Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Riverside
Address: 2724 Gateway Drive, Riverside, CA 92507

From:

Public Agency: City of Palm Springs
Address: 3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262
Contact: Glenn Mlaker
Phone: 760-323-8245

Lead Agency (if different from above):

Address:

Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025010276

Project Title: Appeal of Nexus Hotel and Residential Project

Project Applicant: Nexus Development Inc.

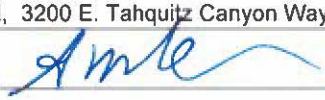
Project Location (include county): Southeast corner of N. Calle El Segundo & E. Andreas Rd, Palm Springs, Rivers

Project Description:
On November 12, 2025, the City Council of the City of Palm Springs held a public hearing to hear an appeal of the above-referenced project, and rejected the appeal and upheld the Planning Commission approval. The Nexus Hotel and Residential Project (Project) proposes to redevelop an existing parking lot with a nine-story resort hotel and residential building consisting of 125 hotel rooms and 132 residential condo units which will be associated with the hotel and have access to hotel amenities and services; and a 6,040 square foot stand-alone restaurant.

This is to advise that the City of Palm Springs (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on November 12, 2025 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
City of Palm Springs City Hall, 3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262

Signature (Public Agency):  Title: Associate Planner

Date: November 13, 2025 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011