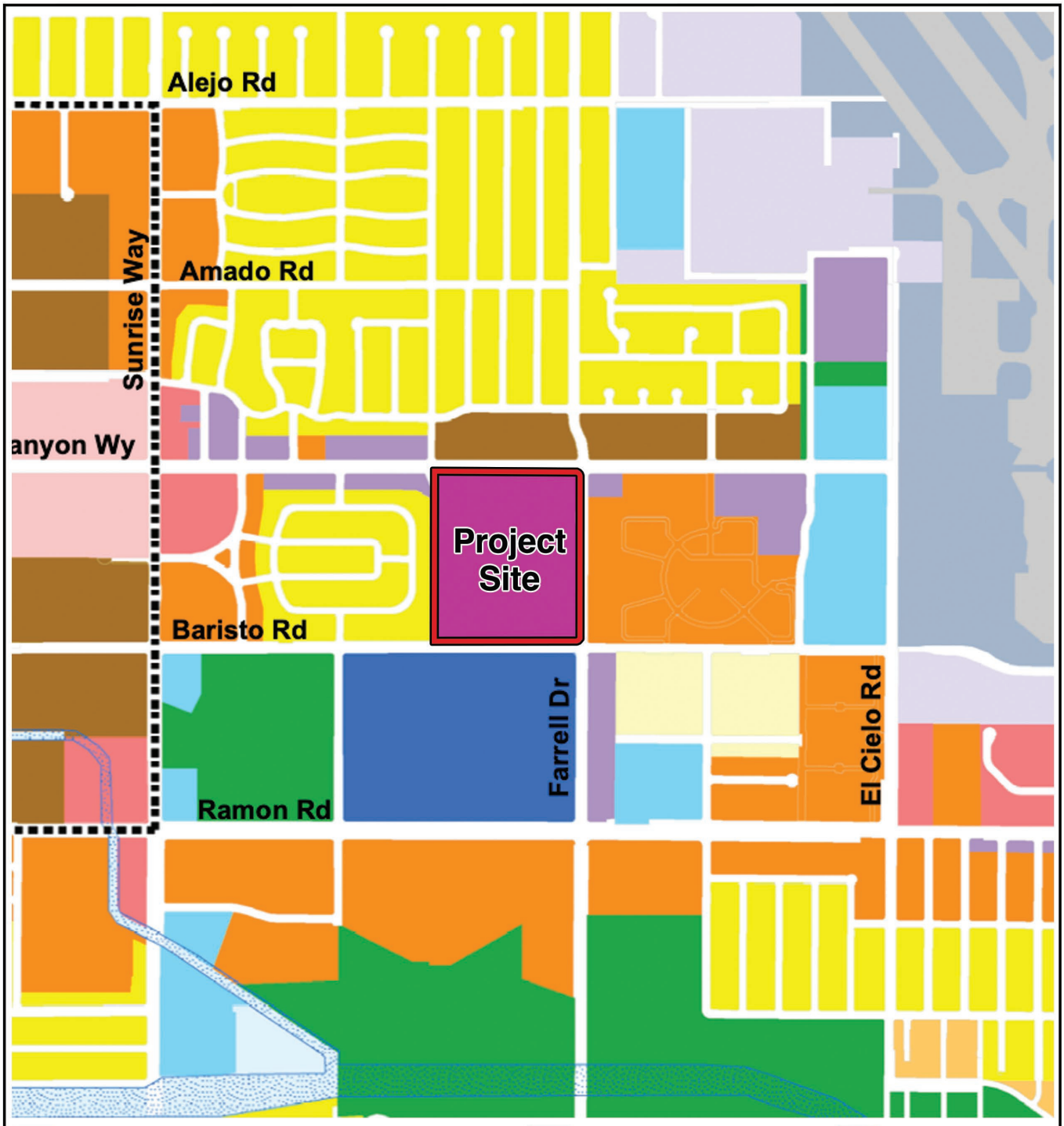
COLLEGE OF THE DESERT 1958

Exhibit

4



Source: City of Palm Springs General Plan, Land Use Element, Updated 2014

10.10.23

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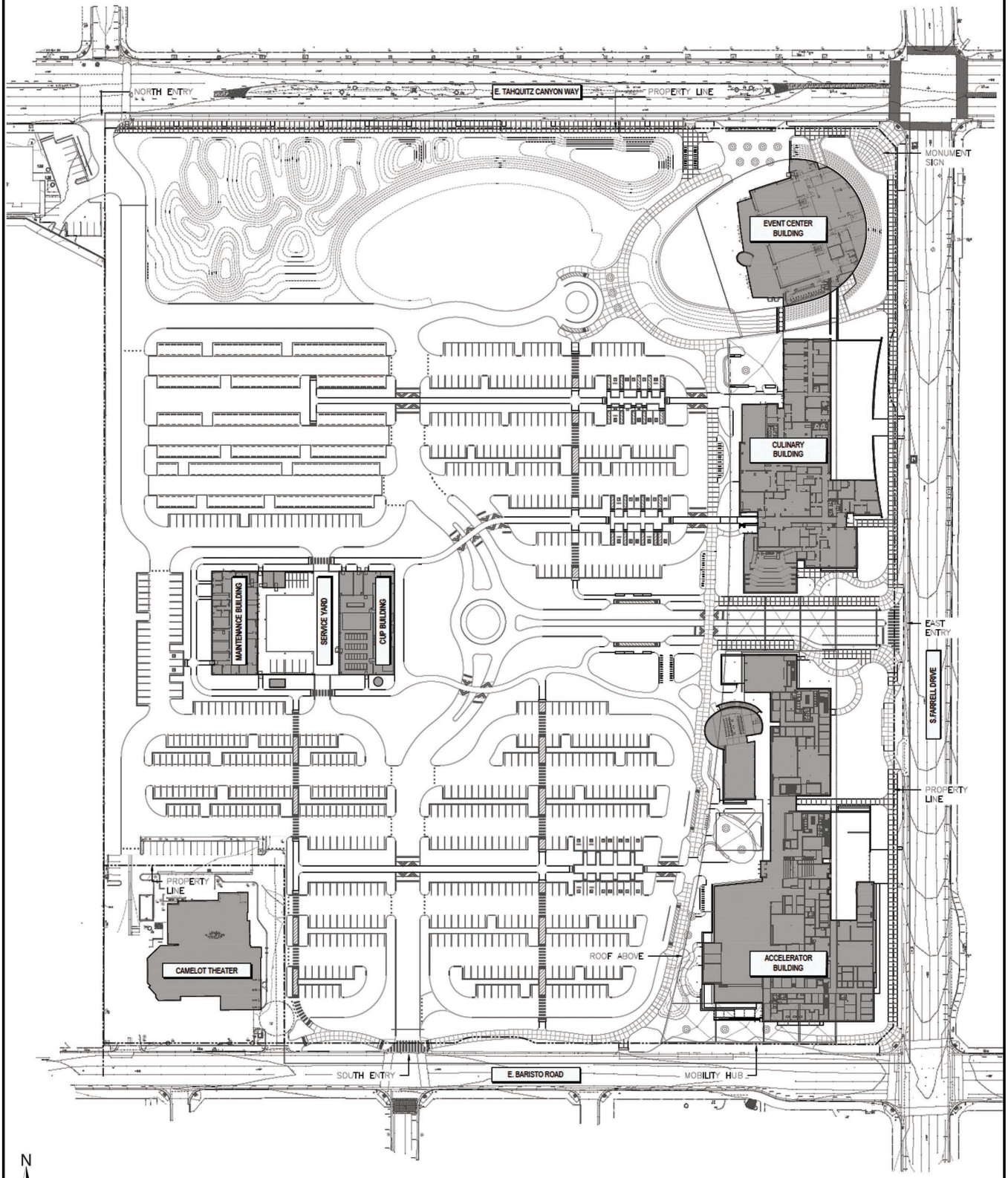
COD WVC - Development Plan Amendment No. 1
Initial Study & Notice of Preparation
General Plan Land Use Map
Palm Springs, California

Exhibit

5



Source: WRNS Studio, 11.30.2023

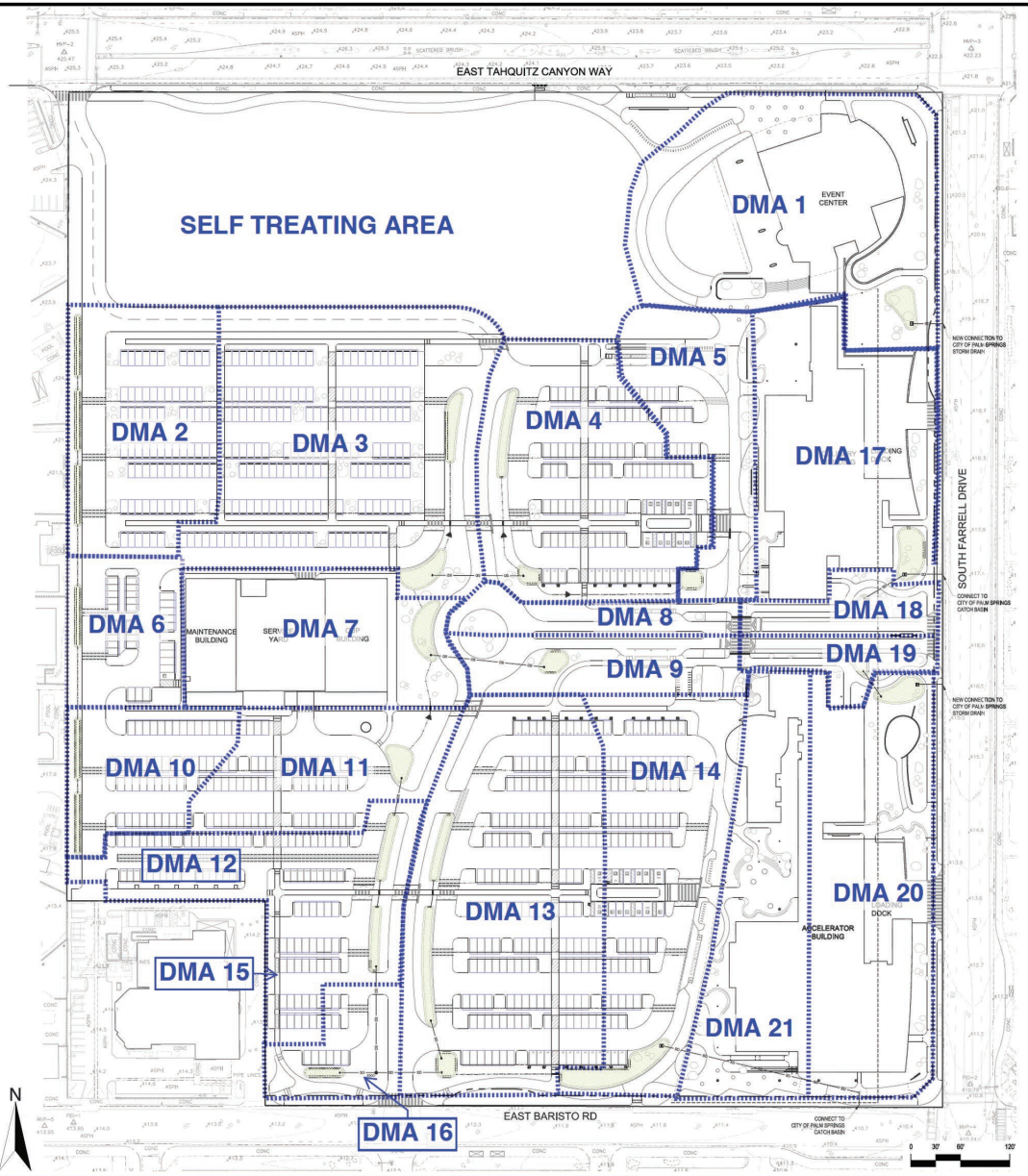
12.05.23

COD WVC - Development Plan Amendment No. 1
Initial Study & Notice of Preparation
Project Site Plan
Palm Springs, California

TERRA NOVA®
PLANNING & RESEARCH, INC.

Exhibit

6



STORMWATER MANAGEMENT LEGEND

- PROPERTY LINE
- DRAINAGE MANAGEMENT AREA
- DRAINAGE SWALE
- STORM DRAIN
- BIORETENTION
- AREA DRAIN/ BUBBLE-UP
- STORM DRAIN MANHOLE
- ROCK OUTFALL
- TRENCH DRAIN

Description	Total Area (ac)	Total Impervious Area (ac)	Surface Area Provided (sf)	Ponding Depth (in)	V(BMP) (cf)
DMA 1	1.89	1.26	970	6	1,304
DMA 2	1.25	0.92	708	6	953
DMA 3	2.39	1.90	1,548	6	2,082
DMA 4	1.70	1.21	918	6	1,234
DMA 5	0.84	0.51	386	6	518
DMA 6	0.61	0.38	280	6	376
DMA 7	1.30	0.90	667	6	897
DMA 8	0.30	0.23	179	6	240
DMA 9	0.72	0.35	253	6	340
DMA 10	0.66	0.47	357	6	479
DMA 11	0.86	0.60	464	6	624
DMA 12	0.99	0.82	668	6	898
DMA 13	2.45	1.80	1,389	6	1,868
DMA 14	1.48	1.04	799	6	1,074
DMA 15	0.40	0.26	195	6	261
DMA 16	0.28	0.18	137	6	183
DMA 17	1.72	1.59	1,440	6	1,936
DMA 18	0.33	0.28	232	6	311
DMA 19	0.35	0.29	237	6	318
DMA 20	2.91	1.21	943	6	1,268
DMA 21	1.47	1.47	1,428	6	1,921
Self Retaining Area	3.00	0.00	-	-	-
Total Site Area	**27.90**	**Total Surface Area of BMP**	**14,200**	**Total Volume Provided by BMP**	**19,085**

Total Site Area (ac)	Total Impervious Area (ac)	Surface Area Provided (sf)	Ponding Depth (in)	V(BMP) (cf)
27.9	17.7	14,200	6	19,090

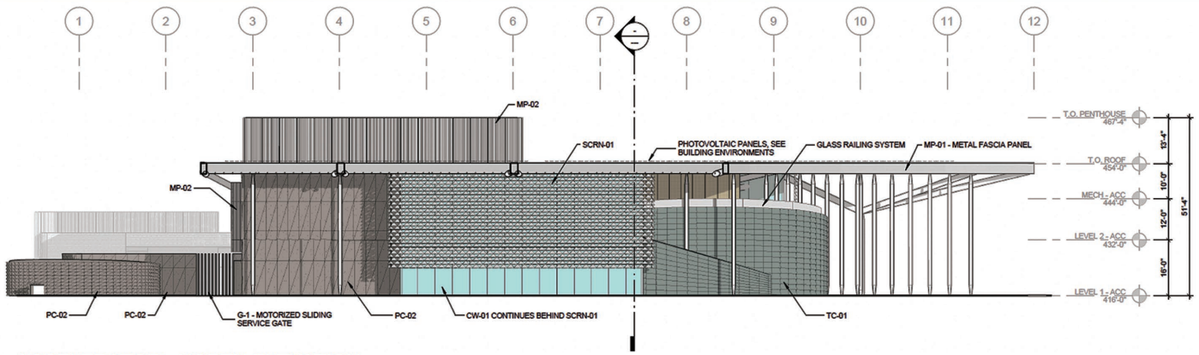
Sources: WRNS Studio & Sherwood Design Engineers, 06.29.2023

10.10.23

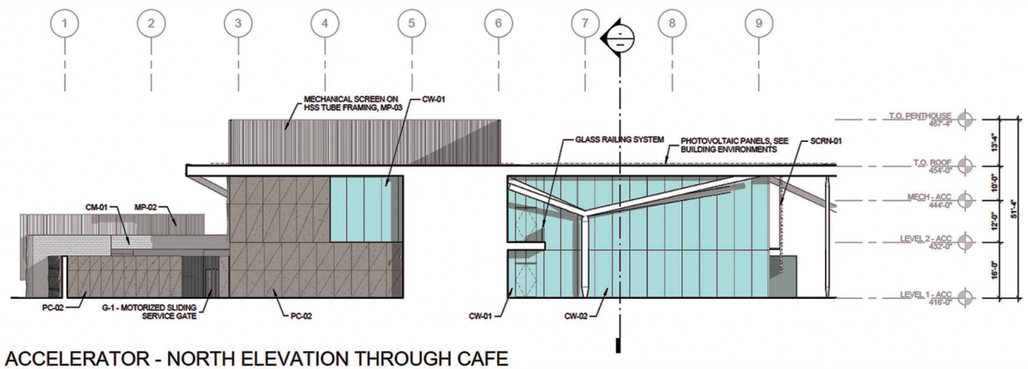
Exhibit 7

TERRA NOVA®
PLANNING & RESEARCH, INC.

