

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



21.1
(MT 12347)

On motion of Supervisor Spiegel, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from the Planning Department regarding Public Hearing of Plot Plan No. 180037, Tentative Tract Map No. 37269, Change of Zone No. 1900027 and Specific Plan No. 303 (Kohl Ranch), is continued off calendar.

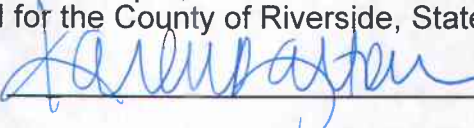
Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on April 21, 2020 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: April 21, 2020
Kecia R. Harper, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.
21.1

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 21.1
(ID # 12347)**

MEETING DATE:
Tuesday, April 21, 2020

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PLOT PLAN NO. 180037, TENTATIVE TRACT MAP NO. 37269, CHANGE OF ZONE NO. 190027, and SPECIFIC PLAN NO. 303 (Kohl Ranch), SUBSTANTIAL CONFORMANCE NO. 3 – Intent to Consider Addendum No. 9 to Certified Environmental Impact Report No. 396 (EIR396) – CEQ180096 – Applicant: Kohl Ranch Company, LLC – Engineer/Representative: Albert A. Webb and Associates – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Location: Easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street – Gross Acreage: 2,177 acres – Zoning: Specific Plan No. 303 (SP303) Kohl Ranch – REQUEST: Plot Plan No. 180037 (PPT180037), for the construction of the Thermal Beach Club. The proposal includes the development and use of a 21 acre lagoon with wave making capability and 34,400 sq. ft. of private clubhouse buildings (village area) that includes a spa, pool, deck, restaurant and bar. In addition, the application will request annual events. The events would consist of surfing demonstrations for Thermal Beach Club residents and their guests. Tentative Tract Map No. 37269 (TTM37269), a Schedule “A” subdivision of approximately 123 acres, within two (2) existing parcels totaling approximately 307 acres, into 210 residential lots for 326 dwelling units. Change of Zone No. 190027, to reconfigure the boundaries of Kohl Ranch Specific Plan Planning Areas: J-1, J-2, J-3, J-4, J-5, J-6, J-7, J-8, L-1, L-2, and L-3. Specific Plan No. 303 (Kohl Ranch), Substantial Conformance No. 3 (SP00303S03), the Substantial conformance to adopted Specific Plan No. 303 to facilitate the Thermal Beach Club development within all or portions of Planning Neighborhoods “J” and “L”. APN’s: 751-070-034 and 751-070-033. District 4. [Applicant fees 100%] (Continue Off-Calendar)

STAFF RECOMMENDATIONS:

THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

1. Continue the item OFF-CALENDAR.

ACTION:Policy

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA



Charissa Leach, Assistant TLMA Director

4/13/2020

MINUTES OF THE BOARD OF SUPERVISORS

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Continuance from February 11, 2020

Planning staff and the project applicant’s team have continued to perform outreach, preparation of response to public comments, and coordination with the Coachella Valley Water District regarding water supply. A continuance off-calendar is recommended to give more time for outreach, given the limited ability to gather and meet with the public due to the COVID-19 pandemic. The item will be re-advertised and re-noticed when the project is ready to be considered by the Board of Supervisors.

Summary

The requested entitlements below are considered the “Project.” The Project is commonly referred to as the Thermal Beach Club (Beach Club or Project).

Change of Zone No. 1900027 (CZ1900027): To reconfigure the boundaries of Kohl Ranch Specific Plan Planning Areas: J-1, J-2, J-3, J-4, J-5, J-6, J-7, J-8, L-1, L-2, and L-3.

Specific Plan No. 303, Substantial Conformance No. 3 (SP303S03): Substantial conformance to adopted Specific Plan No. 303 (Kohl Ranch) to facilitate the proposed Thermal Beach Club development within all or portions of Planning Neighborhoods “J” and “L.” The proposed Thermal Beach Club development includes multiple components consisting of a lagoon for surfing, 326 residential units, and a clubhouse village area.

Tentative Tract Map No. 37269 (TTM37269): Tentative Tract Map for a Schedule “A” subdivision of approximately 123 acres, within two existing parcels totaling approximately 307 acres, into 210 residential lots for 326 dwelling units.

Plot Plan No. 180037 (PPT180037): Plot Plan for the construction of the Thermal Beach Club. To allow the construction of duplex and multiple family dwellings associated with TT37269. The proposal includes the development and use of an approximately 22-acre lagoon with wave making capability and up to 34,440 square feet of private clubhouse buildings (village area) that includes a spa, pool, deck, restaurant and bar. In addition, the application will request annual

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

events. The events would consist of surfing demonstrations for Thermal Beach Club residents and their guests.

The 34,440 square-foot clubhouse facility is located on an approximately 4.55-acre area, within Planning Area L-1 of the Kohl Ranch Specific Plan (SP303) and is comprised of the following:

- Building 1 - 16,000 square foot recreational center (Spa, Exercise Room, Lockers and Deck).
- Building 2 - 8,000 square foot pool and bar.
- Building 3 - 5,900 square feet of administrative offices, dining area, and kitchen.
- Building 4 - 4,500 square feet of clubhouse restaurant, bar, retail shop and kitchen.

The project is also proposing a total of 361 automobile parking spaces and 30 golf cart spaces to the clubhouse area.

The Project site is generally located north of Avenue 66, south of Avenue 64, east of Tyler Street and west of Polk Street in the community of Thermal.

On September 25, 2019, the Planning Commission considered the proposed project at a duly noticed public hearing in the Desert. During that hearing's public testimony, two interested members of the public spoke in opposition to the project. The main opposition point was regarding the entire Kohl Ranch Specific Plan and how it addresses the subject of affordable housing. Following dialogue and the close of the public hearing, the Planning Commission, with a 3-0 vote (Commissioners Hake and Shaffer were absent), recommended that the Board of Supervisors approve the project as recommended by Staff.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and have been noticed to the public pursuant to the requirements of the County.

Additional Fiscal Information

All fees associated with the proposal shall be paid by the applicant. There is no General Fund obligation.

Contract History and Price Reasonableness

N/A



Jason Farin, Senior Management Analyst 4/15/2020

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



21.1
(MT 11906)

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried, IT WAS ORDERED that the recommendation from the Planning Department regarding Public Hearing of Plot Plan No. 180037, Tentative Tract Map No. 37269, Change of Zone No. 1900027 and Specific Plan No. 303 (Kohl Ranch), is continued to Tuesday, April 21, 2020 at 10:00 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Spiegel, Washington and Perez
Nays: None
Absent: Jeffries and Hewitt

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on February 11, 2020 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: February 11, 2020
Kecia R. Harper, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.
21.1

xc: COB

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 21.1
(ID # 11906)

MEETING DATE:
Tuesday, February 11, 2020

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PLOT PLAN NO. 180037, TENTATIVE TRACT MAP NO. 37269, CHANGE OF ZONE NO. 190027, and SPECIFIC PLAN NO. 303 (Kohl Ranch), SUBSTANTIAL CONFORMANCE NO. 3 – Intent to Consider Addendum No. 9 to Certified Environmental Impact Report No. 396 (EIR396) – CEQ180096 – Applicant: Kohl Ranch Company, LLC – Engineer/Representative: Albert A. Webb and Associates – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Location: Easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street – Gross Acreage: 2,177 acres – Zoning: Specific Plan No. 303 (SP303) Kohl Ranch – REQUEST: Plot Plan No. 180037 (PPT180037), for the construction of the Thermal Beach Club. The proposal includes the development and use of a 21 acre lagoon with wave making capability and 34,400 sq. ft. of private clubhouse buildings (village area) that includes a spa, pool, deck, restaurant and bar. In addition, the application will request annual events. The events would consist of surfing demonstrations for Thermal Beach Club residents and their guests. Tentative Tract Map No. 37269 (TTM37269), a Schedule “A” subdivision of approximately 123 acres, within two (2) existing parcels totaling approximately 307 acres, into 210 residential lots for 326 dwelling units. Change of Zone No. 190027, to reconfigure the boundaries of Kohl Ranch Specific Plan Planning Areas: J-1, J-2, J-3, J-4, J-5, J-6, J-7, J-8, L-1, L-2, and L-3. Specific Plan No. 303 (Kohl Ranch), Substantial Conformance No. 3 (SP00303S03), the Substantial conformance to adopted Specific Plan No. 303 to facilitate the Thermal Beach Club development within all or portions of Planning Neighborhoods “J” and “L”. APN’s: 751-070-034 and 751-070-033. District 4. [Applicant fees 100%] (Continue this item to April 21, 2020)

STAFF RECOMMENDATIONS:

THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

1. **Continue** the item to the April 21, 2020, regularly scheduled Board of Supervisors Public Meeting.

ACTION:Policy, Set for Hearing

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA



Charissa Leach, Assistant TLMA Director

2/5/2020

MINUTES OF THE BOARD OF SUPERVISORS

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The requested entitlements below are considered the "Project." The Project is commonly referred to as the Thermal Beach Club (Beach Club or Project).

Change of Zone No. 1900027 (CZ1900027): To reconfigure the boundaries of Kohl Ranch Specific Plan Planning Areas: J-1, J-2, J-3, J-4, J-5, J-6, J-7, J-8, L-1, L-2, and L-3.

Specific Plan No. 303, Substantial Conformance No. 3 (SP303S03): Substantial conformance to adopted Specific Plan No. 303 (Kohl Ranch) to facilitate the proposed Thermal Beach Club development within all or portions of Planning Neighborhoods "J" and "L." The proposed Thermal Beach Club development includes multiple components consisting of a lagoon for surfing, 326 residential units, and a clubhouse village area.

Tentative Tract Map No. 37269 (TTM37269): Tentative Tract Map for a Schedule "A" subdivision of approximately 123 acres, within two existing parcels totaling approximately 307 acres, into 210 residential lots for 326 dwelling units.

Plot Plan No. 180037 (PPT180037): Plot Plan for the construction of the Thermal Beach Club. To allow the construction of duplex and multiple family dwellings associated with TT37269. The proposal includes the development and use of an approximately 22-acre lagoon with wave making capability and up to 34,440 square feet of private clubhouse buildings (village area) that includes a spa, pool, deck, restaurant and bar. In addition, the application will request annual events. The events would consist of surfing demonstrations for Thermal Beach Club residents and their guests.

The 34,440 square-foot clubhouse facility is located on an approximately 4.55-acre area, within Planning Area L-1 of the Kohl Ranch Specific Plan (SP303) and is comprised of the following:

- Building 1 - 16,000 square foot recreational center (Spa, Exercise Room, Lockers and Deck).
- Building 2 - 8,000 square foot pool and bar.
- Building 3 - 5,900 square feet of administrative offices, dining area, and kitchen.
- Building 4 - 4,500 square feet of clubhouse restaurant, bar, retail shop and kitchen.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

The project is also proposing a total of 361 automobile parking spaces and 30 golf cart spaces to the clubhouse area.

The Project site is generally located north of Avenue 66, south of Avenue 64, east of Tyler Street and west of Polk Street in the community of Thermal.

On September 25, 2019, the Planning Commission considered the proposed project at a duly noticed public hearing in the Desert. During that hearing's public testimony, two interested members of the public spoke in opposition to the project. The main opposition point was regarding the entire Kohl Ranch Specific Plan and how it addresses the subject of affordable housing. Following dialogue and the close of the public hearing, the Planning Commission, with a 3-0 vote (Commissioners Hake and Shaffer were absent), recommended that the Board of Supervisors approve the project as recommended by Staff.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and have been noticed to the public pursuant to the requirements of the County.

