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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: First Industrial Commerce Center II

Lead Agency: City of Palm Springs

Contact Name: Glenn Mlaker

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Project Location: Palm Springs, Riverside County
City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study prepared for the subject Notice of Preparation (NOP) tentatively identified potentially significant project impacts associated with aesthetic resources, biological and cultural resources, hydrology and water quality, community noise, utility/service systems, air quality and greenhouse gas emissions, hazards and hazardous materials, and Tribal cultural resources. Please see attached Initial Study. CEQA issue areas that have been eliminated from further analysis in the forthcoming EIR include agricultural and forestry resources, and wildfire hazards. No mitigation measures have yet been prepared but will be developed, as appropriate, for inclusion in the forthcoming EIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known controversies. However, the project is comprised of over 1 million square feet of industrial warehouse space, which has raised local, regional and national concerns regarding associated truck traffic and air quality impacts.

Provide a list of the responsible or trustee agencies for the project.

California Regional Water Quality Control Board
Mission Springs Water District