

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: 92254

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
 Early Cons
 Neg Dec
 Mit Neg Dec

- Draft EIR
 Supplement/Subsequent EIR
 (Prior SCH No.) _____
 Other: _____

- NEPA: NOI
 EA
 Draft EIS
 FONSI

- Other: Joint Document
 Final Document
 Other: _____

Local Action Type:

- General Plan Update
 General Plan Amendment
 General Plan Element
 Community Plan

- Specific Plan
 Master Plan
 Planned Unit Development
 Site Plan

- Rezone
 Prezone
 Use Permit
 Land Division (Subdivision, etc.)

- Annexation
 Redevelopment
 Coastal Permit
 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:

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

This document is a recirculation of the Draft EIR, which was released for public comment from April 30, 2024 to June 17, 2024. During a Planning Commission Meeting on May 22, 2024, the Commission requested that a fourth alternative be analyzed in the Draft EIR for the purpose of comparing the fulfillment use to a warehouse use, with CEQA Guidelines Section 15073.5. This Recirculated DEIR (RDEIR) therefore contains a fourth alternative which analyzes a traditional warehouse use in Chapter 7.0, Alternatives, and additional visual simulations analyzed in Section 4.1, Aesthetics. Minor alterations have been made to Chapters 1, 2 and 3 of this document to explain the purpose of recirculation. All other sections of the document remain identical to that released for public comment in April of 2024.

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 738 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 | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> 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 August 26, 2024 Ending Date October 9, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>MSA Consulting, Inc.</u>	Applicant: <u>PS Canyon Development, LLC</u>
Address: <u>34200 Bob Hope Dr.</u>	Address: <u>730 Arcady Road</u>
City/State/Zip: <u>Rancho Mirage, CA 92270</u>	City/State/Zip: <u>Montecito, CA 93108</u>
Contact: <u>Nicole Vann</u>	Phone: _____
Phone: <u>760-320-9811</u>	

Signature of Lead Agency Representative:  Date: 8/20/2024

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