Additional Fiscal Information

All fees associated with the proposal shall be paid by the applicant. There is no General Fund obligation.

Contract History and Price Reasonableness

N/A

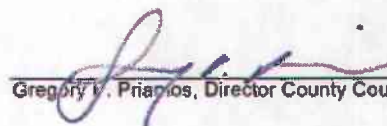
Attachment

Attachment A – Continuance Memorandum



Jason Farin, Senior Management Analyst

2/6/2020



Gregory V. Priaplos, Director County Counsel

2/6/2020

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



21.7
(MT 11433)

On motion of Supervisor Perez, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from the Planning Department regarding the public hearing on Plot Plan No. 180037, Tentative Tract Map No. 37269, Change of Zone No. 1900027, and Specific Plan No. 303 (Kohl Ranch), Substantial Conformance No. 3, is continued to Tuesday, February 11, 2020 at 10:00 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 10, 2019 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: December 10, 2019
Kecia R. Harper, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.
21.7

xc: CØB

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 21.7
(ID # 11433)**

MEETING DATE:
Tuesday, December 10, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PLOT PLAN NO. 180037, TENTATIVE TRACT MAP NO. 37269, CHANGE OF ZONE NO. 190027, and SPECIFIC PLAN NO. 303 (Kohl Ranch), SUBSTANTIAL CONFORMANCE NO. 3 – Intent to Consider Addendum No. 9 to Certified Environmental Impact Report No. 396 (EIR396) – CEQ180096 – Applicant: Kohl Ranch Company, LLC – Engineer/Representative: Albert A. Webb and Associates – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Location: Easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street – Gross Acreage: 2,177 acres – Zoning: Specific Plan No. 303 (SP303) Kohl Ranch – REQUEST: Plot Plan No. 180037 (PPT180037), for the construction of the Thermal Beach Club. The proposal includes the development and use of a 21 acre lagoon with wave making capability and 34,400 sq. ft. of private club house buildings (village area) that includes a spa, pool, deck, restaurant and bar. In addition, the application will request annual events. The events would consist of surfing demonstrations for Thermal Beach Club residents and their guests. Tentative Tract Map No. 37269 (TTM37269), a Schedule “A” subdivision of approximately 123 acres, within two (2) existing parcels totaling approximately 307 acres, into 210 residential lots for 326 dwelling units. Change of Zone No. 190027, to reconfigure the boundaries of Kohl Ranch Specific Plan Planning Areas: J-1, J-2, J-3, J-4, J-5, J-6, J-7, J-8, L-1, L-2, and L-3. Specific Plan No. 303 (Kohl Ranch), Substantial Conformance No. 3 (SP00303S03), the Substantial conformance to adopted Specific Plan No. 303 to facilitate the Thermal Beach Club development within all or portions of Planning Neighborhoods “J” and “L”. APN's: 751-070-034 and 751-070-033. District 4. [Applicant fees 100%] (Continue this item to February 11, 2020)

STAFF RECOMMENDATIONS:

THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

1. **Continue** the item to the February 11, 2020, regularly scheduled Board of Supervisors Public Meeting.

ACTION: Set for Hearing, Policy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**



Charissa Leach, Assistant TLMA Director

12/5/2019

MINUTES OF THE BOARD OF SUPERVISORS

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The requested entitlements below are considered the "Project." The Project is commonly referred to as the Thermal Beach Club (Beach Club or Project).

Change of Zone No. 1900027 (CZ1900027): To reconfigure the boundaries of Kohl Ranch Specific Plan Planning Areas: J-1, J-2, J-3, J-4, J-5, J-6, J-7, J-8, L-1, L-2, and L-3.

Specific Plan No. 303, Substantial Conformance No. 3 (SP303S03): Substantial conformance to adopted Specific Plan No. 303 (Kohl Ranch) to facilitate the proposed Thermal Beach Club development within all or portions of Planning Neighborhoods "J" and "L." The proposed Thermal Beach Club development includes multiple components consisting of a lagoon for surfing, 326 residential units, and a clubhouse village area.

Tentative Tract Map No. 37269 (TTM37269): Tentative Tract Map for a Schedule "A" subdivision of approximately 123 acres, within two existing parcels totaling approximately 307 acres, into 210 residential lots for 326 dwelling units.

Plot Plan No. 180037 (PPT180037): Plot Plan for the construction of the Thermal Beach Club. To allow the construction of duplex and multiple family dwellings associated with TT37269. The proposal includes the development and use of an approximately 22-acre lagoon with wave making capability and up to 34,440 square feet of private club house buildings (village area) that includes a spa, pool, deck, restaurant and bar. In addition, the application will request annual events. The events would consist of surfing demonstrations for Thermal Beach Club residents and their guests.

The 34,440 square-foot clubhouse facility is located on an approximately 4.55-acre area, within Planning Area L-1 of the Kohl Ranch Specific Plan (SP303) and is comprised of the following:

- Building 1 - 16,000 square foot recreational center (Spa, Exercise Room, Lockers and Deck).
- Building 2 - 8,000 square foot pool and bar.
- Building 3 - 5,900 square feet of administrative offices, dining area, and kitchen.
- Building 4 - 4,500 square feet of clubhouse restaurant, bar, retail shop and kitchen.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

The project is also proposing a total of 361 automobile parking spaces and 30 golf cart spaces to the clubhouse area.

The Project site is generally located north of Avenue 66, south of Avenue 64, east of Tyler Street and west of Polk Street in the community of Thermal.

On September 25, 2019, the Planning Commission considered the proposed project at a duly noticed public hearing in the Desert. During that hearing's public testimony, two interested members of the public spoke in opposition to the project. The main opposition point was regarding the entire Kohl Ranch Specific Plan and how it addresses the subject of affordable housing. Following dialogue and the close of the public hearing, the Planning Commission, with a 3-0 vote (Commissioners Hake and Shaffer were absent), recommended that the Board of Supervisors approve the project as recommended by Staff.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and have been noticed to the public pursuant to the requirements of the County.

Additional Fiscal Information

All fees associated with the proposal shall be paid by the applicant. There is no General Fund obligation.

Contract History and Price Reasonableness

N/A

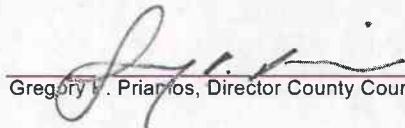
Attachment

Attachment A – Continuance Memorandum



Jason Farin, Senior Management Analyst

12/5/2019



Gregory V. Priamos, Director County Counsel

12/5/2019

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 19-339553

State Clearinghouse # (if applicable): _____

Lead Agency: CLERK OF THE BOARD Date: 10/24/2019

County Agency of Filing: RIVERSIDE Document No: E-201901225

Project Title: SPECIFIC PLAN NO. 303, SUBSTANTIAL CONFORMANCE NO. 3, PP NO. 180037(PPT180037)M

Project Applicant Name: CLERK OF THE BOARD Phone Number: (951) 955-1047

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR ROOM 127, RIVERSIDE, CA 92501

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- | | |
|---|---------------------|
| <input type="checkbox"/> Environmental Impact Report | _____ |
| <input type="checkbox"/> Negative Declaration | _____ |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | _____ |
| <input type="checkbox"/> Project Subject to Certified Regulatory Programs | _____ |
| <input type="checkbox"/> County Administration Fee | _____ \$0.00 |
| <input type="checkbox"/> Project that is exempt from fees (DFG No Effect Determination (Form Attached)) | |
| <input type="checkbox"/> Project that is exempt from fees (Notice of Exemption) | |
| Total Received | _____ \$0.00 |

Signature and title of person receiving payment: *U. Sandral* Deputy

Notes:

11/19/19 21.2
2019-12-145299

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON SUBSTANTIAL CONFORMANCE NO. 3 TO SPECIFIC PLAN NO. 303 (KOHL RANCH), PLOT PLAN NO. 180037, TENTATIVE TRACT MAP NO. 37269, AND CHANGE OF ZONE NO. 190027, IN THE LOWER AND EASTERN COACHELLA VALLEY, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 19, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the application submitted by Kohl Ranch Company, LLC – Albert A. Webb and Associates, on **Specific Plan No. 303, Substantial Conformance No. 3**, proposes a substantial conformance to adopted Specific Plan No. 303 to facilitate the Thermal Beach Club development within all or portions of Planning Neighborhoods “J” and “L”. **Plot Plan No. 180037 (PPT180037)**, for the construction of the Thermal Beach Club. The proposal includes the development and use of a 21 acre lagoon with wave making capability and 42,000 sq. ft. of private club house buildings (village area) that includes a spa, pool, deck, restaurant and bar. In addition, the application will request annual events. The events would consist of surfing demonstrations for Thermal Beach Club residents and their guest. **Tentative Tract Map No. 37269 (TTM37269)**, a Schedule “A” subdivision of approximately 123 acres, within two (2) existing parcels totaling approximately 307 acres, into 210 residential lots for 326 dwelling units. **Change of Zone No. 190027**, to reconfigure the boundaries of Kohl Ranch Specific Plan Planning Areas: J-1, J-2, J-3, J-4, J-5, J-6, J-7, J-8, L-1, L-2, and L-3. APN’s: 751-070-034 and 751-070-033.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended the adoption of an addendum to an Environmental Impact Report No. 396, and it will be considered by the Board of Supervisors in making any decision on the project.

The project is located northerly of Avenue 66, southerly of Avenue 64, easterly of Tyler Street, and westerly of Polk Street, Fourth Supervisorial District.

The Planning Department’s report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JASON KILLEBREW, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL jkillbre@rivco.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 8, 2019

Kecia R. Harper, Clerk of the Board
By: Karen Barton, Deputy Clerk of the Board

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-201901225
10/24/2019 01:21 PM Fee: \$ 0.00
Page 1 of 1

Removed **NOV 27 2019** By: **(SZ)** Deputy



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



21.2
(MT 11149)

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from the Planning Department regarding approval of Plot Plan No. 180037, Tentative Tract Map No. 37269, Change of Zone No. 1900027 and Specific Plan No. 303 (Kohl Ranch), Substantial Conformance No. 3, is continued to Tuesday, December 10, 2019 at 10:00 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on November 19, 2019 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: November 19, 2019
Kecia R. Harper, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.
21.2

xc: COB

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 21.2
(ID # 11149)**

MEETING DATE:

Tuesday, November 19, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PLOT PLAN NO. 180037, TENTATIVE TRACT MAP NO. 37269, CHANGE OF ZONE NO. 1900027, and SPECIFIC PLAN NO. 303 (Kohl Ranch), SUBSTANTIAL CONFORMANCE NO. 3 – Intent to Consider Addendum No. 9 to Certified Environmental Impact Report No. 396 (EIR396) – CEQ180096 – Applicant: Kohl Ranch Company, LLC – Engineer/Representative: Albert A. Webb and Associates – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Location: Easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street – Gross Acreage: 2,177 acres – Zoning: Specific Plan No. 303 (SP303) Kohl Ranch – REQUEST: Plot Plan No. 180037 (PPT180037), for the construction of the Thermal Beach Club. The proposal includes the development and use of a 21 acre lagoon with wave making capability and 42,000 sq. ft. of private club house buildings (village area) that includes a spa, pool, deck, restaurant and bar. In addition, the application will request annual events. The events would consist of surfing demonstrations for Thermal Beach Club residents and their guests. Tentative Tract Map No. 37269 (TTM37269), a Schedule “A” subdivision of approximately 123 acres, within two (2) existing parcels totaling approximately 307 acres, into 210 residential lots for 326 dwelling units. Change of Zone No. 1900027, to reconfigure the boundaries of Kohl Ranch Specific Plan Planning Areas: J-1, J-2, J-3, J-4, J-5, J-6, J-7, J-8, L-1, L-2, and L-3. Specific Plan No. 303 (Kohl Ranch), Substantial Conformance No. 3 (SP00303S03), the Substantial conformance to adopted Specific Plan No. 303 to facilitate the Thermal Beach Club development within all or portions of Planning Neighborhoods “J” and “L”. APN's: 751-070-034 and 751-070-033. District 4. [Applicant fees 100%]

