

# First Palm Springs Commerce Center

## DP223-0023

## Initial Study

January 8, 2024

*Lead Agency:*

City of Palm Springs  
3200 E Tahquitz Canyon Way Palm Springs, CA 92262  
Glen Mlaker Associate Planner



*Applicant:*

*First Industrial Realty Trust*  
Paul Loubet Entitlement Officer



*Prepared by:*

The Altum Group  
44-600 Village Court, Suite 100  
Palm Desert, CA 92260



January 2024

## Project Information Sheet

- 1. Project Title**

First Palm Springs Commerce Center Project  
Master Case No. (MCN) DP2023-0023  
Design Review No. (DRP) AR20230104
- 2. CEQA Lead Agency**

City of Palm Springs  
Mr. Glenn Mlaker  
Department of Planning Services  
3200 E Tahquitz Canyon Way  
Palm Springs, CA 92262  
T: 760-323-8245 x 8778  
Glenn.Mlaker@palmspringsca.gov
- 3. Project Applicant**

Mr. Paul Loubet  
3536 Conkurs Street, Suite 340  
Ontario, CA  
ploubet@firstindustrial.com
- 4. Project Location**

The Palm Springs Commerce Center Project (Project) would be located on approximately 91.97 acres of land in the City of Palm Springs, Riverside County. The property is bound by 18<sup>th</sup> Street to the North, North Indian Canyon to the East, 19<sup>th</sup> Avenue to the South, and Halleck Road to the West in the City of Palm Springs, Riverside County (please see Exhibits 1-4)
- 5. Assessor's Parcel Numbers**

The Project site encompasses Assessor Parcel Numbers 666-320-010, -011, -012, -015, and -019
- 6. Project Site General Plan Designation(s)**

Industrial with Wind Energy Overlay
- 7. Project Site Zoning Designation(s)**

The Zoning Designation of the Site is M-2 (Manufacturing).
- 8. Surrounding Land Uses and Setting**

The site is surrounded by vacant land to the north, vacant lands, a business park complex and office buildings to the east, vacant land and an electrical substation to the west vacant parcels, warehouse, offices and a hotel to the south.

## 9. Description of Project

The proposed Project would include the development of two (2) warehouse buildings on an approximate 91.97 acres site with Assessor Parcel Numbers (APNs) 666-320-010, -011, -012, -015, and -019. The site is located at the southwest corner of 18th Avenue and N Indian Canyon Drive. 19th Avenue would provide the site's southern boundary while Karen Avenue is located to the west of site. 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) on the northern portion of the site, as well as the construction and operation of a 393,957 sqft 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 internally to the project site. Nobel Drive, a private roadway would connect both portions of the Project site. Nobel 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 258 loading docks and approximately 929 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 Nobel Drive and 19th Street.

## 10. Selected Agencies whose Approval is required

Regional Water Quality Control Board (RWQCB)  
Riverside County Flood Control (RCFC)  
State Water Resources Control Board (SWRCB)  
South Coast Air Quality Management District

## 11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, has consultation begun?

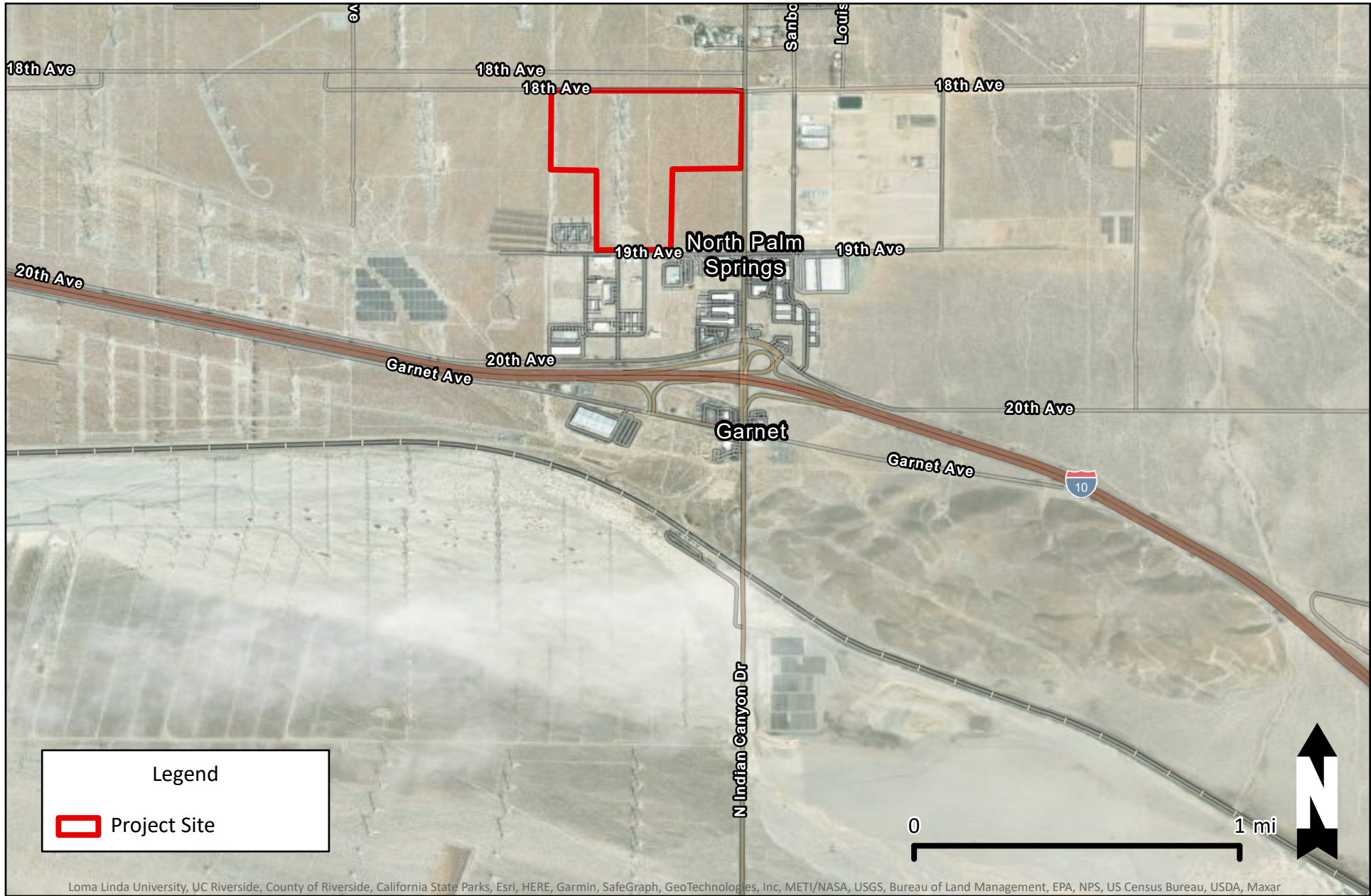
Letters were sent by the lead agency, which is the City of Palm Springs, to local Native American tribes asking if they wished to participate in AB 52 consultation concerning the proposed Project. All letters were sent to six (6) tribes on November 25, 2023 from Glenn Mlaker, Associate Planner with the City of Palm Springs, CA by certified mail. The AB 52 notice period for the Tribes is 30 days in which they have an opportunity to respond to notification of this

proposed project. For the proposed project, those tribe(s) that requested consultation were contacted by the City per Public Resources Code §21074.

