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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 #: 2026030377

Project Title: Cabazon Infrastructure Plan and Cabazon Community Plan Project (GPA No. 01206 and ZR 6234)

Lead Agency: County of Riverside

Contact Name: Candice Hughes, District 5 Principal Planner

Email: CabazonPlan@rivco.org Phone Number: (951) 955-1639

Project Location: Unincorporated Riverside County community of Cabazon *City* Riverside *County*

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

See separate page.

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

See separate page.

*Revised September 2011*

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

During the EIR scoping process, the most frequently raised environmental concerns related to biological resources, habitat conservation, and water resources. Agencies and organizations including the California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (USFWS), Coachella Valley Conservation Committee, and SC Wildlands emphasized the need for comprehensive biological surveys, evaluation of impacts to special-status plant and wildlife species, protection of wildlife movement corridors, and consistency with the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). Commenters also expressed concern regarding impacts to the Cabazon Conservation Area, fluvial sand transport processes, riparian and aquatic resources, altered hydrology, and potential cumulative effects associated with future development. Several agencies requested analysis of indirect effects, including lighting, noise, recreation, invasive species, and other disturbances that could affect sensitive habitats and regional ecological connectivity. Additional concerns focused on water supply reliability, air quality, greenhouse gas emissions, transportation, infrastructure, noise, cultural resources, and public services. Commenters requested evaluation of long-term water availability, groundwater sustainability, drought resiliency, drainage and flood management, and potential conflicts with existing utility infrastructure. Air quality and greenhouse gas concerns included construction emissions, truck-intensive land uses, and exposure of sensitive receptors. Transportation-related comments addressed vehicle miles traveled (VMT), congestion on Interstate 10, roadway access, evacuation routes, and planned regional rail facilities. Agencies and members of the public also raised concerns regarding noise and vibration, protection of historic, archaeological, and tribal cultural resources, hazardous materials, landfill capacity, environmental justice considerations, and consistency with regional conservation and land use planning efforts. Collectively, these comments helped define the scope of analysis presented in the EIR and informed the development of project alternatives and mitigation measures.

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

None applicable.

# Summary Form Attachment

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

**PROJECT LOCATION:** The project is located within the northwestern portion of the County, immediately east of the city of Banning. The project area is approximately 7,769 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.

**PROJECT DESCRIPTION:** The proposed project would include the implementation of the Cabazon Community Plan and corresponding Cabazon Infrastructure Plan (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 22,888 new housing units and an additional 49,420,323 square feet of non-residential uses over the next 30 years. Further, the Community Plan addresses topics related to the Cabazon community such as placemaking, land use, access and circulation, infrastructure and public services, development and design standards, and administration and implementation.

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

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

Based on the analysis contained in Section 3.1, *Aesthetics*, through Section 3.16, *Wildfire*, of the Draft EIR, the project would result in significant and unavoidable impacts related to aesthetics, air quality, biological resources, cultural and tribal cultural resources, greenhouse gas emissions, hydrology and water quality, land use and planning, noise, transportation, and utilities and service systems, despite implementation of all applicable and feasible mitigations. All other impacts would be mitigated to a level of less than significant.

Table ES-1, *Environmental Impact Summary*, of the Draft EIR summarizes the project's impacts, mitigation measures, and significance after mitigation. Refer to Section 3.1, *Aesthetics*, through Section 3.16, *Wildfire*, of the Draft EIR for detailed information. Mitigation measures identified in the Draft EIR are summarized as follows:

- AES-1 (Screen construction staging areas with temporary visual barriers where feasible and locate staging areas to minimize visual impacts.)
- AQ-1 (Implement SCAQMD-recommended construction emissions controls, including cleaner trucks/equipment, reduced idling, low-emission fuels, and equipment maintenance.)
- AQ-2 (Require Tier 4 Final off-road construction equipment (or equivalent emissions reductions if unavailable.)
- AQ-3 (Use super-compliant low-VOC coatings and high-efficiency paint application methods during construction.)
- AQ-4 (Prepare construction and traffic management plans to minimize construction-related traffic, congestion, and neighborhood impacts).
- AQ-5 (Design industrial and warehouse projects to minimize truck impacts on nearby sensitive land uses.)
- AQ-6 (Provide EV-ready infrastructure and electric hookups for truck refrigeration and auxiliary equipment.)