STAFF RECOMMENDATIONS:

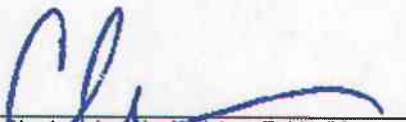
THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

1. **CONSIDER ADDENDUM NO. 9 TO ENVIRONMENTAL IMPACT REPORT NO. 396**, based on the findings and conclusions provided in the initial study, attached hereto and the conclusion that all impacts were adequately analyzed pursuant to applicable legal standards in previously adopted Environmental Impact Report No. 396 and subsequent addenda, and, while some changes and/or additions are necessary, none of the conditions described in State CEQA Guidelines section 15162 exist;

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

2. **APPROVE SUBSTANTIAL CONFORMANCE NO. 3 TO SPECIFIC PLAN NO. 303** to facilitate the development of the Thermal Beach Club, subject to the attached conditions of approval and advisory notification document and based upon the findings and conclusions provided in this staff report;
3. **APPROVE CHANGE OF ZONE NO. 1900027**, to reconfigure the boundaries for the Planning Areas in Neighborhoods J and L of Kohl Ranch Specific Plan, in accordance with the Change of Zone Exhibit, and based on the findings and conclusions provided in this staff report;
4. **ADOPT ORDINANCE NO. 348.4915** modifying and establishing the legal boundaries of the Planning Areas in Neighborhoods J and L of the Kohl Ranch Specific Plan in the Lower Coachella Valley District as shown on Map No. 41.094 Change of Zone No. 1900027, attached hereto and incorporated herein by reference;
5. **APPROVE PLOT PLAN NO. 180037**, subject to the attached conditions of approval and advisory notification document and based upon the findings and conclusions provided in this staff report; and
6. **APPROVE TENTATIVE TRACT MAP NO. 37269** subject to the attached conditions of approval and advisory notification document and based upon the findings and conclusions provided in this staff report.

ACTION:Policy, Set for Hearing


Charissa Leach, Assistant TLMA Director

11/7/2019

MINUTES OF THE BOARD OF SUPERVISORS

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The requested entitlements below are considered the "Project." The Project is commonly referred to as the Thermal Beach Club (Beach Club or Project).

Change of Zone No. 1900027 (CZ1900027): To reconfigure the boundaries of Kohl Ranch Specific Plan Planning Areas: J-1, J-2, J-3, J-4, J-5, J-6, J-7, J-8, L-1, L-2, and L-3.

Specific Plan No. 303, Substantial Conformance No. 3 (SP303S03): Substantial conformance to adopted Specific Plan No. 303 (Kohl Ranch) to facilitate the proposed Thermal Beach Club development within all or portions of Planning Neighborhoods "J" and "L." The proposed Thermal Beach Club development includes multiple components consisting of a lagoon for surfing, 326 residential units, and a clubhouse village area.

Tentative Tract Map No. 37269 (TTM37269): Tentative Tract Map for a Schedule "A" subdivision of approximately 123 acres, within two existing parcels totaling approximately 307 acres, into 210 residential lots for 326 dwelling units.

Plot Plan No. 180037 (PPT180037): Plot Plan for the construction of the Thermal Beach Club. To allow the construction of duplex and multiple family dwellings associated with TT37269. The proposal includes the development and use of an approximately 22-acre lagoon with wave making capability and up to 34,440 square feet of private club house buildings (village area) that includes a spa, pool, deck, restaurant and bar. In addition, the application will request annual events. The events would consist of surfing demonstrations for Thermal Beach Club residents and their guests.

The 34,440 square-foot clubhouse facility is located on an approximately 4.55-acre area, within Planning Area L-1 of the Kohl Ranch Specific Plan (SP303) and is comprised of the following:

- Building 1 - 16,000 square foot recreational center (Spa, Exercise Room, Lockers and Deck).
- Building 2 - 8,000 square foot pool and bar.
- Building 3 - 5,900 square feet of administrative offices, dining area, and kitchen.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

- Building 4 - 4,500 square feet of clubhouse restaurant, bar, retail shop and kitchen.

The project is also proposing a total of 361 automobile parking spaces and 30 golf cart spaces to the clubhouse area.

The Project site is generally located north of Avenue 66, south of Avenue 64, east of Tyler Street and west of Polk Street in the community of Thermal.

On September 25, 2019, the Planning Commission considered the proposed project at a duly noticed public hearing in the Desert. During the public hearing public testimony, two interested members of the public spoke in opposition to the project. The main opposition point was regarding the entire Kohl Ranch Specific Plan and how it addresses the subject of affordable housing. Following dialogue and the close of the public hearing, the Planning Commission, with a 3-0 vote (Commissioners Hake and Shaffer were absent), recommended that the Board of Supervisors approve the project as recommended by Staff.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and have been noticed to the public pursuant to the requirements of the County.

Additional Fiscal Information

All fees associated with the proposal shall be paid by the applicant. There is no General Fund Obligation.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- ATTACHMENT A.** September 25, 2019 Planning Commission Staff Report
ATTACHMENT B. Ordinance No. 348.4915
ATTACHMENT C. September 25, 2019 Planning Commission Report of Actions
ATTACHMENT D. September 25, 2019 Planning Commission Minutes
ATTACHMENT E. Environmental Impact Report No. 396, Addendum No. 9


Jason Farin, Senior Management Analyst

11/13/2019


Gregory L. Priamos, Director County Counsel

11/7/2019



CALL (951) 368-9222
EMAIL: legals@pe.com

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	Amount
11/8/19	0011332481		PE Riverside	4 x 77 Li	400.40

Invoice text: SP 303

*Planning
11/19/19 21.2*

Placed by: Karen Lynn Barton

Legal Advertising Memo Invoice

BALANCE DUE
400.40

SALES/CONTACT INFORMATION	ADVERTISER INFORMATION			
Nick Eller 951-368-9229	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
	11/08/2019	5209148	5209148	BOARD OF SUPERVISORS



THE PRESS-ENTERPRISE
Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
11/08/2019	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
400.40	0011332481	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'PO BOX 1147'
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPER PARTNERSHIP
dba The Press-Enterprise
PO Box 65210
Colorado Springs, CO 80962-5210

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: SP 303 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

11/08/2019

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: November 08, 2019
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011332481-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON SUBSTANTIAL CONFORMANCE NO. 3 TO SPECIFIC PLAN NO. 303 (KOHL RANCH), PLOT PLAN NO. 180037, TENTATIVE TRACT MAP NO. 37269, AND CHANGE OF ZONE NO. 190027, IN THE LOWER AND EASTERN COACHELLA VALLEY, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 19, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the application submitted by Kohl Ranch Company, LLC - Albert A. Webb and Associates, on **Specific Plan No. 303, Substantial Conformance No. 3**, proposes a substantial conformance to adopted Specific Plan No. 303 to facilitate the Thermal Beach Club development within all or portions of Planning Neighborhoods "J" and "L". **Plot Plan No. 180037 (PPT180037)**, for the construction of the Thermal Beach Club. The proposal includes the development and use of a 21 acre lagoon with wave making capability and 42,000 sq. ft. of private club house buildings (village area) that includes a spa, pool, deck, restaurant and bar. In addition, the application will request annual events. The events would consist of surfing demonstrations for Thermal Beach Club residents and their guest. **Tentative Tract Map No. 37269 (TTM37269)**, a Schedule "A" subdivision of approximately 123 acres, within two (2) existing parcels totaling approximately 307 acres, into 210 residential lots for 326 dwelling units. **Change of Zone No. 190027**, to reconfigure the boundaries of Kohl Ranch Specific Plan Planning Areas: J-1, J-2, J-3, J-4, J-5, J-6, J-7, J-8, L-1, L-2, and L-3. APN's: 751-070-034 and 751-070-033.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended the adoption of an addendum to an Environmental Impact Report No. 396, and it will be considered by the Board of Supervisors in making any decision on the project.

The project is located northerly of Avenue 66, southerly of Avenue 64, easterly of Tyler Street, and westerly of Polk Street, Fourth Supervisorial District.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JASON KILLEBREW, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL jkillebr@rivco.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 8, 2019 Kecia R. Harper, Clerk of the Board
By: Karen Barton, Deputy Clerk of the Board

11/08



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 24, 2019

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

PH : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: SP 303, PP 180037, TTR 37269

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, November 8, 2019.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Karen Barton

Deputy Clerk of the Board to:
KECIA R. HARPER, CLERK OF THE BOARD



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 24, 2019

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

TEL : (760) 778-4578
E-MAIL: legals@thedesertsun.com

RE: NOTICE OF PUBLIC HEARING: SP 303, PP 180037, TTR 37269

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Deputy Clerk of the Board to:
KECIA R. HARPER, CLERK OF THE BOARD

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Dated: November 8, 2019

Kecia R. Harper, Clerk of the Board
By: Karen Barton, Deputy Clerk of the Board

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Karen Barton, Deputy Clerk of the Board to Kecia R. Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 24, 2019, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

SP 303, PP 180037, TTR 37269

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: November 19, 2019 @ 10:00 a.m.

SIGNATURE: Karen Barton DATE: October 24, 2019
Karen Barton

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Karen Barton, Deputy Clerk of the Board, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 24, 2019, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

SP 303, PP 180037, TTR 37269

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: November 19, 2019 @ 10:00 a.m.