**Exhibit 1 Regional Location**

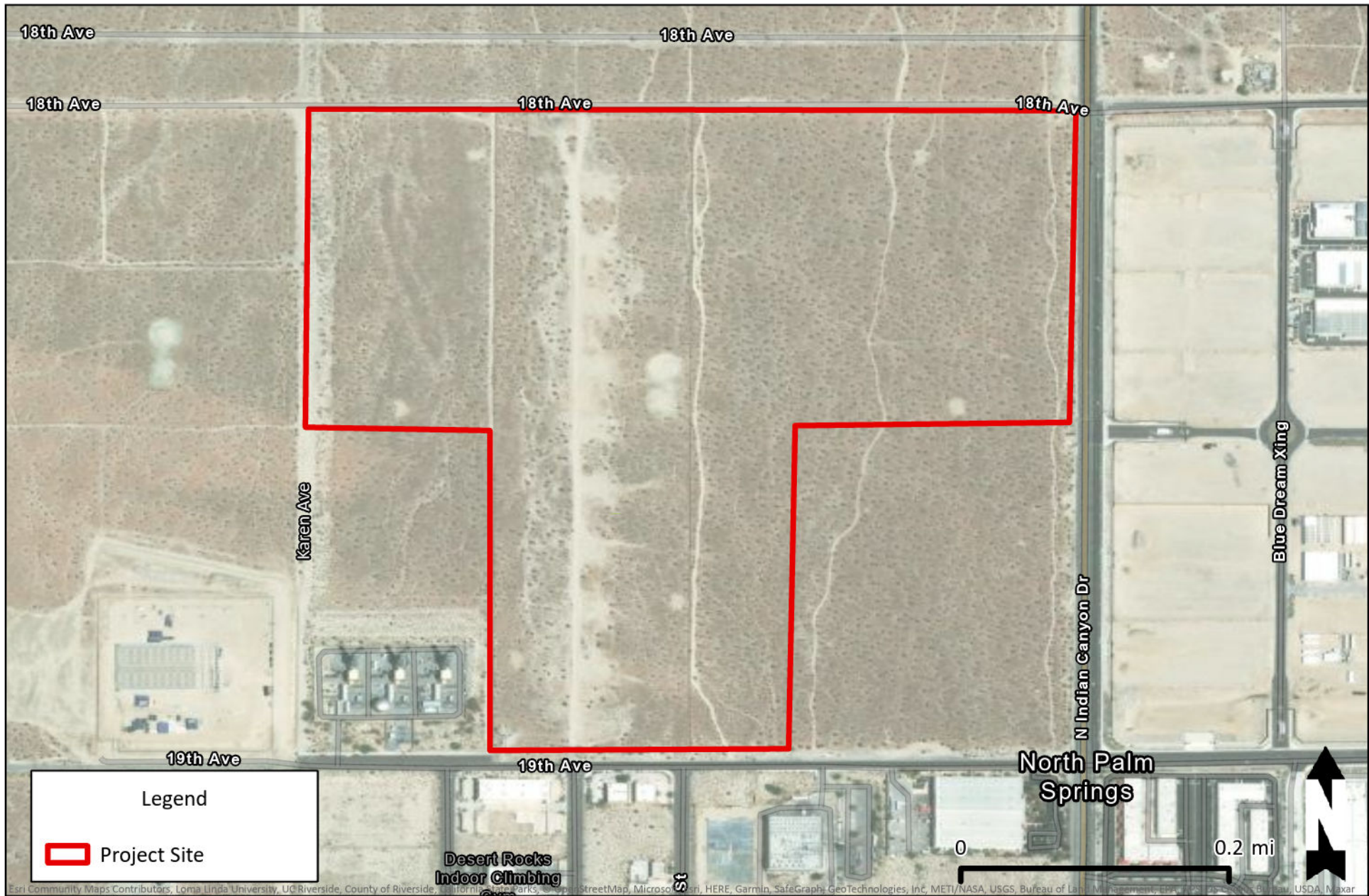


**Exhibit 2 Project Location**



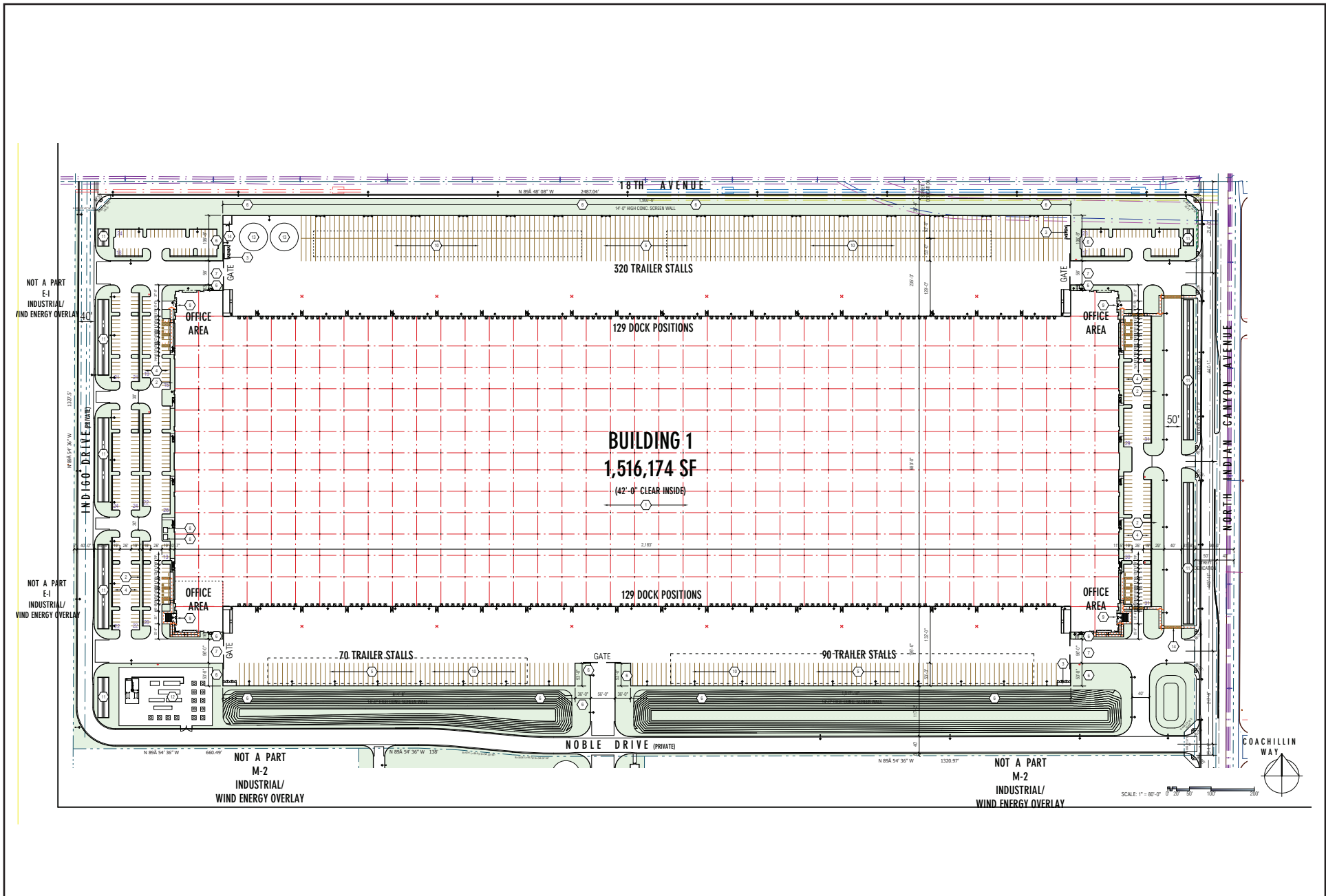


**Exhibit 3 Project Site**



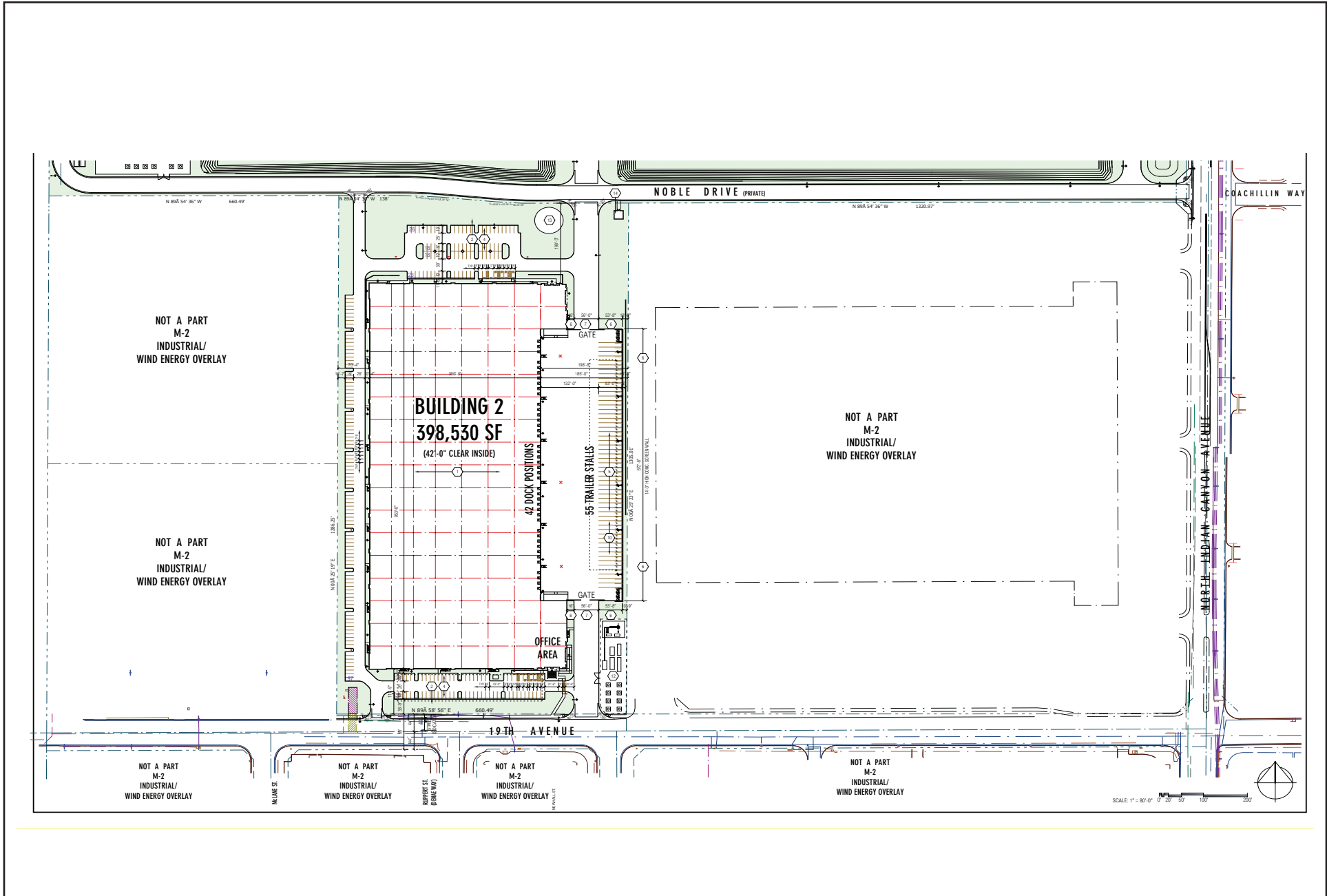
Esri Community Maps Contributors, Loma Linda University, UC Riverside, County of Riverside, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, US Forest Service, NOAA, USDA, Maxar

**Exhibit 4.0 Project Site Plan Building 1**



Not to Scale

**Exhibit 4.1 Project Site Plan Building 2**



## CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE:

This Initial Study (IS) has been prepared to identify and assess the anticipated environmental impacts of the proposed Project. This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code [PRC], Section §21000 et seq.) and the State CEQA Guidelines (14 CCR §15000 et seq.). Unless a project is deemed categorically exempt, CEQA is applicable to any discretionary project that must be approved by a public agency in order to be processed and established. The proposed Project does not fall under any of the statutory or categorical exemptions listed in the 2023 CEQA Statute and Guidelines.

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact," or "Less Than Significant Impact with Mitigation Incorporated", as indicated by the checklist on the following pages.

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Aesthetics                 | <input type="checkbox"/> Agriculture and Forestry Resources  | <input checked="" type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources       | <input checked="" type="checkbox"/> Cultural Resources       | <input checked="" type="checkbox"/> Energy                             |
| <input checked="" type="checkbox"/> Geology/Soils              | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards and Hazardous Substances   |
