



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand*  
Planning Director

**DATE:** April 26, 2024

**STATE CLEARINGHOUSE NO.:** 2022110600

**PROJECT NO. AND NAME:** Majestic Thousand Palms – General Plan Amendment No. 220004, Change of Zone No. 2200013, and Plot Plan No. 220022

**From:** Riverside County Planning Department  
**Contact Person:** Russell Brady, Contract Planner  
**Phone:** (951) 955-3025

ALL COMMENTS MUST BE RECEIVED NO LATER THAN: 5:00 P.M. ON JUNE 10, 2024

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 1507, this notice is to advise that the County of Riverside, as lead agency, has completed and is issuing notification of the availability and completion of a Draft Environmental Impact Report (EIR), State Clearinghouse No. 2022110600, for the project as described below.

**Project Location:** The 83.0-acre Project site and off-site improvement areas are located within the Thousand Palms community of the Western Coachella Valley Area Plan (WCVAP) portion of unincorporated Riverside County. The 83.0-acre Project site is located east of and abutting Rio del Sol, north of and abutting the future alignment of 30th Avenue, west of and abutting the future alignment of Robert Road, and approximately 0.75-mile south of 28th Avenue. The Project site is located approximately 0.7-mile northeast of the Interstate 10 (I-10) on and off ramps at Bob Hope Drive. The Project site encompasses Assessor's Parcel Numbers (APNs) 648-150-034 and 648-150-035 and is located within the southwest portion of Section 7, Township 4 south, Range 6 east, San Bernardino Baseline and Meridian.

**Project Description:** The Project as evaluated in the Project's EIR involves the proposed development of a 1,238,992 square foot (s.f.) warehouse building and a potential Imperial Irrigation District (IID) joint electric substation on an 83.0-acre property located on the northeast corner of Rio Del Sol and 30th Avenue in the Thousand Palms community of unincorporated Riverside County in the City of Cathedral City's sphere of influence. The governmental approvals requested from Riverside County to implement the Project consist of the following:

- General Plan Amendment No. 220004 (GPA 220004) is a proposal to modify the General Plan and Western Coachella Valley Area Plan (WCVAP) land uses designation on the eastern +/- half of the Project site from "Community Development – Medium Density Residential (CD-MDR)" to "Community Development – Light Industrial (LI)." The western +/- half of the Project site would not be affected by GPA 220004 and would continue to be designated for LI land uses. The General Plan Amendment would make the entire Project site consistent with one land use designation of "Community Development – Light Industrial (LI)," and the proposed GPA would not affect the Project site's General Plan Foundation Component designation, which would remain as "Community Development."

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- Change of Zone No. 2200013 (CZ 2200013) is a proposal to change the zoning classification for the eastern +/- half of the Project site from “Residential – Agricultural (R-A)” to “Manufacturing – Service Commercial (M-SC).” The western +/- half of the Project site would not be affected by CZ 2200013 and would continue to be zoned for M-SC land uses. The Change of Zone would amend roughly half the site in order to zone the entire site as Manufacturing-Service Commercial in order to eliminate any split zoning.
- Plot Plan No. 220022 (PPT 220022) is a proposal for the development of the 83.0-acre property with a 1,238,992 s.f. warehouse building that includes 20,000 s.f. off office uses and 1,218,992 s.f. of warehouse space, as well as a potential 50-megawatt (MW) IID joint electric substation. Other proposed features include landscaping, parking areas, docking doors, and frontage improvements along Rio Del Sol Road and 30th Avenue. Off-site improvements required to implement the Project entail limited off-site road improvements including the paving of Robert Road between 30th Avenue and Del Norte Way and the installation of power poles supporting overhead lines between the potential onsite IID substation and existing IID facilities.

**Document Availability:** Copies of Project documents, the Draft Environmental Impact Report, 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/projects>).

**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 **April 26, 2024** and ending **June 10, 2024**. The County of Riverside is currently open Monday through Friday between 8:00am and 5:00pm. All comments on the Draft EIR must be submitted in writing to the address provided below and received no later than **5:00 PM June 10, 2024**.

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: Russell Brady, Contract Planner, 4080 Lemon Street, 12th Floor, Riverside, CA 92501, or via email to [rbrady@rivco.org](mailto:rbrady@rivco.org).**

**Public Hearings:** Notification of the date, timing, and place of future public hearings will be provided in compliance with County and California Environmental Quality Act (CEQA) requirements.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

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