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 # 2026030377

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

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
☐ Early Cons ☐ Supplement/Subsequent EIR
☐ Neg Dec (Prior SCH No.) _____
☐ Mit Neg Dec Other: _____

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other: _____

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

Project Issues Discussed in Document:

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

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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

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

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

Starting Date July 9, 2026 Ending Date August 24, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Michael Baker International
Address: 40810 County Center Drive, Suite 200
City/State/Zip: Temecula, CA 92591
Contact: Alicia Gonzalez, Project Manager
Phone: (909) 974-4933

Applicant: County of Riverside
Address: 4080 Lemon Street 12th Floor
City/State/Zip: Riverside, CA 92502
Phone: (951) 955-1639

Signature of Lead Agency Representative: Alicia E Gonzalez **Date:** 7/7/2026

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 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