| <input checked="" type="checkbox"/> Hydrology/Water Quality    | <input type="checkbox"/> Land Use/Planning                   | <input type="checkbox"/> Mineral Resources                             |
| <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Population/Housing       | <input checked="" type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                            | <input checked="" type="checkbox"/> Transportation           | <input checked="" type="checkbox"/> Tribal Cultural Resources          |
| <input checked="" type="checkbox"/> Utilities/Services Systems | <input checked="" type="checkbox"/> Wildfire                 | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope

- of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
  - 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
  - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
  - 9) The explanation of each issue should identify:
    - a) the significance criteria or threshold, if any, used to evaluate each question; and
    - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature <span style="float: right; border: 1px solid black; padding: 2px;">Signature </span>	Date <span style="float: right; border: 1px solid black; padding: 2px;">1/3/2024</span>
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**Project Description:**

**Location:** The Palm Springs Commerce Center Project (Project) is located on approximately 91.97 acres of land in the City of Palm Springs, Riverside County. The property is bound by 18<sup>th</sup> Street to the north, North Indian Canyon to the east, 19<sup>th</sup> Avenue to the south, and Halleck Road to the west (see Exhibits 1 through 3).

**Property Configuration:** The Project site encompasses Assessor Parcel Numbers 666-320-010, -011, -012, -015, and -019, per the County of Riverside Assessor’s Office.

