

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Riverside

From: (Public Agency): City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

(Address)

Project Title: West Coast Self Storage

Project Applicant: NWB Palm Springs, LLC

Project Location - Specific:
890 North Gene Autry Trail (APN: 677-260-055)

Project Location - City: Palm Springs Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:

Construction of a 61,658-square-foot self-storage facility and a 912-square-foot auxiliary leasing office on a 3.55-acre undeveloped parcel. The building is single-story with the maximum building height of 20 feet. The project includes the construction of customer parking spaces, RV/boat parking/storage spaces, and new landscaping. The proposed uses are permitted by right in the M-1-P Zone per Palm Springs Zoning Code Sections 92.16.01(A)(3)(i) and (A)(8).

Name of Public Agency Approving Project: City of Palm Springs

Name of Person or Agency Carrying Out Project: Jim Fitzpatrick

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Categorical Exemption. State type and section number: Class 3 (In-Fill Development), Section 15332
Statutory Exemptions. State code number:

Reasons why project is exempt:

The self-storage facility with auxiliary leasing office use is consistent with the intent of the IND (Industrial) General Plan land use designation area and policies, as well as the intent and zoning regulations of the M-1-P (Planned Research and Development Park) Zone. The project site is less than five (5) acres in area, and it is fully located within the city limit and surrounded by urban uses. The project site is adjacent to the Palm Springs International Airport, and there is no value as habitat for endangered, rare, or threatened species. Approval of the project will not result in any significant effects relating to noise, air quality, water quality, or traffic, as supported by the traffic impact assessment report, which finds that the traffic impact of the project would be less than significant. Finally, the site can be adequately served by all required utilities and public services.

Lead Agency Contact Person: Noriko Kikuchi Area Code/Telephone/Extension: (760)323-8245 ex. 8755

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 07/06/2022 Title: Associate Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: