

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

79-650 Varner Road
Indio, CA 92203
(760) 772-5300
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)



February 10, 2025

File No.: 630.17367.15339

City of Palm Springs
3200 East Tahquitz Avenue
Palm Springs, CA 92262

RE: SCH #2024010068

The California Highway Patrol (CHP), Indio Area, received the “Notice of Completion” of the Environmental document for the proposed project regarding the State Clearinghouse (SCH) number listed above. After review, we have concerns with the potential impact this project could have regarding traffic congestion.

Our concern relates to the proposed construction of two large warehouse buildings. The first building is estimated to be 1,516,174 square feet in size, with 258 truck trailer docks, four grade doors, and 928 parking spaces. The second building is estimated to be 388,530 square feet in size, with 42 truck trailer docks, two grade doors and 302 parking spaces. The proposed project is located in close proximity to Interstate 10, which is a major arterial route for commuters and commerce through the Coachella Valley and the State of California. It would be anticipated with the volume of truck trailer docks proposed, commercial traffic would significantly increase in the area of North Indian Canyon Drive and Interstate 10. This project could have a negative impact on CHP operations due to the increased commercial traffic congestion. Specifically, commercial traffic entering and exiting Interstate 10 at North Indian Canyon Drive. The increased traffic could necessitate the need for additional traffic control measures to mitigate the potential increase in traffic crashes within CHP jurisdiction.

If you have any questions regarding these concerns, please contact me or Lieutenant Kyle Johnson at (760) 772-5300

Sincerely,

A handwritten signature in blue ink, appearing to read "D.E. Efferson".

D.E. EFFERSON, Captain
Commander
Indio Area

Attachment(s)

Cc: Border Division



Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024010068

Project Title: First Palm Springs Commerce Center
Lead Agency: The City of Palm Springs
Mailing Address: 3200 E Tahquitz Canyon Way
City: Palm Springs

Contact Person: Mr. Glenn Mlaker
Phone: 760-323-8245 x 8778
County: Riverside

Zip: 92262

Project Location: County: Riverside City/Nearest Community: City of Palm Springs
Cross Streets: 10th Avenue and North Indian Canyon Drive; 19th Avenue and North Indian Canyon Drive Zip Code: 92260
Longitude/Latitude (degrees, minutes and seconds): 33 091 181 " N / -116 056 091 " W Total Acres: 91.97
Assessor's Parcel No.: 866-320-010, 011, 012, 015, & 019 Section: 10 Twp.: 3S Range: 4E Base: NA
Within 2 Miles: State Hwy #: S R-62& I-10 Waterways: No Railways: Yes Schools: No
Airports: No

Document Type:

- CEQA: [] NOP [] Early Cons [] Neg Dec [] Mlt Neg Dec [x] Draft EIR [] Supplement/Subsequent EIR (Prior SCH No.) [] Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [x] Use Permit [] Constal Permit
[] Community Plan [x] Site Plan [] Land Division (Subdivision, etc.) [x] Other: 0818

Development Type:

- [] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[x] Commercial: Sq.ft. 750,131 Acres 91.97 Employees 726
[] Industrial: Sq.ft. _____ Acres _____ Employees _____
[] Educational: _____
[] Recreational: _____
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW _____
[] Waste Treatment: Type _____ MGD _____
[] Hazardous Waste: Type _____
[] Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

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

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

The proposed Project would include the development of two (2) warehouse buildings on an approximately 91.97 acres site with Assessor Parcel Numbers (APNs) 866-320-010, -011, -012, -015, and -019. The site is located at the southwest corner of 18th Avenue and N Indian Canyon Drive, 30th Avenue would provide the site's southern boundary while Karan Avenue is located to the west of site. Building 1 is approximately 1,516,174 square feet (sf), with 256 truck trailer docks, six (6) grade doors, 920 parking spaces for cars and trucks, of which 10 spaces would be for handicap parking, 25 bicycle parking areas, as well as an on-site building and internal roadway lighting, landscaping, and trash enclosure areas. Monument signs would be provided at the site entrances at 18th Avenue, and N Indian Canyon Drive. Two (2) office areas on each side of the building would be provided along North Indian Canyon Avenue and Indigo Drive. Respectively, Site access would be gated and provided from North Indian Canyon Drive to the east and two (2) new internal roadways - Noble Drive to the south and Kelgo Drive to the west. Building 2 is approximately 388,630 sf with 42 truck trailer docks, two (2) grade doors, 302 parking spaces for cars and trucks, of which eight (8) spaces would be for handicapped parking, 14 bicycle parking areas, as well as an external building and internal roadway lighting, landscaping, and trash enclosure areas. Monument signs would be provided at the site entrances at 19 Avenue, and Noble Drive. One (1) office area would be provided at the southeast corner of the building. Site access would be gated and provided from the new roadway for Noble Drive to the north and 19th Avenue to the south. On-site stormwater retention basins serving the site would be constructed underground. The proposed Project would connect to existing water, wastewater, sewer and electric lines along N Indian Canyon Drive to the east and 18th Avenue to the south of the site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in. Revised 2010

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 8 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 7 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input checked="" type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input checked="" type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 6 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: US Army Corps of Engineers |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date Dec 23, 2024 Ending Date February 10, 2025

Lead Agency (Complete if applicable):

Consulting Firm: The Altum Group	Applicant: Mr. Paul Loubet, First Industrial Realty Trust Inc.
Address: 44-600 Village Court, Suite 100	Address: 3536 Concors Street, Suite 340
City/State/Zip: Palm Desert, CA 92260	City/State/Zip: Ontario, CA 91764
Contact: Anna Choudhuri	Phone: 310-321-3805
Phone: 760-346-4750	

Signature of Lead Agency Representative:  Date: 12/23/24

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