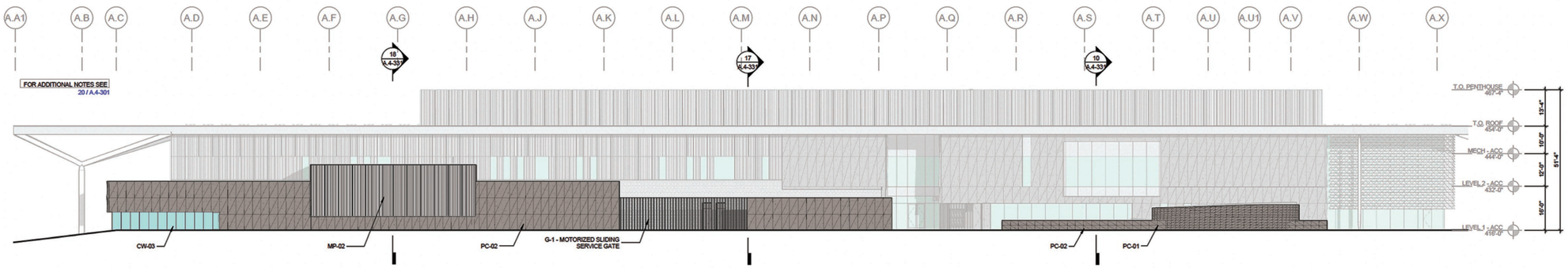
COD WVC - Development Plan No. 1
Initial Study & Notice of Preparation
Stormwater Management Plan and Drainage Plan
Palm Springs, California



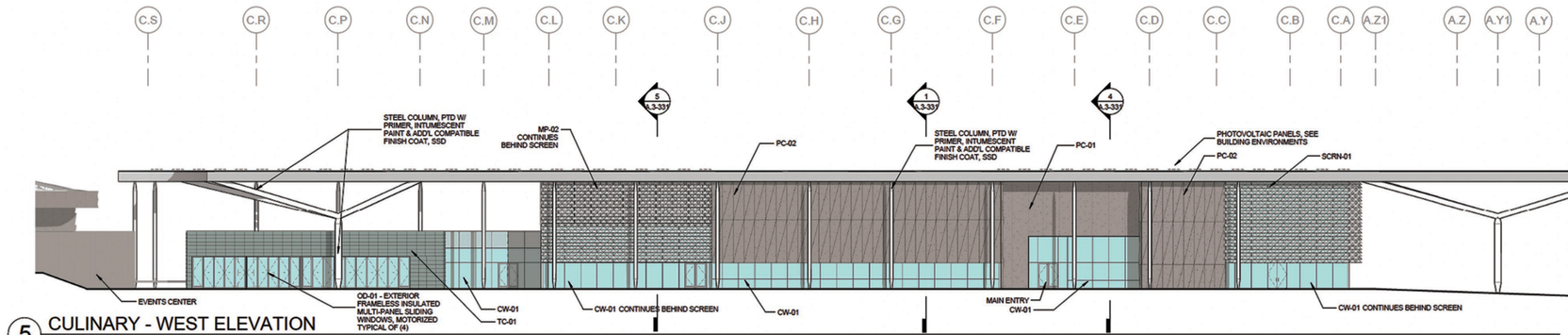
17 ACCELERATOR - NORTH ELEVATION
1/16" = 1'-0"



18 ACCELERATOR - NORTH ELEVATION THROUGH CAFE
1/16" = 1'-0"



19 ACCELERATOR - EAST ELEVATION - SITE WALL
1/16" = 1'-0"



5 CULINARY - WEST ELEVATION
1/16" = 1'-0"

- PC-01: PRECAST CONCRETE PANEL
- PC-02: CUSTOM PRECAST CONCRETE PANEL
- CM-01: ARCHITECTURAL CONCRETE BLOCK
- MP-01: ALUMINUM METAL PANEL RAINSCREEN SYSTEM
- MP-02, MP-03: CUSTOM METAL PANEL RAINSCREEN & SCREEN
- CP-01: CEMENT PLASTER
- TC-01: TERRACOTTA TILE
- SCRN-01: CUSTOM PTD MTL CW SCREEN

CW-01, CW-02, CW-03:

- GL-01: VISION GLAZING
- GL-02, GL-03: SHADOW-BOX GLAZING
- GL-04: GLAZING W/ INTEGRATED MTL MESH - SEFAR

FOR ADDITIONAL INFORMATION, SEE ARCHITECTURAL BASIS OF DESIGN NARRATIVE

Source: WRNS Studio, 06.29.2023

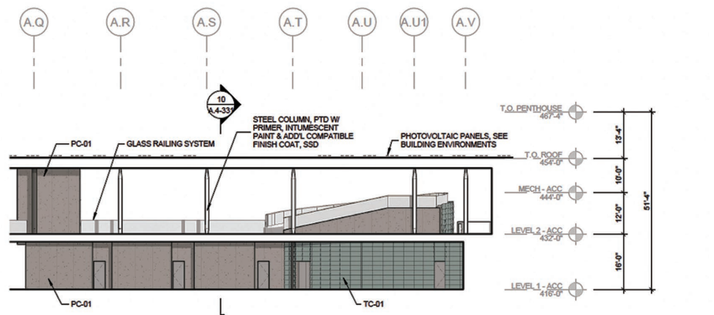
10.10.23

Exhibit

8a

TERRA NOVA®
PLANNING & RESEARCH, INC.

College of the Desert - West Valley Campus
Initial Study & Notice of Preparation
Building Elevations - Accelerator
Palm Springs, California



17 ACCELERATOR - EAST ELEVATION AT SML INSTRUCTIONAL SHELL
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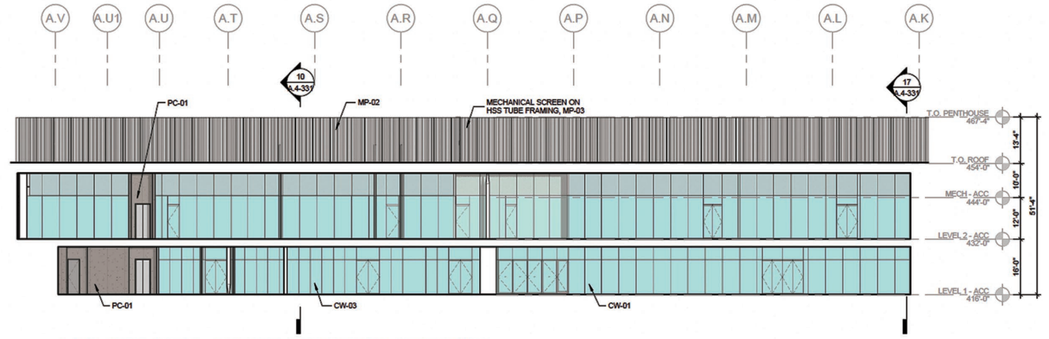
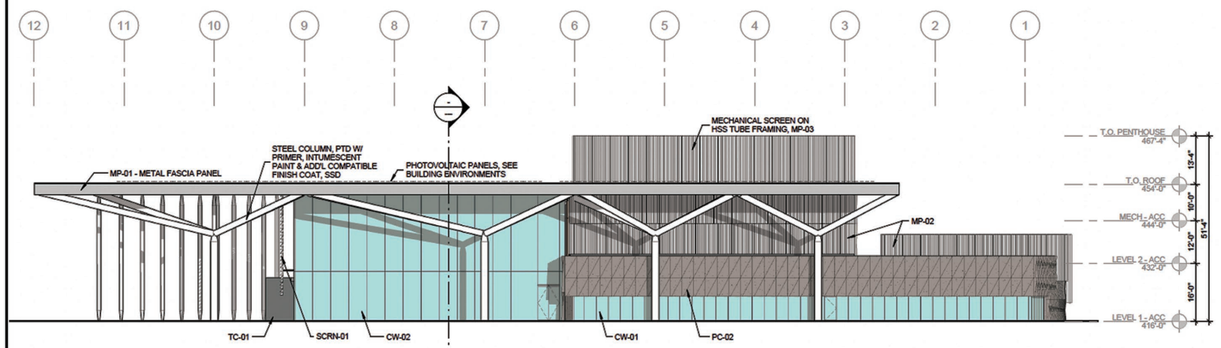
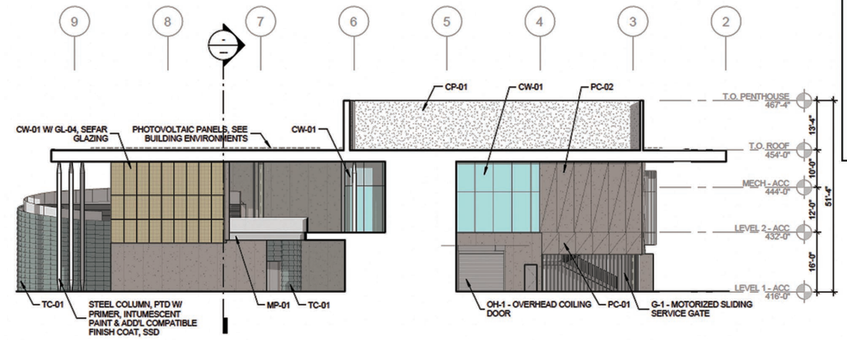


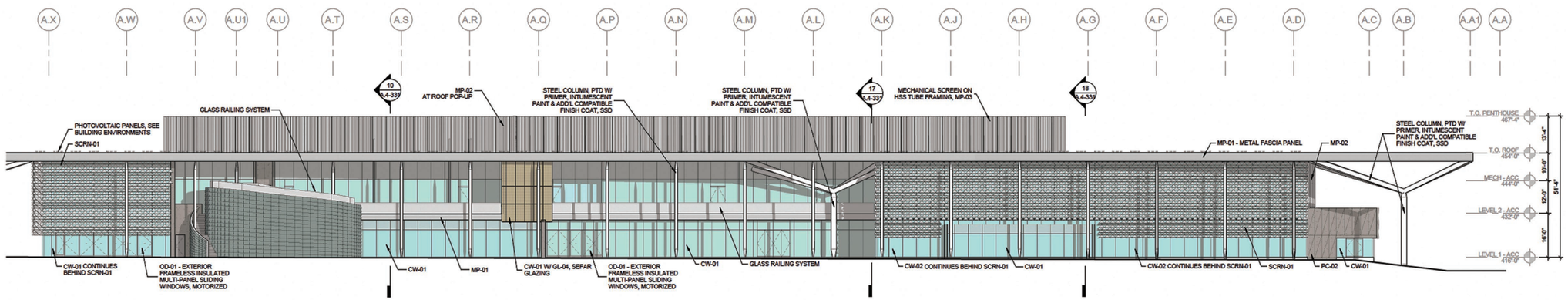
13 ACCELERATOR - WEST ELEVATION AT MAKER
1/16" = 1'-0"



18 ACCELERATOR - SOUTH ELEVATION
1/16" = 1'-0"



20 ACCELERATOR - SOUTH ELEVATION THRU CAFE
1/16" = 1'-0"



19 ACCELERATOR - WEST ELEVATION
1/16" = 1'-0"

PC-01: PRECAST CONCRETE PANEL

PC-02: CUSTOM PRECAST CONCRETE PANEL

CM-01: ARCHITECTURAL CONCRETE BLOCK

MP-01: ALUMINUM METAL PANEL RAINSCREEN SYSTEM

MP-02, MP-03: CUSTOM METAL PANEL RAINSCREEN & SCREEN

CP-01: CEMENT PLASTER

TC-01: TERRACOTTA TILE

SCRN-01: CUSTOM PTD MTL CW SCREEN

CW-01, CW-02, CW-03:

GL-01: VISION GLAZING

GL-02, GL-03: SHADOW-BOX GLAZING

GL-04: GLAZING W/ INTEGRATED MTL MESH - SEFAR

FOR ADDITIONAL INFORMATION, SEE ARCHITECTURAL BASIS OF DESIGN NARRATIVE

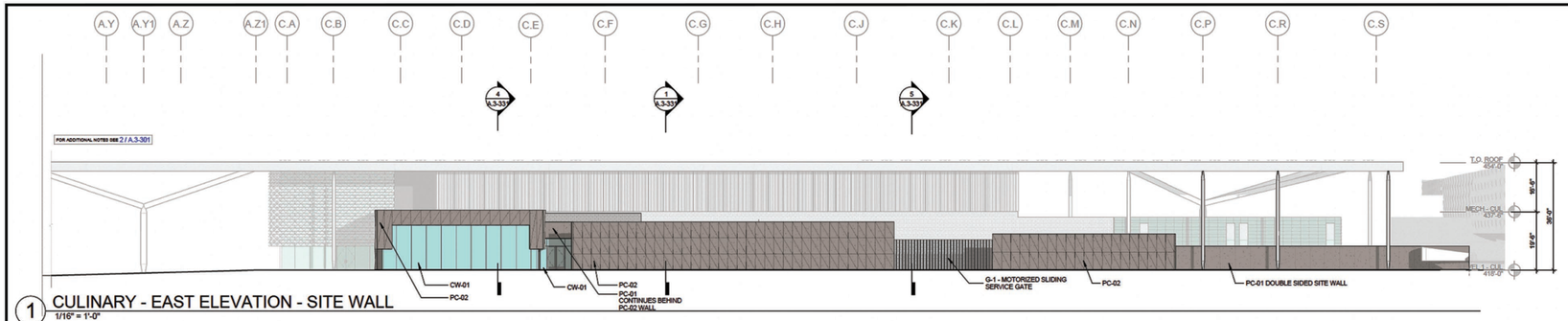
Source: WRNS Studio, 06.29.2023

10.10.23

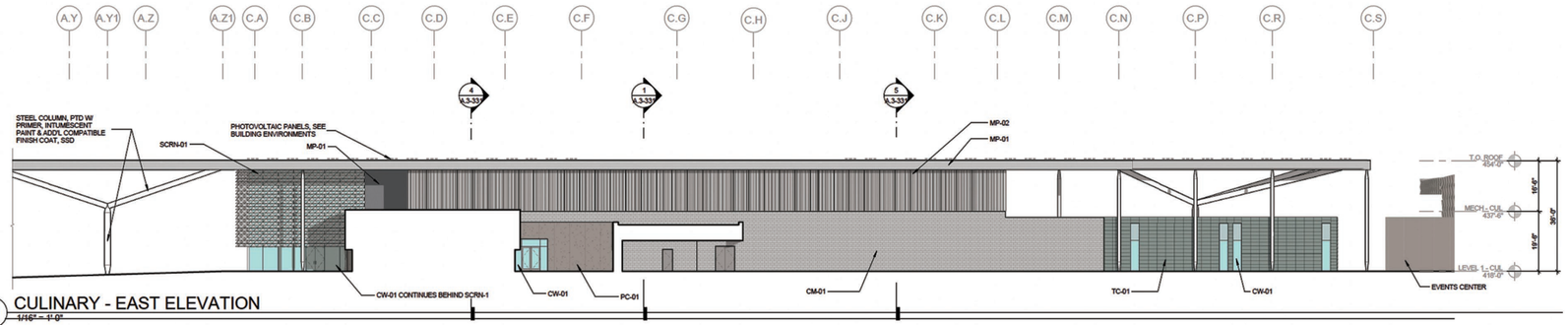
Exhibit 8b

TERRA NOVA®
PLANNING & RESEARCH, INC.