SIGNATURE: *Karen Barton*
Karen Barton

DATE: October 24, 2019

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 16, 2019,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers SP00303S03 PPT180037 TTM37269 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

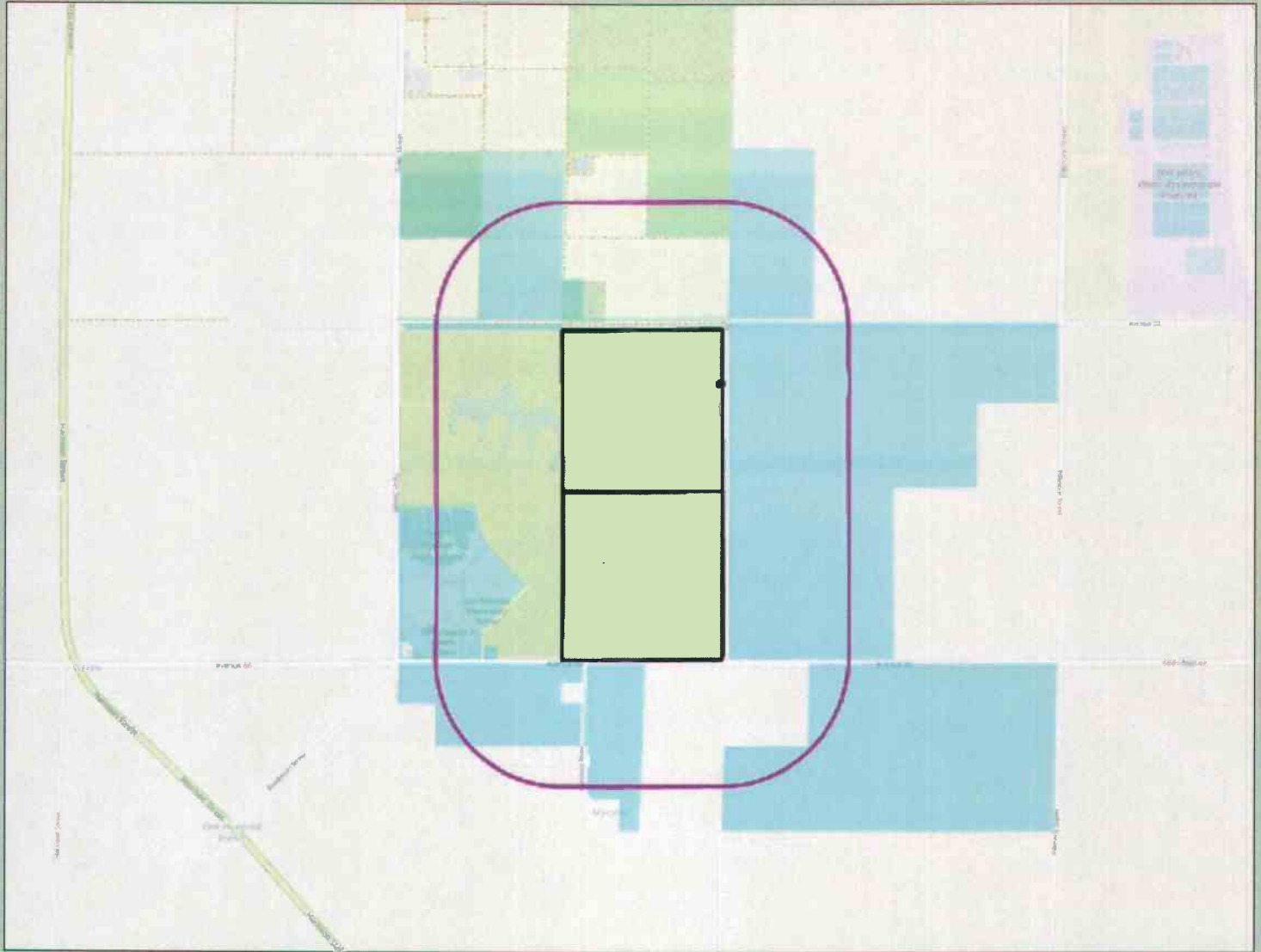
Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

SP00303S03_PPT180037_TTM37269

(2400 feet buffer)



Legend

-  County Boundary
-  Cities

Notes



0 3,009 6,019 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 7/16/2019 4:04:20 PM

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751200013
SUSAN ELEANOR DISINGER
JOHN MCDONALD WREN
STEVEN WIBLE

11567 N SETTLERS DR
PARKER CO 80134

749090037
MING HUEI LEE
TITANIUM GROUP I
43851 OAK HARBOUR DR
BERMUDA DUNES CA 92203

751200019
LAZARO RENTERIA
YOLANDA A RENTERIA
51660 AVENIDA VILLA
LA QUINTA CA 92253

751210001
JOSE DENIZ BRACAMONTES
MARIA GUADALUPE DENIZ
66550 MARTINEZ
THERMAL CA 92274

751210003
IRENE RODRIGUEZ MONTANO
66700 MARTINEZ ST
THERMAL CA. 92274

751040006
ALEJANDRINA MARTINEZ
81329 PALMYRA AVE
INDIO CA 92201

751070031
COACHELLA VALLEY UNIFIED SCHOOL DIST
82224 CHURCH ST
THERMAL CA 92274

751040001
KOHL RANCH CO
11990 SAN VICENTE BLV 200
LOS ANGELES CA 90049

749320002
DESERT DIAMOND PROP
444 W OCEAN BLV STE 1108
LONG BEACH CA 90802

751200015
EFRAIN SANTOS
66300 MARTINEZ RD
THERMAL CA. 92274

751210002
JOSE DENIZ BRACAMONTES
MARIA GUADALUPE DENIZ
66550 MARTINEZ RD
THERMAL CA. 92274

751210004
KELLY KATHLEEN SIXKILLER
80710 PLUM LN
INDIO CA 92201

751210006
JOSE ALFREDO PEREZ
LUZ MARIE CANO
JAMES PHILIP PEREZ

82165 AVENUE 58
THERMAL CA 92274

751070008
IGNACIO MEZA PEREZ
MA L ACOSTA DEMEZA
86250 66TH AVE
THERMAL CA 92274

751040012
CVCWD
P O BOX 1058
COACHELLA CA 92236

749090035
USA 749
P O BOX 2245
PALM SPRINGS CA 92262

749320001
USA 749
P O BOX 2245
PALM SPRINGS CA 92263

749090002
USA 749
P O BOX 2362
NEWPORT BEACH CA 92663

749310007
K & J RANCH
P O BOX 371
THERMAL CA 92274

751200018
AIDA S AGUIRRE
P O BOX 727
INDIO CA 92202

751200016
MARIO LEDESMA LIMON
HOPE PEREZ LIMON
RUDY PADILLA PEREZ

P O BOX 727
MECCA CA 92254

751200011
ALFREDO BAZUA
CHRISTINA BAZUA
PO BOX 818
MECCA CA 92254

751200001
ALBERT L GOOD
ROUTE 2 BOX 299
DELANO CA 93215

751200002
ALG RIVERSIDE
RTE 2 BOX 299
DELANO CA 93215

751070018
USA 751
US DEPT OF INTERIOR
WASHINGTON DC 21401

**RICHARD DRURY
KOMALPREET TOOR
STACEY OBORNE
LOZEAU DRURY LLP
1939 HARRISON STREET, SUITE 150
OAKLAND, CA 94612**

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY (SUBSTANTIAL CONFORMANCE NO. 3 TO SPECIFIC PLAN NO. 303 (KOHL RANCH), PLOT PLAN NO. 180037, TENTATIVE TRACT MAP NO. 37269, AND CHANGE OF ZONE NO. 190027, IN THE LOWE AND EASTERN COACHELLA VALLEY, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 19, 2019 at 10:00 A.M.** or as soon as possible thereafter to consider the application submitted by Kohl Ranch Company, LLC – Albert A. Webb and Associates, on **Specific Plan No. 303, Substantial Conformance No. 3**, proposes a substantial conformance to adopted Specific Plan No. 303 to facilitate the Thermal Beach Club development within all or portions of Planning Neighborhoods “J” and “L”. **Plot Plan No. 180037 (PPT180037)**, for the construction of the Thermal Beach Club. The proposal includes the development and use of a 21 acre lagoon with wave making capability and 42,000 sq. ft. of private club house building (village area) that includes a spa, pool, deck, restaurant and bar. In addition, the application will request annual events. The events would consist of surfing demonstrations for Thermal Beach Club residents and their guest. **Tentative Tract Map No. 37269 (TTM37269)**, a Schedule “A” subdivision of approximately 123 acres, within two (2) existing parcels totaling approximately 307 acres, into 210 residential lots for 326 dwelling units. **Change of Zone No. 190027**, to reconfigure the boundaries of Kohl Ranch Specific Plan Planning Areas: J-1, J-2, J-3, J-4, J-5, J-6, J-7, J-8, L-1, L-2 and L-3. APN’s: 751-070-034 and 751-070-033.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended the adoption of an addendum to an Environmental Impact Report No. 396, and it will be considered by the Board of Supervisors in making any decision on the project.

The project is located northerly of Avenue 66, southerly of Avenue 64, easterly of Tyler Street, and westerly of Polk Street, Fourth Supervisorial District.

The Planning Department’s report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JASON KILLEBREW, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL jkillbre@rivco.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

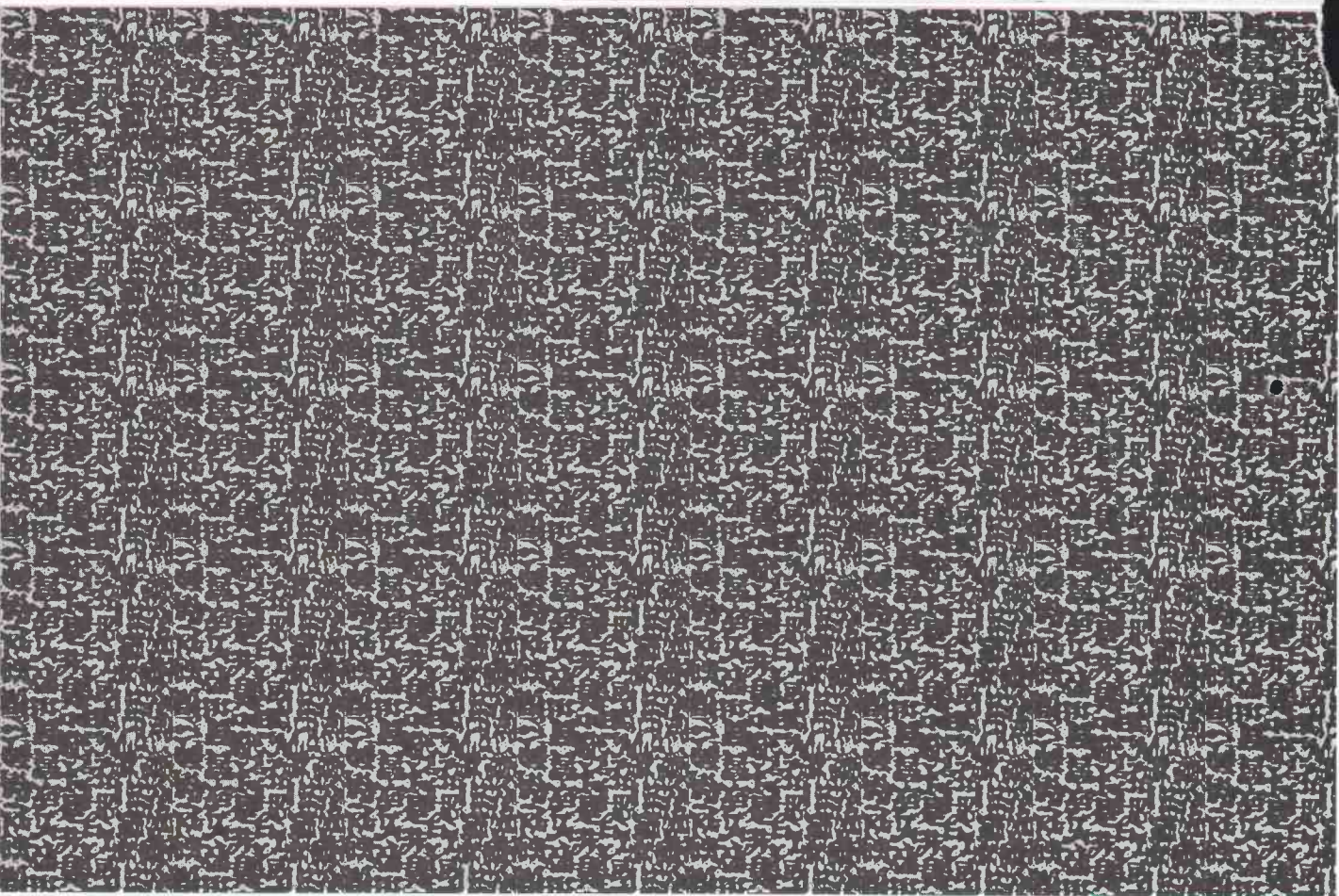
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147 Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 8, 2019 Kecia R. Harper, Clerk of the Board
By: Karen Barton, Deputy Clerk of the Board

