



**COLLEGE OF THE DESERT
DESERT COMMUNITY COLLEGE DISTRICT**

**WEST VALLEY CAMPUS
DEVELOPMENT PLAN AMENDMENT NO. 1**

**NOTICE OF PREPARATION
OF A
SUBSEQUENT ENVIRONMENTAL IMPACT REPORT**

CONTACT PERSON: John D. Criste, AICP
Email: jcriste@terranovalplanning.com Phone: (760) 341-4800

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

PROJECT DESCRIPTION: The College of the Desert/Desert Community College District (District) proposes to update and amend the West Valley Campus (WVC) Development Plan Project (Amd. No. 1) for the subject 27.94± acres previously occupied by the Palm Springs Mall, which was demolished in 2019. All but one parcel in the planning area (Palm Springs Cultural Center /Camelot Festival Theaters) is owned by the District and is included to ensure compatibility.

FINDINGS/DETERMINATION: The West Valley Campus Development Plan Amd. No. 1 (DPA No. 1) Project is designed to accommodate an enrollment of approximately 1,100 FTES and 121,025± square feet of functional space. Development will occur over 2-3 years, which may allow completed portions of the campus to become operational as development progresses. The DPA No. 1 Project changes and updates the physical planning framework, and reconfigures the distribution of buildings, parking and other facilities.

It has been determined that a Subsequent Environmental Impact Report (SEIR) should be prepared to evaluate the potential environmental effects of the new DPA No. 1 Project. At this time and based on the location and characteristics of the proposed Project, the SEIR will include analysis of potentially significant effects on the environment related to the following topics: Aesthetic and Scenic Resources, Air Quality and Greenhouse Gas, Biological and Cultural Resources, Geology and Soils, Land Use Compatibility, Noise, Transportation/Circulation, Hazards/Hazardous Materials, Hydrology and Water Quality, Noise, Public Services and Facilities, Population and Housing.



PUBLIC REVIEW PERIOD: A 30-day public review period for the Notice of Preparation (NOP) will commence at 8:00 a.m. on December 6, 2023 and end on January 5, 2024 at 5:00 p.m. for interested individuals and public agencies to submit written comments. A virtual scoping meeting will be held on December 19, 2023 at 1:30 p.m. via Zoom to learn more about this proposed Project and provide comments on the possible environmental effects the District should study in the SEIR. To attend the virtual scoping meeting go to <https://zoom.us>; Click the 'Join' button and input the following meeting ID and passcode (ID: 846 1599 7115, and passcode: 069127). Any written comments on the NOP must be received at the College address (COD Bond Office, 43500 Monterey Avenue, Palm Desert, CA 92260) or via email to John D. Criste at jcriste@terranovalplanning.com within the public review period. The NOP and Initial Study are available for review on the College's website at <https://www.collegeofthedesert.edu/newsroom/2023-2024/>.