College of the Desert - West Valley Campus
Initial Study & Notice of Preparation
Building Elevations - Accelerator
Palm Springs, California



1 CULINARY - EAST ELEVATION - SITE WALL
1/16" = 1'-0"



2 CULINARY - EAST ELEVATION
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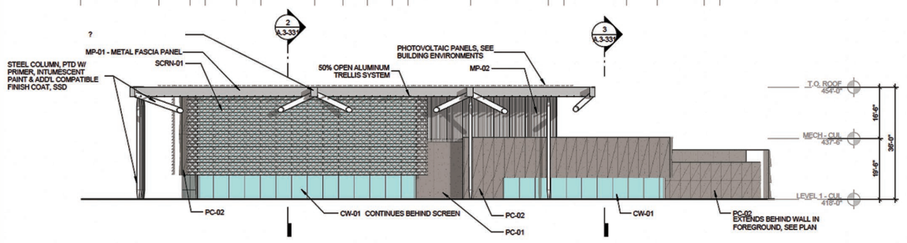

3 CULINARY - SOUTH ELEVATION
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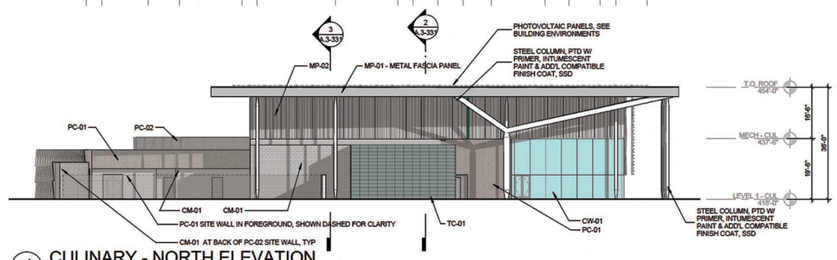

4 CULINARY - NORTH ELEVATION
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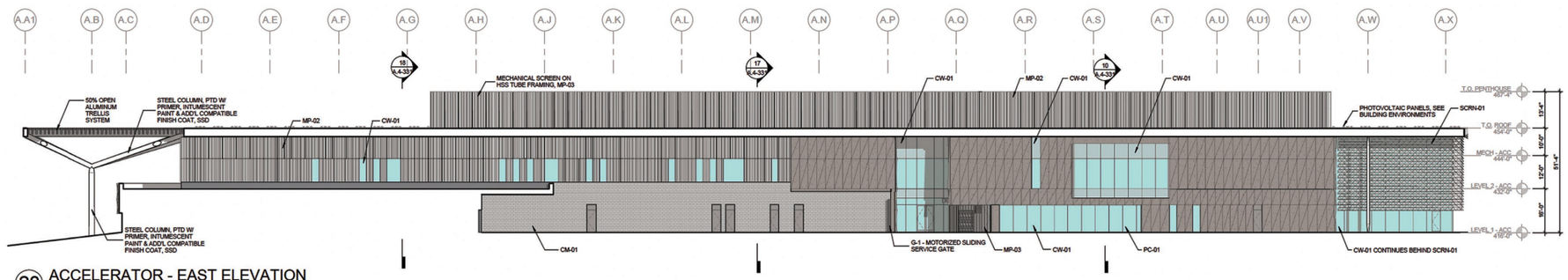

20 ACCELERATOR - EAST ELEVATION
1/16" = 1'-0"

PC-01: PRECAST CONCRETE PANEL

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GL-02, GL-03: SHADOW-BOX GLAZING

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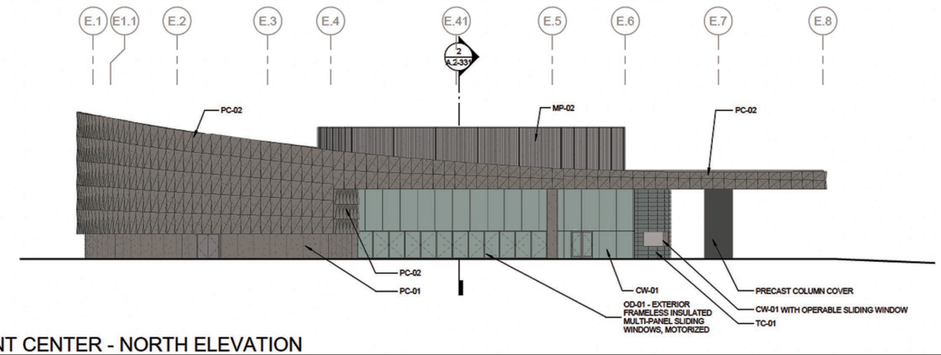
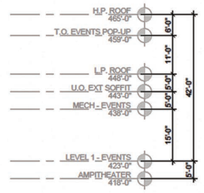
FOR ADDITIONAL INFORMATION, SEE ARCHITECTURAL BASIS OF DESIGN NARRATIVE

Source: WRNS Studio, 06.29.2023



1 EVENT CENTER - NORTH ELEVATION
1/16" = 1'-0"



PC-01: PRECAST CONCRETE PANEL
PC-02: CUSTOM PRECAST CONCRETE PANEL
CM-01: ARCHITECTURAL CONCRETE BLOCK
MP-01: ALUMINUM METAL PANEL RAINSCREEN SYSTEM
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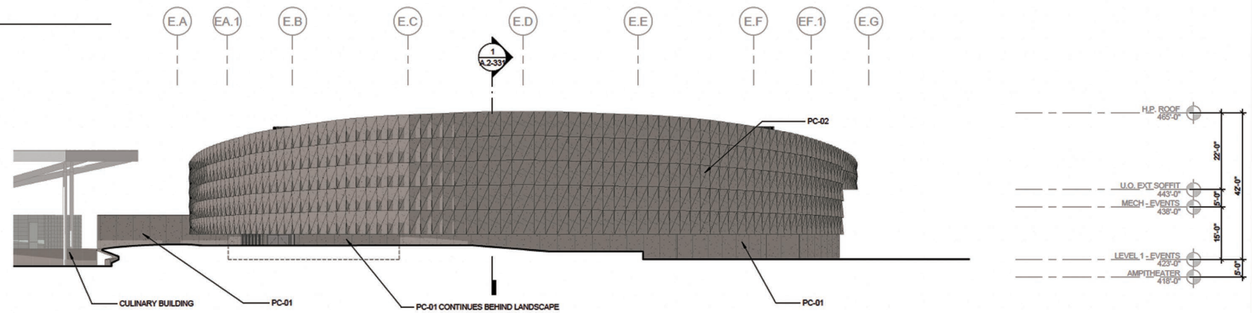
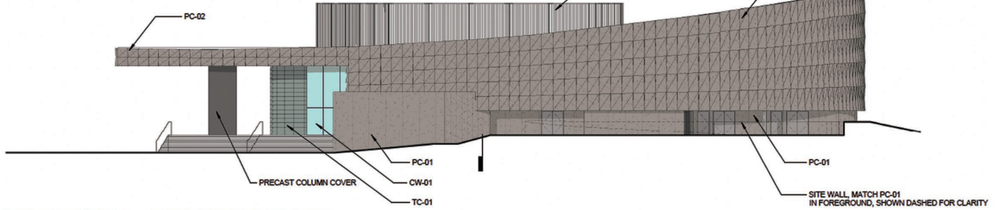
CW-01, CW-02, CW-03:

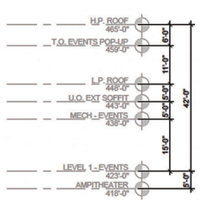
GL-01: VISION GLAZING
GL-02, GL-03: SHADOW-BOX GLAZING
GL-04: GLAZING W/ INTEGRATED MTL MESH - SEFAR

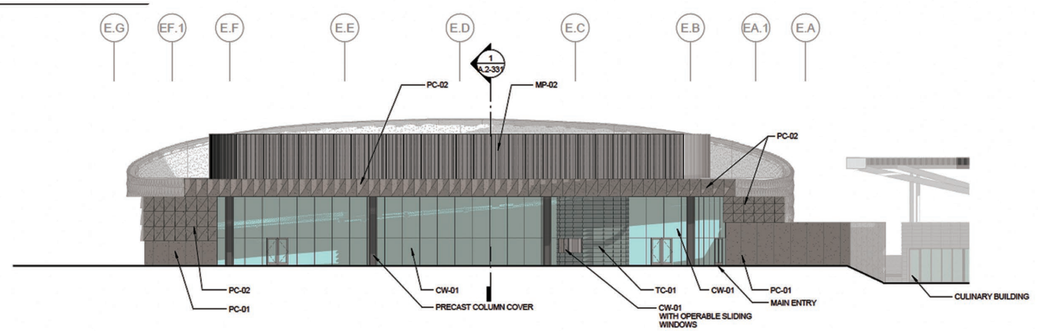


2 EVENT CENTER - EAST ELEVATION
1/16" = 1'-0"



3 EVENT CENTER - SOUTH ELEVATION
1/16" = 1'-0"





4 EVENT CENTER - WEST ELEVATION
1/16" = 1'-0"

Source: WRNS Studio, 06.29.2023

10.10.23
Exhibit
8d

TERRA NOVA®
PLANNING & RESEARCH, INC.

College of the Desert - West Valley Campus
Initial Study & Notice of Preparation
Building Elevations - Event Center
Palm Springs, California

EVALUATION OF ENVIRONMENTAL IMPACTS:

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☒	Aesthetics	☐	Agriculture and Forestry Resources	☒	Air Quality
☒	Biological Resources	☒	Cultural Resources	☒	Energy
☒	Geology /Soils	☒	Greenhouse Gas Emissions	☒	Hazards & Hazardous Materials
☒	Hydrology / Water Quality	☒	Land Use / Planning	☐	Mineral Resources
☒	Noise	☒	Population / Housing	☒	Public Services
☐	Recreation	☒	Transportation/Traffic	☒	Tribal Cultural Resources
☒	Utilities / Service Systems	☐	Wildfire	☒	Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

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

 Signature: John D. Criste, AICP District Planning Consultant Desert Community College District	November 28, 2023 Date:

Environmental Checklist and Discussion:

The following checklist evaluates the proposed project's potential adverse impacts. For those environmental topics for which a potential adverse impact may exist, a discussion of the existing site environment related to the topic is presented followed by an analysis of the project's potential adverse impacts. When the Project no potential for adverse impacts for an environmental topic, the reasons there are described.

1. AESTHETICS -- Would the project: Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

Source: College of the Desert Palm Springs Development Plan/100% Schematic Design Package, WRNS Studio et al. June 29, 2023; Field surveys and preliminary site assessment.

PREVIOUS ANALYSIS

The approved 2016 West Valley Campus and Phase I project EIR determined that the campus development would not have a significant adverse impact on the viewsheds and scenic vistas surrounding the site, and in some cases would significantly improve viewshed quality. The 2016 approved WVC Campus Master Plan provides for structures up to 85 feet, but proposed buildings were generally limited to two stories and would not substantially damage such scenic resource, important geologic formations or vegetation. The WVC Master Plan design guidelines would ensure that campus development will complement nearby examples of mid-century modern architecture. Also, the previous project would not introduce significant additional light or glare to the neighborhood and implementation of the WVC design guidelines may serve to reduce overall lighting and mitigate potential impacts.

According to the 2016 EIR, impacts to aesthetics would be "mitigated by design" with the assurance that future landscape design, lighting design, architecture and development substantially conform for the campus Master Plan document and City standards. Two Mitigation Measures were set forth relating to the design approval process and conformance with the Campus Master Plan. However, again, those mitigation measures are considered "mitigation by design" and are essentially standard approval requirements.

PROPOSED DEVELOPMENT PLAN AMENDMENT NO. 1 PROJECT

The proposed WVC Development Plan Amendment No. 1 (Project) proposes substantial changes to the size, distribution and massing of campus buildings. The proposed Project concentrates buildings in the east half of the property and includes structures up to 51 feet in height, with buildings stepping back somewhat from Farrell Drive. This shift in the location and scale of building massing could have significant impacts on mountain viewsheds as viewed from Farrell Dive and lands to the east of the campus. It is uncertain whether and to what extent Amendment No. 1 Project will affect sensitive scenic resources of the area.

DISCUSSION OF IMPACTS

A) **Potentially Significant Impact.** The proposed WVC Development Plan Amd. No 1 Project is located in an urbanized area of Palm Springs, in the northwest portion of the Coachella Valley, where views are dominated by the steep San Jacinto Mountains to the immediate west. Other scenic viewsheds as seen from the subject property include the foothills of the Santa Rosa Mountains to the south and the more distant San Bernardino and Little San Bernardino Mountains to the northwest and north, respectively.

According to the 2016 EIR, the previous approved project would not have a significant adverse impact on the viewsheds and scenic vistas surrounding the site, and in some cases would significantly improve viewshed quality because the WVC Master Plan architectural design standards and guidelines were prescriptive with regard to building siting, height, massing and setbacks. design guidelines also addressed 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.

Similar to the previously approved project, the proposed WVC Development Plan Amd. No. 1 will adhere to a set of architectural design guidelines. The proposed Project will increase building heights, while maintaining the maximum structural height to 85 feet as set forth in the approved 2016 Campus Master Plan. The amended campus development and design could have a significant impact on visual character of the site and scenic resources as viewed from public rights of way and surrounding lands. The forthcoming SEIR will be evaluate the potential impacts of the proposed Project on sensitive scenic resources.

b) **No Impact.** The subject property is currently vacant and abuts the Palm Springs Cultural Center (aka Camelot Festival Theaters) in the southwest corner of the Project planning area. The retail mall and fast-food restaurant have since been demolished and all that remains are portions of the original mall parking lot. The site remains essentially flat with a very gentle north to south slope. As with the previous EIR analysis, there are no significant on-site scenic resources, and vegetation is limited to foundation plantings; there are no rocky outcroppings, no historic buildings occur on site and there are no state-designated scenic highways in the project vicinity. Therefore, there will no impacts to such resources, and further analysis in the forthcoming SEIR is not required.

c) **Less Than Significant.** The proposed Project is located in an urbanized area of the City of Palm Springs. It is generally consistent with the intensity and scale of surrounding development and will not substantially degrade and will have a less than significant impact on the visual character or quality of public views of the site or its surroundings. Neither does the proposed Project conflict with local zoning or other regulations meant to protect scenic resources. Nonetheless, these issues will be further discussed in the SEIR.

d) **Less Than Significant With Mitigation**. The previous 2016 analysis determined that the WVC Master Plan and development project would not introduce significant levels of additional light or glare to the neighborhood with implementation of the WVC design guidelines that serve to reduce overall lighting. However, the proposed Development Plan Amendment No. 1 Project would introduce new site plans, building designs, landscaping and site lighting that require further analysis and may require mitigation. Therefore, potential impacts associated with light and glare could be sufficiently mitigated by design. The future placement of campus buildings and other structures, as well as interior and exterior lighting, and other considerations shall be further evaluated in the forthcoming SEIR.

