RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

DATE: **MARCH 4, 2026**

TO: **RESPONSIBLE AND TRUSTEE AGENCIES, INTERESTED ORGANIZATIONS, AND INDIVIDUALS**

SUBJECT: **NOTICE OF PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR) AND NOTICE OF EIR SCOPING MEETINGS FOR THE CABAZON INFRASTRUCTURE PLAN AND CABAZON COMMUNITY PLAN PROJECT (GPA NO. 01206 AND ZR6234)**

		CONTACT:	PHONE:	EMAIL:
LEAD AGENCY:	County of Riverside	Candice Hughes	(951) 955- 1639	CabazonPlan@rivco.org
STREET ADDRESS:	4080 Lemon Street, 12th Flr			
CITY/STATE/ZIP:	Riverside, CA 92501			
MAILING ADDRESS:	P.O. Box 1409, Riverside CA 92502			

Pursuant to CEQA, notice is given to responsible and trustee agencies, interested organizations, and individuals that the County of Riverside plans to oversee the preparation of a Program Environmental Impact Report (EIR) for the below-described project. The purpose of this notice is to solicit guidance from Responsible and Trustee Agencies, Interested Organizations, and Individuals as to the scope and content of the environmental information to be included in the EIR. In accordance with the time limits mandated by State law, your response should be submitted to this office as soon as possible, but **not later than thirty (30) days** after receiving notice. The public review period is from **Monday, March 9, 2026** to **Wednesday, April 8, 2026**. Please send your response to **Candice Hughes** at the email or mailing address shown above.

PROJECT TITLE:	Cabazon Infrastructure Plan and Cabazon Community Plan Project
PROJECT APPLICANT:	County of Riverside
PROJECT LOCATION:	Unincorporated Riverside County community of Cabazon, which is located in the northwestern portion of Riverside County immediately east of the City of Banning

PROJECT DESCRIPTION: The proposed project would include the implementation of the Cabazon Community Plan and corresponding Cabazon Infrastructure Plan (CIP) in accordance with the County's 6th Cycle Housing Element Action H-27. The goal of the Cabazon Community Plan is to address the Community of Cabazon's land use and infrastructure needs to prepare the Cabazon area for significant anticipated growth and development, particularly as the region plans for the possibility of accommodating up to 25,000 new housing units over the next 30 years. The CIP would support buildout of the Community Plan by identifying needs and suggesting alternatives for the availability and expansion of infrastructure in the Cabazon Community Plan area. The project description, location, and the potential environmental effects are contained in the attached Project Information Packet. Additional information is available online at: https://planning.rctlma.org/cabazon-community-plan

PUBLIC SCOPING MEETINGS: An informational EIR Public Scoping Meeting is scheduled on **March 18, 2026 at 9:00 AM** at the Riverside County Planning Commission located at 4080 Lemon St, Riverside, CA, 92501. Responsible and trustee agencies, interested organizations, and individuals including members of the public can attend the EIR Public Scoping Meeting.

Date: March 4, 2026

Candice Hughes

Candice Hughes, District 5 Principal Planner

PROJECT INFORMATION PACKET

I. INTRODUCTION

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15082, the County of Riverside has distributed this Notice of Preparation/Project Information Packet for the Cabazon Infrastructure Plan (CIP) and Cabazon Community Plan Project Program Environmental Impact Report (EIR).

The sections that follow describe the project's location in the region; summarize the Community Plan document; summarize the CIP document; and list the issue areas to be evaluated in the EIR, which will be prepared in accordance with CEQA Guidelines Section 15168.

II. REGIONAL LOCATION

The CIP and Cabazon Community Plan Project area (project area) is located within the northwestern portion of the County of Riverside, immediately east of the city of Banning; refer to Figure 1, *Regional Location Map*. On a regional basis, the project area is accessible by Interstate 10 (I-10), which bisects the project area in an east-west direction and provides interchanges to the project area at Malki Road, Morongo Trail, at Main Street. The project area is also bisected by the Union Pacific rail line which runs parallel to I-10 in the project area. The project area is approximately 7,768 acres and is bounded by the Morongo Indian Reservation to the north, unincorporated areas of Riverside County to the north and south, the cities of Desert Hot Springs and Palm Springs to the east, and the city of Banning to the west; refer to Figure 2, *Local Vicinity*.

The project area is entirely within the County of Riverside General Plan (General Plan) Pass Area Plan. Specifically, the project area is located within the Cabazon Policy Area of the Pass Area Plan.

