

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023080091

Project Title: Palm Springs Fulfillment Center

Lead Agency: Palm Springs

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Project Location: Palm Springs, Riverside County
City *County*

Project Description (Proposed actions, location, and/or consequences).

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 a Major Development Permit application leading to the development of a high cube warehouse with fulfillment capabilities. The project proposes a 739,360-square-foot industrial building with associated improvements such as paved parking spaces and drive aisles, a detention basin, and three gated access points. 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. 33 pedestrian entrances are proposed to be located along the north, west, south, and east sides of the project building. The project was originally circulated from April 30 to June 17, 2024. During a Planning Commission Meeting on May 22, 2024, a fourth alternative was requested to be analyzed in the DEIR for the purpose of comparing the fulfillment use to a warehouse use. The Commission also requested additional analysis of the project's impact to scenic vistas from the I-10 freeway. To satisfy the request, Chapter 7.0, Alternatives, and Section 4.1, Aesthetics, were revised to include the additional analysis. The project did not change.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would result in potentially significant impacts associated with GHG emissions and vehicle miles traveled (VMT). Although the project is consistent with applicable plans and policies of the City of Palm Springs as well as the County of Riverside Climate Action Plan Update, when compared to a quantitative greenhouse gas emissions significance threshold adopted by SCAQMD, the increase in GHG emissions associated with the project is potentially significant. Therefore, the DEIR recommends that the Project final plans and designs would conform to provisions of the County of Riverside CAP Update through implementation of the Screening Table Measures listed at Table 4.7-3, CAP Consistency – Commercial/Industrial Land Use, of this DEIR. The City shall verify incorporation of the identified Screening Table Measures within the project building plans and site designs prior to the issuance of building permit(s). The City shall verify implementation of the identified Screening Table Measures prior to the issuance of Certificate(s) of Occupancy (see Mitigation Measure GHG-1 in Section 4.7). The proposed project's baseline and cumulative VMT per Service Population are greater than the City's impact threshold, and a potential project impact was identified for Baseline and Cumulative conditions. The project proposes VMT reduction program in Mitigation Measure TRA-1, which includes ride sharing, opportunities for telecommuting/alternative work hours, and installing bicycle racks, lockers, etc. These measures are appropriate for reducing VMT, however any associated reductions are not anticipated to result in a project VMT that is considered less than significant. The future occupant of the project will be encouraged to implement these measures; however, significant impacts are still anticipated.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Comments received during the circulation period of the Notice of Preparation (NOP) did not identify concerns regarding the project, therefore there are no specific areas of controversy to be resolved.

The Draft EIR was originally circulated 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. The Commission also requested additional analysis of the project's impact to scenic vistas from the Interstate 10 freeway. To satisfy the requests of the Planning Commission, a fourth alternative was added to the analysis, in Chapter 7.0, Alternatives, and additional visual simulations were prepared and analyzed in Section 4.1, Aesthetics. Therefore, the Draft EIR is being recirculated with the new analyses, as requested by the Planning Commission.

Provide a list of the responsible or trustee agencies for the project.

Mission Springs Water District
Colorado River Water Quality Control Board (Region 7)
South Coast Air Quality Management District
Southern California Edison