



PLANNING COMMISSION STAFF MEMO

DATE: MAY 7, 2024

DISCUSSION ITEM FOR MAY 22, 2024 PLANNING COMMISSION MEETING

SUBJECT: A REVIEW OF THE DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE PROPOSED CONSTRUCTION OF A HIGH CUBE TWO-STORY INDUSTRIAL BUILDING WITH AREA OF 739,360-SQUARE FEET FOR WAREHOUSE AND OFFICES ON THIRTY-EIGHT (38) ACRES LOCATED AT THE NORTHWEST CORNER OF NORTH INDIAN CANYON DRIVE AND 19TH AVENUE, ZONED M-2, CASE NO. 3.4361 MDP & MAJ (GM).

FROM: PLANNING SERVICES DEPARTMENT

On September 13, 2023, the Planning Commission held a study session to review preliminary plans for a proposed high cube 739,360-square foot warehouse building on a thirty-eight (38)-acre property located north of the I-10 freeway within the M-2 Zone. The proposed project is the first large fulfillment center within the city.

A Draft Environmental Impact Report (DEIR) has been prepared and is currently out for a 45-day public review and comment period ending on June 17, 2024.

The attached DEIR is a large document that is being distributed at this time to allow for the Planning Commission sufficient time to read, study and develop questions or comments in advance of an anticipated public hearing on July 24, 2024. There is no formal action required at this time. This item will appear on the May 22, 2024 Planning Commission agenda as a discussion item. Staff will provide a brief discussion to familiarize the Commission of the report and process ahead.

The Planning Commission may focus on the Executive Summary (Chapter 1), the Introduction (Chapter 2), the Project Description (Chapter 3), and the Environmental Impact Analysis (Chapter 4). One of the most important elements is Table 1-3 "Mitigation Monitoring and Reporting Program" found on pages 1-8 through 1-23. This table provides a detailed list of potential impacts and the level of significance with associated mitigation measures.

The Appendix document which is 2,292 pages long is available on the Planning Departments web site. This document contains the technical reports used to prepare the DEIR. The Appendix contains the Air Quality, Biology Report, Cultural Report, Energy Report, Geotechnical Report, Greenhouse Gas Report, Phase 1 Environmental Site Assessment, Preliminary Hydrology Report, Noise Study, Traffic Study, and Vehicle Miles

Traveled (VMT) Report. These reports were used to analyze the potential impacts of development on the environment. The Appendix document can be found at the following link:

<https://www.palmspringsca.gov/home/showpublisheddocument/88405/638500844620970000>

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ATTACHMENTS:

- A. Vicinity Map
- B. Draft Environmental Impact Report