III. CIP AND CABAZON COMMUNITY PLAN PROJECT DESCRIPTION

The proposed project would include the implementation of the Cabazon Community Plan and corresponding CIP in accordance with 6th Cycle Housing Element Action H-27. The goal of the Cabazon Community Plan (GPA No. 01206) is to address the Community of Cabazon's land use and infrastructure needs to prepare the Cabazon area for significant anticipated growth and development, particularly as the region plans for the possibility of accommodating up to 25,000 new housing units over the next 30 years. Further, the Community Plan is proposed to address topics related to the Cabazon community such as land use, character and design, access and circulation, infrastructure and public services, and design standards.

Based on the General Plan, existing land uses within the project area the following: Mixed Use Area, Highest Density Residential, Medium Density Residential, Low Density Residential, Rural Residential, Rural Desert, Rural Mountainous, Commercial Retail, Light Industrial, Open Space – Conservation, Open Space – Rural, and Freeway; refer to Figure 3, *Existing Land Use Map*.

The Cabazon Community Plan Land Use Map proposes the following types of land uses: Commercial Retail, High Density Residential, Highest Density Residential, Low Density Residential, Medium Density Residential, Very Low Density Residential, Rural Residential, Rural Desert, Rural Mountainous, Mixed-Use Area, Light Industrial, Heavy Industrial, Public Facilities, Open Space – Conservation, and Freeway; refer to Figure 4, *Proposed Land Use Map*.

The CIP (ZR6234) would support buildout of the Community Plan by identifying needs and suggesting alternatives for the availability and expansion of infrastructure in the Cabazon Community Plan area. The CIP projects covered under the EIR have been divided into the following categories:

- Domestic Water Supply and Distribution
- Wastewater Collection and Treatment
- Flood Control and Drainage Systems
- Electric Power Supply
- Natural Gas Distribution
- Telecommunications and Broadband Services
- Roadway Right-of-Way

IV. PROJECT APPROVALS

Approval of the CIP and Cabazon Community Plan will require amendments to the County of Riverside General Plan, Zoning Code, and Zoning Map, as well as an approval of Community Design Guidelines.

V. POTENTIAL ENVIRONMENTAL EFFECTS

The EIR will evaluate potential environmental impacts resulting from the project, and will address the following environmental topical areas:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Growth Inducement

Due to the decision to prepare an EIR, an Initial Study was not prepared. This option is permitted under CEQA Guidelines Section 15063(a), which states that if the Lead Agency determines an EIR will be required for a project, the Lead Agency may skip further initial review and begin work on the EIR.

