



RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand, Director

**Agency Notice of Completion and Availability
of a Draft Environmental Impact Report**

DATE: November 18, 2024

TO: Responsible/Trustee Agencies/Parties of Interest

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 a Draft Environmental Impact Report (EIR) has been prepared for the Project, is available for review, and to solicit comments on the Draft EIR.

PROJECT CASE NO./TITLE: Thermal Ranch Specific Plan No. SP00401, GPA2300001; CZ2300003; TTM No. 38578; and Plot Plan No.s 230005, 230006, 240016

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 an accompanying subdivision map, three plot plans and a General Plan Amendment and Change of Zone on 619±-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; 50,000 square feet of resort retail space, 150,000 square feet of commercial 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
- 5 Approval of Plot Plan No.s 230005, 230006 & 240016

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

AGENCY NOTICE OF COMPLETION AND AVAILABILITY

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies, and other parties of interest that the Riverside County Planning Department is processing an Environmental Impact Report for the above-described project. The purpose of this notice is to provide

opportunity for review and comment on the Draft EIR. Comments must be submitted not later than forty-five (45) days after receiving this notice.

SCOPE OF ANALYSIS: 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 has been included in the Draft 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
- Public Services
- Recreation
- Transportation
- Utilities/Service System
- Wildfire
- Mandatory Findings of Significance

PUBLIC REVIEW DOCUMENT: The Draft EIR and appendices are available for review at the following locations and can also be downloaded using the following link: <https://planning.rctlma.org/> under CEQA Environmental Noticing.

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, California 92501

Riverside County Planning Department, 77-588 El Duna Court, Suite H, Palm Desert, California 92211.

PUBLIC COMMENT PERIOD: The Draft EIR 45-day public review period will commence at 8:00 a.m. on November 18, 2024 and end on January 02, 2025 at 5:00 p.m. for interested individuals and public agencies to submit written comments. Written comments on the Draft EIR must be received at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, California 92501

Riverside County Planning Department, 77-588 El Duna Court, Suite H, Palm Desert, California 92211.

Written comments can also be submitted via email to Russell Brady at rbrady@rivco.org within the public review period. The Draft EIR and appendices are available for review and download on the County Planning Department web site website at: <https://planning.rctlma.org/> under CEQA Environmental Noticing

Hearing dates before the County Planning Commission and Board of Supervisors on this matter will be posted on the County web site once scheduled.

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