

**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 #
-------

**Project Title:** CV Commerce Center

Lead Agency: City of Cathedral City

Contact Person: Sandra Molina

Mailing Address: 68-700 Avenida Lalo Guerrero

Phone: 760-770-0340

City: Cathedral City

Zip: 92234

County: Riverside

**Project Location:** County: Riverside City/Nearest Community: Cathedral City

Cross Streets: North of Interstate-10, south of Varner Road, west of Rio del Sol and east of future DaVall Drive (extended) Zip Code: 92234

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 575.04±

Assessor's Parcel No.: 070-070-011 and -013, 070-080-019 and -021; 070-240-012, -016, -028, -030, and -032 Section: 13 and 11 Twp.: 4 S Range: 5 E Base: SBBM

Within 2 Miles: State Hwy #: US Interstate-10

Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_

Railways: UPRR

Schools: \_\_\_\_\_

**Document Type:**CEQA:  NOP Draft EIRNEPA:  NOIOther:  Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) \_\_\_\_\_

 Draft EIS Other: \_\_\_\_\_ Mit Neg Dec

Other: \_\_\_\_\_

 FONSI**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: \_\_\_\_\_**Development Type:** Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Industrial: Sq.ft. 7.9M Acres 440± Employees \_\_\_\_\_ Educational: \_\_\_\_\_ Recreational: \_\_\_\_\_ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_ Transportation: Type \_\_\_\_\_ Mining: Mineral \_\_\_\_\_ Power: Type \_\_\_\_\_ MW \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_ Other: \_\_\_\_\_**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: \_\_\_\_\_**Present Land Use/Zoning/General Plan Designation:**

Industrial (I), Mixed Use-Urban (MU-U), Mixed Use-Neighborhood (MU-N), Open Space-Water (OS-W), Open Space-Public (OS-P)

**Project Description:** (please use a separate page if necessary)

The proposed Project would result in the development of an industrial park consisting of multiple warehouse buildings totaling 7,964,750± square feet of building area on 439.5± acres, and 27.94± acres of future Mixed Use – Urban (MU-U) development. In addition, 132.6± acres are planned for stormwater detention and retention and open space. There is currently no plan to develop the Mixed-Use component located at the southwest corner of Varner Road and Rio del Sol, but as designated it would allow a broad range of commercial and residential development (with a maximum residential density of 45 units per acre).

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".

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

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

Starting Date August 21, 2024 Ending Date September 20, 2024

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Terra Nova Planning &amp; Research, Inc.</u>	Applicant: <u>William S. Messenger, Jr.</u>
Address: <u>42635 Melanie Place, Suite 101</u>	Address: <u>270 Newport Center Drive, Suite 100</u>
City/State/Zip: <u>Palm Desert, CA 92211</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Nicole Sauviat Criste</u>	Phone: <u>714-313-9867</u>
Phone: <u>760-341-4800</u>	

Signature of Lead Agency Representative:  Date: 8.15.24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.