



RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand, Director

Agency Notice of Preparation of a Draft Environmental Impact Report

DATE: May 26, 2023

TO: Responsible/Trustee Agencies

The Riverside County Planning Department is currently reviewing a development application (herein, "Project") for the Thermal Ranch Specific Plan and related applications. The Project is subject to compliance with the California Environmental Quality Act (CEQA). This notice is to inform public agencies and the general public that an Environmental Impact Report (EIR) will be prepared for the Project, and to solicit guidance as to the scope and content of the required EIR.

PROJECT CASE NO./TITLE: Thermal Ranch Specific Plan No. SP00401, GPA2300001; CZ2300003; TTM No. 38578, TTM No. 38531; and Plot Plan No.s 230035 & 230038

PROJECT LOCATION: Section 5, Township 7 South, Range 8 East, SBB&M. It is located 3.7± miles west of State Highway 111 and State Highway 86 Expressway.

PROJECT DESCRIPTION: 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. Governmental approvals requested by the Project Applicant from Riverside County to implement the Project consist of the following:

- 1 Adoption by resolution of a General Plan Amendment (GPA2300001)
- 2 Adoption by ordinance of a Change of Zone (CZ2300003)
- 3 Adoption of Specific Plan No. SP00401
- 4 Approval of Tentative Tract Map No. 38578 and Tentative Tract Map 38531
- 5 Approval of Plot Plan No.s 230035 & 230038

LEAD AGENCY:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor P.O. Box 1409 Riverside, CA 92502-1409, Attn: Russell Brady, Project Planner

PROJECT SPONSOR:

Applicant: Thermal Ranch LLC. Address: 19312 Canyon Drive, Villa Park, CA 92861

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies, that the Riverside County Planning Department plans to oversee the preparation on an Environmental Impact Report for the above-described project. The purpose of this notice is to solicit guidance from your agency as to the scope and content of the environmental information to be included in the EIR. Information in that regard should be submitted to this office as soon as possible, but **not later than thirty (30) days** after receiving this notice.

Riverside Office, 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409, Phone: (951) 955-3200 □ Fax: (951) 955-1811

Desert Office 77-588 El Duna Court, Suite H Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7555

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SCOPE OF ANALYSIS: It is anticipated that the proposed Project would have the potential to result in significant impacts under the following issue areas. A detailed analysis of the following issue areas will be included in the forthcoming EIR:

- Aesthetics
- Agricultural Resources
- Air Quality & GHGs
- Biological Resources
- Cultural/Tribal Resources
- Geology & Soils
- Hazards/Hazardous Materials
- Hydrology / Water Quality
- Land Use/Planning
- Mineral Resources
- Paleontological Resources
- Population/Housing
- Population/Housing
- Public Services
- Recreation
- Transportation
- Utilities/Service System
- Wildfire
- Mandatory Findings of Significance

PUBLIC REVIEW DOCUMENT: This Notice of Preparation can be downloaded using the following link: <https://planning.rctlma.org/> under CEQA Environmental Noticing.

PUBLIC COMMENT PERIOD: This 30-day public review period will commence at 8:00 a.m. on May 26, 2023, and end on June 27, 2023 at 5:00 p.m.

PUBLIC SCOPING MEETING: A virtual scoping meeting will be held at the June 19, 2023 Director’s Hearing at 1:30 p.m. via Zoom at the following link: (<https://planning.rctlma.org/Public-Hearings/Directors-Hearing/2023-Directors-Hearing-Meetings>) to provide an opportunity to learn more about this proposed development and provide comments on the possible environmental effects the County should study in the Environmental Impact Report. Written comments on the NOP must be received at the County within the public review period at the following address: County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, California 92501. In addition, you may email comments to the following address: rbrady@rivco.org. Copies of the Notice of Preparation are also available for review at the above address and at the Mecca Public Library at 91-260 Ave 66, Mecca, CA 92254.

DATE & TIME OF SCOPING SESSION: June 19, 2023, 1:30 p.m. or as soon as possible thereafter. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Russell Brady at (951) 955-3025 or email at rbrady@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady, Project Planner
P.O. Box 1409
Riverside, CA 92502-1409