Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

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

From: (Public Agency): City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262
(Address)

Project Title: Sherwin-Williams Paint Store

Project Applicant: McWhirter Realty Partners, LLC

Project Location - Specific:
33.84266213686769, -116.54657177696185, APN: 505-184-028

Project Location - City: Palm Springs Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:

A request by McWhirter Realty Partners, LLC for a Major Architectural Review application to construct a 4,012-SF commercial building on a 0.38-acre undeveloped parcel located near the southeast corner of North Palm Canyon Drive and East Stevens Road, Zone C-1, Section 10 (APN: 505-184-028) (Case AR-2025-0008).

Name of Public Agency Approving Project: City of Palm Springs

Name of Person or Agency Carrying Out Project: McWhirter Realty Partners, LLC

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Class 32 ("In-Fill Development Projects"), Section 15332
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

1) The project is consistent with the applicable General Plan and all applicable General Plan policies, as well as the applicable zoning designation and regulations; 2) The project site is less than five acres in size and located in an urbanized area within the City limit; 3) The project does does not have any value as a habitat for endangered, rare or threatened species; 4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) The site can be adequately served by all required utilities and public services.

Lead Agency Contact Person: Noriko Kikuchi Area Code/Telephone/Extension: (760)323-8245 Ex. 8755

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Noriko Kikuchi Date: 07/10/2025 Title: Associate Planner

▪ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____