THEN FOLD AND T



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE
This may affect your property

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CLERK / BOARD OF SUPERVISORS
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11990 SAN VICENTE BLV 200
LOS ANGELES CA 90049

910 NFE 128071810010/30/1
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: KOHL RANCH II LLC
11812 SAN VICENTE BLVD STE 510
LOS ANGELES CA 90049-5081

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RETURN TO SENDER





MEMORANDUM

RIVERSIDE COUNTY COUNSEL

CONFIDENTIAL
ATTORNEY-CLIENT PRIVILEGE

DATE: November 15, 2019
TO: Kecia R. Harper, Clerk of the Board
FROM: Leila Moshref-Danesh, Deputy County Counsel
RE: Ordinance No. 348.4915 – Change of Zone for 1900027
MT ITEMS: 11149
BOS AGENDA: November 19, 2019

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2019 NOV 15 AM 10:00

Enclosed please find the following documents for an item to be heard on the November 19, 2019 Board Agenda for the Planning Dept.:

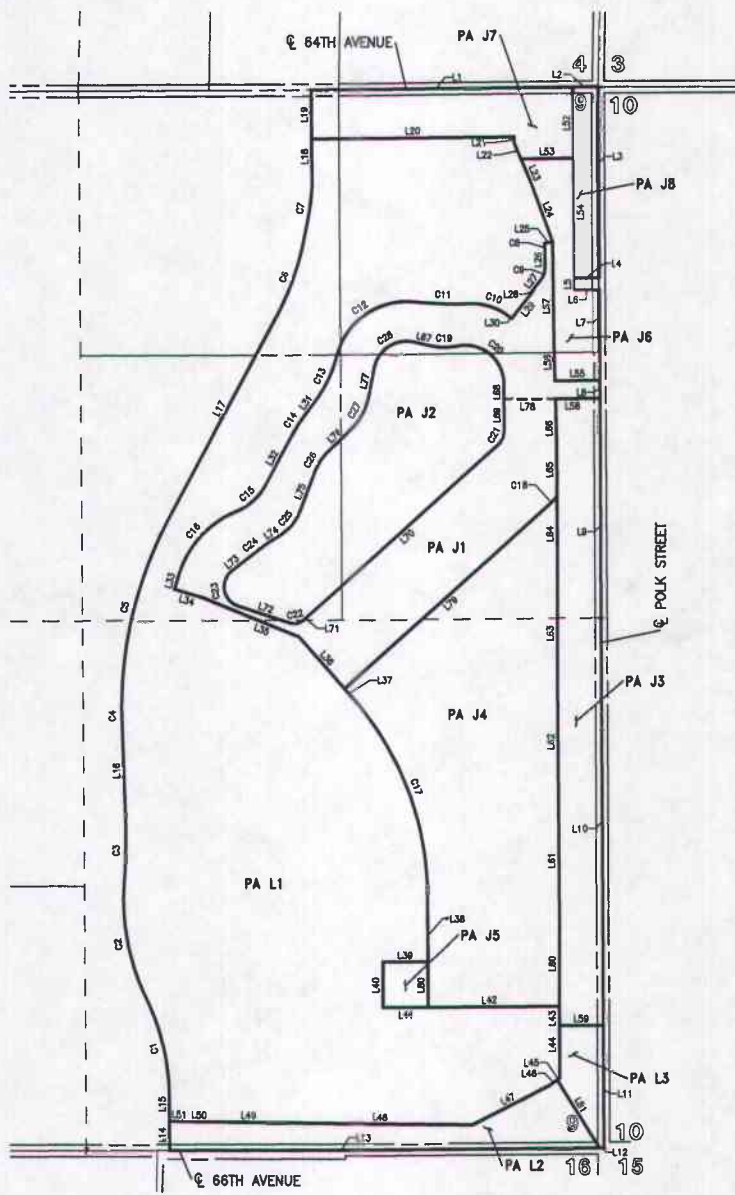
MinuteTraq Item # 11149

Adoption of Ordinance No. 348.4915 – Change of Zone for 1900027

If you have any questions, please contact my assistant Stacey Kelley at micro#50211

:sk
Attachment

11/19/19 21.2



SP ZONE SPECIFIC PLAN (SP303 SC3)

MAP NO. 41.094

CHANGE OF OFFICIAL ZONING PLAN LOWER COACHELLA VALLEY DISTRICT

CHANGE OF ZONE CASE NO. 1900027
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4915
 DATE: NOVEMBER 19, 2019
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



ASSESSORS PARCEL NOS.:
 751-070-034
 751-070-033

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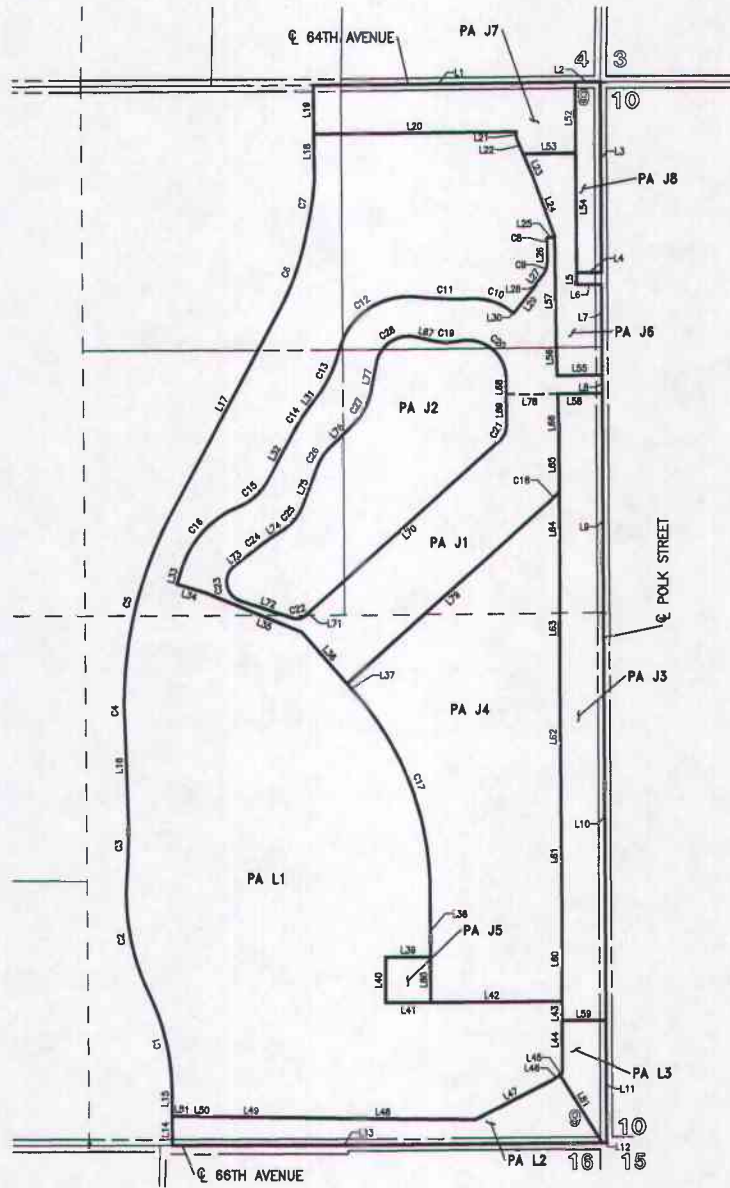
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L75	N20° 52' 44"E	179.83
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MAP NO. 41.094

CHANGE OF OFFICIAL ZONING PLAN
LOWER COACHELLA VALLEY DISTRICT

CHANGE OF ZONE CASE NO. 1900027
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4915
DATE: NOVEMBER 19, 2019
RIVERSIDE COUNTY BOARD OF SUPERVISORS

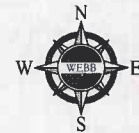


SP ZONE SPECIFIC PLAN (SP303 SC3)

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751-070-034
751-070-033

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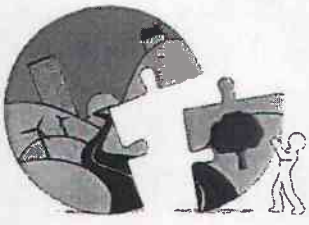
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

Date: November 15, 2019

To: Riverside County Board of Supervisors

From: Jason Killebrew, Principal Planner

RE: November 19, 2019 Regular Scheduled Board of Supervisors Meeting, Agenda Item 21.2

This memo provides the Planning Departments response to an October 25, 2019 letter submitted by Lesley Figueroa of the Leadership Counsel for Justice and Accountability. This letter was submitted in conjunction with: Erika Ramirez-Mayoral (California Institute for Rural Studies), Manuela Ramirez (Lideres Campesinas), Olivia Rodriguez (Thermal Resident), and Ryan Sinclair PhD, MPH (Loma Linda University School of Public Health) which is attached to this memo. This letter highlighted several concerns of the Eastern Coachella Valley Communities and raised objections to the Thermal Beach Club project. The summarized concerns identified in the letter include inclusive and affordable housing, safe drinking water, and other environmental justice issues.

The Thermal Beach Club project includes a proposal to construct 326 residential units surrounding a lagoon/lake that would be utilized for surfing and other water recreation activities as detailed in the staff report. The project implements a limited area of the Kohl Ranch Specific Plan (SP303), which was approved in 1999. The SP303 land use plan allows for development of approximately 7,161 single family residential dwelling units, as well as commercial and industrial land uses, and open space. The Thermal Beach Club proposal of 326 residential units represents approximately 4.5 percent of the residences approved for SP303. The Thermal Beach Club project includes development within Planning Area L-1 which is designated for a High Density Residential (HDR) density of 8-14 dwelling units per acre. The Thermal Beach Club proposes to develop a portion of Planning Area L-1 which includes 195 HDR units. Overall, SP303 has designated 1,629 HDR units for the entire specific plan. SP303 Planning Area C-6 is designated and approved for Very High Density Residential (VHDR) for the future development of 477 units at a density of 14-20 dwelling units per acre. Section 3.1 of SP303 provides the purpose and intent for the HDR and VHDR designations to: (1) enhance the range of housing types provided within the specific plan project area, (2) achieve an affordable living environment for those working in the project vicinity, (3) provide a more compact housing product within close proximity to commercial services and employment opportunities, (4) create pedestrian-orientated communities with common open space and recreation facilities, and (5) orient residential areas around community focal points such as churches and community centers.

In conjunction with its approval of SP303, the County of Riverside complied with California Environmental Quality Act (CEQA) by preparing and certifying Environmental Impact Report No. 396 (EIR 396). The Thermal Beach Club project is requesting relatively minor changes through a substantial conformance to facilitate the development, and does not propose to alter the uses, residential densities, or intensities previously analyzed and approved through SP303. The Thermal Beach Club project components were analyzed and covered by EIR 396. Given the limited scope of the Thermal Beach Club changes compared to what was previously approved, the County would not be able to impose wholesale revisions, or comprehensive environmental documentation to analyze these revisions.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(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) 863-7040

The letter makes claims that there were obstacles in accessing relevant data related to SP303. On numerous occasions from September 30, 2019 to now, request for documents related to SP303 were provided including but not limited to the most recent EIR 396 Addendums No. 8 and 9 and the SP303 Water Supply Assessment. On November 4, 2019, the County received a Public Records Act request seeking "All Original Records" related to SP303 and all subsequent planning actions. This request was satisfied on November 14, 2019 with the County providing all of the requested non-exempt items.

