CITY OF PALM SPRINGS

Notice of Preparation
Draft Environmental Impact Report
First Industrial Commerce Center II

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: 18th Avenue West of Indian Canyon Drive - Case #s DP 2025-0045 & AR 2025-0007
Assessor's Parcel Numbers (APNs) 666-320-002, -003, -004, -005 and 028

PROJECT DESCRIPTION: The City of Palm Springs (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA), for the **First Industrial Commerce Center II** (Project). The Project description and location, as well as the potential environmental effects to be evaluated in the Draft EIR, are contained in the attached Initial Study (IS). The proposed Project would include the development of one (1) industrial warehouse building with a maximum height of fifty-three (53) feet on approximately 58.6±-acres located at the southwest corner of future Indigo Drive and 18th Avenue, one half-mile west of N. Indian Canyon Drive. The proposed Project would include the construction and operation of a 1,082,337± square foot (sq ft) of industrial warehouse space with an additional 10,000± square feet of "mezzanine" office space, for a total square footage of 1,092,337± foot. Future Indigo Drive (private) on the east and an additional private drive of the west would connect the Project site to future 18th Avenue on the north. The Project would provide 333± auto parking stalls, trailer storage for 386± trailer stalls and 174± loading docks.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed Project and has determined that Project development and/or operation may have a significant effect on the environment. Thus, the City hereby will prepare a Draft Environmental Impact Report (DEIR) for this Project.

PUBLIC REVIEW PERIOD: A 30-day public review period for the Initial Study will commence on January 27, 2026, and end on February 25, 2026. **A scoping meeting will be held on Wednesday, February 18, 2026, starting at 10:00 AM in the Large Conference Room at City Hall**. The meeting is to provide an opportunity to learn more about the proposed Project and provide comments on the possible environmental effects the City should study in the EIR.

Interested individuals and public agencies can submit written comments on the Notice and Initial Study. Any written comments on the Initial Study 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 Initial Study 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.