Mitigation Measures:
See forthcoming SEIR

Mitigation Monitoring and Reporting Program:
See forthcoming SEIR

2. AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping & Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Source: Palm Springs General Plan 2007; California Department of Conservation; Farmland Mapping & Monitoring Program. 2023 Field Report Maps.

PREVIOUS ANALYSIS

Agriculture and forestry resources were not analyzed in the 2016 West Valley Campus and Phase I Project EIR due to the lack of these resources on the subject site and vicinity. No farmlands of import occur on site or in the vicinity, there is no applicable agriculturally related zoning on these lands, no timber resources occur on the property or in the vicinity, and no farmland conversions will occur. There were no project related impacts to these resources.

DISCUSSION OF IMPACTS

a-e) **No Impact.** The proposed West Valley Campus Development Plan Amendment No. 1 Project site is located in the heart of the City which is largely developed. There are no agricultural lands within several miles of the site, which is designated as "Urban and Built-Up Lands" on the Department of Conservation Farmland maps. There are no lands in the vicinity under a Williamson Act contract. The Project will not impact any significant

agricultural resources, will not convert designated farmlands of importance, or otherwise induce the conversion of farmlands, and will not result in the loss or conversion of forest land.

Similar to the previously approved Project, there will be no impacts to agricultural or forestry lands associated with the Amendment No. 1 Project, and further discussion of these resources is not required in the forthcoming EIR.

Mitigation Measures:

None required.

Mitigation Monitoring and Reporting Program:

None required.

3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) 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?	☒	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☒	☐	☐

Sources: SCAQMD CEQA Air Quality Handbook; "Air Quality Management Plan 2016," South Coast Air Quality Management District; "Coachella Valley PM_{10} State Implementation Plan," 2003; "EPA Green Book Designated Non-Attainment Areas for All Criteria Pollutants," as of December 5, 2013; "Table C-1: 2006-2008 Thresholds for Construction and Operation," South Coast Air Quality Management District, revised October 21, 2009; CalEEMod 2022.1.1.18; College of the Desert Palm Springs Development Plan/100% Schematic Design Package, WRNS Studio et al. June 29, 2023.

PREVIOUS ANALYSIS

According to the 2016 EIR, buildout of the previously approved West Valley Campus project does not represent a significant increase in overall land use intensity for City-wide air quality management, and will not represent a significant impact on regional plans for air quality. The previous EIR also determined that the SCAQMD thresholds would not be exceeded during construction or operation of the West Valley Campus. Results of the analysis also showed that LST thresholds were not expected to be exceeded during any phase of project Buildout. Therefore, air quality related impacts from the West Valley Campus were determined to be less than significant.

The proposed Project would result in the intensity of land uses, energy use and pollutant emissions that are within the level of use and intensity planned for in the approved WVC Master Plan. The proposed Amended No. 1 Development Plan could result in a cumulatively significant contribution to pollutant emissions, especially ozone precursors and particulate matter, and this potential should be further analysed in the forthcoming SEIR.

DISCUSSION OF IMPACTS

a) **No Impact.** The City of Palm Springs, including the Project site, is located within the Riverside County portion of the Salton Sea Air Basin (SSAB). SSAB is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is one of the 35 air quality regulatory agencies in the State of California and all development within the SSAB is subject to SCAQMD's 2016 Air Quality Management Plan (2016 AQMP) and the 2003 Coachella Valley PM_{10} State Implementation Plan (2003 CV PM10 SIP). The SCAQMD operates and maintains regional air quality monitoring stations at numerous locations throughout its jurisdiction. The Project site is located within Source Receptor Area (SRA) 30, (Coachella Valley) which includes monitoring stations in Palm Springs, Indio and Mecca.

Criteria air pollutants are contaminants for which state and federal air quality standards (i.e. California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS)) have been established. The SSAB exceeds state and federal standards for fugitive dust (PM_{10}) and ozone (O_3). Health risks associated with PM and ozone pollution include respiratory issues such as coughing, wheezing, asthma and even high blood pressure. Ambient air quality in the SSAB, including the proposed Project site, does not exceed state or federal standards for carbon monoxide, nitrogen dioxides, sulfur dioxide, lead, sulfates, hydrogen sulfide, or Vinyl Chloride.

The SSAB continues to exceed federal and state standards for ozone and PM_{10}. In order to achieve attainment in the region, the 2003 Coachella Valley PM_{10} Management Plan was adopted, which established strict standards for dust management for development proposals. The Project will contribute to an incremental increase in regional ozone and PM_{10} emissions.

Under CEQA, a significant air quality impact could occur if the project is not consistent with the applicable Air Quality Management Plan (AQMP) or would obstruct the implementation of the policies or hinder reaching the goals of that plan. The Project site is located within the SSAB and will be subject to SCAQMD's 2016 AQMP and the 2003 CV PM_{10} SIP. The 2016 AQMP is a comprehensive plan that establishes control strategies and guidance on regional emission reductions for air pollutants. The AQMP is based, in part, on the land use plans of the jurisdictions in the region. The Project site is designated "*Mixed Use/Multi-Use*" in the Palm Springs General Plan, which is defined as follows:

> *"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)

Both the approved 2016 Campus Master Plan and the proposed DPA No. 1 Project are compatible and consistent with the "public and quasi-public uses" cited above, and the proposed Project is therefore compatible with the 2016 AQMP assumptions.

The SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments, and cooperates actively with all state and federal government agencies. SCAG adopted the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS) to comply with the metropolitan planning organization (MPO) requirements under the Sustainable Communities and Climate Protection Act. The Growth Management chapter of the RTP/SCS forms the basis of land use and transportation controls of the AQMP. Projects that are consistent with the projections of population forecasts are considered consistent with the AQMP. The proposed Project would be implemented in accordance with all applicable rules and regulations contained in those plans in an effort to meet the applicable air quality standards, because the *Mixed Use/Multi-Use* land use was included in the SCAG analysis.

In conclusion, although the proposed WVC Development Plan Amd. No. 1 would contribute to impacts to air quality, as discussed below, it would not conflict with or obstruct the implementation of an applicable air quality plan because its land use characteristics were included in the development of regional plans. No impact is anticipated and analysis in the forthcoming EIR is not required.

b) **Potentially Significant.** A project is considered to have significant impacts if there is a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. As previously stated, the SSAB is currently a non-attainment area for PM_{10} and ozone. Therefore, if the Project's construction and/or operational emissions exceed SCAQMD thresholds for PM_{10} and ozone precursors, which include carbon monoxide (CO), nitrous oxides (NOx), and volatile/reactive organic compounds (VOC or ROG), then impacts would be cumulatively considerable and significant. The Coachella Valley has a history of exceeding regulatory ozone standards and is classified as a "extreme non-attainment" area under the federal Clean air Act (2023). The Coachella Valley is also designated a serious non-attainment area for PM_{10} and is subject to the 2003 SIP and local dust control guidelines.

Construction and long-term use (buildout) of the COD West Valley Campus Master Plan and Development Plan Amendment No. 1 Project have the potential to generate emissions of various types in association with site preparation, operations of construction vehicles, the generation of fugitive dust from site disturbance and grading activities, traffic associated with the new community college campus, and the use of electricity and the consumption of natural gas.

To provide an estimate of potential impacts, an assessment of development and future operational emissions should be calculated using CalEEMod 2022.1.1.18. The following are potential sources of future operational emissions:

- Vehicle emissions
- Combustion emissions associated with natural gas use
- Emissions associated with electricity use
- Landscape maintenance equipment emissions
- Architectural coatings

These various construction and operational activities would result in emissions of volatile organic compounds, or VOC's, as well as NO_X, CO, $PM_{2.5}$, PM_{10}, and SO_X. The EIR analysis should include a summary of the emissions caused by the projected build out of the COD WVC Master Plan and Development Plan Amd. No 1 Project.

c) **Potentially Significant.** The nearest sensitive receptors are single-family homes located immediately west of the project site and to the immediately east across Farrell Drive. Multi-family residential occurs immediately north of the site and Tahquitz Canyon Way. Finally, the subject property is located immediately north of the Palm Springs High School. Each of these surrounding developments is a sensitive receptor and an assessment of potential impacts to these receptors should be conducted and discussed in the Project SEIR.

d) **Less Than Significant With Mitigation.** The proposed West Valley Campus Development Plan Amd. No. 1 Project will include a "culinary and hospitality institute" that will include instructional kitchens, production kitchens and other food prep areas. While food preparation will be part of daily campus operations, standard industrial hoods and emission control devices will be installed in accordance with applicable California Department of Health and Safety Codes as a part of these facilities. Distance and dispersion may further reduce any potential odor impacts to levels that are less than significant. Therefore, with the implementation of mitigation, impacts related to objectionable odors may be mitigable to be less than significant, and further analysis will be conducted in the forthcoming SEIR.

Mitigation Measures:

See forthcoming SEIR.

Mitigation Monitoring and Reporting Program:

See forthcoming SEIR.

4. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and 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, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on State or federally protected wetlands (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?	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☒	☐	☐

Sources: General Plan, City of Palm Springs, 2007; Biological Resources Report for the Palm Springs General Plan, 2007; Coachella Valley Multiple Species Habitat Conservation Plan, prepared by the Coachella Valley Association of Governments, 2007; WVC Site Survey, September 28, 2023.

PREVIOUS ANALYSIS

According to previous analysis in the 2016 EIR for the WVC Master Plan, site preparation and the construction of new campus buildings has a limited potential to adversely affect sensitive species. The subject property is bare of most vegetation and the Project is not expected to adversely affect sensitive or special status species of plants or animals either directly or through habitat modification.

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.

The previous project was determined to be 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 previous project did not conflict with the adopted CVMSHCP, and potential impacts to local and regional biological resources were considered less than significant with mitigation, which included pre-demolition bird and bat surveys.

Although the previous project would have a limited potential to adversely affect sensitive plants or wildlife species, the project EIR required pre-construction nesting bird surveys if the initiation of demolition and construction occurs within the nesting season. These have been done. However, the potential exists for the Project to introduce invasive plants that could adversely affect local habitats. This potential should be evaluated in the forthcoming EIR.

DISCUSSION OF IMPACTS

a) **No Impact.** The subject property has been fully developed since the late 1960s and there is no native habitat located on site. Conditions today include a largely cleared site with 17± ficus trees in tree wells and limited perimeter landscaping. The site is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) but is not located within a Conservation Area. Neither the site nor the vicinity is expected to harbor habitat for any candidate, sensitive, or special status species. Neither does the proposed project conflict with any local or regional plans, policies, or regulations, or other promulgated by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Remaining on-site landscaping offers inadequate foraging and nesting sites for birds. Most bird species are protected under the international Migratory Bird Treaty Act (MBTA); however, proposed development that would be allowed under the Amd. No. 1 Project would not impact sensitive species and plant communities.

b) **No Impact.** As discussed in the 2016 EIR, there are no riparian habitats on this fully developed site. Therefore, the proposed college campus will have no substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service. Because there will be no impacts to riparian habitats, further analysis is not required in the forthcoming EIR.

c) **No Impact.** The subject property is located in an urbanized area of the City of Palm Springs and away from any natural or manmade drainage or wetlands. As previously determined in the 2016 EIR, neither the original nor the proposed Development Plan Amd. No. 1 Project will have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act, and further analysis of wetlands is not required in the forthcoming SEIR.

d) **No Impact.** The subject property is located in a largely urbanized area of the city, which is largely absent of viable native habitat that could support or provide a migratory of movement corridor for wildlife (migratory bird species addressed separately in 4.a, above). There are no aquatic resources on site or in the vicinity that could support fish. There are no native wildlife nursery sites on the subject property. As previously determined in the 2016 EIR, campus development is not expected to interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Further analysis of migratory species or migratory movement is not required in the forthcoming SEIR.

e, f) **Less Than Significant With Mitigation.** As noted in response 4.a., and previously discussed in the 2016 EIR, the subject property is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) but is not located within a Conservation Area. The site has been fully developed, has largely been cleared and has very limited vegetation. The proposed Development Plan Amd. No. 1 Project will not conflict with any city or county policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Nonetheless, the Project plant palette should be reviewed to ensure that potentially invasive plants, as identified in the CV MSHCP, are not included in the Project's landscape plan. With the limited potential for invasive plant introduction, the proposed Project's development on this previously developed site will not conflict with the provisions of the Coachella Valley MSHCP or any other adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Further analysis of local, regional, or state habitat conservation plans or policies is not required in the forthcoming SEIR.

Mitigation Measures:

See forthcoming SEIR.

Mitigation Monitoring and Reporting Program:

See forthcoming SEIR.

5. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Sources: General Plan, City of Palm Springs, 2007; Cultural Resources Technical Memo for the Palm Springs General Plan, 2007; Historic Resources Assessment Report of Palm Springs High School Campus, Daly & Associates, March 2013.

PREVIOUS ANALYSIS

According to previous analysis in the 2016 EIR, no cultural resources have been recorded within the Project area, although two sites of recognized historic significance, representing 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 respectively. While the Project area has not been surveyed for cultural resources, the lack of evidence of settlement and development activities since at least the 1950s, and the extensive ground disturbances associated with the construction of the existing and demolished buildings and the surrounding parking lot starting in the 1960s suggest that the project area is relatively low in sensitivity for archaeological resources from both the prehistoric and the historic periods.

No other archaeological or historic features are known to have been located on the subject property per the 2016 EIR. The general area in which the site is located is not known to contain sensitive archaeological sites, as identified in the Palm Springs General Plan.[2] 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.[3]

Four buildings located on the Palm Springs High School Campus are eligible for listing in the National Register and/or the California Register of Historic Resources. The high school Administration Building located at the southwest corner of Farrell Drive and Baristo Road should be given special attention, as its value as an historic resource could be adversely affected by the proposed Project.

The retail mall, demolished in 2019, encompassed approximately 332,000 square feet. Today, the subject property includes post-demolition graded areas and portions of the mall paved parking lots now devoid of landscaping. No on-site structures nor the surrounding area are part of a locally designated historic district nor identified as historically unique or significant on any national, state, or local historic registers.

Although the previous EIR determined there was a low probability of cultural/archaeological resources occurring onsite, the EIR set forth mitigation measures to ensure appropriate resource identification and recovery in the event cultural or archaeological resources are uncovered during the construction process.

