RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

DATE: **JULY 9, 2026**

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

SUBJECT: **NOTICE OF AVAILABILITY OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE CABAZON INFRASTRUCTURE PLAN AND CABAZON COMMUNITY PLAN PROJECT (GPA NO. 01206 AND ZR6234); STATE CLEARINGHOUSE NO. 2026030377**

		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			

ALL COMMENTS MUST BE RECEIVED NO LATER THAN: 5:00 PM ON AUGUST 24, 2026

NOTICE IS HEREBY GIVEN that the County of Riverside (County) has prepared a Draft Environmental Impact Report (Draft EIR), which is being distributed for public review pursuant to the California Public Resources Code and the California Environmental Quality Act Guidelines (CEQA Guidelines). The County is the Lead Agency for the proposed project.

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

SIGNIFICANT ENVIRONMENTAL IMPACTS: Based on the analysis contained in 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.

GOVERNMENT CODE SECTION 65962.5: There are specific parcels within the project area that are included in a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Refer to Draft EIR Section 3.8, Hazards and Hazardous Materials.

DOCUMENT AVAILABILITY: Copies of project documents, the Draft EIR, and technical appendices are available at the Riverside County Planning Department (4080 Lemon Street, 12th Floor, Riverside, CA 92501) and on the County's website (https://planning.rctlma.org/cabazon-community-plan). Additionally, USBs containing the Draft EIR and Technical Appendices will be provided to the following library for public review:

- Cabazon Library, 50425 Carmen Avenue, Cabazon, CA 92230
  Hours: Sunday-Monday: Closed. Tuesday: 11:00 AM-7:00 PM. Wednesday-Saturday: 10:00 AM-6:00 PM.

PUBLIC REVIEW PERIOD: As mandated by State law, the minimum public review period for this document is 45 days. The Draft EIR is available for public review and comment beginning on **July 9, 2026** and ending **August 24, 2026**. The County of Riverside is currently open Monday through Friday between 8:00 AM and 5:00 PM. All comments on the Draft EIR must be submitted in writing to the address provided below and received no later than **5:00 PM on August 24, 2026**.

Comments on the adequacy of the analysis and the appropriateness of the project may be made in writing, indicating the section of concern. Comments may include additional or alternative mitigation measures to those proposed in the document. The project name and number should be noted on all correspondence and the comments should indicate if you would like to be notified of public hearings.

All comments should be sent to the Riverside County Planning Department, Attention: Candice Hughes, 5th District Principal Planner, 4080 Lemon Street, 12th Floor, Riverside, CA 92501, or via email to CabazonPlan@rivco.org**.**

PUBLIC HEARINGS: Notification of the date, timing, and place of future public hearings will be provided in compliance with County and CEQA requirements.