Print Form

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 #: NA

Project Title: Thermal Ranch Specific Plan et al: SP00401, GPA2300001, CZ2300003, TTMs 38578 & 38531, PP 35 & 38

Lead Agency: Riverside County

Contact Name: Russell Brady, Senior Planner

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Project Location: Section 5, Township 7 South, Range 8 East, Coachella Valley County of Riverside
City *County*

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

Specific Plan, inclusive of two accompanying subdivision maps, two plot plans and a General Plan Amendment and Change of Zone on 619.1±-acres currently in agriculture. Comprised of a 223.1±-acre equestrian center, a mix of residential neighborhoods, workforce housing, estate lots, single-family attached and detached homes , and condominiums, providing up to 1,362 dwelling units ranging in densities from 0.60 to 27.3 units per acre. Would include 275,000± gross leasable square feet of retail and other commercial space, including 75,000± square feet of equestrian event-related retail space, and 10,000 square feet of office space; and up to 150,000 square feet of retail space, and a 150 room hotel.

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

The forthcoming EIR will address:
Aesthetics: The project will include structures up to 65 feet with most buildings and structures 40 feet or lower.
Agricultural Resources: site includes prime and other farmlands: LESA analysis being prepared.
Air Quality/GHG: construction-related and operational emissions, including moving emissions, to be analysed.
Biological Resources: full site in long-term cultivation. No identified sensitive species on site. Surveys being conducted.
Cultural/Tribal Resources: No identified sensitive historic, cultural or Tribal resources. Surveys being conducted.
Geology/Soils: site subject to strong seismic groundshaking; high groundwater, collapsible soils.
Hydrology/Flooding: no significant threats; project hydrology and effects to be analysed.
Land Use Compatibility: area historically ag, but urbanizing nearby; Jacqueline Cochran Regional Airport to northeast.
Noise: noise from airport operations is primary concern. Monitoring and modeling to be conducted.
Paleological Resources: surveys uncovered bi-valves typical of this area and associated with Lake Cahuilla lakebed.
Population & Housing: area of Thermal and Mecca; safe and affordable housing and better paying jobs are issues.
Public Services: area is generally well-served with police and fire protection, schools and health services.
Recreation: No potentially significant impacts identified in NOP but will further analyse in forthcoming EIR.
Transportation: could adversely affect existing capacity and require additional improvements to be analysed in EIR.

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

There are no areas of controversy known at this time.

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

Colorado Regional Water Quality Control Board
Coachella Valley Water District
Riverside County Airport Land Use Commission