

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 # 2023050624

Project Title: Thermal Ranch Specific Plan SP00401, GPA2300001, CZ2300003, TTM 38578, PPTs 230005, 230006, 2400016

Lead Agency: County of Riverside Contact Person: Russell Brady
Mailing Address: 4080 Lemon Street, 12th Floor Phone: 951-955-3025
City: Riverside, CA Zip: 92501 County: Riverside

Project Location: County: Riverside City/Nearest Community: Thermal

Cross Streets: Harrison Street and Ave 62 Zip Code: 92274

Longitude/Latitude (degrees, minutes and seconds): 33 ° 35 ' 28.26 " N / 116 ° 10 ' 22.04 " W Total Acres: 619±

Assessor's Parcel No.: 751-020-002,003, 006, 007 and 010 Section: 5 Twp.: 7 Range: 8E Base: SBB&M

Within 2 Miles: State Hwy #: N/A Waterways: Coachella Valley Stormwater Channel

Airports: Jacqueline Cochran Regional Railways: N/A Schools: Desert Mirage High School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: 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 1,362 Acres 324.2±
 Office: Sq.ft. 10K Acres 1 Employees 40± Transportation: Type Street Improvements
 Commercial: Sq.ft. 275K Acres 25.6± Employees 800± Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type IID Substation MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: Equestrian Center Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ 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:

Land Use: Agriculture; Zoning: A-2-10 and W-2 (Controlled Development)

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

Specific Plan, inclusive of one subdivision map, threeplot 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.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <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 November 18, 2024 Ending Date January 2, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Terra Nova Planning & Research, Inc.</u>	Applicant: <u>Thermal Ranch LLC</u>
Address: <u>42635 Melanie Place, Suite 101</u>	Address: <u>19312 Canyon Drive</u>
City/State/Zip: <u>Palm Desert, CA 92211</u>	City/State/Zip: <u>Villa Park, CA 92861</u>
Contact: <u>John D. Criste, AICP</u>	Phone: <u>760-801-5166</u>
Phone: <u>760-341-4800</u>	

Signature of Lead Agency Representative: Russell Brady Digitally signed by Russell Brady
Date: 2024.11.12 08:30:19 -0800 Date: _____

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