



CITY OF PALM SPRINGS
PUBLIC NOTICE OF AVAILABILITY
FIRST PALM SPRINGS COMMERCE CENTER ENVIRONMENTAL IMPACT REPORT

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

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

Project Location: Northwest Corner of North Indian Canyon Drive and 18th Avenue
Assessor's Parcel Numbers 666-320-010, -011, -012, -015, -019

PROJECT DESCRIPTION: The project proposes a Major Development Permit application for a high cube warehouse in two (2) separate buildings. Building 1 equaling 1,516,174-square feet including office space, with 258 truck trailer docks, and 929 parking spaces for cars and trucks. Building 2 equaling 388,530-square feet including office space with 42 truck trailer docks, and 302 parking spaces for cars and trucks. The proposed project will connect to existing infrastructure to provide electricity, water, natural gas and a sanitary sewer line via connections from North Indian Canyon Drive. The project site occupies approximately 91.97 acres west of Indian Canyon Drive and south of 18th Avenue in the northern part of the City of Palm Springs.

FINDINGS/DETERMINATION: The potential impacts of the Project were determined to be less than significant for the following topics: aesthetics, energy, hazards and hazardous materials, hydrology and water quality, noise, population, public services, and utilities. The potential impacts of the Project were determined to be less than significant with mitigation measures identified in the Draft EIR for the following topics: air quality, biological resources, cultural resources, geology and soils, and tribal cultural resources. The potential impacts of the Project were determined to be significant and unavoidable for the following topics: greenhouse gas emissions and transportation.

PUBLIC REVIEW PERIOD: This Draft EIR is available for a 45-day public review period beginning on December 23, 2024 and ending on February 10, 2025. The Draft EIR is available for public review at City Hall, located at 3200 E Tahquitz Canyon Way, Palm Springs, CA 92262. In addition, the Draft EIR is available on the City's website at;

<https://www.palmspringsca.gov/government/departments/planning/ceqa-documents>

Interested individuals and public agencies can submit written comments on the document. Any written comments on the DEIR must be received at the above address within the public review period. In addition, you may email comments to the following address Glenn.Mlaker@palmspringsca.gov. Copies of the DEIR are available for review at City Hall at the above address and on the City's website at;

<https://www.palmspringsca.gov/government/departments/planning/ceqa-documents>