VI. RESPONSES AND PUBLIC SCOPING MEETINGS

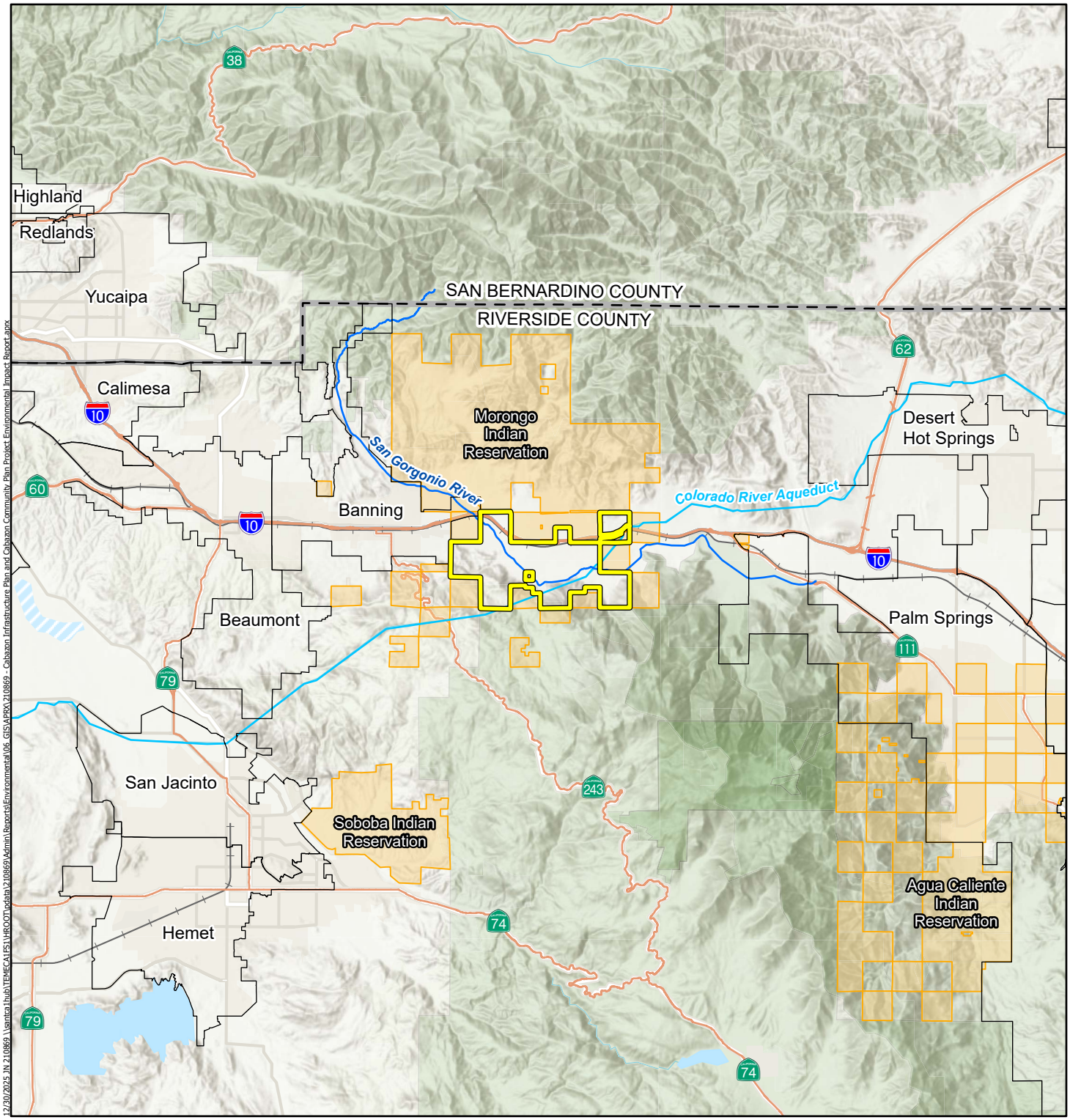
The County of Riverside requests responsible and trustee agencies, interested organizations, and individuals to provide written or verbal comments as to the scope and content of the environmental information and analysis to be included in the EIR, in connection with the proposed CIP and Cabazon Community Plan Project. **The 30-day NOP review period begins on Monday, March 9, 2026, and ends on Wednesday, April 8, 2026 at 5:00 PM**. Due to the time limits mandated by State law, please send your written response to the County of Riverside at the address below at the earliest possible date but no later than **Wednesday, April 8, 2026 at 5:00 PM**.

Written correspondence should be directed to:

Riverside County Transportation and Land Management Agency
Attn: Candice Hughes, District 5 Principal Planner
P.O. Box 1409
Riverside, CA 92502

Responses may also be submitted by email to CabazonPlan@rivco.org. Please include your name and address for all written correspondence.

An informational EIR Public Scoping Meeting is scheduled on **March 18, 2026 at 9:00 AM** at the Riverside County Planning Commission located at 4080 Lemon St, Riverside, CA, 92501.



Legend

- Highways
- Railroads
- Aqueduct
- River
- Cabazon Community Plan Boundary
- City Boundaries
- County Boundaries
- Tribal Lands

