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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 #: 2022110600

Project Title: Majestic Thousand Palms (GPA 220004, CZ 2200013, and PPT 220022)

Lead Agency: Riverside County

Contact Name: Russell Brady, Contract Planner

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Project Location: Thousand Palms community of unincorporated Riverside County

City *County*

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

The Project consists of applications for a General Plan Amendment, Change of Zone, and Plot Plan to allow for the development of an 83.0-acre property with a 1,238,992 s.f. warehouse building that includes 20,000 s.f. of office uses and 1,218,992 s.f. of warehouse space, as well as a potential 50 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.

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

The proposed Project would result in significant and unavoidable impacts due a conflict with the 2022 South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan; due to estimated long-term emissions that would exceed the SCAQMD's regional operational significance threshold for VOCs and NOx and would cumulatively contribute to the non-attainment designations in the Salton Sea Air Basin (SSAB) for ozone; and due to Work Vehicle Miles Traveled (VMT) and Total VMT that exceed the County's thresholds of significance. Mitigation measures to address air quality include requirements for electric vehicle (EV) charging stations; requiring on-site equipment to be powered by electricity; promoting SCAQMD's Carl Moyer Program; compliance with Riverside County Board of Supervisors Policy F-3; requiring the use of electric landscaping equipment; and the compliance with California Air Resources Board (CARB) Tier 4 interim emission standards for off-road equipment during construction. Mitigation measures to address VMT include a provision requiring the implementation of a local hirer program and implementation of a voluntary commute trip reduction program.

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

Based on comments received during the NOP review period, the following issues were identified as potential areas of concern: cumulative impacts to air quality; potential impacts to sensitive plant and animal species and their habitats; potential impacts to cultural resources, including tribal cultural resources; potential impacts from truck traffic on the surrounding community; health risk impacts associated with heavy-duty trucks; potential localized impacts to air quality; and potential cumulatively-considerable impacts on energy, greenhouse gas emissions, and air quality. In addition, the Project's significant and unavoidable impacts due to air quality emissions and VMT also are considered an area of controversy for the Project.

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

Colorado River Basin Regional Water Quality Control Board
California Department of Fish and Wildlife
South Coast Air Quality Management District
Southern California Gas Company
Imperial Irrigation District
Coachella Valley Water District
Federal Emergency Management Agency