**Site History:** The site is currently vacant but had been previously utilized for wind energy uses.

**Surrounding Land Uses, General Plan, and Zoning:** Land uses surrounding the proposed Project are characterized in the following table:

SURROUNDING USES	Jurisdiction	General Plan	Zoning	Existing Use
<b>North</b>	City of Palm Springs Sphere of Influence (SOI)	Desert (1 du per 10 acre)	W-2 (Water Course)	Primarily vacant land with limited residential and commercial uses
<b>East</b>	City of Desert Hot Springs	OS – P: Open Space - Private; SP – Specific Plan	R-L: Residential Low; P: Public Industrial; Industrial Cannabis Overlay	Primarily vacant land with business park areas and an agricultural production site
<b>West</b>	City of Palm Springs	Desert with Wind Energy Overlay	M-2 (Manufacturing District)	Primarily vacant land; energy facility; solar facility
<b>South</b>	City of Palm Springs	Public Utilities with Wind Energy Overlay	M-2 (Manufacturing District)	Mostly vacant land; commercial and restaurant; office spaces; warehousing facilities

**Site Constraints:** While the site is easily accessible from 18th Avenue to the north, N Indian Canyon Drive to the east, and 19<sup>th</sup> Avenue to the south, the site is a vacant parcel with no internal access. As part of the proposed Project, an internal private roadway – Nobel Drive would be extended to access and circulate the site renamed Indigo Drive, as the site’s western boundary.

**Proposed Project:** The proposed Project would develop an approximate 91.97-acre site with two (2) warehouse buildings (see Exhibit 4.0 and 4.1). The site is located at the southwest corner of 18th Avenue and N Indian Canyon Drive. 19th Avenue would provide the site’s southern boundary while Karen Avenue is located to the west of site. The proposed Project would include the construction and operation of a 842,014 square feet (sqft) warehouse building with office spaces (Building 1) on the northern portion of the site, as well as the construction and operation of a 393,957 sqft warehouse building with one (1) office space area (Building 2) on the southern portion of the site, with an average height of up to 56 feet. Landscaping and site as well as building lighting and signage would be provided internal to the project

site. Nobel Drive, a private roadway, would connect both portions of the Project site. Nobel 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 258 loading docks and approximately 929 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 Nobel Drive and 19th St. Infrastructure improvements related to electric, water, wastewater, sewer and similar services will be provided on site and coordinated with existing facilities in the City.

The proposed Project would employ approximately 700 employees. While portions of the site will be operational 24 hours of the day, with trucks accessing the site, the primary hours of operation for office uses will be approximately between 7:00 am and 6:00 pm.

**Site Access:** The primary vehicular entry to the proposed Project site is via 19<sup>th</sup> Avenue, Noble Drive, Indigo Drive, and North Indian Canyon Drive.

**Public Utilities:**

**Electric** – Southern California Edison (SCE)

**Gas** – Southern California Gas (SGC)

**Recycling** – Palm Springs Disposal System

**Sewer** – City of Palm Springs; Desert Water Agency

**Solid Waste** – Lamb Canyon Landfill and Transfer Station

**Water** - Coachella Valley Water District

**Wastewater** – Palm Springs Wastewater Treatment Plant

**Telecommunications** – Verizon California, Inc.

**Internet** – Spectrum

**Construction Schedule:** The proposed construction schedule is as follows:

- |                         |              |
|-------------------------|--------------|
| ▪ Grading               | Fall, 2024   |
| ▪ Building Construction | Winter, 2024 |
| ▪ Project Buildout      | Summer, 2026 |

**Project Entitlements and Approvals Required:** The proposed Project would require the following entitlements and approvals:

- Major Development Permit Application
- Major Architectural Application
- Tentative Tract Map
- Environmental Impact Report (EIR)

Aesthetics	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed Project would be located on an approximate 91.97-acre vacant site in the northeastern portion of the City of Palm Springs, in the County of Riverside. The site is bounded by 18<sup>th</sup> Avenue to the north, North Indian Canyon Drive to the east, and 19<sup>th</sup> Avenue to the south. Karen Avenue is located approximately 500 feet to the west of the site. The proposed Project would include the development of two (2) large industrial structures approximately between 842,014 square feet (sqft) and 3,359,783 sqft in size, with an average height of up to 56 feet, with associated parking, landscaping, infrastructure improvements, lighting, signage and fencing. Internal gates would separate the industrial and office uses from the truck docking areas for each of the industrial buildings. Primary site access would be provided from North Indian Canyon Avenue, 18<sup>th</sup> Avenue, or 19<sup>th</sup> Avenue.

**a – d)** The site is currently vacant and is surrounded primarily by undeveloped parcels with some light scale industrial development to the east and south of the site. An energy facility and cell facility is located to the west of the site. There are no residential or commercial structures in the vicinity of the proposed Project site. Scenic resources from the site include the Little San Bernardino Mountains to the north, the San Jacinto and San Gorgonio Mountains to the east, and the Santa Rosa Mountains to the west. Although there are no State Scenic Highway on the site, State Route (SR) 62, which is a State Scenic Highway according to the California State Scenic Highway Program is located approximately three (3) miles to the west of the site (City of Palm Springs 2007 General Plan, 2007). Interstate 10 (I-10) is approximately 2000 feet to the south of the site and is noted as a County Scenic Highway by Riverside County (CalTrans, Accessed November 15, 2023). The proposed Project has the potential to affect current unobstructed views of the surrounding scenic resources and vistas. By adding two (2) new industrial buildings on the site with an average height that equals an approximate four (4) story building, the proposed Project also has the potential to degrade existing visual character of the site and its surroundings. Although building materials and light fixtures would be designed according to City design standards, the proposed Project has the potential to introduce new sources of light and glare from the proposed structures and traffic on and around the site.

Therefore the proposed Project has the potential to impact scenic vistas, scenic resources, degrade the areas visual character and introduce new sources of light and glare and these impacts will be analyzed in greater detail in the Environmental Impact Report (EIR).

**Cumulative Impacts:** To be determined in the EIR.

**Mitigation Measures:** To be determined in the EIR.

<b>Agricultural and Forestry Resources</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
<p>AGRICULTURAL AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:</p>				
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed Project would be located on an approximate 91.97-acre vacant site in the northeastern portion of the City of Palm Springs, in the County of Riverside. The site is bounded by 18<sup>th</sup> Avenue to the north, North Indian Canyon Drive to the east, and 19<sup>th</sup> Avenue to the south. Karen Avenue is located approximately 500 feet to the west of the site. The proposed Project would include the development of two (2) large industrial structures approximately between 842,014 square feet (sqft) and 3,359,783 sqft in size, with an average height of up to 56 feet, with associated parking, landscaping, infrastructure improvements, lighting, signage and fencing. Internal gates would separate the industrial and office uses from the truck docking areas for each of the industrial buildings. Primary site access would be provided from North Indian Canyon Avenue, 18<sup>th</sup> Avenue, or 19<sup>th</sup> Avenue.

**a – e)** The proposed Project site is currently vacant and is classified as Other Land under the California Farmland Mapping and Monitoring Program (FMMP). According to the California Department of Conservation (DOC)’s Important Farmland Categories, “Other Land” is “land that is not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry, or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty (40) acres. Vacant and nonagricultural land surrounded on all sides by urban development and

greater than 40 acres is mapped as Other Land.” (California Department of Conservation, Accessed November 15, 2023. In addition, the site is not designated for agricultural uses under the City’s General Plan and Zoning Ordinance (City of Palm Springs 2007 General Plan, 2007). There are no forest land or timberland on the site. Therefore, the proposed Project would have **no impact** on agricultural resources and no further discussion in the EIR would be required.