DISCUSSION OF IMPACTS

a) **Potentially Significant.** The subject property has been developed at least since the early 1960s, which has resulted in extensive site disturbance, excavation and grading, and other impacts. The proposed Project will not adversely affect the adjoining Palm Springs Cultural Center. Due to the lack of historic resources present on site, and as previously analyzed in the 2016 EIR, the proposed Project will have no impact to an on-site historical resource pursuant to § 15064.5. However, with substantial changes to the WVC Development Plan and the nearby occurrence of sensitive historic buildings, and further analysis of potential impacts should be evaluated in the forthcoming SEIR.

b) **Less Than Significant.** As previously stated above, the subject property has been developed at least since the early 1960s, which has resulted in extensive site disturbance, excavation and grading, and other impacts. The site is also located on a portion of the valley floor well removed from the traditional settlement areas of the local Cahuilla people, who primarily utilized the lands in the vicinity of the mountain canyons where food and water, and fiber and shelter were more readily available. There are no records of Native American cultural site on or in the immediate vicinity of the subject property. Nonetheless, new excavation and construction could conceivably uncover archaeological resources, provision for which should be made in the Project SEIR.

2 Figure 5-6, Palm Springs General Plan, 2007.
3 "Historical/Archaeological Resources Survey Report, The Aqua Project," CRM Tech, December 7, 2004.

c) **No Impact.** No cemeteries or human remains are known to occur on-site. It is unlikely that human remains will be uncovered during Project development. Should human remains be uncovered during grading of the site, California law requires that all activity stop, that the coroner be notified, and that he or she determine the nature of the remains, and whether Native American consultation will be required. This requirement of law assures that there will be no impact to cemeteries or human remains, and further analysis is not required in the SEIR.

Mitigation Measures:

See forthcoming SEIR.

Mitigation Monitoring and Reporting Program:

See forthcoming SEIR.

6. ENERGY -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Sources: College of the Desert Palm Springs Development Plan/100% Schematic Design Package, WRNS Studio et al. June 29, 2023

PREVIOUS ANALYSIS

The approved 2016 West Valley Campus Master Plan sets forth several important design principles and development strategies meant to enhance the sustainability of the campus. These included the use of sustainable sources of construction and building materials to the greatest extent practicable, renewable energy generation and energy conservation. Related aspects of the Project that constitute mitigation by design were also noted. COD adopted a "Sustainability Policy" designed to implement principles and guidelines of sustainable stewardship in facilities design and operation, campus management, and teaching and learning. 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 sustainability principles embodied in the 2016 COD WVC Master Plan enhanced 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 to reduce energy consumption. In this regard, the 2016 campus master plan incorporated the use of passive solar design, and natural ventilation was therefore encouraged throughout the project. The plan also directed the application of solar thermal and photovoltaic energy systems to provide space and water heating (and potentially cooling), as well as electricity.

According to the 2016 EIR, the 2016 approved WVC Master Plan will generate a substantial demand for electrical power. Energy usage factors for the proposed Project were obtained from the U.S. Energy Information System. Based on these factors, the WVC Development Plan Amd. No. 1 Project has the potential to consume 3,072,500 kWh per year at buildout. Natural gas consumption is estimated at 10,481,664 kBTU (1,000 British Thermal Units) per year. Energy demands in the region are expected to 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 associated with energy demands were expected to be less than significant.

By 2030, the proposed Project may to generate at least 75% of its electrical energy needs from renewable sources, primarily via solar photovoltaic arrays. In addition to a highly integrated on-campus energy system, the proposed Project also plans to provide energy efficient EV charging equipment to be certified under ENERGY STAR. Project goals are meant to ensure greenhouse gas (GHG) emissions are 75% below 1990 levels, including 100% of all new buildings to be constructed as Zero Net Energy (ZNE), and will reduce embodied carbon in building materials in accordance with Assembly Bill 262 Buy Clean California (AB 262).

DISCUSSION OF IMPACTS

a, b) **Less Than Significant Impact**. Similar to the previously approved project, the proposed Development Plan Amd. No. 1 Project will utilize finite (non-renewable) and renewable energy resources during both construction and operational activities. Construction-related energy demand comes from the operation of construction equipment and the manufacturing of construction materials. Operational energy demand primarily comes from building/site lighting, HVAC systems, and use of electricity and natural gas for space heating, hot water and in instruction and event kitchens.

As with the previously approved 2016 Campus Master Plan, the proposed Project strives for sustainability, which is considered one of the Project's four signature curriculum programs. The same sustainability principles embodied in the COD WVC Master Plan have been carried over to the proposed Development Plan Amd. No. 1 Project. The proposed Project will be constructed in accordance with the Uniform Building Code, California Green Building Code, and Energy Code to ensure the most efficient construction/building technologies are used, which will benefit overall building operations. Operational practices of the future college and event center guests will be designed per applicable Green Building Codes for non-residential uses to ensure energy efficiency and to reduce wasteful and unnecessary consumption of energy resources. These requirements of law ensure that energy use in these future buildings will not be wasteful.

The Project will not interfere with any state or local plan that promotes renewable energy or energy efficiency. Adherence to the applicable state standards enforced by SCE and the Southern California Gas (SCG) will ensure the development and operation of the Project are consistent with current energy standards and conservation goals. Nonetheless, the forthcoming EIR should analyze energy demands of the proposed Project and further discuss "mitigation by design."

Mitigation Measures:

See forthcoming SEIR.

Mitigation Monitoring and Reporting Program:

See forthcoming SEIR.

7. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
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 direct or indirect 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?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Sources: Palm Springs General Plan 2007; Safety Element Technical Background Report-Palm Springs General Plan, prepared by ECI, September 2005; Palm Springs High School Field House Geotechnical and Seismic Hazard Report, prepared by Earth Systems Southwest, December 12, 2013; Geotechnical Exploration-Proposed Palm Springs New Campus College of the Desert, prepared by Leighton & Associates, December 23, 2019; College of the Desert Palm Springs Development Plan/100% Schematic Design Package, WRNS Studio et al. June 29, 2023.

PREVIOUS ANALYSIS

The Project 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 (San Andreas or San Jacinto Faults) would impact the site, primarily in the form of strong groundshaking, within the design life of the campus.

According to the 2016 EIR, 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 WVC 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 have the potential to generate blowing sand and particulate matter that could impact both the subject site and off-site properties.

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 or can be made to be less than significant with proper remediation.

No hazards associated with fault rupture will occur onsite; however, structures and other improvements could be subject to strong groundshaking during an earthquake on a nearby fault. Potential hazards associated with groundshaking can be minimized through adherence to California Building Code and other applicable standards.

Dust control plans will be required for all stages of construction to ensure fugitive dust and blowsand is minimized to the greatest extent practicable; once construction is complete, buildings, landscape 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 are expected to be less than significant but should be further evaluated in the forthcoming SEIR

DISCUSSION OF IMPACTS

a) i. **No Impact.** This site is not located within an Alquist-Priolo Fault Zone and there will be no direct ground faulting impact associated with the Project site. The nearest active fault is the Banning Branch of the San Andrea Fault and is located approximately 4.5 miles to the north northeast. Therefore, no impacts associated with fault-induced ground rupture on the Project site are expected to occur and further analysis is not required in the forthcoming SEIR.

ii. **Less than Significant With Mitigation.** The City of Palm Springs is located in an area where numerous active faults are present. At least two active or potentially active faults extend through or near the northern portions of the City: the Banning fault and the Garnet Hill fault, which are associated with the San Andreas Fault Zone. Other faults in the region, such as the Mission Creek and Coachella Branches of the San Andreas, San Jacinto Fault, and San Gorgonio Pass faults, also have the potential to produce strong seismic shaking in Palm Springs.

The San Andreas Fault is capable of generating a moment magnitude 7.4 (Richter scale) earthquake. All structures in the planning area will be subjected to strong ground shaking in a large quake on local segments of this fault, and could seriously damage buildings and other structures if not properly designed. The proposed Project will introduce one and two-story buildings of up to 51 feet in height. It is unclear whether or to what extent geotechnical conditions could threaten these new campus design elements. Therefore, the exposure of people to risks associated with strong seismic ground shaking could be significant without proper engineering and design mitigation. All potential impacts related to geology and soils will be mitigated through proper grading, site and building design, and adherence to applicable building codes, and impacts are expected to be less than significant with proper design mitigation. Nonetheless, standard requirements and potential mitigation measures should be further discussed in the forthcoming SEIR.

iii. **Less than Significant.** According to the Palm Springs General Plan, the Project site is located in an area of "low" liquefaction susceptibility. This area is characterized by fine-grained granular sediments that may be susceptible to liquefaction; however, the depth to ground water at this located is greater than 100-feet, greatly reducing the potential for liquefaction at this site. The site is located in an area that is susceptible to high levels of groundshaking and may result in localized impacts related to liquefaction around saturated foundations or other load-carrying structures. The Project area is mapped as having a moderate susceptibility to seismically inducted settlement. With proper foundation and structural engineering, impacts associated with liquefaction and ground failure are expected to be less than significant. Nonetheless, standard requirements and potential mitigation measures should be further discussed in the forthcoming SEIR.

iv. **Less than Significant**. The Palm Springs General Plan and associated technical studies indicate that potential landslide hazard is primarily located in hillsides or mountainous areas of the City. The subject property is located in an area designated as having a "low" susceptibility to landslides. There is the potential for the collapse of trenches and larger excavations, and caution should be taken to shore up trenches and excavations to avoid catastrophic collapse. The potential for landslides, including those that may be seismically induced, is considered to be less than significant. Nonetheless, standard requirements and potential mitigation measures should be further discussed in the forthcoming SEIR.

b) **Less than Significant**. As previously analyzed in the 2016 EIR, the Project is located in an area with soils comprised of silty sand, sand and some gravel, and is considered to be susceptible to both wind and water erosion. Erosion control should be incorporated into project excavation and grading plans to avoid or limit soil erosion during and following Project development. A dust control plan will be required to accompany such 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 or eliminate wind erosion. The Project-related loss of topsoil or induced soil erosion will be less than significant. Nonetheless, standard requirements and potential mitigation measures should be further discussed in the forthcoming SEIR.

c) **Less than Significant.** The Project is located within an area that has a low susceptible to landslides. The site has been in a fully disturbed and/or developed state for at least the past 50 years and is not located on an unstable geologic unit nor do on-site soils indicate any significant instabilities. Neither is there any indication that on-site soils would become unstable as a result of the Project. Development of the campus project is not expected to result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Nonetheless, standard requirements and potential mitigation measures should be further discussed in the forthcoming SEIR.

d) **No Impact.** The Project site soils are primarily made up of silty sand, sand and gravel deposits. Geotechnical data indicate that the site does not include expansive soils. Impacts related to expansive soils are not anticipated and further analysis is not required in the forthcoming SEIR.

e) **No Impact.** The on-site soils are capable of supporting on-site septic tanks and leach fields. However, the subject property is served by the local municipal sewer system and on-lot septic systems will not be required and further analysis is not required in the forthcoming SEIR.

Mitigation Measures:

See forthcoming SEIR.

Mitigation Monitoring and Reporting Program:

See forthcoming SEIR.

8. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

Source: Palm Springs Climate Action Plan, May 2013; CalEEMod V. 2022.1.1.18; College of the Desert Palm Springs Development Plan/100% Schematic Design Package, WRNS Studio et al. June 29, 2023.

PREVIOUS ANALYSIS

The City of Palm Springs has developed a Climate Action Plan (CAP) that sets forth a series of strategies to achieve greenhouse gas reduction targets. According to the City's CAP, the Palm Springs 2010 communitywide emissions baseline is 431,594 metric tons of CO_2e ($MTCO_2e$), which is equivalent to 9.7 $MTCO_2e$ per capita. At buildout, the previously approved (2016) COD WVC Project was expected to generate approximately 8,326.50 metric ton of CO_2e per year. This represents a 5,754.63 metric ton reduction of CO_2e upon buildout of the campus in comparison to the previous mall's GHG emissions in 1990. This reduction exceeded the City's targeted reduction of CO_2e.

In addition, GHG emissions from operation of the Master Plan Amd. No. 1 Buildout are expected to be in compliance with both AB 32 and B-30-15 reduction targets. Due to the proposed Project's net CO_2e reduction from 1990 levels and adherence to the City of Palm Springs approved CAP, impacts related to GHG emissions are considered less than significant.

DISCUSSION OF IMPACTS

a, b) **Potentially Significant**. Certain gases in the earth's atmosphere, classified as greenhouse gases (GHGs), play a critical role in determining the earth's surface temperature. Prominent GHGs contributing to the greenhouse effect are CO_2, methane (CH_4), nitrous oxide (N_2O), and fluorinated compounds. Sources of GHGs include both natural and anthropogenic (human-caused) processes. Anthropogenic emissions of these GHGs in excess of natural ambient concentrations are responsible for intensifying the greenhouse effect and have led to a trend of unnatural warming of the earth's climate.

State laws such as Assembly Bill 32 (AB 32) and Senate Bill 32 (SB 32) require all cities to reduce greenhouse gas emissions to 1990 levels by the year 2020. SB 32 is the extension of AB 32 which requires the state to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030.

The WVC Development Plan Amd. No. 1 EIR should summarize the potential for the Project to generate GHG emission associated with all aspects of campus construction, and day-to-day operations, including GHG emissions from power plants, and those associated with the consumption of natural gas and vehicular emissions. Sources of GHG emissions that should be evaluated in the SEIR include those from the use of natural gas and electricity, mobile sources, solid wastewater use and others. Mitigation measures should also be provided in the EIR that reduce GHG emissions to the greatest degree practicable.

Mitigation Measures:

See forthcoming SEIR.

Mitigation Monitoring and Reporting Program:

See forthcoming SEIR.

9. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
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 of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Source: Palm Springs General Plan, 2007; Safety Element Technical Background Report-Palm Springs General Plan, prepared by ECI, September 2005; Palm Springs High School Field House Pipeline Proximity Report, prepared by Earth Systems Southwest, December 6, 2013; Riverside County Airport Land Use Compatibility Plan Policy Document, March 2005; Cortese List (https://dtsc.ca.gov/); College of the Desert Palm Springs Development Plan/100% Schematic Design Package, WRNS Studio et al. June 29, 2023.

PREVIOUS ANALYSIS

Per the 2016 certified EIR, buildout of the previously approved Campus Master Plan would involve the operation of construction vehicles and equipment onsite and on surrounding roads. Construction of new buildings and accessory structures would 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 would store a wide range of chemicals for buildings and facilities maintenance, classroom laboratories and research facilities, and landscape maintenance. However, none of these were expected to be in sufficient quantities or types as to pose a threat to humans or cause a foreseeable chemical release into the environment.

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 materials management protocols are followed, there would be no temporary or long-term adverse impacts to schools associated with hazardous materials.

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.[4] The previously approved West Valley Campus buildings were limited to two stories in height but structures of up to 85 feet are permissible under the approved Campus Master Plan. Both the FAA and the County Airport Land Use Commission had determined that the maximum 85-foot height limit set forth in the approved 2016 WVC Master Plan would not adversely impact airport operations or safety. The campus would not create other flight hazards such as emission of excessive dust, steam, or smoke, or electrical interferences that may interfere with airport operations. It would 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. The FAA previously made a "Determination of No Hazard to Air Navigation"[5] for the development of structures of this height at this location.

Ten (10) mitigation measures were set forth in the 2016 certified EIR, three (3) of which were related to potential asbestos and lead remediation, which were implemented during demolition of the retail mall. The remaining mitigation measures were recommended to assure that general project-related hazards are avoided or reduced to insignificant levels.

