

NOTICE OF AVAILABILITY

Desert Mountain View Business Park Draft Environmental Impact Statement

October 9, 2025

The Agua Caliente Band of Cahuilla Indians (“Tribe”) has completed a Draft Tribal Environmental Impact Statement (TEIS) addressing the potential environmental effect of the proposed Desert Mountain View Business Park (“Project”) in compliance with the Tribal Environmental Policy Act (TEPA; [Chapter 5.04 of the Agua Caliente Tribal Code](#)). The Tribe is acting as the lead agency under TEPA for the preparation of this Draft TEIS as the Project is located on Tribal land.

The approximately 217-acre “Project Site” is located at the intersection of Sections 9, 10, 15, and 16, T3S, R3E within the City of Palm Springs, in Riverside County. The Project Site is bounded by Interstate 10 (I-10) to the north, State Route 111 (SR-111) to the west and south, and by Tipton Road to the east. The Project would allow development of an industrial business park composed of four industrial, concrete tilt-up buildings of varying sizes totaling up to 2.85 million square feet, as well as associated vehicle and truck parking and landscape areas. In addition, infrastructure such as roadways, a stormwater management system, and other utility improvements would also be constructed on the Project Site.

The Draft TEIS concludes Aesthetic, Mineral Resources, Recreation, Noise and Vibration, and Water Resources impacts would be less than significant, and that potentially significant Construction Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Land Use and Planning, Public Services, Transportation/Circulation, and Utilities & Service System impacts can be mitigated to less than significant by implementing the mitigation measures identified in the Draft TEIS. Operational Air Quality impacts would be significant, and with implementation of all feasible mitigation measures would remain significant. Specifically, the amount of volatile organic compound and nitrogen oxide emissions generated by the uses allowed by the proposed Project would exceed the thresholds used by the South Coast Air Quality Management District to determine the significance of emissions.

The Tribe is soliciting comments from affected public agencies and other interested parties on the content of the Draft TEIS, which will be subject to a 60-day public review period beginning on October 9, 2025, and ending on December 8, 2025. The Draft TEIS is available for public review on the Tribe’s website at <https://www.aguacaliente.org/planning-department> under the “Public Notices” drop down menu, and at the Agua Caliente Tribal Administration Plaza, located at 5401 Dinah Shore Drive, Palm Springs, CA 92264.

A public meeting will be held on **Monday, December 1, 2025, 4:00 PM**, at the Palm Springs Convention Center, Mesquite Room H, located at 277 N. Avenida Caballeros in Palm Springs, to accept comments on the content of the Draft TEIS.

Please provide any comments in response to this notice in writing by December 8, 2025, to:

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