

April 16 2024

STATE CLEARINGHOUSE



**Yana Garcia**  
Secretary for  
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.  
Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

April 16, 2024

Todd Campbell  
Project Manager

Desert Community College District/College of the Desert Bond Office  
43500 Monterey Avenue  
Palm Desert, CA 92260

[tcampbell@bond.collegeofthedesert.edu](mailto:tcampbell@bond.collegeofthedesert.edu)

RE: SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SEIR) FOR THE DEVELOPMENT PLAN AMENDMENT NO. 1/COLLEGE OF THE DESERT WEST VALLEY CAMPUS (PROJECT) DATED MARCH 8, 2024 STATE CLEARINGHOUSE NUMBER [2023120165](#)

Dear Todd Campbell,

The Department of Toxic Substances Control (DTSC) received a SEIR for the project. 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 West Valley Campus (WVC) Master Plan was designed to accommodate an ultimate enrollment of approximately 3,000 full-time equivalent students, allow up to 330,000 square feet of functional space to be constructed in phases, and include core campus, academic pillar/partnership space, ancillary campus buildings, and a conference and event center. The project planning area is adjacent to the Palm Springs

Cultural Center building and site located to 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, including providing 121,025± square feet of assignable space, 750± parking spaces, a multi-modal transit hub, and central plant and support facilities. The DPA No. 1 project is expected to accommodate an enrollment of 2,951 students, which equates to approximately 1,100 new students. After reviewing the project, DTSC recommends and requests consideration of the following comments:

1. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).
2. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels outlined in the [PEA](#) for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC appreciates the opportunity to comment on the SEIR for the project. Thank you for your assistance in protecting California's people and environment from the harmful

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effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

*Tamara Purvis*

Tamara Purvis  
Associate Environmental Planner  
HWMP-Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
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cc: (via email)

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