DISCUSSION OF IMPACTS

a, b) **Less than Significant**. The proposed Development Project Amd. No. 1 includes development of a student learning accelerator, culinary and hospitality institute, event center, transit center and mobility hub, and other facilities. The proposed uses would involve use of limited quantities of hazardous materials such as cleaning and degreasing solvents, fertilizers, pesticides, and similar materials. These chemicals will be transported and stored within the Project site in an approved manner. Potentially hazardous materials will be kept in limited quantities and could require a hazardous material handling/storage permit. The manner in which commercial chemicals are stored and handled is highly regulated by the Fire Department, County and State. These standard requirements will assure that impacts associated with commercial quantities of chemicals will be less than significant. Nonetheless, potential impacts regarding the handling of hazardous materials and additional mitigation measures should be further discussed in the forthcoming SEIR.

c) **Less than Significant With Mitigation.** The Project site is located immediately north of the Palm Springs High School and in proximity of the Ramon Academy Alternative Center, which should be considered sensitive receptors for the release of hazardous materials at the subject property. The Project may include chemistry and other laboratories that handle potentially hazardous or toxic materials. As previously mentioned above, standard requirements will assure that impacts associated with the handling or emissions of hazardous materials will be less than significant. However, the construction and operation of the proposed Project could result in the emission of hazardous or toxic materials, and potential impacts should be assessed in the project SEIR.

d) **No Impact.** The project site is not located on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, no impacts are expected, and further analysis is not required in the forthcoming SEIR.

e) **Less than Significant.** As previously analyzed in the 2016 EIR, the Project is located within the airport land use plan developed for the Palm Springs International Airport, which is located approximately one-half mile east of the subject property. Flights approaching and departing the Palm Springs International Airport do not typically fly over the project site, which is located perpendicular to the mid-runway area of the airport and outside the airport operations take-off and landing approach zones (Map PS-2).

[4] Map PS-1, "Riverside County Airport Land Use Compatibility Plan, Volume 1," October 14. 2004.

[5] "Determination of No Hazard to Air Navigation". Obstruction Evaluation Group, Federal Aviation Administration. December 15, 2015.

Based upon the airport land use compatibility plan, the subject property is located just within Compatibility Zone E and is one-quarter mile outside the airport's 60 CNEL noise compatibility contour for operations year 2020. No land use incompatibilities with the current or long-term operations of the airport are expected. In addition, the FAA previously made a "Determination of No Hazard to Air Navigation"[6] for the approved Campus Master Plan and Phase I Project in 2016 for the development of structures up to 85 feet in height at this location. Nonetheless, the relationship of the airport to the proposed Development Plan Amd. No. 1 Project should be further evaluated in the project SEIR.

f) **Less than Significant.** The site is bounded on three sides by public roads, two of which are four-lane arterial roadways. Sufficient room exists on site to facilitate construction equipment and materials storage and staging, and all development activities. Except for connections to infrastructure located in the public rights-of-way, the Project is not expected to interfere with emergency or other vehicular traffic on the surrounding roadways. The Project site plan calls for three main entrances, two of which (Tahquitz Canyon Way @ Sunset Way and Baristo Road) are signalized. Therefore, the proposed campus development Project is not expected to impair the implementation of or physically interfere with any adopted emergency response plan or emergency evacuation plan, and further analysis is not required in the forthcoming EIR.

g) **No Impact** The site is not located in a wildland fire hazard area. Therefore, the proposed DPA No. 1 Project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, and further analysis is not required in the forthcoming EIR.

Mitigation Measures:

See forthcoming SEIR.

Mitigation Monitoring and Reporting Program:

See forthcoming SEIR.

10. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐

[6] "Determination of No Hazard to Air Navigation". Obstruction Evaluation Group, Federal Aviation Administration. December 15, 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 or through the addition of impervious surfaces, in a manner which would:	☐	☐	☐	☐
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐
iii) 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; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Source: Palm Springs General Plan 2007; Safety Element Technical Background Report-Palm Springs General Plan, prepared by ECI, September 2005; Master Drainage Plan for the City of Palm Springs, prepared by Riverside County Flood Control & Water Conservation District, 1982; College of the Desert Palm Springs Development Plan/100% Schematic Design Package, WRNS Studio et al. June 29, 2023.

PREVIOUS ANALYSIS

Per the 2016 EIR, buildout of the previously approved West Valley Campus Master Plan would improve the long-term drainage conditions and runoff water quality compared to previous conditions. The mall was demolished and removed in 2019 and extensive grading and associated remediation has occurred, with overall grade and drainage maintained. Project development plans call for on-site runoff to be conveyed to a series of on-site retention basins by sheeting and swales. It was assumed in 2016 that BMP facilities would be located in the vicinity of Baristo Road, where the surface flow volumes are greatest. The DPA No. 1 Project calls for a more distributed series of on-site retention basins with excess flows to be conveyed to planned facilities within the Farrell Drive and Baristo Road rights-of-way.

Stormwater detention for the Project will 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 along the Farrell Drive and Baristo Road rights-of-way and into the aforementioned planned City facilities in these streets.

Based upon 2015-2016 site conditions, City stormwater facilities, and design analysis conducted for the approved 2016 West Valley Campus project, the proposed DPA No. 1 Project would comply with all applicable water quality standards and discharge requirements. The proposed Project would 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.

Buildout of the previously approved and proposed DPA No. 1 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.

DISCUSSION OF IMPACTS

a) **Less than Significant.** The proposed DPA No. 1 Project would be developed on a previously fully developed commercial site, which drains runoff to Farrell Drive and Baristo Road rights-of-way in which it is conveyed south to the Tahquitz Creek Channel. The City has approved plans and secured funding to construct new underground drainage facilities adjacent to the Project site along Farrell Drive and a portion of Baristo Road, which will serve the Project site. It is expected that campus development pursuant to the DPA No. 1 Project will also utilize on-site facilities to retain and detain and treat runoff before discharging off-site. The Project engineer will assure that the operational BMPs for the Project satisfy local, state, and federal standards. Best management practices will assure that storm flows leaving the site during and after construction are not contaminated with hazardous or otherwise polluting materials, including silt. Implementation of these standard requirements will ensure that the Project's potential impact to water quality from runoff will be less than significant. Nonetheless, the results of the preliminary hydrology study and Water Quality Management Plan (WQMP) will be evaluated in the forthcoming SEIR to ensure water quality standards will not be violated.

b) **Less than Significant.** As noted herein, the subject property has gone through almost seven decades of development that over the years has generated a demand for and has been able to rely on groundwater resources managed and delivered to the site by Desert Water Agency. Development of the subject campus is not expected to adversely impact or interfere with groundwater recharge and the Project is not expected to substantially deplete local groundwater supplies. Nonetheless, the project SEIR should further analyse existing potential water demands associated with the proposed DPA No. 1 Project.

c i-iv) **Less Than Significant.** As noted above, there currently and historically has been very limited on-site stormwater retention, and most stormwater flows have heretofore discharged to city drainage facilities located adjacent to the site. It is uncertain to what extent the development of the DPA No. 1 Project will require the development of on-site stormwater retention facilities adequate to demonstrate compliance with City retention and discharge requirements. In any event, development of the campus is not expected to substantially alter the existing drainage pattern of the site or area, or substantially increase the rate or amount of surface runoff in a manner that could result in flooding on or off site.

The subject property is located within the boundaries of the Palm Springs Master Drainage Plan and is bounded on the east and south by sub-surface drainage facilities, including the forthcoming Drainage Line 20 and Lateral 20E, which will convey storm flows south to Tahquitz Creek. The quality of storm runoff from the Project site is expected to be equal or superior to that under current or historic site conditions. Improved first-flush facilities are planned which will improve the quality of stormwater leaving the site. Therefore, it is anticipated that the proposed DPA No. 1 Project will not create or contribute runoff that could exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The Project will not have a significant adverse effect on local or regional ground water quality or quantity. With the implementation of required Best Management Practices (BMPs) to project design and maintenance, no significant long-term impact to water quality would result. Therefore, while impacts associated with water quality still need to be clarified, impacts are expected to be less than significant. Nonetheless water quality issues will be further discussed in the forthcoming SEIR.

d) **No Impact.** The West Valley Campus site is not located near a levee or dam. The project site is not located near areas with the potential for inundation by seiche, tsunami, or mudflow. Therefore, no impacts are expected and further analysis is not required in the forthcoming EIR.

e) **Less Than Significant**. The proposed Project will be required to comply with all applicable water quality standards, Best Management Practices (BMPs), including drought-tolerant landscape measures, and will implement a WQMP for both construction activities and long-term operation of the site. In addition, the

College will prepare a State Water Pollution Prevention Plan (SWPPP) and DPA No. 1 Master Drainage Plan to ensure water quality and stormwater management complies with State and local provisions. Adherence to these management plans and implementation of industry standard Best Management Practices will ensure the Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Nonetheless, the project SEIR should further analyze the proposed Project's potential impacts to water demand and water quality as it relates to adherence groundwater sustainability and water quality control plans, respectively.

Mitigation Measures:

See forthcoming SEIR.

Mitigation Monitoring and Reporting Program:

See forthcoming SEIR.

11. LAND USE AND PLANNING - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Source: Palm Springs General Plan 2007; Coachella Valley Multiple Species Habitat Conservation Plan, 2007; College of the Desert Palm Springs Development Plan/100% Schematic Design Package, WRNS Studio et al. June 29, 2023.

PREVIOUS ANALYSIS

According to the 2016 EIR, the Design Guidelines set forth in the approved West Valley Campus Master Plan (2016) were found to be consistent with the applicable policies set forth in the current (2007) City General Plan, and the project would not conflict with applicable City land use plans, policies, or regulations. In addition, the previous project was considered a permitted use under the City's "Planned Development" (PD) zoning designation, which recognizes the appropriateness of institutional uses such as schools. The subject site was suitable for the Project, and was 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 Campus Master Plan development standards that enhance the campus' compatibility. Consultation with the City also indicated that, based on the 2014 traffic analysis for buildout of the campus, traffic generated by the Project can be accommodated by the local street network, and that the development will protect the public health, safety and general welfare. Also see Section 17 of this CEQA Initial Study.

DISCUSSION OF IMPACTS

a) **No Impact**. The proposed Project will implement the approved WVC Master Plan and will result in the construction of 121,025 assignable square feet of space. At WVC buildout, up to 330,000± square foot functional community college campus and associated facilities may be constructed. The DPA No. 1 Project will not divide an established community. As a result, no impact is expected, and further analysis in not required in the forthcoming SEIR.

b) **Less than Significant**. The subject property is designated "*Mixed Use/Multi-Use*" in the Palm Springs General Plan. The proposed Project has been evaluated within the context of the following City General Plan definitions and policies:

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

It should first be noted that the proposed DPA No. 1 Project falls under the jurisdiction of the Desert Community College District. Previous analysis in the 2016 certified EIR determined that the college campus land use was appropriate for the site and consistent with the intent of the City General Plan. Therefore, the proposed DPA No. 1 Project is also compatible and consistent with the "public and quasi-public uses" cited above and will not significantly alter existing natural features or landforms.

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

The City 2007 General Plan includes numerous policies that are relevant to the campus land use at the subject property, as described below.

> *"LU1.2 Encourage the exchange of public and private lands and the consolidation of parcels to create buildable sites and to achieve greater efficiency of land use."*
>
> *"LU1.4 Encourage the expansion of existing facilities or the introduction of new uses that are considered to be of significant importance and contribute exceptional benefits to the City."*
>
> *"LU1.7 Require new construction to mitigate impacts on the City's housing, schools, public open space, childcare facilities, and other public needs."*
>
> *"GOAL LU2: Maintain the City's unique "modern urban village" atmosphere and preserve the rich historical, architectural, recreational, and environmental quality while pursuing community and business development goals."*
>
> *"LU4.4 Encourage the reuse of obsolete commercial properties and discourage the proliferation of strip commercial centers through rezoning, parcel consolidation, or incorporation of midblock residential development in selected areas."*

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

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

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

As indicated by the above General Plan goals and policies, the DPA No. 1 Project is considered to be consistent with the City General Plan. The site has been recognized by the City as being significantly underutilized since at least 2007 and the ability of the retail mall to retain tenants had been steadily decreasing up until the time it was demolished in 2019.

The proposed Project will greatly improve long-term land use efficiencies on site and in the project vicinity, complementing the existing PSCC/Camelot Festival Theaters and the Palm Springs High School. The Project will also significantly enhance the provision of educational facilities and opportunities in the City and western portion of the Coachella Valley.

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

Palm Springs Zoning Ordinance

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

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

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

The Project implements the approved WVC Master Plan and is a use that would be permitted under the City PD zoning designation, the ordinance recognizing the appropriateness of institutional uses such as schools.

As noted in Section 4: Biological Resources of this Initial Study, the City of Palm Springs participates in the Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP), and by extension the Desert Community College District benefits from the City's role as a "Permittee" under the Plan. The CV MSHCP is a comprehensive regional plan encompassing a planning area of approximately 1.1 million acres and conserving approximately 240,000 acres of open space. The Plan is intended to address the conservation needs of a variety of plant and animal species and natural vegetation communities that occur in the Coachella Valley region. The CV MSHCP was finalized in October 2008 and establishes a system of preserves outside of urbanized areas in the valley in order to protect lands with high conservation value. It streamlines permitting processes by implementing state and federal endangered species acts while providing for land development within its planning area. The proposed Project is not located within the boundaries of any MSHCP Conservation Area.

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

Summary
Previous analysis in the 2016 certified EIR determined that the college campus land use was appropriate for the site and consistent with the intent of the General Plan and zoning ordinance. Therefore, the proposed DPA No. 1 Project is also considered compatible and consistent with the "public and quasi-public uses" cited above and will not significantly impact a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Mitigation Measures:

See forthcoming SEIR.

Mitigation Monitoring and Reporting Program:

See forthcoming SEIR.

12. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

PREVIOUS ANALYSIS
Preliminary geotechnical analysis for the 2016 certified EIR indicated 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 practicable, and the WVC and DPA No. 1 Project will not result in the loss of significant mineral resources.

DISCUSSION OF IMPACTS

a,b) **No Impact.** The subject and surrounding lands are located on lands designated MRZ-3 in the referenced mineral land classification study prepared by the State of California. The MRZ-3 designation is assigned to lands containing aggregate deposits, the significance of which cannot be evaluated from available data. The subject property is located on silty sand, sand and gravel type soils and are unlikely to yield minable aggregate resources. While it is not known for certain whether retrievable aggregate mineral resources occur at depth on-site or in the vicinity of these lands, their circumstance does not lend them to being exploited for mineral extraction. In addition, analysis in the 2016 certified EIR determined that development of subject site will not result in the loss of significant mineral resources. Therefore, the proposed DPA No. 1 Project would result in no impacts to a known mineral resource or to the availability of a locally important mineral resource and further analysis not required in the forthcoming EIR.

Mitigation Measures:

None required

Mitigation Monitoring and Reporting Program:

None required

13. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

Source: Palm Springs General Plan 2007; Riverside County Airport Land Use Compatibility Policy Document, March 2005; College of the Desert Palm Springs Development Plan/100% Schematic Design Package, WRNS Studio et al. June 29, 2023.

PREVIOUS ANALYSIS

As discussed in the 2016 certified EIR, noise impacts resulting from implementation of the WVC Master Plan (including the subject DPA No. 1 Project) will include short-term and long-term noise 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 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. The outdoor event lawn at the Event Center could also be a source of excessive community noise. A 450kw emergency power generator is also planned at the central plant.