<b>Air Quality</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed Project would be located on an approximate 91.97-acre vacant site in the northeastern portion of the City of Palm Springs, in the County of Riverside. The site is bounded by 18<sup>th</sup> Avenue to the north, North Indian Canyon Drive to the east, and 19<sup>th</sup> Avenue to the south. Karen Avenue is located approximately 500 feet to the west of the site. The proposed Project would include the development of two (2) large industrial structures approximately between 842,014 square feet (sqft) and 3,359,783 sqft in size, with an average height of up to 56 feet, with associated parking, landscaping, infrastructure improvements, lighting, signage and fencing. Internal gates would separate the industrial and office uses from the truck docking areas for each of the industrial buildings. Primary site access would be provided from North Indian Canyon Avenue, 18<sup>th</sup> Avenue, or 19<sup>th</sup> Avenue.

**a - d)** The proposed project site is within the Riverside County portion of the Salton Sea Air Basin (SSAB), under jurisdiction of the South Coast Air Quality Management District (SCAQMD). Ambient air quality in the city of Palm Springs, which includes the proposed Project site, is monitored by SCAQMD throughout the SSAB region. While the proposed Project would be required to comply with all requirements under the SSAB and the SCAQMD as well as all applicable Air Quality Management Plan (AQMP)s, the construction and operation of large warehouse facilities could result in the increase of local sources of pollution through the emission of criteria pollutants during either the construction and operation of the proposed industrial facilities and their associated increase in vehicular traffic in the region. The proposed Project also has the potential to affect sensitive receptors. Sensitive receptors are typically children, the elderly, and those at a heightened risk of health exposure due to air pollution. Although there are no schools or elderly care-facilities in the vicinity of the proposed Project site, the nearest residential development is located approximately 2,700 feet to the north of the Project site.

Therefore, the proposed Project has the potential to increase criteria pollutants, release odors during project construction, and affect sensitive receptors. These impacts will be analyzed in greater detail in the Environmental Impact Report (EIR).

**Cumulative Impacts:** To be determined in the EIR.

**Mitigation Measures:** To be determined in the EIR.

<b>Biological Resources</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
<b>BIOLOGICAL RESOURCES – Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed Project would be located on an approximate 91.97-acre vacant site in the northeastern portion of the City of Palm Springs, in the County of Riverside. The site is bounded by 18<sup>th</sup> Avenue to the north, North Indian Canyon Drive to the east, and 19<sup>th</sup> Avenue to the south. Karen Avenue is located approximately 500 feet to the west of the site. The proposed Project would include the development of two (2) large industrial structures approximately between 842,014 square feet (sqft) and 3,359,783 sqft in size, with an average height of up to 56 feet, with associated parking, landscaping, infrastructure improvements, lighting, signage and fencing. Internal gates would separate the industrial and office uses from the truck docking areas for each of the industrial buildings. Primary site access would be provided from North Indian Canyon Avenue, 18<sup>th</sup> Avenue, or 19<sup>th</sup> Avenue.

**a - f)** A Biological Study conducted by Blue Consulting Group in August 2023 indicated that although the proposed Project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), the site is not located within any CVMSHCP designed Criteria Areas or Subunits. However, the site does have the potential for burrowing owl habitat. The Recreation, Open Space and Conservation Element of the City’s General Plan identifies the proposed Project site as located in a Biological Sensitivity Area. Also, while the Whitewater River is located over

three (3) miles to the south of the proposed Project site, while the Whitewater Floodplain Preserve is approximately over two and a half (2.5) miles to the southeast of the site (City of Palm Springs General Plan; 2007), the US Fish and Wildlife Service’s National Wetland Inventory Mapper located wetlands and riparian areas less than approximately one (1) mile to the east and west/southwest of the proposed Project site.

Therefore, the proposed Project has the potential to impact riparian and wetland habitat, interfere with the movement of local wildlife, and conflict with local policies protecting wildlife resources. These impacts will be analyzed in greater detail in the Environmental Impact Report (EIR).

**Cumulative Impacts:** To be determined in the EIR.

**Mitigation Measures:** To be determined in the EIR.

<b>Cultural Resources</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
<b>CULTURAL RESOURCES – Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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**a - c)** A Phase I Cultural Resources Survey (Survey) was conducted for the proposed Project by BFS Environmental Services in March 2023 and updated in August 2023. The Survey identified the potential for undiscovered human remains as well as historical and archeological resources to be discovered at the proposed Project site. Therefore, the proposed Project has the potential to impact historical and archeological resources and these impacts will be analyzed in greater detail in the Environmental Impact Report (EIR).

**Cumulative Impacts:** To be determined in the EIR.

**Mitigation Measures:** To be determined in the EIR.

Energy	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed Project would be located on an approximate 91.97-acre vacant site in the northeastern portion of the City of Palm Springs, in the County of Riverside. The site is bounded by 18<sup>th</sup> Avenue to the north, North Indian Canyon Drive to the east, and 19<sup>th</sup> Avenue to the south. Karen Avenue is located approximately 500 feet to the west of the site. The proposed Project would include the development of two (2) large industrial structures approximately between 842,014 square feet (sqft) and 3,359,783 sqft in size, with an average height of up to 56 feet, with associated parking, landscaping, infrastructure improvements, lighting, signage and fencing. Internal gates would separate the industrial and office uses from the truck docking areas for each of the industrial buildings. Primary site access would be provided from North Indian Canyon Avenue, 18<sup>th</sup> Avenue, or 19<sup>th</sup> Avenue.

**a - b)** Since the proposed Project has the potential to require large amounts of energy during construction and operation, it would therefore have the potential to result in significant environmental impacts due to wasteful or unnecessary consumption of energy. In addition, the proposed Project has the potential to conflict with a state or local renewable energy plan. These impacts will be analyzed in greater detail in the Environmental Impact Report (EIR).

**Cumulative Impacts:** To be determined in the EIR.

**Mitigation Measures:** To be determined in the EIR.



<b>Geology and Soils</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
a-i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a-ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a-iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a-iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed Project The proposed Project would be located on an approximate 91.97-acre vacant site in the northeastern portion of the City of Palm Springs, in the County of Riverside. The site is bounded by 18<sup>th</sup> Avenue to the north, North Indian Canyon Drive to the east, and 19<sup>th</sup> Avenue to the south. Karen Avenue is located approximately 500 feet to the west of the site. The proposed Project would include the development of two (2) large industrial structures approximately between 842,014 square feet (sqft) and 3,359,783 sqft in size, with an average height of up to 56 feet, with associated parking, landscaping, infrastructure improvements, lighting, signage and fencing. Internal gates would separate the industrial and office uses from the truck docking areas for each of the industrial buildings. Primary site access would be provided from North Indian Canyon Avenue, 18<sup>th</sup> Avenue, or 19<sup>th</sup> Avenue.

e) The proposed Project would connect to existing Mission Springs Water District wastewater disposal lines and systems. It would utilize septic systems or alternative wastewater disposal systems and would therefore have no impact on soil stability in relation to the disposal of Project related wastewater.

