

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 #

Project Title: First Palm Springs Commerce Center

Lead Agency: The City of Palm Springs

Contact Person: Mr. Glen Mlaker

Mailing Address: 3200 E Tahquitz Canyon Way

Phone: 760-323-824 5x 8778

City: Palm Springs

Zip: 92262

County: Riverside

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

Cross Streets: 1th Avenue and North Indian Canyon Drive; 19th Avenue and North Indian Canyon Drive Zip Code: 92260

Longitude/Latitude (degrees, minutes and seconds): 33 ° 91 ' 181 " N / -116 ° 55 ' 091 " W Total Acres: 91.97

Assessor's Parcel No.: 666-320-010, 011, 012, 015, & 019 Section: 10 Twp.: 3S Range: 4 E Base: NA

Within 2 Miles: State Hwy #: SR-62 & I-10

Waterways: No

Airports: No

Railways: Yes

Schools: No

Document Type:

CEQA: <input checked="" type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: <u>Initial Study</u>
<input type="checkbox"/> MitNeg Dec	Other: _____	<input type="checkbox"/> FONSI	

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: <u>NOP for DEIR, and IS</u>

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____	<input type="checkbox"/> Mining: Mineral _____
<input checked="" type="checkbox"/> Commercial: Sq.ft. <u>1,910,131</u> Acres <u>91.97</u> Employees <u>700</u>	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

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 type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" 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 type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input 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:

(GP Land Use: Industrial with Wind Energy Overlay), (Zoning: M2 Manufacturing Zone).

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

The proposed Project would include the development of two (2) warehouse buildings on an approximate 91.97 acre site with Assessor Parcel Numbers (APNs) 666-320-010, -011, -012, -015, and -019. The site is located at the southwest corner of 19th Avenue and N Indian Canyon Drive. 19th Avenue would provide the site's southern boundary while Kagan Avenue is located to the west of site. The proposed Project would include the construction and operation of a 1,516,174 square foot (sq ft) warehouse building with office spaces and a pump house (Building 1) on the northern portion of the site, as well as the construction and operation of a 393,967 sq ft warehouse building with one (1) office space area and a pump house (Building 2) on the southern portion of the site. The proposed Project is anticipated to employ approximately 700 employees. Infrastructure improvements, landscaping, site as well as building lighting and signage would be provided in-situ to the project site. Nobol Drive, a private roadway would connect both portions of the Project site. Nobol Drive would turn into Indigo Drive, to the western boundary of Building 1. Two (2) gated entrances from N Indian Canyon Drive to the east, one (1) gated entrance from Noble Drive and two (2) gated entrances from Indigo Drive to the west would provide access to truck docking areas of Building 1. One (1) gated entrance from Noble Drive to the north and one (1) gated entrance from 19th Avenue to the south, would provide access to the truck docking areas of Building 2. Building 1 would provide for approximately 250 loading docks and approximately 400 parking stalls and 25 bike stalls, while Building 2 would accommodate approximately 42 loading docks with approximately 302 parking stalls as well as approximately 14 bike stalls. Site access to the northern portion of the Project would be provided from N Indian Canyon Drive, while access to the southern portion of the Project would be provided from Nobol Drive and 19th Street.

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".

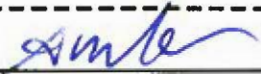
- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> Caltrans District # 8 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 7 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input checked="" 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 checked="" type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" 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 checked="" type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>headquarters</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>US Army Corps of Engineers</u> |
| <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 January 8, 2024 Ending Date February 7, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>The Altum Group</u>	Applicant: <u>Mr. Paul Loubet</u>
Address: <u>44-600 Village Court, Suite 100</u>	Address: <u>3536 Concur Street, Suite 340</u>
City/State/Zip: <u>Palm Desert, CA 92260</u>	City/State/Zip: <u>Ontario, CA 91764</u>
Contact: <u>Madeline Luke or Rich Malacoff</u>	Phone: _____
Phone: <u>+17603464750</u>	

Signature of Lead Agency Representative:  Date: 1/4/2024

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