CABAZON INFRASTRUCTURE PLAN AND CABAZON COMMUNITY PLAN PROJECT
ENVIRONMENTAL IMPACT REPORT

Michael Baker INTERNATIONAL

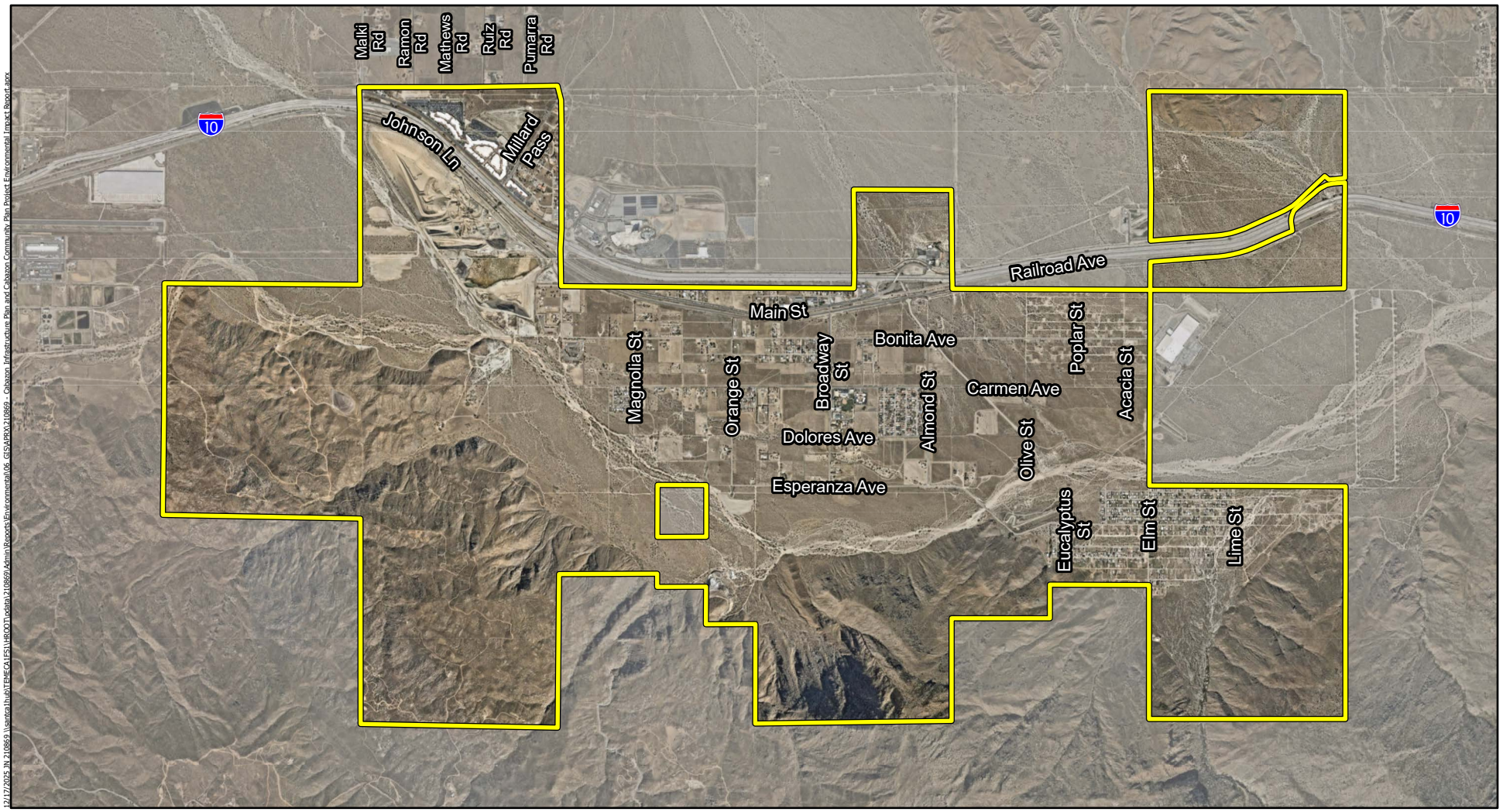
0 2.5 5 Miles

Source: Esri, ArcGIS Online, California Department of Technology, Caltrans, Riverside County

Regional Vicinity

Figure 1

12/30/2025 JN 210869 \\santa1hub\TEMECA1FS1\HROOT\data\210869\Admin\Reports\Environmental\06_GIS\APRX\210869_Cabazon Infrastructure Plan and Cabazon Community Plan Project Environmental Impact Report.aprx