**a - d; f)** According to the United States Geological Survey Faults Map, (USGS.gov; accessed November 15, 2023) and the City’s General Plan Update EIR, the San Andreas Fault Zones pass to the north of the city, while the San Geronio Pass Fault Zone pass a portion of the San Andreas Fault and its associated Banning Hill, South Pass and Garnet Hill faults run through the city and in close proximity to the proposed Project site. In addition, the site is mainly composed of alluvial sand and gravel and has a high wind erodibility rating (City of Palm Springs General Plan Update EIR; 2007). These impacts will be discussed in greater detail in the EIR.

Therefore, the proposed Project has the potential to result in soil erosion, be located on unstable soils, expose proposed buildings to seismic ground shaking and these impacts will be analyzed in greater detail in the Environmental Impact Report (EIR).

**Cumulative Impacts:** To be determined in the EIR.

**Mitigation Measures:** To be determined in the EIR.

<b>Greenhouse Gas Emissions</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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**a - b)** The State of California’s 2006 Global Warming Solutions Act also known as Assembly Bill (AB) 32, mandated the California Air Resources Board (CARB) to reduce emission of greenhouse gases (GHG) to 1990 levels by the year 2020. This was amended under Senate Bill (SB) 32 that mandates the reduction of GHG to 40 percent below 1990 level by the year 2030. Therefore, all development projects are mandated to evaluate project impacts relative to GHG emissions. The construction and operation of the proposed Project is anticipated to contribute to GHG emissions in the city and the region. These impacts will be analyzed in greater detail in the Environmental Impact Report (EIR). In addition, the EIR will analyze the proposed Project’s ability to comply with all established policies and regulations that are in place to reduce GHG emissions.

**Cumulative Impacts:** To be determined in the EIR.

**Mitigation Measures:** To be determined in the EIR.

<b>Hazards and Hazardous Materials</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident condition involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a Project located within an airport land use plan or, where such a plan has not been adopted within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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and office uses from the truck docking areas for each of the industrial buildings. Primary site access would be provided from North Indian Canyon Avenue, 18<sup>th</sup> Avenue, or 19<sup>th</sup> Avenue.

**a – f)** Hazardous materials are defined as substances that are toxic, ignitable or flammable, reactive and/or corrosive, which have the capacity of causing harm or a health hazard during normal exposure or an accidental release. Therefore, the use and management of hazardous or potentially hazardous substances is regulated under existing federal, state and local laws. Hazardous wastes require special handling and disposal methods to reduce their potential to damage public health and the environment. Under most circumstances it is a violation of Federal or State law to improperly store, apply, transport, or dispose of hazardous materials and waste. Construction and operation of the proposed industrial facility has the potential to use, transport and store hazardous materials such as but not limited to, paints, paint thinners and commercial cleaners. Project construction has the potential to utilize oils, fuels, lubricants and other flammable substances and the impacts associate with the use, storage and disposal of hazardous substances. Although the Palm Springs International Airport is located approximately five (5) to the southwest of the site, there is the potential for a safety hazard at or from the airport and aircraft. Similarly, site location and access may impair any adopted emergency access and evacuation plans. Therefore, these impacts will be analyzed in greater detail in the Environmental Impact Report (EIR).

**g)** Wildfire will be discussed in more detail in the Wildfire section of this Initial Study (IS), impacts will be discussed in greater detail in the EIR.

**Cumulative Impacts:** To be determined in the EIR.

**Mitigation Measures:** To be determined in the EIR.

<b>Hydrology and Water Quality</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.i.) Result in substantial erosion or siltation on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.ii.) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.iii.) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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**a – c; e)** The design, construction and operation of the proposed Project would be required to comply with all applicable State and local regulations designed to prevent or lessen potential adverse impacts to surface and ground water quality. The proposed Project would also be required to comply with the State’s National Pollutant Discharge Elimination System (NPDES), the Construction General Permit (CGP), as well as the preparation of a Water Quality Management Plan (WQMP) and a Storm Water Quality Management Pollution Prevention Plan (SWPPP), designed to prevent potential adverse impacts to surface water quality, including surface runoff from the construction of

paved surfaces on a currently undeveloped site, erosion and siltation for potential stormwater impacts during construction and operation. Therefore the proposed Project has the potential to impact hydrology and water quality at the site, and these impacts will be analyzed in greater detail in the Environmental Impact Report (EIR).

**d)** The proposed Project site is not located on, or near any waterbodies such that the site would be subjected to seiches or tsunamis and therefore there would be no impact from these hydrologic issue areas.

**Cumulative Impacts:** To be determined in the EIR.

**Mitigation Measures:** To be determined in the EIR.

<b>Land Use and Planning</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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**a - b)** The proposed Project site is currently vacant with no housing or residents on the site and would not therefore divide an established community. The City’s General Plan designates the site as Industrial with a Wind Energy Overlay and the City’s Zoning Code identifies the site as M-2 Manufacturing Zone (City of Palm Springs 2007 General Plan, 2007). As a warehouse development, the proposed Project would comply with the City’s applicable land use plan, General Plan Employment Center policies, and the City’s zoning regulations. Therefore, the proposed Project would have **no impact** on established communities; nor would it conflict with applicable land us

Mineral Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed Project The proposed Project would be located on an approximate 91.97-acre site in the northeastern portion of the City of Palm Springs, in the County of Riverside. The site is bounded by 18<sup>th</sup> Avenue to the north, North Indian Canyon Drive to the east, and 19<sup>th</sup> Avenue to the south. Karen Avenue is located approximately 500 feet to the west of the site. The proposed Project would include the development of two (2) large industrial structures approximately between 842,014 square feet (sqft) and 3,359,783 sqft in size, with an average height of up to 56 feet, with associated parking, landscaping, infrastructure improvements, lighting, signage and fencing. Internal gates would separate the industrial and office uses from the truck docking areas for each of the industrial buildings. Primary site access would be provided from North Indian Canyon Avenue, 18<sup>th</sup> Avenue, or 19<sup>th</sup> Avenue.

Mineral resources are land areas or deposits deemed significant by the California Department of Conservation (CA DOC) (California Department of Conservation, 1975). Mineral resources include oil, natural gas, and metallic and nonmetallic deposits, including aggregate resources. The CA DOC Geological Survey, and the California State Mining and Geology Board (CA SMGB) are required by the Surface Mining and Reclamation Act of 1974 (SMARA) to categorize lands into four Aggregate and Mineral Resource Zones (MRZs), described below. These MRZs classify lands that contain significant statewide or regional mineral deposits based on a site’s geologic factors without regard to existing land use and land ownership. SMARA has established MRZs using the following classifications (California Department of Conservation, 1975).

**MRZ-1:** Areas where adequate geologic information indicates no significant mineral deposits are present or where it is judged that little likelihood exists for their presence.

**MRZ-2:** Areas underlain by mineral deposits where geologic data show that significant measured or indicated resources are present or likely to be present.

**MRZ-3:** Areas that may qualify as mineral resources, but where the significance of mineral deposits cannot be determined from the available data.

**MRZ-4:** Areas where there is not enough geologic information available to determine the presence or absence of mineral resources.

**a – b)** The proposed Project site is designated as MRZ -3 with a Wind Energy Overlay (City of Palm Springs General Plan; 2007). While the CA Department of Conservation’s Division of Mine Reclamation indicates the presence of three (3) potential mine sites within five (5) miles of the proposed Project site, there are mines on the site itself such that the construction and operation of the proposed Project would result in the loss of availability of a known mineral resource.

