



# Notice of Availability of a Notice of Preparation of an Environmental Impact Report

**Lead Agency:** City of Cathedral City, 68-700 Avenida Lalo Guerrero, Cathedral City, CA 92234

**Project Title:** CV COMMERCE CENTER (PROJ-24-0001, SPA-24-0001, CZ 24-0001, GPA-24-0001, ZOA-24-0001, DEVA-24-0001, DR-24-0001, TPM 24-0001, DR-24-0002, TPM 24-0002, DR-24-0003, TPM 24-0003)

**Project Location:** North of Instate-10, north and south of Varner Road, west of Rio del Sol and east of future DaVall Drive (extended).

Pursuant to the California Environmental Quality Act, (CEQA) Guidelines Section 15105, the City of Cathedral City as the Lead Agency has issued this notice to inform you of the availability of a Notice of Preparation of an Environmental Impact Report.

**Project Description:** 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).

**Findings/Determination:** The City has reviewed and considered the proposed Project in the Initial Study below, and has determined that potentially significant impacts could result from the proposed Project. Therefore, an Environmental Impact Report shall be prepared. Based on the location and characteristics of the proposed Project, the EIR will include analysis of potentially significant effects on the environment detailed in the Initial Study.

**Public Review:** A 30-day public review period for the Notice of Preparation will commence on August 21, 2024 and end on September 20, 2024 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Notice of Preparation must be received at the City address (68-700 Avenida Lalo Guerrero, Cathedral City, CA 92234) or via email to Sandra Molina at [smolina@cathedralcity.gov](mailto:smolina@cathedralcity.gov) within the public review period. Copies of the Notice of Preparation and Initial Study are available for review on the City's website at <https://www.cathedralcity.gov/departments/planning/public-hearing-environmental-notices>.