Legend

Cabazon Community Plan Boundary

CABAZON INFRASTRUCTURE PLAN AND CABAZON COMMUNITY PLAN PROJECT
ENVIRONMENTAL IMPACT REPORT

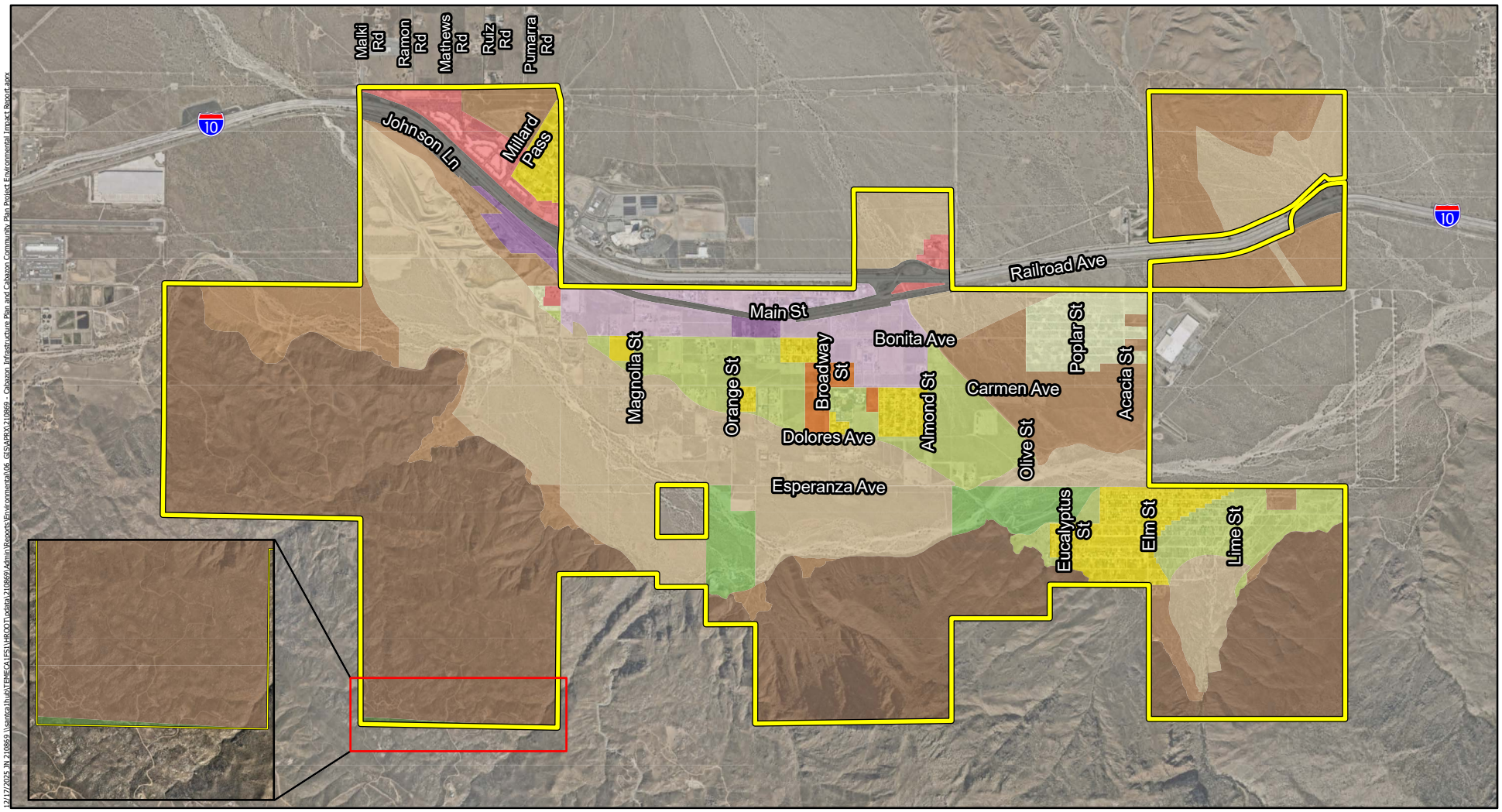
Local Vicinity

Figure 2

Michael Baker INTERNATIONAL

0 0.5 1 Miles

Source: Esri, ArcGIS Online, Riverside County, 2025 Nearmap Imagery



Legend

Cabazon Community Plan Boundary

Existing Land Use

- Commercial Retail (CR)
- Freeway (FWY)
- Highest Density Residential (HHDR)
- Light Industrial (LI)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- Mixed Use Area (MUA)
- Open Space - Conservation (OS-C)
- Open Space - Rural (OS-RUR)
- Rural Desert (RD)
- Rural Mountainous (RM)
- Rural Residential (RR)
- Very Low Density Residential (VLDR)

