

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023080091

Project Title: Palm Springs Fulfillment Center

Lead Agency: City of Palm Springs Contact Person: Glenn Mlaker, Associate Planner
 Mailing Address: 3200 E Tahquitz Canyon Way Phone: 760-323-8245
 City: Palm Springs Zip: 92262 County: Riverside

Project Location: County: Riverside City/Nearest Community: Palm Springs

Cross Streets: 19th Avenue and Indian Canyon Drive Zip Code: 92262

Longitude/Latitude (degrees, minutes and seconds): 33 ° 54 ' 44 " N / 116 ° 32 ' 50 " W Total Acres: 38

Assessor's Parcel No.: 666-320-018 Section: 15 Twp.: 3 Range: 4E Base: SBBM

Within 2 Miles: State Hwy #: Interstate 10 Waterways: N/A

Airports: N/A Railways: Union Pacific Schools: PSUSD

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 739,360 Acres 38 Employees 718
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Industrial with Wind Energy Overlay land use; Manufacturing Zone (M-2)

Project Description: (please use a separate page if necessary)

The project site occupies approximately 38 acres west of Indian Canyon Drive and north of 19th Avenue in the City of Palm Springs. The project proposes an industrial building with associated improvements such as paved parking spaces and drive aisles, a detention basin, and three gated access points. The two-story facility has a proposed building area of 739,360 square feet, with a building footprint of 727,360 square feet allotted to warehouse uses, and 12,000 square feet for offices on the second floor. The project proposes 736 parking stalls provided for cars, ADA vehicles, and trucks and trailers. The project proposes 110 docks along the northern and southern sides of the building. The docks will be elevated 48 inches above grade, to allow for efficient loading and unloading of materials. 33 pedestrian entrances are proposed to be located along the north, west, south, and east sides of the project building. Additionally, the proposed project will connect to existing infrastructure to provide electricity and water to the project along Indian Canyon Drive and 19th Avenue. The project will also include sanitary sewer connections to the site on 19th Avenue from an existing 6-inch sewer line approximately 650 feet east of Indian Canyon Drive in 19th Avenue.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>7</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date April 30, 2024 Ending Date June 17, 2024

Lead Agency (Complete if applicable):

Consulting Firm: MSA Consulting, Inc.
 Address: 34200 Bob Hope Dr.
 City/State/Zip: Rancho Mirage, CA 92270
 Contact: Nicole Vann
 Phone: 760-320-9811

Applicant: PS Canyon Development, LLC
 Address: 730 Arcady Road
 City/State/Zip: Montecito, CA 93108
 Phone: _____

Signature of Lead Agency Representative:  Date: 4/29/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.