The letter makes claims that the Thermal Beach Club project was not extensively publicized. The Thermal Beach Club project, with all associated entitlements, has complied with all public noticing requirements of CEQA and County Ordinance Nos. 348 and 460. Public hearing notices were mailed to property owners within 2,400 feet of the proposed Project site for the September 25, 2019 Planning Commission Hearing (Desert). The project was advertised with on-site postings. The Project was advertised in the Desert Sun Newspaper on September 13, 2019. The project was reviewed by the Thermal Oasis Community Council on September 23, 2019. The community council recommended approval of the project with a 7-0 vote. The Thermal Beach Club project was also considered at duly noticed Airport Land Use Commission (ALUC) Hearings on July 11, 2019 and October 10, 2019. The ALUC found the Thermal Beach Club project consistent with the Airport Land Use Compatibility plan in both July and October. Prior to the September 25, 2019 Planning Commission Hearing, no written comments were received indicating support/opposition to the proposed project. Following the September 25, 2019 Planning Commission hearing, Planning Staff met with Ms. Figueroa to provide more information about the Thermal Beach Club's scope, and to direct her to the appropriate County staff to work with regarding Environmental Justice and housing. Through email and phone conversations, Ms. Figueroa and other staff from the Leadership Counsel for Justice and Accountability continued to dialogue with Planning Staff regarding the Thermal Beach Club project, and the entire SP303. Planning staff has also explained the limitations of the Thermal Beach Club project scope, and how the Thermal Beach Club project would not present an opportunity for wholesale revisions.

The Planning Department appreciates the concerns about inclusive and affordable housing, safe drinking water, and other environmental justice issues and is seeking to address these in various planning efforts currently in the planning process. Riverside County seeks to be at the forefront of creating initiatives to increase our affordable housing supply, provide safe drinking water, and provide needed public services to the communities of the Eastern Coachella Valley. The County has engaged the Leadership Counsel for Justice and Accountability in multiple meaningful discussions outlining current opportunities to address their concerns.

The County has participated in and focused Planning efforts in the Eastern Coachella Valley including but not limited to: Eastern Coachella Valley Action Plan for Climate Resilience, The Neighborhood Community Mobility Plan for Communities of Thermal, Oasis, North Shore, and Mecca to aid in enhancing conditions in the communities of the Eastern Coachella Valley. The County is currently processing an amendment to the General Plan (GPA No. 190004) to integrate Environmental Justice policies and mapping into the Land Use Element and Healthy Communities Element, pursuant to Senate Bill (SB) 1000. Planning Staff has conducted multiple Environmental Justice workshops in the Coachella Valley (Mecca, Thermal, and Thousand Palms) over the course of the year. The County's more recently held a workshop on October 23, 2019 specific to the County's efforts related to Senate Bill 1000 which was collaborated with local community groups, including the Leadership Counsel for Justice and Accountability. Local community groups have been engaged in the Environmental Justice effort, which has presented the opportunity for continued collaboration that will shape goals, policies, and objectives that will assist in sustained future development in the Eastern Coachella Valley.

The County leading the effort to address the challenges posed by the Salton Sea. In 2018, Riverside County adopted a resolution to establish the Salton Sea Enhanced Infrastructure Financing District (EIFD). This EIFD is a first of its kind, state-created bonding mechanism that finance public capital facilities aimed at providing finance solutions to the Salton Sea's declining health. The Salton Sea restoration plan and North Lake Vision are County involved efforts geared towards efforts to rehabilitate the Salton Sea.

The County welcomes public participation in the planning process and has and will continue to provide opportunities for local community groups to be involved, specifically Environmental Justice and housing. The Planning Commission reviewed and considered the concerns raised in the referenced letter and at the



October 25, 2019

Supervisor V. Manuel Pérez
Riverside County District 4
73710 Fred Waring Dr. Suite 222
Palm Desert, CA. 92260



Re: Thermal Beach Club

Dear Supervisor V. Manuel Pérez,

The undersigned organizations and community leaders write to highlight several of the concerns we share with respect to the proposed Thermal Beach Club project. We formally request that the Board of Supervisors delay consideration of the proposal and invite you to meet with the community to further discuss the project. Given the large-scale implications of such a project on the region's resources, and in particular to nearby communities we find it necessary to outline pressing concerns regarding both the substance of the proposal and the approval process to date. We look forward to discussing these issues in greater depth with you in person.

The following are some of our most salient objections to the proposal:

1. The Thermal Beach Club is proposed as a private, luxury vacation-home development for affluent non-residents. Riverside County's current housing element notes that there is a severe housing short-fall for impoverished and low income families with no existing shortfall for more affluent households. This project does not address the existing lower income housing needs nor does it conform with Riverside County's policies to promote the inclusion of mixed-income housing in future growth areas of the County.¹ Instead it promises to reinforce existing disparities between affluent and low income residents while continuing a pattern of segregation in the Coachella Valley through class, income, and race.
2. Riverside County did not meaningfully or extensively publicize the proposal and has provided minimal effort to seek resident input. Given the significance of this project and

¹ Riverside County General Plan: Housing Element, H-150-151

the dire air quality, lack of safe drinking water, and substandard housing conditions faced by current residents in the area, this merits robust community engagement by the county and the project applicant. This is especially critical in light of residents' efforts in the last several years to identify and advance community priorities through efforts such as the Transformative Climate Communities Climate Resilience Action Plan, Thermal and Oasis Mobility Plan, Mecca and North Shore Mobility Plan, AB 617 implementation, Salton Sea Management Program and lately, SB 1000 implementation.

3. In our attempt to conduct a comprehensive review of the proposed project, we have met several obstacles in accessing relevant data and documents, including the Environmental Impact Report (EIR) that accompanied the original Kohl Ranch project proposal and subsequent EIR addenda upon which the current EIR addendum (Addendum 9) relies. Additionally EIR Addendum 9 references a water budget which is not publicly available. There are serious inconsistencies in descriptions of the project, including the discussion of changes to neighborhood L-1, the size of the private clubhouse village, the availability of affordable housing units in the project, and the extent to which the general public will be able to access the clubhouse and surfing lagoon facilities.
4. Thousands of families struggle with unsafe drinking water alongside the increasing threat of a diminishing Salton Sea within a few miles of the proposed project. This reality sits in contrast to the Thermal Beach Club's proposal to increase its already enormous allotment of water to create a "pristine" wave pool in an exclusive setting.
5. The project, described in part as, "a private residential development and clubhouse village...[with a] Crystal Lagoon [that] uses cleaning technology that results in the lagoon remaining clear and blue."² is concerning given the extensive environmental justice issues that exist in the Eastern Coachella Valley (ECV). The predominantly Latinx and farmworking community in the ECV struggles with substandard housing conditions, lack of affordable housing options, contaminated drinking water, toxic air pollution, poor public transit, and a myriad of other social, economic, and public health issues.
6. With passage of SB 1000 in 2016, environmental justice communities like the ECV finally have an opportunity to better engage in and inform land use and development decisions. SB 1000 requires cities and counties to incorporate an environmental justice element or related environmental justice goals, policies, and objectives integrated into other elements of the general plan. The environmental justice element, or related environmental justice goals, policies, and objectives must identify objectives and policies

² County of Riverside Planning Department Staff Report, Case Numbers: SP303S03, PPT180037, TTM37269, CZ1900027, page 10.

to reduce the unique or compounded health risks in disadvantaged communities by means that include but are not limited to, the reduction of pollution exposure, including the improvement of air quality, the promotion of public facilities, food access, safe and sanitary homes, and physical activity. It must also identify objectives and policies to promote civic engagement in the public decision making process, and identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities. Currently, the Riverside County Planning Department is undergoing a process to develop environmental justice goals, policies and objectives to comply with SB 1000. These goals, policies, and objectives, in turn, will help inform healthy and sustainable development of the region. Accordingly, the Board of Supervisors should delay further consideration of major development proposals like Thermal Beach Club until the adoption of an updated general plan.

We respectfully ask for your participation to schedule an evening community meeting in Thermal for a community discussion regarding the Thermal Beach Club before this proposal is considered for a vote by the Board of Supervisors. We look forward to hearing from you and continuing our collaborative efforts to make the ECV a stronger, healthier, and more equitable place to live.

Sincerely,

Lesly Figueroa
Rebecca Zaragoza
Leadership Counsel for Justice and Accountability

Erika Ramirez-Mayoral
California Institute for Rural Studies

Manuela Ramirez
Lideres Campesinas

Olivia Rodriguez
Thermal Resident

Ryan Sinclair PhD, MPH
Associate Professor at the Loma Linda University School of Public Health

From: Martin Posada <martin.posada@live.com>

Sent: Monday, November 18, 2019 11:22 PM

To: COB <COB@RIVCO.ORG>

Cc: District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; vgaribay@leadershipcounsel.org;
pseaton@leadershipcounsel.org; mclaiborne@leadershipcounsel.org; lfigueroa@leadershipcounsel.org

Subject: Thermal Beach Club Public Comment

November 18 , 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Martin Posada-Espinoza, a resident of the City of Coachella.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.
2. **Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not have safe water to drink is not the best planning or land-use decisions the County should move forward with.
3. **Affecting the air quality** is inevitable with such a large project. Despite attempts to try and control the amount of dust and pollution this development would let off, the air quality will be affected which will only undo what regulations have tried to control since before 2009.

Thank you for the opportunity to comment. I hope that your decisions will sway towards the direction of aiding the community in which I grew up in and currently reside.

Sincerely,
Martin Posada-Espinoza

11/19/19 21.2
2019-11-145172

From: Lewis, Tammymae <TMLewis@RIVCO.ORG>

Sent: Tuesday, November 19, 2019 7:26 AM

To: Killebrew, Jason <JKillebr@RIVCO.org>; COB-Agenda <COB-Agenda@RIVCO.ORG>; Johnson, George <GAJohnson@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>; Perez, Juan <JCPEREZ@RIVCO.ORG>; Young, Alisa <AYoung@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 <District3@Rivco.org>; District5 <District5@Rivco.org>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>

Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (MARTIN POSADA)

Good Morning,

Please see email received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraQ No 11149).

A printed copy will be filed with Agenda back-up.

*Respectfully,
Tammymae Lewis*

Board Assistant

Clerk of the Board of Supervisors

(951) 955-1069 Fax (951) 955-1071

cob@rivco.org



From: COB

Sent: Tuesday, November 19, 2019 7:25 AM

To: 'Martin Posada' <martin.posada@live.com>

Subject: Thermal Beach Club Public Comment (RECEIVED)

Good Morning,

The Clerk of the Board of Supervisors is in receipt of your email regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

*Respectfully,
Tammymae Lewis*

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon Street, 1st Floor, Room 127

Riverside, CA 92501

(951) 955-1069 Fax (951) 955-1071

cob@rivco.org



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November 18 , 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

Re: Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Lorraine Salas and I am school teacher in the Thermal/Oasis community.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.
2. **Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not have

safe water to drink is not the best planning or land-use decisions the County should move forward with.