Michael Baker INTERNATIONAL

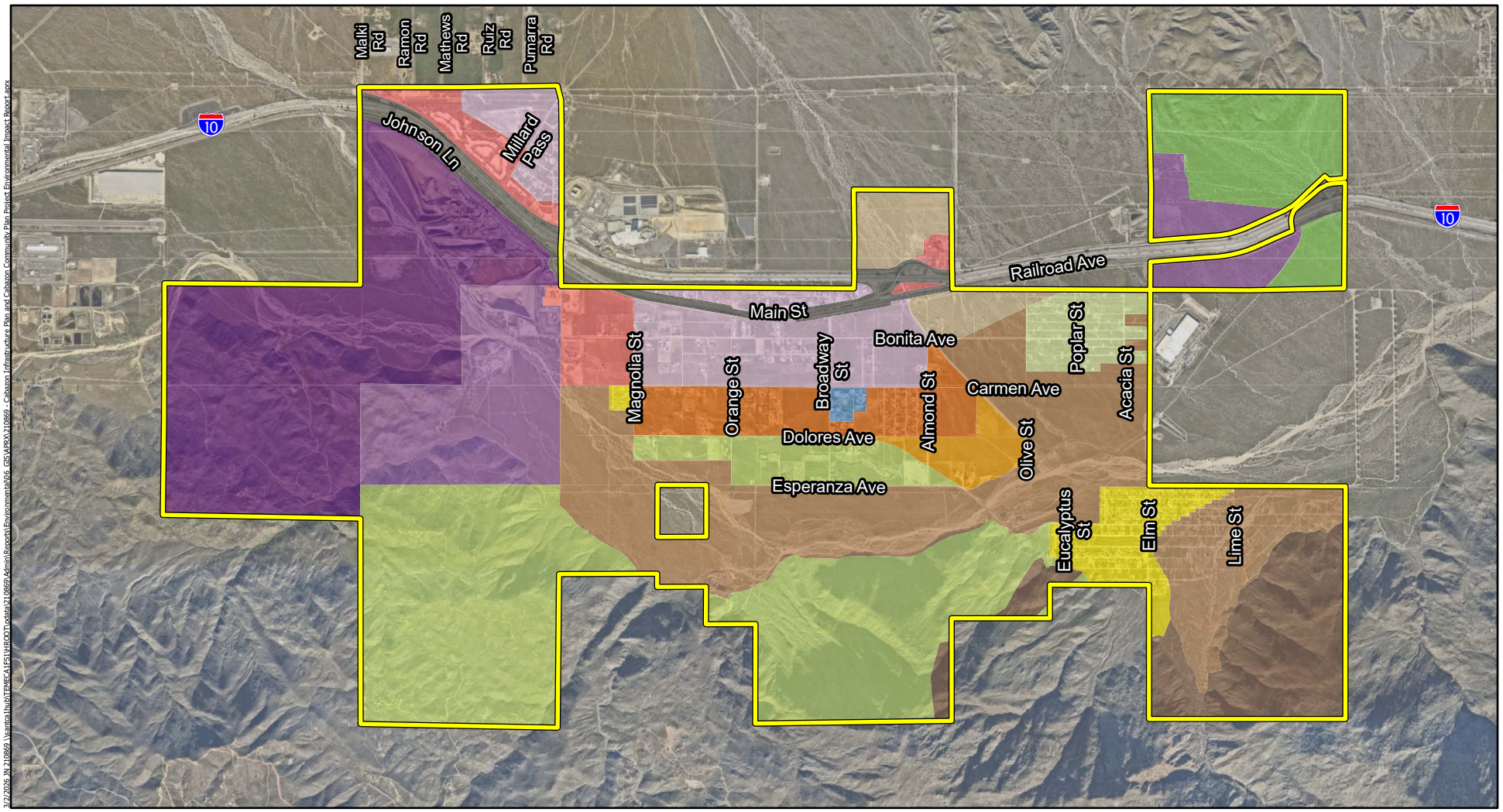
0 0.5 1 Miles

Source: Esri, ArcGIS Online, Riverside County, 2025 Nearmap Imagery

CABAZON INFRASTRUCTURE PLAN AND CABAZON COMMUNITY PLAN PROJECT
ENVIRONMENTAL IMPACT REPORT

Existing Land Use Map

Figure 3



Legend

- Cabazon Community Plan Boundary

Proposed Land Use

- Commercial Retail (CR)
- Freeway (FWY)
- High Density Residential (HDR)
- Highest Density Residential (HHDR)
- Heavy Industrial (HI)
- Low Density Residential (LDR)
- Light Industrial (LI)
- Medium Density Residential (MDR)
- Mixed Use Area (MUA)
- Open Space - Conservation (OS-C)
- Public Facilities (PF)
- Rural Desert (RD)
- Rural Mountainous (RM)
- Rural Residential (RR)
- Very Low Density Residential (VLDR)

Michael Baker INTERNATIONAL

0 0.5 1 Miles

Source: Esri, ArcGIS Online, Riverside County, 2025 Nearmap Imagery

CABAZON INFRASTRUCTURE PLAN AND CABAZON COMMUNITY PLAN PROJECT
ENVIRONMENTAL IMPACT REPORT

Proposed Land Use Map

Figure 4