

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 #

Project Title: Thermal Ranch Specific Plan et al**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± Acres**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 HS**Document Type:**

CEQA: ☒ NOP
☐ Early Cons
☐ Neg Dec
☐ Mit Neg Dec

☐ Draft EIR
☐ Supplement/Subsequent EIR
 (Prior SCH No.) _____
 Other: _____

NEPA: ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI

Other: ☐ Joint Document
☐ Final Document
☐ Other: _____

Local Action Type:

☐ General Plan Update
☒ General Plan Amendment
☐ General Plan Element
☐ Community Plan

☒ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☒ Site Plan

☒ Rezone
☐ Prezone
☐ Use Permit
☒ Land Division (Subdivision, etc.)

☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☐ Other: _____

Development Type:☒ Residential: Units 1,362 Acres 324.2☒ Office: Sq.ft. 10K Acres 1

Employees 40±

☒ Commercial: Sq.ft. 275K Acres 22.3±

Employees 800±

☐ Industrial: Sq.ft. _____ Acres _____

Employees _____

☐ Educational: _____☒ Recreational: Equestrian Center☐ Water Facilities: Type _____ MGD _____☒ Transportation: Type Street Improvements☐ Mining: Mineral _____☒ Power: Type IID Substation MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☐ Other: _____**Project Issues Discussed in Document:**

☒ Aesthetic/Visual
☒ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☒ Drainage/Absorption
☒ Economic/Jobs

☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☒ Geologic/Seismic
☒ Minerals
☒ Noise
☒ Population/Housing Balance
☒ Public Services/Facilities

☒ Recreation/Parks
☒ Schools/Universities
☐ Septic Systems
☒ Sewer Capacity
☐ Soil Erosion/Compaction/Grading
☒ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation

☒ Vegetation
☒ Water Quality
☒ Water Supply/Groundwater
☐ Wetland/Riparian
☒ Growth Inducement
☒ Land Use
☒ Cumulative Effects
☐ 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 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.

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

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Regional WQCB # <u>7</u>
<input checked="" type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Health Services, Department of	
<input type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Integrated Waste Management Board	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 26, 2023 Ending Date June 27, 2023

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, Ste 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: _____

Date: 5/25/23

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