According to the Pacific Institute's study on the Salton Sea, without water, we will see more dust storms in the East Coachella Valley and Imperial Valley. Every drop of water is going to count in the future. It is unconscionable to allow resources to be diverted for a project that has not specified support for helping to ensure water continues to flow into the Salton Sea or expand affordable housing.

Thank you for the opportunity to comment. It is my hope that the concerns of the people, advocates and organizations are taken into consideration and that November 19th's vote to approve or deny the Thermal Beach Project is delayed. There are many who supported and volunteered for your campaign for to represent us in Riverside County's Fourth district who oppose this project.

Sincerely,
Lorraine Salas
Advocate against Climate Change

A handwritten signature in black ink, appearing to read 'Lorraine Salas', written in a cursive style.

Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org



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From: Lorraine Salas <keebler91711@aim.com>
Sent: Monday, November 18, 2019 11:04 PM
To: COB <COB@RIVCO.ORG>
Cc: District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; vgaribay@leadershipcounsel.org;
pseaton@leadershipcounsel.org; mclaiborne@leadershipcounsel.org; lfigueroa@leadershipcounsel.org
Subject: Thermal Beach Club

Please see scanned and attached letter concerning the Thermal Beach Club.

Please delay this vote.

Sincerely,

Lorraine Salas

resident in Riverside County's Fourth District

Maxwell, Sue

From: Lewis, Tammymae
Sent: Tuesday, November 19, 2019 7:30 AM
To: Killebrew, Jason; COB-Agenda; Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District
Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (LORRAINE SALAS)
Attachments: Scan 1.pdf; Scan 2.pdf

Good Morning,

Please see email received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraq No 11149).

A printed copy will be filed with Agenda back-up.

*Respectfully,
Tammymae Lewis*

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org



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From: COB
Sent: Tuesday, November 19, 2019 7:28 AM
To: 'Lorraine Salas' <keebler91711@aim.com>
Subject: Thermal Beach Club (RECEIVED)

Good Morning,

The Clerk of the Board of Supervisors is in receipt of your email regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

*Respectfully,
Tammymae Lewis*

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127

November 18, 2019

Riverside County Board of Supervisors

4080 Lemon Street - 5th Floor

Riverside, California 92501

Re: Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Arturo Castellanos Jr. I am a student at College of the Desert and currently live in Indio. I lived most of my life in Mecca, and still have many relatives that live there and will be affected by the decisions this board makes.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low-income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.

2. **Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not have safe water to drink is not the best planning or land-use decisions the County should move forward with.

3. **Air Quality is an unavoidable issue** in such a sensitive area that is the Eastern Coachella Valley. I fear that future development in this area might worsen the air quality. Recently this area had a dumpster fire (SUN VALLEY RECYCLING CENTER) that burned for more than a week (Oct 14-22), spiking air quality to Unhealthy levels (151-200 ppm). 14 students from Desert Mirage High School were hospitalized. The school was evacuated and classes were cancelled that week. Again, with many pressing issues on the health of the residents of this area, I question the board if projects such as the Thermal Beach Club should be a priority.

Thank you for the opportunity to comment. I am a concerned citizen and resident of the Fourth District, like many others before me, I just want a good quality of life for my family and for my community. I hope you keep in mind what is in the best interest of the people you represent.

Sincerely,

Arturo Castellanos Jr.

Maxwell, Sue

From: Lewis, Tammymae
Sent: Tuesday, November 19, 2019 7:33 AM
To: Killebrew, Jason; COB-Agenda; Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District
Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (ARTURO CASTELLANOS)
Attachments: Riverside Comment Letter.pdf

Good Morning,

Please see email received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraq No 11149).

A printed copy will be filed with Agenda back-up.

*Respectfully,
Tammymae Lewis*

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org



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From: COB
Sent: Tuesday, November 19, 2019 7:31 AM
To: 'Arturo Castellanos' <arturocastellanos333@gmail.com>
Subject: Thermal Beach Club Public Comment (RECEIVED)

Good Morning,

The Clerk of the Board of Supervisors is in receipt of your email regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

*Respectfully,
Tammymae Lewis*

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127

Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org



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From: Arturo Castellanos <arturocastellanos333@gmail.com>
Sent: Monday, November 18, 2019 9:33 PM
To: COB <COB@RIVCO.ORG>
Cc: District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; vgaribay@leadershipcounsel.org;
pseat2@leadershipcounsel.org; mclaiborne@leadershipcounsel.org; lfigueroa@leadershipcounsel.org
Subject: Thermal Beach Club Public Comment



COACHELLA VALLEY WATERKEEPER®

72-960 Fred Waring Dr, Ste. 10
Palm Desert, CA 92260
www.cvwaterkeeper.org

November, 18th 2019

Sent Via Electronic Mail: COB@rivco.org, district4@rivco.org

Riverside County Board of Supervisors

4080 Lemon St, Riverside, CA 92501

Attn: Kecia Harper and The Riverside County Board of Supervisors

Re: Comment on Specific Plan No. 303 (Kohl Ranch) and Intent to add Addendum 9. to Certified EIR No. 396

Dear Riverside County Board of Supervisors,

Coachella Valley Waterkeeper is a nonprofit clean water organization working to address water-based issues that affect our communities and our desert in the Coachella Valley, through programs of education, advocacy, enforcement, conservation and restoration. With this letter, Coachella Valley Waterkeeper provides comments on the Kohl Ranch Specific plan, as it pertains to the Thermal Beach Club and its' proposed 22-acre private surf lagoon and 3-acre reservoir.

The proposed surf lagoon and its reservoir will be filled with Colorado River water. Under the Colorado River Compact of 1922, Arizona, California, Colorado, Nevada, New Mexico, Utah and Wyoming and depend on this watershed to provide water for their residents and industries. In 2003, with the passage of the Quantification Settlement Agreement, Imperial Irrigation District agreed to conserve Colorado River water use on farms in order to send 200,000-acre feet of water to San Diego by 2020. Because of this, the Salton Sea has been drying, causing health concerns to the communities around the Sea. The proposed Thermal Beach Club will be located just 9 miles from the Sea. A private 22 acre surf lagoon located just miles from an environmental disaster, of which is worsening due to its recent cut of Colorado River water inflows, does not seem to be in the best interest of anyone living around the Sea or the valley.

Today Lake Mead, the reservoir that holds Colorado River water for the Use of Nevada, Arizona, and California, sits at 1,083 feet above Sea Level. When this level drops below 1,075 ft, under guidelines agreed to in 2007, the federal government will declare a shortage on the lower Colorado River, and mandatory water restrictions will go into effect. In other words, if the water level in Lake Mead drops just 8 more feet, we will go into the first phases of our drought contingency plans. Knowing this, I have to urge you, our representatives, to consider that this is not the time to spend our water frivolously on 22-acre private surf lagoons. In fact, that time has long since passed.

Who will benefit from this lagoon? I urge you to consider what the benefit of this enormous 22-acre surf lagoon would be. The surrounding communities will hold no benefit from this surf park, as it is private, the wildlife will gain nothing, as they will take measure to ensure they cannot use it, and in fact it would put everyone who relies on the Colorado River Watershed in a further vulnerable position. You all as representatives of the county, and simply as residents of this state know all too well how often we talk of water and drought. Does allowing a private surf lagoon the size of roughly 20 football fields, in the middle of the desert, align with your water use ideals? Will you be able to sit down at your next water coalition meetings, drought planning committees etc. if you voted to allow our 'liquid gold' to be used in such a frivolous manner? Are we as participants in the Colorado River Compact doing our part to ensure the conservation of water and safeguarding ourselves and our neighbors from the negative effects of future droughts, we are sure to have? This proposed plan already accounts for nearly 1 acre in

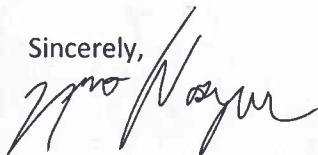
adult and children's pools. A 22-acre lagoon can never be supported sustainable in the arid California Desert.

We are the Coachella Valley, a beautiful desert ecosystem. We are not the Riviera Maya, or Santa Catalina, nor can we afford to be one—our water, our 'liquid gold' has been and always will be infinitely more precious to our desert and our desert communities. We cannot sit by while we watch it spent on something as frivolous as a 22-acre private surf lagoon.

I know that this project and its Environmental Impact Report was initially passed in 1999. Unfortunately, I missed that comment period, as I was five, but I am here today to remind you of the obvious—that the climate has changed in the last 20 years, and that we live in the desert. If this project is approved to include the surf lagoon, it will be the third to be built in the Coachella Valley, behind the "Palm Springs Surf Club" passed in Palm Springs and "Desert Surf" passed in Palm Desert. How many is enough?

As our county representatives I am asking that when you take this project into consideration, that you also think about the negative impacts this lagoon will hold, for everyone that relies on the Colorado River. I am asking that you delay the vote to approve this project, until the water use of this project aligns with the reality of our desert and Southern California.

Sincerely,

A handwritten signature in black ink, appearing to read "Nina Waszak". The signature is fluid and cursive, with a large initial "N" and "W".

Nina Waszak
Associate Director
Coachella Valley Waterkeeper

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From: Nina Waszak <cvwaterkeeper@gmail.com>

Sent: Monday, November 18, 2019 2:49 PM

To: COB <COB@RIVCO.ORG>

Cc: District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>

Subject: Public Comment Letter regarding Thermal Beach Club Addendum No.9 to EIR No. 396

Kecia Harper,

Please find my public comment letter attached below. It i regards to the passage of Addendum No. 9 to certified EIR 396 for the Kohl Ranch Specific Plan.

Thank you.

Nina Waszak

Associate Director

Coachella Valley Waterkeeper

760-890-1108 ext 1014

www.cvwaterkeeper.org

Maxwell, Sue

From: Maxwell, Sue
Sent: Monday, November 18, 2019 4:35 PM
To: Killebrew, Jason; COB-Agenda (COB-Agenda@rivco.org); Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)
Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (Nina Waszak, Coachella Valley Waterkeeper)
Attachments: PublicCommentLetterThermalBeachClub.docx

Good afternoon,

Please see email received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraq No 11149).

A printed copy will be filed with Agenda back-up.

Thank you kindly,

Sue Maxwell
Board Assistant
Riverside County Clerk of the Board of Supervisors
(951) 955-1069 Fax (951) 955-1071
cob@rivco.org



From: COB
Sent: Monday, November 18, 2019 4:32 PM
To: 'Nina Waszak' <cvwaterkeeper@gmail.com>
Cc: District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>
Subject: RE: Public Comment Letter regarding Thermal Beach Club Addendum No.9 to EIR No. 396 (Received)

Good afternoon,

The Clerk of the Board of Supervisors is in receipt of your email regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

Sincerely,

Sue Maxwell
Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
cob@rivco.org
<http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org



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From: Nina Waszak <cwaterkeeper@gmail.com>
Sent: Monday, November 18, 2019 8:53 PM (Duplicate of 11/18/19 2:49pm email)
To: COB <COB@RIVCO.ORG>
Cc: District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; vgaribay@leadershipcounsel.org;
pseaton@leadershipcounsel.org; mclaiborne@leadershipcounsel.org; Lesly Figueroa <lfigueroa@leadershipcounsel.org>
Subject: Public Comment regarding Addendum 9 to Certified EIR No.396

Good evening,

Attached is my public comment letter on behalf of Coachella Valley Waterkeeper in regards to Addendum 9 to the Certified EIR No. 396. for the Kohl Specific Plan.