None of the noise impacts associated with the approved WVC Master Plan and Phase I Development Plan (2016) were expected to be significant with the application of common, programmatic measures imposed on all development, and therefore specific mitigation was not required. Nonetheless, mitigation measures were provided in order to assure that potential noise intrusions are avoided or minimized. The changes in the design and distribution of campus uses and the applicability of and need for mitigation measures for the Project will be further evaluated in the forthcoming SEIR.

DISCUSSION OF IMPACTS

a) **Potentially Significant**. The proposed DPA No. 1 Project would result in short-term and long-term noise 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. Nonetheless, the Project SEIR should further analyse the potential impacts of the project on short-term and long-term noise environment, including those associated with the outdoor event lawn, the operations at the central plant and elsewhere the Project could generate objectionable noise levels. Also, whether the project could expose persons to noise levels in excess of established standards should be further evaluated in the SEIR.

b) **Less than Significant With Mitigation.** This project will not result in permanent ground vibration or ground noise. Short-term increases in this type of noise would be limited to demolition, excavation and grading, and construction activities. These impacts would be short-term in nature and would occur during the less sensitive daytime hours. Impacts will fall off quickly with distance and are expected to be less than significant. Nonetheless, potential impacts related to groundborne vibrations shall be further discussed in the forthcoming SEIR.

c) **Less Than Significant.** The subject property is located within the airport land use plan developed for the Palm Springs International Airport, which is located approximately one-half mile east of the subject property. Flights approaching and departing the Palm Springs International Airport do not typically fly over the project site, which is located perpendicular to the mid-runway area of the airport and outside the airport operations take-off and landing approach zones (Map PS-2).

Based upon the airport land use compatibility plan and Part 150 airport noise analysis, the subject property is located just within Compatibility Zone E and is one-quarter mile outside the airport's 60 CNEL noise compatibility contour for operations year 2020. The airport compatibility plan also indicates that schools in Compatibility Zone E are "generally compatible." No land use incompatibilities with the current or long-term operations of the airport are expected. Nonetheless, the relationship of the airport to the proposed West Valley Campus Master Plan Amd. No. 1 Project should be further evaluated in the Project SEIR.

Mitigation Measures:
See forthcoming SEIR.

Mitigation Monitoring and Reporting Program:
See forthcoming SEIR.

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

Source: Palm Springs General Plan 2007; 2020 US Census; California Department of Finance; "City of Palm Springs General Plan Housing Element," adopted October 2007; College of the Desert Palm Springs Development Plan/100% Schematic Design Package, WRNS Studio et al. June 29, 2023.

PREVIOUS ANALYSIS

According to the 2016 certified EIR, the previously approved West Valley Campus Master Plan would accommodate approximately 3,000 full-time equivalent students (FTES) or an enrollment of 8,040 students and would generate jobs for approximately 500 full- and part-time faculty and staff. The estimated student body associated with the proposed DPA No. 1 would be 2,951 enrolled students (1,101± FTES), along with 180-200 full- and part-time faculty and staff. The Project student population is expected to be comparable in age, gender, and ethnicity to the existing COD population. The Project is not expected to attract a unique group or demographic of students or faculty.

The Project would not result in the demolition of any housing or displacement of residents. Students and faculty would be onsite during daytime and evening hours. No onsite residency is proposed, and the Project would not directly or substantially 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 should be required to accommodate them. A limited number may relocate to the City from outside the City or Coachella Valley to be in proximity to the campus.

DISCUSSION OF IMPACTS

a) **Less than Significant**. According to the State Department of Finance, the City of Palm Springs population in year 2010 was 44,552 which is a 4.1% increase from the Year 2000 population (42,805). However, population growth in the City between 2010 and 2020 has been essentially stagnant. The US Census established the City's 2020 population to be 44,575 reflecting essentially zero net growth over the past decade. The City hosts a large seasonal population. More than half of all residences in the City are single-family homes; multi-family units comprise slightly over one-third of the housing stock in the City. The COD WVC planning area is located in the heart of the City's contiguous urban development pattern. This area encompasses several established neighborhoods, including those providing ownership and rental multi-family housing.

At buildout and full operation, the proposed COD West Valley Campus DPA No. 1 Project is expected to employ up to 200 full and part-time employees, which will be a substantial contribution to the local jobs market but is not expected to significantly affect local population and housing availability. As previously analyzed in the 2016 certified EIR, these impacts would not be significant, and mitigation is not required. Therefore, further analysis is not required. Nonetheless, the potential impacts of the Project on local population and housing needs will be further assessed in the forthcoming SEIR.

b) **No Impact**. No housing currently exists within the project boundary and the proposed action will not directly or indirectly displace existing housing, affordable housing, or people. Therefore, further analysis in the forthcoming SEIR is not required.

Mitigation Measures:

None required.

Mitigation Monitoring and Reporting Program:

None required.

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

Source: Palm Springs General Plan, 2007; Palm Springs General Plan Update Draft Environmental Impact Report, 2007; Palm Springs Unified School District Developer's Fees, http://www.psusd.us/Index.aspx?page=602; College of the Desert Palm Springs Development Plan/100% Schematic Design Package, WRNS Studio et al. June 29, 2023.

PREVIOUS ANALYSIS

Fire

According to the 2016 certified EIR, the City Fire Department anticipates that the proposed campus project will generate demand for fire protection that is roughly equivalent to that generated by the previous 330,000 square foot mall, and the 2016 WVC Project would not adversely impact its ability to provide adequate fire protection services.[7] The potential for the project to expose people or structures to a significant risk of loss, injury, or death involving structure or wildland fires was considered low.

[7] Ron Beverly, Deputy Fire Chief, Palm Springs Fire Department, November 24, 2014. Palm Springs web site: 5.7. 20

The proposed DPA No. 1 Project includes buildings up to two stories with a maximum heigh of 51± feet, which therefore should not require fire-fighting equipment not contemplated by the Fire Department in its 2016 deliberations. While the DPA No. 1 Project is not expected to significantly impact the City's ability to fight a fire on the campus or in the immediate vicinity, the demands the Project may place on City capabilities should be further analysed in the forthcoming SEIR.

Police
The previously approved 2016 Project and the proposed DPA No. 1 Project would generate a demand for police services that is likely to be less than that generated by the previous shopping mall. 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.

Schools
The approved 2016 West Valley Campus Master Plan Project was expected to have a less than significant adverse impact on local educational services and facilities. Rather, the West Valley Campus, including the proposed DPA No. 1 Project, is expected to have a significant beneficial impact with the regard to these services. While the limited new employment associated with the Project could result in some household formation and generate a related number of school-age children, these impacts are expected to be less than significant.

Parks
(Addressed in the Recreation Section)

DISCUSSION OF IMPACTS

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

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

- Station No. 441, 277 North Indian Canyon Drive: 1 ladder truck, 1 paramedic truck, each staffed with 2 firefighters per shift. There is 1 quick attack truck, staffed as needed.
- Station No. 442, 300 North Cielo Road: Command vehicle with 1 staff; Aerial platform with 3 staff. The following equipment is staffed as needed: 1,800-gallon water tender, breathing support vehicle, heavy rescue/trench rescue vehicle. This station also has airport crash trucks with 3 staff. It is located less than one mile from the subject property.
- Station No. 443, 590 East Racquet Club: 2 fire trucks, staffed by 2 firefighters; 1 quick attack truck, staffed as needed.
- Station No. 444, 1300 Laverne Way: 2 fire trucks with 2 staff; 1 quick attack truck staffed as needed.
- Station No. 445, 5800 Bolero Road: 1 fire truck with 2 staff; 1 reserve fire truck staffed as needed.

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

The proposed WVC DPA No. 1 Project will generate a demand for fire services. The nearest fire station is located less than one mile from the Project site. The proposed Project calls for one and two-story construction and it is expected that the City has the capabilities to provide adequate levels of fire protection to the proposed Project. Therefore, the proposed Project is expected to have a less than significant potential to expose people or structures to a significant risk of loss, injury or death involving protection from structure or wildland fires. Therefore, the proposed Project will not significantly impact City fire fighting capabilities or affect response times. Nonetheless, the City Fire Departments comments on the forthcoming SEIR will provide further clarification.

Police

The Palm Springs Police Department (PSPD) provides police protection services within the City limits. The department is headquartered at 200 South Civic Drive in Palm Springs, approximately one-quarter mile east of the subject property. Currently, staffing includes approximately 100 sworn police officer positions, including the Chief, 2 Captains, 5 Lieutenants, 16 Sergeants, and 76 Officers. These personnel are assigned to Administration, Patrol, Investigations, Traffic, Airport, Bicycle Patrol, and other specialized details.

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

The proposed DPA No. 1 Project will generate a demand for police services that is roughly equivalent to or less than that generated by the now demolished mall and the approved 2016 Campus Master Plan. The DPA No. 1 Project will generate a student population of approximately 2,951 enrolled students, or a full-time equivalent students (FTES) count of 1,101± students, as well as faculty, administration, and maintenance and security staff. The proposed Project is not expected to increase traffic enforcement, responses to altercations or criminal activities at the new campus, and is expected to generate a less than significant increase in demand for law enforcement services.

Schools

The proposed West Valley Campus DPA No. 1 Project will be a substantial enhancement to the range of higher education services that will be available in the western Coachella Valley. College-level core academics, as well as career/vocational training and certificate programs will be offered. In addition to core academics, the campus will also provide four academic pillars focused on sustainable technology, health services, media arts, culinary arts and the hospitality industry. The new college campus is also expected to complement the adjacent Palm Springs High School and its programs, as well as the PSCC/Camelot Festival Theaters located on site and home of the Palm Springs International Film Festival. The DPA No. 1 Project will generate new jobs in the fields of instruction, administration, management, culinary arts/hospitality, maintenance and security.

Parks:

The proposed DPA No. 1 Project will not include the development of residential uses, but may modestly induce a limited amount of residential development. This limited new growth in household formation may modestly increase demand on existing City or regional parks. However, the development of the new campus is not expected to require the development of new recreational facilities, or cause an increased use of existing recreation facilities. Therefore, there will be less than significant impacts associated with the development and operation of the West Valley Campus DPA No. 1 Project.

Electricity/Natural Gas
The proposed Project is expected to generate a demand for natural gas on the order of 3,072,500 kWh per year. The Project site is within the service boundaries of Southern California Edison (SCE), which provides electric power throughout the western Coachella Valley. The Project will rely on the on-site photovoltaic array and electric power grid for its operations. It will also provide 450kw of backup electric power. It should also be noted that Project plans call for nearly 1 Mwe of photovoltaic generating capacity. In compliance with CA Title 24 2022, a 150kW/650kWh battery energy storage system is also planned for the Project.

The proposed Project is expected to generate a demand for natural gas on the order of 10,481,664 kBTU per year. The subject property is also supplied with natural gas by the Southern California Gas Company (Sempra Energy), and the proposed Project is expected to increase demand for natural gas, which will be further analyzed in the forthcoming EIR.

Telecommunications
COD will coordinate with Frontier Communications and Spectrum to ensure that onsite data and communication systems with adequate capacity are provided in a timely manner that corresponds with Project buildout. The project is not expected to significantly impact local or regional telecommunication or data services.

Summary
Although impacts to public services from the proposed DPA No. 1 Project are anticipated to be less than significant, as discussed above, the forthcoming SEIR shall further analyze potential mitigation measures, similar to the previous approved project, to ensure potential impacts are reduced to less than significant levels.

Mitigation Measures:

See forthcoming SEIR.

Mitigation Monitoring and Reporting Programs:

See forthcoming SEIR.

16. RECREATION –	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Sources: Palm Springs General Plan and EIR 2007; College of the Desert Palm Springs Development Plan/100% Schematic Design Package, WRNS Studio et al. June 29, 2023.

PREVIOUS ANALYSIS

According to the 2016 certified EIR, buildout of the approved WVC Campus Master Plan may modestly increase the usage of City and regional parks and recreational facilities, particularly those in proximity to the campus, including Sunrise Park and the existing bike path along East Tahquitz Canyon Way. However, neither the DPA No. 1 Project nor campus buildout would 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 would continue to operate from the Palm Desert campus and would be available to future students of the West Valley Campus. Impacts to parks and recreational facilities will be less than significant.

DISCUSSION OF IMPACTS

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

Consistent with the approved WVC Master Plan, the DPA No. 1 Project will essentially be a compact "urban" campus with limited on-site recreational facilities. COD baseball, football and basketball will continue to operate from the Palm Desert campus and future WVC students will have access to those facilities. The proposed Project is not expected to significantly increase demand on City or regional recreational facilities and no adverse impacts to recreational facilities are expected. Therefore, no mitigation measures are proposed, and further analysis is not required for the forthcoming SEIR.

Mitigation Measures:

None required

Mitigation Monitoring and Reporting:

None required

17. TRANSPORTATION/TRAFFIC – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☒	☐	☐	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☒	☐	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☒	☐	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

Source: Palm Springs General Plan and EIR, 2007; "Institute of Traffic Engineers Trip Generation Manual," 11th Edition, 2021; Riverside County Congestion Management Program" Riverside County Transportation Commission, 2011; COD West Valley Campus Master Plan 2016; College of the Desert Palm Springs Development Plan Amd. No. 1 100% Schematic Design Package, WRNS Studio et al. June 29, 2023.

PREVIOUS ANALYSIS

Traffic Analysis for WVC Buildout

An analysis and forecast were conducted of the peak hour and weekday trip generation associated with buildout of the approved WVC Master Plan (2016) and full occupancy of the educational facilities shown therein to serve an enrollment of 8,040 students (3,000 FTES). The 2016 analysis of weekday trip generation at campus buildout calculated a 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 was projected to occur during the morning peak hour, when 954 entering trips and 182 departing trips are expected to occur.

The previous 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 were projected to operate at acceptable levels of service during the peak hours without mitigation in the year 2030. The addition of project traffic was expected to 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 with 2016 Master Plan buildout.

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.

The 2016 EIR set forth both mitigation measures and recommendations to ensure impacts related to transportation and traffic were reduced to less than significant levels.

DPA No. 1 Traffic Analysis

A traffic analysis scoping letter is being prepared for review by the City prior to initiation of off-site data collection and analysis. The traffic study will be prepared in conformance with the regional transportation analysis model (RIVTAM), and current City of Palm Springs traffic analysis guidelines. The scoping letter will describe the DPA No. 1 Project and its points of access onto the road network, set forth trip generation methodology and preliminary results, preliminary distribution, and impacted intersections that may exceed analysis thresholds. Analysis scenarios will also be described in the scoping letter, as will level of service analysis and methodology.

Vehicle Miles Traveled (VMT) Analysis
Since the 2016 approval of the EVC Master Plan and Phase I Project, state laws and regulations have changed regarding the analysis of transportation impacts, which now requires the analysis of the vehicle miles traveled that will be generated by the proposed development. Heretofore, CEQA required the analysis of levels of service (LOS); however, LOS analysis is now a matter of jurisdictional policy rather than a threshold of the CEQA Guidelines. Therefore, a vehicle miles traveled analysis based on the regional Riverside Transportation Analysis Model (RIVTAM) and the Riverside Transportation Model (RIVCOM) will be prepared.

