

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Cabazon Infrastructure Plan and Cabazon Community Plan Project (GPA No. 01206 and ZR6234)

Lead Agency: County of Riverside Contact Person: Candice Hughes, District 5 Principal Planner
 Mailing Address: 4080 Lemon Street 12th Floor Phone: (951) 955-1639
 City: Riverside Zip: 92502 County: Riverside

Project Location: County: Riverside City/Nearest Community: Unincorporated Riverside County community of Cabazon
 Cross Streets: All streets within the unincorporated community of Cabazon Zip Code: 92230

Longitude/Latitude (degrees, minutes and seconds): 33 ° 54 ' 33 " N / 116 ° 45 ' 59 " W Total Acres: 7,768

Assessor's Parcel No.: Multiple, Community-wide Section: _____ Twp.: 03S Range: 02E Base: SBM

Within 2 Miles: State Hwy #: 243 Waterways: San Gorgonio River, Smith Creek, and various tributaries
 Airports: Banning Municipal Airport Railways: Union Pacific Schools: Cabazon Elementary School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Cabazon Infrastructure Plan

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: See Project Description under separate page.
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input checked="" type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: <u>Energy, GHG, Tribal Cultural Resources</u>

Present Land Use/Zoning/General Plan Designation:

All land use and zoning designations within the unincorporated community of Cabazon

Project Description: (please use a separate page if necessary)

See separate page.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>7</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of
<input checked="" type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input checked="" type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input checked="" type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input checked="" type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>Attorney General, Natural Resources Agency, Fish and Game Commission</u>
<input checked="" type="checkbox"/> Housing & Community Development	<input checked="" type="checkbox"/> Other: <u>Coachella Valley Mountains Conservancy</u>
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 3/9/2026 Ending Date 4/8/2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Michael Baker International</u>	Applicant: <u>County of Riverside</u>
Address: <u>40810 County Center Drive, Suite 200</u>	Address: <u>4080 Lemon Street 12th Floor</u>
City/State/Zip: <u>Temecula, CA 92591</u>	City/State/Zip: <u>Riverside, CA 92502</u>
Contact: <u>Alicia Gonzalez, Project Manager</u>	Phone: <u>(951) 955-1639</u>
Phone: <u>(909) 974-4933</u>	

Signature of Lead Agency Representative: *Alicia Gonzalez* Date: 3/6/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Cabazon Infrastructure Plan 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 include 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.

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.

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