- AQ-7 (Incorporate energy-efficient and sustainable design features, including solar power, cool roofs, and Energy Star equipment).
- AQ-8 (Require ongoing use of low-VOC paints and cleaning products during project operations.)
- AQ-9 (Comply with applicable SCAQMD regulations, including WAIRE requirements and stationary source permitting).
- AQ-10 (Conduct HRAs for sensitive projects near major pollution sources and implement filtration and building design measures if needed).
- AQ-11 (Conduct HRAs for industrial projects near sensitive receptors and mitigate health risks to below SCAQMD thresholds).
- BIO-1 (Conduct site-specific biological resource assessments and MSHCP consistency analyses in moderate and high sensitivity areas, and implement avoidance, minimization, and compensatory mitigation measures as needed.)
- BIO-2 (Conduct focused special-status plant surveys during appropriate bloom periods and compensate for impacts through preservation, restoration, enhancement, translocation, monitoring, and adaptive management at a minimum 1:1 replacement ratio.)
- BIO-3 (Protect special-status species and habitats during construction through exclusion fencing, biological monitoring, nesting bird checks, stop-work authority, and compliance documentation.)
- BIO-4 (Compensate for impacts to sensitive vegetation communities through habitat rehabilitation, enhancement, restoration, monitoring, and adaptive management, including minimum 1:1 mitigation for temporary impacts and 2:1 mitigation for permanent impacts.)
- BIO-5 (Conduct focused surveys for special-status wildlife and, if species are present, implement species-specific mitigation, compensation, monitoring, and adaptive management measures.)
- BIO-6 (Conduct preconstruction nesting bird surveys during the breeding season and establish species-appropriate avoidance buffers around active nests until young have fledged.)
- BIO-7 (Conduct preconstruction wildlife surveys and relocate special-status wildlife outside construction areas when appropriate, coordinating with wildlife agencies for listed species.)
- BIO-8 (Delineate jurisdictional aquatic resources, avoid impacts through project design and protective buffers, and obtain required federal and state permits and compensatory mitigation for unavoidable impacts.)

- CUL-1 (Avoid direct and indirect impacts to historic built environment resources through project redesign and protective buffers.)
- CUL-2 (Treat historic resources in accordance with the Secretary of the Interior's Standards and modify project designs to achieve compliance where feasible.)
- CUL-3 (Evaluate unevaluated historic-age resources for California Register eligibility and implement avoidance or treatment measures if determined significant.)
- CUL-4 (Document historic resources through HABS/HAER/HALS-level recordation when avoidance and treatment consistent with preservation standards are infeasible.)
- CUL-5 (Develop and implement public interpretation programs to communicate the significance of historic resources that are altered or demolished.)
- CUL-6 (Salvage and preserve character-defining architectural features and materials from historic resources when feasible.)
- CUL-7 (Stop work, evaluate discoveries, consult with tribes and the County Archaeologist, and implement appropriate treatment measures for unanticipated cultural resources.)
- CUL-8 (Identify and designate relocation and reburial areas for impacted cultural resources on grading plans through an Environmental Constraints Sheet.)
- CUL-9 (Implement a Cultural Resource Monitoring Program, including archaeological monitoring and a County-approved Cultural Resource Monitoring Plan.)
- CUL-10 (Relocate unavoidable cultural features using approved archaeological methods, documentation, and tribal consultation.)
- CUL-11 (Implement controlled grading procedures to identify, document, and recover subsurface cultural resources.)
- CUL-12 (Install temporary protective fencing and buffers around known cultural sites during construction activities.)
- CUL-13 (Curate, rebury, or otherwise appropriately dispose of recovered cultural resources in coordination with tribes and approved repositories.)
- CUL-14 (Record deed restrictions to permanently protect cultural resource avoidance and reburial areas from future disturbance.)
- GEO-1 (Prepare and implement a Paleontological Resource Impact Mitigation Program, including worker training, monitoring requirements, fossil recovery procedures, and curation of significant paleontological resources.)
- GEO-2 (Conduct paleontological monitoring in areas with moderate to high fossil sensitivity and recover, document, and curate significant fossil discoveries.)

- GEO-3 (Stop work and evaluate unexpected paleontological discoveries, implementing recovery and additional mitigation measures when significant resources are identified.)
- GHG-1 (Require new discretionary development to comply with applicable Riverside County Climate Action Plan measures to reduce greenhouse gas emissions consistent with State targets.)
- GHG-2 (Incorporate applicable Climate Action Plan greenhouse gas reduction measures into project design and document consistency with County emission-reduction goals.)
- HAZ-1 (Conduct Phase I environmental site assessments for sites with known hazardous material concerns and implement investigation, remediation, and cleanup measures as necessary.)
- HAZ-2 (Conduct lead-based paint and asbestos testing prior to demolition and remove, handle, and dispose of hazardous building materials in accordance with approved health and safety requirements.)
- NOI-1 (Implement construction noise best management practices, including equipment muffling, noise barriers, equipment placement, idling restrictions, and public notification measures.)
- NOI-2 (Prepare acoustical analyses and incorporate design features to ensure operational noise sources comply with County noise standards.)
- NOI-3 (Prepare and implement a Construction Vibration Mitigation Plan to protect historic buildings from construction-related vibration impacts.)
- NOI-4 (Prepare and implement a Construction Vibration Mitigation Plan to protect conventional buildings from construction-related vibration impacts.)
- NOI-5 (Avoid the use of impact pile driving where feasible and utilize less vibration-intensive construction methods when practicable.)
- NOI-6 (Conduct vibration assessments for industrial projects with potential vibration-generating equipment and ensure compliance with applicable vibration standards.)
- TRA-1 (Evaluate discretionary development for vehicle miles traveled impacts and implement feasible transportation demand management measures and transportation improvements to reduce VMT as needed.)
- TRA-2 (Prepare and implement a Construction Transportation Plan to maintain roadway safety and traffic circulation during construction activities.)
- USS-1 (Conduct a wastewater feasibility study to evaluate ownership, governance, funding, operations, and regulatory compliance options, and establish a wastewater service provider and infrastructure strategy prior to development.)