DISCUSSION OF IMPACTS

a) **Potentially Significant.** As discussed above a traffic analysis will be prepared to evaluate the potential impacts of the proposed DPA No. 1 Project on intersections, roadway segments, transit routes and facilities, and bikepaths and sidewalks. A variety of transportation management strategies are discussed in the approved WVC Master Plan and the subject Subsequent EIR that will effectively address traffic demand and impacts associated with the DPA No. 1 Project. The Project is not expected to conflict with the County congestion management plan or to exceed level of service standards established by the City or County. The forthcoming SEIR will address project trip generation, trip distribution, and provide a full traffic analysis associated with the Project.

b) **Potentially Significant.** CEQA Guidelines section 15064.3 sets forth guidelines for implementing Senate Bill 743 (SB 743). SB 743 required amendments to the CEQA Guidelines (pre-2019) to provide an alternative to LOS for evaluating transportation impacts. Particularly within areas served by transit, those alternative criteria must "promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses." (Public Resources Code Section 21099(b)(1)). Measurements of transportation impacts may include "vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated."

The City of Palm Springs has adopted regulations or thresholds pertaining to vehicle miles traveled (VMT) and the reduction of GHG emissions. The City requires that both "generated VMT" and "project effect on VMT" estimates be prepared for multiple scenarios. Analysis of the forthcoming Traffic Study will be required to assess consistency with CEQA Guidelines section 15064.3, subdivision (b) and City regulations.

c) **Less Than Significant Impact With Mitigation**. The proposed DPA No. 1 Project proposes modifications to existing median islands and cuts along Tahquitz Canyon Way and Farrell Drive with an overall reduction is points of access onto adjoining public streets. A proposed transit hub on Baristo Road could also affect traffic on this street, including that associated with student drop-offs and pick-ups at the high school. Access to the Project site is expected to remain substantially as it currently exists. Enhanced bicycle and pedestrian access is being proposed. Whether the proposed Project will substantially increase hazards due to a design feature or incompatible uses should be further analysed.

d) **Less Than Significant Impact**. The Development Project Amendment No. 1 Project should consider the need for emergency access and plan accordingly. As proposed, the Project should avoid or minimize obstruction to effective emergency access and response.

Mitigation Measures:
See forthcoming SEIR.

Mitigation Monitoring and Reporting Program:
See forthcoming SEIR.

18. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

General Plan, City of Palm Springs, 2007; Cultural Resources Technical Memo for the Palm Springs General Plan, 2007; Historic Resources Assessment Report of Palm Springs High School Campus, Daly & Associates, March 2013.

PREVIOUS ANALYSIS

Tribal and cultural resources analysis per Public Resources Code section 21074 became effective January 1, 2015. Therefore, there was no previous analysis conducted for this particular section. 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.[8, 9] The 2016 COD WVC Master Plan EIR discussed the potential for the subject property to harbor tribal cultural resources. It was determined that there was a low probability of encountering such resources during campus development.

Background

As discussed in Section 4 of this Initial Study, the Project site is located within the traditional lands of the Cahuilla peoples and specifically is located within the reservation of the Agua Caliente Band of Cahuilla Indians (ACBCI). The mountains and canyons surrounding the valley has always been important to the ACBCI and other Cahuilla peoples. 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 toolmaking.

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.

[8] "The Cahuilla," Lowell John Bean and Lisa Bourgealt, Chelsea House Publishers, 1969.

[9] "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.

DISCUSSION OF IMPACTS

a,b) **Less Than Significant.** The subject property has been developed at least since the early 1960s, which has resulted in extensive site disturbance, excavation and grading, and other impacts. The site is also located on a portion of the valley floor well removed from the traditional settlement areas of the local Cahuilla people, who primarily utilized the lands in the vicinity of the mountain canyons where food, fiber and shelter were more readily available. There are no records of Native American cultural site on or in the immediate vicinity of the subject property. Nonetheless, the College may be required to conduct tribal consultation under AB 52, the results of which will be discussed in the forthcoming SEIR.

Mitigation Measures:

See forthcoming SEIR.

Mitigation Monitoring and Reporting Program:

See forthcoming SEIR.

19. UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☒	☐	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Source: Palm Springs General Plan 2007; John G. Rau and David C. Wooten, "Environmental Impact Analysis Handbook," 1980; "City of Palm Springs Sanitary Sewer System Management Facilities Plan", 2009; "Master Drainage Plan for the Palm Springs Area", 1982; College of the Desert Palm Springs Development Plan Amd. No. 1 100% Schematic Design Package, WRNS Studio et al. June 29, 2023.

PREVIOUS ANALYSIS

Water Services

Buildout of the previously approved 2016 Campus Master Plan Project would demand approximately 50.63 acre-feet of water annually, including potable and landscape water demands. Water demand for the campus will be met through Desert Water Agency's (DWA) program of groundwater extraction and collection of surface water and imported water supplies. Reclaimed wastewater may also be available to the site from DWA for landscape irrigation. The project site is located in an urbanized area of central Palm Springs that is well served by water delivery infrastructure. Water service to the campus site is already available and is 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 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. No major expansions to the water delivery system were anticipated. Impacts to water services from construction and operation of the previously approved West Valley Campus project were expected to be less than significant. Water demand associated with the WVC DPA No. 1 Project will be evaluated in the forthcoming SEIR.

Wastewater

New campus buildings will be connected to the existing community sewerage collection and treatment system. Estimates of wastewater generation for the previously approved COD West Valley Campus were based on wastewater generation factors provided in the City's Sewer Master Plan.[10] 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 (2016) was expected to generate approximately 1,140 gallons of effluent per day or a 31.3 percent decrease compared to the previous land use (retail mall). At WVC Master Plan buildout (2030) the campus was expected to generate approximately 7,769 gallons of effluent per day, but improvements were 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 would not occur all at one time. Nevertheless, mitigation measure were provided to ensure impacts were less than significant.

Solid Waste Management

Buildout of the previously approved COD West Valley Campus had the potential to generate an estimated 440.0 tons of solid waste annually. This projection assumed a "business as usual" scenario and did 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. 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.

Electricity

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 District and its design engineers will identify all Edison facilities that may be affected by the project and to secure appropriate clearance prior to construction.

[10] "City of Palm Springs Sewer Master Plan," February 2009.

Natural Gas
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 vicinity include 3-inch lines beneath E. Tahquitz Canyon Way, Farrell Drive, and East Baristo Road.[11] Direct connections to the subject property are currently provided along each of the roads. Based on the U.S. Energy Information System, at buildout the COD West Valley Campus is estimated to consume approximately 12,117,000 cubic feet of natural gas per year at campus buildout (2030). Potential demand of the proposed Project for natural gas will be further evaluated in the forthcoming SEIR.

Telecommunications
Telecommunication services, including cable, telephone, and Internet services, in the Project planning area are provided by Verizon and Spectrum (Charter Communications). There are also a number of cellular service providers, including AT&T, T-Mobile, etc. Existing telecommunications infrastructure serving a range of residential, commercial, and institutional development is already in place in the project area.

DISCUSSION OF IMPACTS

a) **Less than Significant.** The City of Palm Springs provides wastewater treatment collection and treatment services for the City, with secondary-treated effluent being conveyed to the Desert Water Agency wastewater treatment facilities for tertiary treatment. The Colorado River Basin Regional Water Quality Control Board (CRBRWQB) regulates wastewater treatment requirements for the City of Palm Springs. The subject property is connected to the City's wastewater collection and treatment system. It is currently unknown whether or to what extent the proposed Project will increase demand for wastewater treatment facilities.

The Coachella Valley has become a major producer of electricity from renewable sources, including wind and solar. The proposed Project will include nearly 1 megawatt of installed photovoltaic power capacity, on-site batter storage and on-site backup power. Issues associated with electric power demand, effects on local provider and those associated with planned on-site facilities should be further analysed in the SEIR.

While the Project is expected to rely on natural gas, the demand for this fuel has been steady or decreasing to some degree. Supplies are expected to be readily available to serve the Project, as is existing infrastructure serving thew Project site. The Project is not expected to have an adverse impact on current supplies of infrastructure.

Nonetheless, given the substantial demand the Project could generate for utilities and services, the forthcoming SEIR should further evaluate the potential effects of the Project, especially regarding impacts associated with the construction or relocation of which could cause significant environmental effects.

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

[11] Gas Asset Map Number PSP 84, Southern California Gas Company, February 3, 2015.

DWA and Coachella Valley Water District (CVWD) work together to manage the groundwater stored in the Upper Whitewater River Subbasin. DWA and CVWD both extract naturally and artificially replenished groundwater from the Upper Whitewater River Subbasin. The Project SEIR will further evaluate water demand and potential impacts on water supplies to determine if mitigation measures are required. A Water Supply Assessment (WSA) is not required for the proposed Project (or WVC campus buildout). While recent evaluation of local water supplies supports the argument that the local purveyor (DWA) will have sufficient water supplies to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years, Project water demand and supplies should be further analysed in the forthcoming SEIR.

c) **Less than Significant.** The City of Palm Springs provides wastewater collection and treatment facilities. Its wastewater treatment plant (WWTP) is located at 4375 Mesquite Way. The plant provides secondary treatment and has a capacity of approximately 10.9 million gallons per day (mgd); it is treating an average of approximately 7 mgd. Effluent from the City plant is delivered to the Desert Water Agency (DWA), which performs an additional (tertiary) step to the treatment and delivers that effluent to the municipal golf course and other landscape areas. There are currently no plans to expand the existing plant's operating capacity. Operation of the City and DWA WWTPs is regulated by the Regional Water Quality Control Board (RWQCB). Wastewater generation for the proposed Project should be further analysed in the project SEIR.

d) **Less than Significant with Mitigation**. Palm Springs Disposal Service (PSDS) provides solid waste collection and disposal to the City. Once collected, solid waste generated in the City is taken to the Edom Hill recycling transfer station located in the City of Cathedral City, which is an 8-acre facility operated by Burrtec, Inc. The transfer station at Edom Hill is permitted to receive 2,600 tons of waste per day. From there solid waste is taken to the Riverside County Lamb Canyon Landfill in Beaumont, which has a permitted capacity of 39,681,513 cubic yards and a maximum daily throughput of 5,000 tons per day. As of January 2015, this landfill has 19,242,950 cubic yards of remaining capacity. The Lamb Canyon Landfill is equipped to accept construction and demolition materials, mixed municipal waste, agricultural waste, as well as other types of solid waste.[12]

The proposed Project is expected to generate a wide range of construction waste, including concrete and concrete products, wood and steel framing, drywall, conduit, piping and other metal materials, insulation and a variety of other waste products. The Project may provide a significant opportunity for construction materials recycling. Once constructed, the Project will generate an on-going campus waste stream that should be further evaluated in the forthcoming Project SEIR.

e) **No Impact**. The District intends to ensure compliance with federal, state, and local statutes regulating solid waste. Development of the proposed Project will not conflict will federal, state, and local statutes regulating the disposal of solid waste. There will be no impacts and further discussion is not required in the forthcoming SEIR.

Mitigation Measures:

See forthcoming SEIR.

Mitigation Monitoring and Reporting Program:

See forthcoming SEIR.

[12] CalRecycle, SWIS Facility/Site Activity Details, Lamb Canyon Sanitary Landfill (33-AA-0007) https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2246?siteID=2368 (accessed June 2023).

20. WILDFIRE If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Sources: Palm Springs General Plan 2007; Very High Fire Hazard Severity Zone in LRA Map, Cal Fire, 2023; College of the Desert Palm Springs Development Plan Amd. No. 1 100% Schematic Design Package, WRNS Studio et al. June 29, 2023.

PREVIOUS ANALYSIS

Wildfire analysis became effective in 2019 as part of the 2019 Amendments to CEQA Guidelines. Therefore, there was no previous analysis conducted for this particular section.

The subject property is bounded on the north, south and east by arterial roadways. A six to eight-foot masonry wall separates the site on the west from adjoining single family and limited office development. There are no public through-street on the Project site. On-site and surrounding terrain is flat to very gently sloping to the south and southeast. Nor is the site within or near a floodplain and would not be expected to be affected by wildland fire-related stormwater or debris runoff. The Project site is located in an essentially built out portion of central Palm Springs. There are no heavily vegetated open space lands in the Project vicinity. The nearest wildfire hazard zones mapped by CalFire are located at the approximate edge of slope of the Santa Rosa Mountains foothills 1.6± miles to the south and the San Jacinto Mountains foothills located 1.8± miles to the west.

DISCUSSION OF IMPACTS

a) **No Impact**. Wildfires can occur in undeveloped areas and spread to urban areas where the landscape and structures may not be designed, constructed and maintained to be ignition resistant. A wildland-urban interface is an area where urban development is located in proximity to open space or “wildland” areas. The nearest mapped wildfire hazard area is located approximately 1.6 miles south of the project site. The potential for wildland fires represents a hazard where development is adjacent to open space or within proximity to wildland fuels or designated fire severity zones.

The primary emergency evacuation routes in the City include Interstate 10, Highway 111, Indian Canyon Drive, Vista Chino, Ramon Road and Gene Autry Trail. The site is bounded on three sides by public arterial roads, two of which are four-lane arterial roadways. The Palm Springs International Airport is located 0.50 miles east of the project site. Except for connections to infrastructure located in the public rights-of-way, the Project is not expected to interfere with emergency or other vehicular traffic on the surrounding roadways. Therefore, the proposed Project will not impair the implementation of or physically interfere with any adopted emergency response plan or emergency evacuation plan, and further analysis is not required in the forthcoming EIR.

b, c) **No Impact**. The California Department of Forestry and Fire Protection (Cal Fire) has mapped areas of significant fire hazards in the state through its Fire and Resources Assessment Program (FRAP). According to the Cal Fire "Very High Fire Hazard Severity Zone (VHFHSZ) in LRA (Local Responsibility Area)" map (2023), the Project site is located in an "Non-VHFHSZ." The Project is located in an urban environment, and 1.6 to 1.8 miles from an area of wildland fire potential such as the Santa Rosa or Jacinto Mountains foothills. Urban roadways surround the Project on three sides, and no new wildfire risk infrastructure will be required. Further analysis in the forthcoming SEIR is not required.

d) **No Impact**. The Project site is located on the valley floor where there is no potential for downslope flooding, landslide, or post-fire slope instability. Therefore, the proposed Project would not expose people or structures to significant risks such as downslope or downstream flooding or landslides, post-fire slope instability, or drainage changes. No impact is anticipated, and further analysis is not required in the forthcoming SEIR.

Mitigation Measures:
None required.

Monitoring:
None required.

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

a) **Less than Significant.** As discussed in the responses in Sections 4 (Biological Resources) and 5 (Cultural Resources), the Project is expected to have less than significant impacts to biological and cultural resources. Minimization and/or avoidance measures will also be provided in the Project SEIR that further assure that impacts to these resources will be less than significant.

b) **Potentially Significant.** The forthcoming EIR will analyze and discuss potential cumulative impacts associated with the proposed Project.

c) **Less than Significant with Mitigation.** The development of the subject community college campus will require site grading, excavation and campus construction. Development and operations activities may affect local air quality and could adversely affect nearby residents, students and others in the Project vicinity. Short-term or intrusive intermittent noise could also adversely impacts those living or attending school in the area, and these potential impacts should be further analysed in the Project SEIR.

Mitigation Measures:

See forthcoming SEIR.

Mitigation Monitoring and Reporting Program:

See forthcoming SEIR.

LIST OF EXHIBITS (ALSO SEE NOP)

1. Regional Location Map
2. Vicinity Map
3. Project Area Map
4. Project Site
5. City General Plan Land Use Map
6. DPA No. 1 Development Site
7. Campus Drainage Plan

8.a WVC Accelerator Building Elevations
8.b WVC Accelerator Building Elevations
8.c WVC Culinary and Hospitality Institute Elevations
8.d Event Center Elevations

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