Therefore, the proposed Project would have **no impact** on mineral resources and no further discussion in the EIR would be required.

<b>Noise</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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**a -b)** The proposed Project would develop two (2) large industrial facilities on a currently undeveloped parcel in a primarily vacant portion of the city of Palm Springs. Construction and operation of the proposed Project has the potential to increase existing ambient noise levels as well as groundborne vibration or groundborne vibration levels. Therefore noise impacts related to the proposed Project would be analyzed in greater detail in the Environmental Impact Report (EIR).

**c)** The Palm Springs International Airport is located approximately over five (5) miles southeast of the proposed Project site. The proposed Project would not be located within two (2) miles of an established airport and the City’s General Plan Update EIR indicates the site to be located outside the 60, 65, and 70 Community Noise Equivalent Level (CNEL) noise contours associated with airport facilities (City of Palm Springs General Plan Update EIR; 2007). Therefore the proposed Project would not expose people to excessive airport noise levels and there would be no impact. Therefore, this impact would not be discussed in the EIR.

**Cumulative Impacts:** To be determined in the EIR.

**Mitigation Measures:** To be determined in the EIR



<b>Population and Housing</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
POPULATION AND HOUSING – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed Project would be located on an approximate 91.97-acre site in the northeastern portion of the City of Palm Springs, in the County of Riverside. The site is bounded by 18<sup>th</sup> Avenue to the north, North Indian Canyon Drive to the east, and 19<sup>th</sup> Avenue to the south. Karen Avenue is located approximately 500 feet to the west of the site. The proposed Project would include the development of two (2) large industrial structures approximately between 842,014 square feet (sqft) and 3,359,783 sqft in size, with an average height of up to 56 feet, with associated parking, landscaping, infrastructure improvements, lighting, signage and fencing. Internal gates would separate the industrial and office uses from the truck docking areas for each of the industrial buildings. Primary site access would be provided from North Indian Canyon Avenue, 18<sup>th</sup> Avenue, or 19<sup>th</sup> Avenue.

**a)** The City of Palm Springs adopted its updated Housing Element (HE) in September 2023 (City of Palm Springs; 2023). The updated HE identified a Department of Finance population estimate of 47,427 residents and 36,012 housing units in 2020. The City has approved approximately 2,700 new housing units since July 2021 (Palm Springs General Plan Housing Element; 2023). The proposed Project has the potential to generate 700 new jobs in the City. Therefore this impact will be analyzed in greater detail in the Environmental Impact Report (EIR).

**b)** The Project site is currently vacant and the proposed Project would not displace people or housing. Therefore, the proposed Project would have no impact on population and housing resources and no further discussion in the EIR would be required.

**Cumulative Impacts:** To be determined in the EIR.

**Mitigation Measures:** To be determined in the EIR.



<b>Public Services</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
<b>PUBLIC SERVICES</b>				
a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed Project would be located on an approximate 91.97-acre site in the northeastern portion of the City of Palm Springs, in the County of Riverside. The site is bounded by 18<sup>th</sup> Avenue to the north, North Indian Canyon Drive to the east, and 19<sup>th</sup> Avenue to the south. Karen Avenue is located approximately 500 feet to the west of the site. The proposed Project would include the development of two (2) large industrial structures approximately between 842,014 square feet (sqft) and 3,359,783 sqft in size, with an average height of up to 56 feet, with associated parking, landscaping, infrastructure improvements, lighting, signage and fencing. Internal gates would separate the industrial and office uses from the truck docking areas for each of the industrial buildings. Primary site access would be provided from North Indian Canyon Avenue, 18<sup>th</sup> Avenue, or 19<sup>th</sup> Avenue.

**i - ii)** The City of Palm Springs Fire Department provides fire, paramedic, and emergency services within the city limits and through mutual aid agreements in the City’s Sphere of Influence (SOI). The proposed Project would be required to adhere to the California Fire Code, as included in Section 8.04.510 of the City of Palm Springs Municipal Code, as well as State and federal fire protection standards.

The City of Palm Springs offers police protection services in the city and its SOI. The City also collects a development fee on all new development in the city in order to fund and maintain its current police services. The City’s police department also has mutual aid agreements with other local law enforcement agencies in the surrounding cities as well as Riverside County.

The proposed Project would add in two (2) large industrial structures on a currently vacant lot. All buildings would be constructed according to the City’s Municipal Code and fire safety requirements. Construction and operation of the proposed Project would require fire and police safety services. Therefore, the proposed Project has the potential to impact fire and police services and these impacts will be analyzed in greater detail in the Environmental Impact Report (EIR).

As discussed under the Population/Housing and Recreation sections of this IS, the proposed Project, as an industrial development project with no residential components would draw future employees from other areas of the city, neighboring jurisdictions, as well as Riverside County. Therefore, the proposed Project would not result in substantial increases in demand for schools and other public facilities and impacts to these services would be discussed in greater detail in the EIR.

**iv)** Impacts related to Parks are discussed in the Recreation section of this IS.

**Cumulative Impacts:** To be determined in the EIR.

Mitigation Measures: To be determined in the EIR. <b>Recreation</b>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed Project would be located on an approximate 91.97-acre site in the northeastern portion of the City of Palm Springs, in the County of Riverside. The site is bounded by 18<sup>th</sup> Avenue to the north, North Indian Canyon Drive to the east, and 19<sup>th</sup> Avenue to the south. Karen Avenue is located approximately 500 feet to the west of the site. The proposed Project would include the development of two (2) large industrial structures approximately between 842,014 square feet (sqft) and 3,359,783 sqft in size, with an average height of up to 56 feet, with associated parking, landscaping, infrastructure improvements, lighting, signage and fencing. Internal gates would separate the industrial and office uses from the truck docking areas for each of the industrial buildings. Primary site access would be provided from North Indian Canyon Avenue, 18<sup>th</sup> Avenue, or 19<sup>th</sup> Avenue.

**a - b)** The City of Palm Springs owns and maintains over approximately 300 acres of parkland, golf courses and greenbelts throughout the city at a ratio of approximately 7 acres per 1000 residents (City of Palm Springs General Plan Update EIR; 2007). Although no residential components are projected under the proposed Project, the Project is expected to employ approximately 700 employees on site. However, it is anticipated that Project generated employees would be drawn from existing residents in the city of Palm Springs and the surrounding communities of Riverside County. Therefore the proposed Project is not anticipated to increase the use of existing neighborhood parks and recreational facilities, nor would it require the construction or expansion of existing recreational facilities thus leading to an adverse physical effect on the environment.

Therefore, the proposed Project would have **no impact** on recreation and no further discussion in the EIR would be required.

Transportation/Traffic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC – Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed Project The proposed Project would be located on an approximate 91.97-acre site in the northeastern portion of the City of Palm Springs, in the County of Riverside. The site is bounded by 18<sup>th</sup> Avenue to the north, North Indian Canyon Drive to the east, and 19<sup>th</sup> Avenue to the south. Karen Avenue is located approximately 500 feet to the west of the site. The proposed Project would include the development of two (2) large industrial structures approximately between 842,014 square feet (sqft) and 3,359,783 sqft in size, with an average height of up to 56 feet, with associated parking, landscaping, infrastructure improvements, lighting, signage and fencing. Internal gates would separate the industrial and office uses from the truck docking areas for each of the industrial buildings. Primary site access would be provided from North Indian Canyon Avenue, 18<sup>th</sup> Avenue, or 19<sup>th</sup> Avenue.

