



CITY OF PALM SPRINGS
Notice of Preparation
Draft Environmental Impact Report
First Palm Springs Commerce Center

LEAD AGENCY: City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Contact Person: Glenn Mlaker, AICP, Associate Planner
Phone Number: 760-323-8245 ext. 8778

Project Location: North Indian Canyon Drive and 18th Avenue - Case # DP 2023-0023
Assessor's Parcel Numbers (APNs) 666-320-010, 011, 012, 015, 019

PROJECT DESCRIPTION: The City of Palm Springs (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA), for the **First Palm Springs Commerce Center** (Project). The Project description and location, as well as the potential environmental effects to be evaluated in the Draft EIR, are contained in the attached Initial Study (IS). The proposed Project would include the development of two (2) warehouse buildings with a maximum height of fifty-three (53) feet on approximately 91.97 acres site located at the southwest corner of 18th Avenue and N Indian Canyon Drive. The proposed Project would include the construction and operation of a 1,516,174 square feet (sq ft) warehouse building with office spaces and a pump house (Building 1) and the construction and operation of a 393,957-square feet warehouse building with one (1) office space area and a pump house (Building 2). Nobel Drive, a private roadway would connect both portions of the Project site. Building 1 would provide for approximately 258 loading docks and approximately 929 parking stalls while Building 2 would accommodate approximately 42 loading docks with approximately 302 parking stalls.

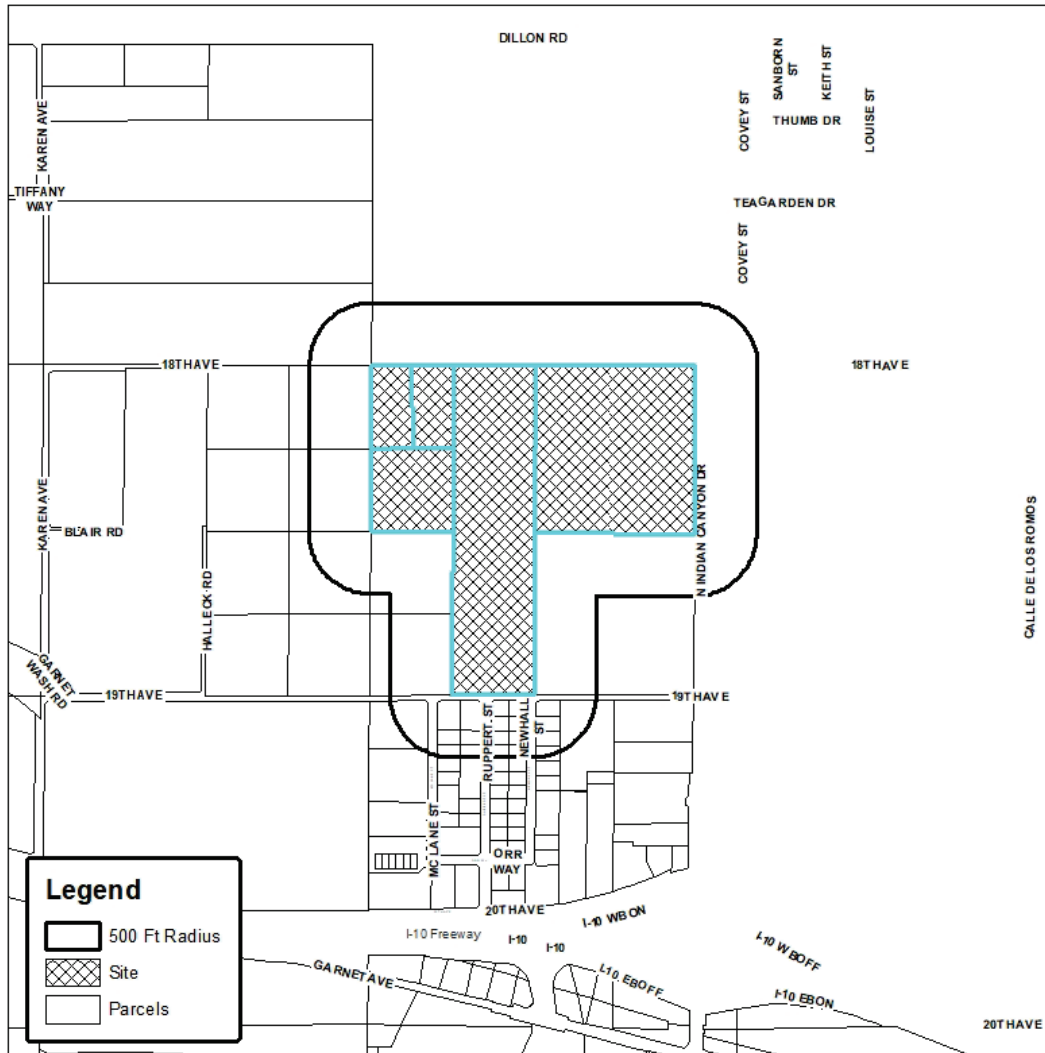
FINDINGS/DETERMINATION: The City has reviewed and considered the proposed project and has determined that the project may have a significant effect on the environment. Thus, the City hereby will prepare a Draft Environmental Impact Report (DEIR) for this project.

PUBLIC REVIEW PERIOD: A 30-day public review period for the Initial Study will commence on January 8, 2024, and end on February 7, 2024. **A scoping meeting will be held on January 17, 2024, starting at 2:00 PM in the Large Conference Room at City Hall.** The meeting is to provide an opportunity to learn more about the proposed Project and provide comments on the possible environmental effects the City should study in the EIR.

Interested individuals and public agencies can submit written comments on the document. Any written comments on the Initial Study must be received at the above address within the public review period. In addition, you may email comments to the following address Glenn.Mlaker@palmspringsca.gov. Copies of the Initial Study are available for review at City Hall at the above address and on the City's website at <https://www.palmspringsca.gov/government/departments/planning/ceqa-documents>.



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

Case DP 2023-0023; AR 2023-0104; STM 2023-015
First Palm Springs Commerce Center
North Indian Canyon Drive and 18th Avenue