**a – d)** The City of Palm Springs has adopted policies, ordinances and plans that address the performance of the city’s circulation system including the General Plan Circulation Element, the 2020 Traffic Impact Analysis Guidelines, and the 2021 Climate Action Roadmap. The County of Riverside has adopted a Congestion Management Program (CMP) that includes performance standards for major transportation corridors in the County (City of Palm Springs General Plan Update Draft EIR, March 2007). The nearest CMP roadway is Interstate 10 (I-10). Truck traffic associated with the proposed Project has the potential to impact congestion related issues along I-10. Construction and operation of the proposed Project has the potential to generate traffic that could affect the performance of the circulation system of the city as well as impact the overall Vehicle Miles Travelled (VMT) in the area. The proposed Project also has the potential to increase circulated related hazards due to site design.

Therefore, the proposed Project has the potential to impact transportation volumes and routes in the area and these impacts will be analyzed in greater detail in the Environmental Impact Report (EIR).

**Cumulative Impacts:** To be determined in the EIR.

**Mitigation Measures:** To be determined in the EIR.

Tribal Cultural Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
TRIBAL CULTURAL RESOURCES – Would the project:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed Project The proposed Project would be located on an approximate 91.97-acre site in the northeastern portion of the City of Palm Springs, in the County of Riverside. The site is bounded by 18<sup>th</sup> Avenue to the north, North Indian Canyon Drive to the east, and 19<sup>th</sup> Avenue to the south. Karen Avenue is located approximately 500 feet to the west of the site. The proposed Project would include the development of two (2) large industrial structures approximately between 842,014 square feet (sqft) and 3,359,783 sqft in size, with an average height of up to 56 feet, with associated parking, landscaping, infrastructure improvements, lighting, signage and fencing. Internal gates would separate the industrial and office uses from the truck docking areas for each of the industrial buildings. Primary site access would be provided from North Indian Canyon Avenue, 18<sup>th</sup> Avenue, or 19<sup>th</sup> Avenue.

**a - c)** The City of Palm Springs has the potential for numerous tribal resource sites and sacred places. A Phase I Cultural Resources Survey (Survey) was conducted for the proposed Project by BFS Environmental Services in March 2023 and updated in August 2023. The Survey identified the potential for undiscovered human remains as well as historical and archeological resources to be discovered at the proposed Project site. Since there are numerous tribes in the greater Riverside County who may have tribal jurisdiction in the vicinity of the site, tribal consultation related to the proposed Project would be conducted in order to determine the likelihood of the presence or absence of any tribal cultural resources and these impacts will be analyzed in greater detail in the Environmental Impact Report (EIR).

**Cumulative Impacts:** To be determined in the EIR.

**Mitigation Measures:** To be determined in the EIR.

Utilities and Service Systems	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project’s Projected demand in addition to the provider’s existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed Project would be located on an approximate 91.97-acre site in the northeastern portion of the City of Palm Springs, in the County of Riverside. The site is bounded by 18<sup>th</sup> Avenue to the north, North Indian Canyon Drive to the east, and 19<sup>th</sup> Avenue to the south. Karen Avenue is located approximately 500 feet to the west of the site. The proposed Project would include the development of two (2) large industrial structures approximately between 842,014 square feet (sqft) and 3,359,783 sqft in size, with an average height of up to 56 feet, with associated parking, landscaping, infrastructure improvements, lighting, signage and fencing. Internal gates would separate the industrial and office uses from the truck docking areas for each of the industrial buildings. Primary site access would be provided from North Indian Canyon Avenue, 18<sup>th</sup> Avenue, or 19<sup>th</sup> Avenue.

**a – e)** The Project site is currently vacant with no structures located on the property. Mission Springs Water District (MSWD) provides water and sewer services to the city and its surrounding areas. Solid waste services to the city are currently provided by Palm Springs Disposal Services which would also serve the proposed Project. Stormwater drainage in the city and its SOI areas, which include the proposed Project site, is served by the city’s existing drainage pipes. Southern California Edison (SCE), Southern California Gas (SoCal Gas), and companies such as Frontier and Spectrum, among others provide telecommunications services to the city and its SOI area. These agencies and service providers would therefore service the proposed Project site. and Project related impacts to utility services will be analyzed in greater detail in the Environmental Impact Report (EIR).

**Cumulative Impacts:** To be determined in the EIR.

**Mitigation Measures:** To be determined in the EIR.

<b>Wildfire</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed Project would be located on an approximate 91.97-acre site in the northeastern portion of the City of Palm Springs, in the County of Riverside. The site is bounded by 18<sup>th</sup> Avenue to the north, North Indian Canyon Drive to the east, and 19<sup>th</sup> Avenue to the south. Karen Avenue is located approximately 500 feet to the west of the site. The proposed Project would include the development of two (2) large industrial structures approximately between 842,014 square feet (sqft) and 3,359,783 sqft in size, with an average height of up to 56 feet, with associated parking, landscaping, infrastructure improvements, lighting, signage and fencing. Internal gates would separate the industrial and office uses from the truck docking areas for each of the industrial buildings. Primary site access would be provided from North Indian Canyon Avenue, 18<sup>th</sup> Avenue, or 19<sup>th</sup> Avenue.

**a - b)** Prior to project approvals the proposed Project would be required to show compliance with adopted City and County emergency response and evacuation plans. Although the site is located within an approximate five (5) mile radius of the mountain ranges of the Joshua Tree National Park, the San Jacinto as well as the Little San Bernardino mountains, currently vacant and is surrounded primarily by vacant parcels, the proposed Project site and its surroundings do not have dense vegetation or steep slopes. Therefore, the proposed Project site has low potential to expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire, or to expose people and structures to downslope, or downstream flooding, or landslides, as a result of runoff, post-fire slope instability, or drainage changes as a result of a wildfire. These impacts will be analyzed in greater detail in the Environmental Impact Report (EIR).

**c – d)** Wildfire risks are typically associated with various factors such as vegetation, winds, humidity levels, and fuel moisture content, among others. Although the proposed Project site in undeveloped land with sparse vegetation, it is would require the installation of power lines and associated infrastructure that have the potential to exacerbate fire risks. Even though the site itself is relatively flat and is located approximately five (5) miles away from steep slopes of the various mountain ranges in and around Riverside County, the proposed Project site has the potential to be affected by post fire slope instability. These impacts will be analyzed in greater detail in the Environmental Impact Report (EIR).

**Cumulative Impacts:** To be determined in the EIR.



**Mitigation Measures:** To be determined in the EIR.

<b>Mandatory Finding of Significance</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
<b>MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**a - c)** Based on the information in this Initial Study, while the proposed Project would not substantially impact biological and cultural resources, it does have the potential to impact these resources to some extent; these impacts will be analyzed in greater detail in the Environmental Impact Report (EIR). When viewed in connection with current and future projects within the City of Palm Desert, the proposed Project has the potential for cumulatively considerable impacts as well as environmental effects that may directly or indirectly affect human beings. Therefore, these impacts will be analyzed in greater detail in the EIR.

**Cumulative Impacts:** To be determined in the EIR.

**Mitigation Measures:** To be determined in the EIR.

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### **Documents**

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