All the best,

Nina Waszak
Associate Director
Coachella Valley Waterkeeper
760-890-1108 ext 1014
www.cwaterkeeper.org

Maxwell, Sue

From: Lewis, Tammymae
Sent: Tuesday, November 19, 2019 7:36 AM
To: Killebrew, Jason; COB-Agenda; Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District
Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (NINA WASZAK)
Attachments: Nov18PublicCommentThermalBeachClub.docx

Good Morning,

Please see email received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraQ No 11149).

A printed copy will be filed with Agenda back-up.

*Respectfully,
Tammymae Lewis*

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
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From: COB
Sent: Tuesday, November 19, 2019 7:35 AM
To: 'Nina Waszak' <cvwaterkeeper@gmail.com>
Subject: Public Comment regarding Addendum 9 to Certified EIR No.396 (RECEIVED)

Good Morning,

The Clerk of the Board of Supervisors is in receipt of your email regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

*Respectfully,
Tammymae Lewis*

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127

November 18 , 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

Re: Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Diana Castellanos and I was born and raised in the Eastern Coachella Valley.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. My family and I moved quite a lot through the unincorporated communities of Mecca, North Shore, Oasis, and Thermal due to this factor.

Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community.

This project is not for the community!

We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.
2. **Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original

Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not have safe water to drink is not the best planning or land-use decisions the County should move forward with.

Thank you for the opportunity to comment. Again, this is Diana Castellanos and I hope y'all consider what I had to say and delay or stop this project altogether.

Sincerely,
Diana Castellanos

Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org



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From: Diana Castellanos <castellanosdiana96@gmail.com>
Sent: Monday, November 18, 2019 8:47 PM
To: COB <COB@RIVCO.ORG>
Cc: District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; vgaribay@leadershipcounsel.org;
seaton@leadershipcounsel.org; mclaiborne@leadershipcounsel.org; lfigueroa@leadershipcounsel.org
Subject: Thermal Beach Club Public Comment

Maxwell, Sue

From: Lewis, Tammymae
Sent: Tuesday, November 19, 2019 7:39 AM
To: Killebrew, Jason; COB-Agenda; Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District
Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (DIANA CASTELLANOS)
Attachments: Thermal Beach Club Public Comment.docx

Good Morning,

Please see email received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraq No 11149).

A printed copy will be filed with Agenda back-up.

*Respectfully,
Tammymae Lewis*

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org



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From: COB
Sent: Tuesday, November 19, 2019 7:37 AM
To: 'Diana Castellanos' <castellanosdiana96@gmail.com>
Subject: Thermal Beach Club Public Comment (RECEIVED)

Good Morning,

The Clerk of the Board of Supervisors is in receipt of your email regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

*Respectfully,
Tammymae Lewis*

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127

November 18, 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

BY EMAIL TO Kecia Harper, Clerk of the Board, COB@rivco.org

Re: Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Rosa Clarissa Lemus from the city of Coachella.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low-income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.
2. **Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not have safe water to drink is not the best planning or land-use decisions the County should move forward with.

3. **Public input:** Residents of the Eastern Coachella Valley deserve the right to form part of the decision making. As residents, we understand the needs that our communities face and this project completely undermines our input. This decision should be one for residents to make.

Thank you for the opportunity to comment. I urge all members of the board to reconsider this project and take the above-mentioned information into consideration before making a decision.

Sincerely,

Rosa Clarissa Lemus

Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org



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From: clarissa Lemus <claralemus310@gmail.com>
Sent: Monday, November 18, 2019 8:32 PM
To: COB <COB@RIVCO.ORG>
Cc: mclaiborne@leadershipcounsel.org; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; vgaribay@leadershipcounsel.org; pseaton@leadershipcounsel.org; lfigueroa@leadershipcounsel.org
Subject: Thermal Beach Club

Hello,

I've enclosed my comments regarding the Thermal Beach Club.

Thank you,
Rosa Clarissa Lemus

Maxwell, Sue

From: Lewis, Tammymae
Sent: Tuesday, November 19, 2019 7:43 AM
To: Killebrew, Jason; COB-Agenda; Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District
Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (CLARISSA LEMUS)
Attachments: Thermal Beach Club Letter.docx

Good Morning,

Please see email received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraq No 11149).

A printed copy will be filed with Agenda back-up.

*Respectfully,
Tammymae Lewis*

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
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From: COB
Sent: Tuesday, November 19, 2019 7:40 AM
To: 'clarissa Lemus' <claralemus310@gmail.com>
Subject: Thermal Beach Club (RECEIVED)

Good Morning,

The Clerk of the Board of Supervisors is in receipt of your email regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

*Respectfully,
Tammymae Lewis*

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127

responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

From: Debra Vogler <debravogler@me.com>

Sent: Monday, November 18, 2019 3:48 PM

To: COB <COB@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; vgaribay@leadershipcounsel.org; pseaton@leadershipcounsel.org; mclairborne@leadershipcounsel.org; lfigueroa@leadershipcounsel.org

Subject: Objection to the Thermal Beach Club

CAUTION: This email originated externally from the **Riverside County** email system.

DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sirs/Madams:

I am writing to convey my objection to pursuing the proposed Thermal Beach Club.

If local politicians and civic leaders are serious about growing and diversifying our regional economy, they need to do more to explore how to attract seed funding for infrastructure improvements that enable (and are required for) high-tech investment in the eastern part of the Coachella Valley. Such funding would also include tackling the issues of clean water, clean air, and affordable housing. This course of action would be of greater long-term value to the residents of the east valley, rather than reaching only for the low-hanging fruit as represented by the usual investments tied to tourism (with the attendant low wages that hospitality businesses provide).

Coachella Valley Economic Partnership (CVEP) has been diligently working to bring more high-tech to this region — why not work closely with that group to bring high-paying jobs and vibrant career paths to the young people in the eastern part of the valley? Or work with the Steve Case “Rise of the Rest Seed Fund” that has been investing in startups to promote entrepreneurship in economically depressed regions outside of Silicon Valley. High-tech companies are the true growth engines and wealth generators of the U.S. economy, and indeed, worldwide. This region not only has a golden opportunity to become a tech hub, but it has an advantage: the benefit of hindsight. The leaders here can avoid the pitfalls that can come from too rapid growth and affordable housing challenges that occurred in other tech hubs.

When you attract high-tech investment, you enable young people to earn high salaries (and have long-term career viability), which means they will also have plenty of discretionary money to spend in the local stores and restaurants. They are eager to begin, or continue their careers and they will not care that it’s over a 100 degrees in the summer. High-tech companies hold lots of conferences and business meetings that draw professionals from around the world, so those who own resorts and hotels should also be pleased. I would view this as a win-win for all.

Sincerely,

Debra Vogler
Palm Desert, CA

Maxwell, Sue

From: Maxwell, Sue
Sent: Monday, November 18, 2019 4:39 PM
To: Killebrew, Jason; COB-Agenda (COB-Agenda@rivco.org); Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)
Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (Debra Vogler)

Good afternoon,

Please see email received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraQ No 11149).

A printed copy will be filed with Agenda back-up.

Thank you kindly,

Sue Maxwell
Board Assistant
Riverside County Clerk of the Board of Supervisors
(951) 955-1069 Fax (951) 955-1071
cob@rivco.org



From: COB
Sent: Monday, November 18, 2019 4:38 PM
To: 'Debra Vogler' <debravogler@me.com>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; vgaribay@leadershipcounsel.org; pseaton@leadershipcounsel.org; mclaiborne@leadershipcounsel.org; lfigueroa@leadershipcounsel.org
Subject: RE: Objection to the Thermal Beach Club (Received)

Good afternoon,

The Clerk of the Board of Supervisors is in receipt of your email regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

Sincerely,

Sue Maxwell
Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
cob@rivco.org
<http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



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November 18 , 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Maria Jose Rodriguez im 23 years old and I am a resident of the Eastern Coachella Valley. I am an advocate for my community.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

I am asking the board to delay the vote on Thermal Beach Club because it didn't take the communities interest into consideration in 1999 when the project was approved nor will it take it now. I am asking that the country's efforts go to affordable housing, better air and water quality. We need our representatives to invest in our communities instead of prioritizing luxury homes for the affluent. The lagoon thats planned would require too much water, water that residents at various mobile home parks are lacking. The evaporation rate would be high and since it's a private residential area, the lagoon would not be open for public use. The environmental report is 20 years old and we don't really know how that will impact our community. The effort that the developer made to inform the spanish speaking population was very lazy as it was sent out in english. The work that the Leadership Council does it crucial because it was through them, going door to door, that they accidentally found out about Thermal Beach Club since one of the residents there didn't understand english and needed the letter to be translated. This goes to show how little effort the developer show to include the community in this project.

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.
2. **Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not have safe water to drink is not the best planning or land-use decisions the County should move forward with.

We need representative Victor Manuel to actively meet with the community and address the pending issues we face.

Thank you for the opportunity to comment. Delay the vote and take the community into consideration. Don't choose profit over people.

Sincerely,
Maria Jose Rodriguez
Advocate and Resident of the Eastern Coachella Valley.

November 18 , 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Lizbeth Gutierrez i am currently a community college student in the Eastern Coachella Valley. I am asking for the delayed vote on Thermal Beach Club.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

Going to college and educating myself on certain subjects like gentrification has made me realize that that is precisely what's happening to the Eastern Valley. The luxury home development that is Thermal Beach Club is planned to be built amongst poor and disadvantaged communities. They weren't informed correctly and this project could have been approved without the consent of the community. Allow for the meeting of our representatives with the community so we can solve the injustices that my community faces.

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.

- 2. Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not have safe water to drink is not the best planning or land-use decisions the County should move forward with.

My community's biggest need right now is affordable houses as we have a housing crisis.

Thank you for the opportunity to comment. I urge the board of supervisors to delay the vote on this matter. Put our communities first.

Sincerely,
Lizbeth Gutierrez
Community college student and resident of the Coachella Valley.

November 18 , 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name Veronica and Jaime Lopes. We are from Coachella Valley. I , Veronica, work in housekeeping and my husband is retired. We have lived in the Coachella Valley since the early 90s.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

There are other problems that the valley faces that are being ignored. I recently saw on the news that people in Thermal and other parts of the East Coachella Valley don't have any clean water. As well as the bad air because of the fires. That's unfair because people pay for these services and in return receive these kinds of problems. Its upsetting to see hard working people being ignored and pushed to the back. There are few opportunities for my community and this project certainly wouldn't help.

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.

2. **Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not have safe water to drink is not the best planning or land-use decisions the County should move forward with.

I would like to see more community centers, sidewalks in Thermal and better lighted streets.

Thank you for the opportunity to comment. Delay the Vote for this project so more people can be informed.

Sincerely,
Veronica and Jaime Lopes

November 18 , 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Armando and I am a manual labor worker currently residing in the Eastern Coachella Valley. I am concerned about the future of my city.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

I would like for our representatives to work with the community instead of investing in homes that are not for the people of this area. When I first came here to the united states i arrived in Thermal. I lived in a little trailer 20 x8 with 8 other people. Myself along with the other people who lived with me, we were all agricultural workers and it was all we could afford. We would have to drive 20 minutes into Coachella to buy groceries because the one that was across the street overpriced everything. The living conditions were rough as it felt like we were matches in a box. This was well over 20 years ago but the living conditions are still the same. People still have to come home tired from work to find that there is no clean water in their faucets, their roads poorly maintained and increases in their rent. I hope that you take this plea into consideration.

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like

Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.

- 2. Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not have safe water to drink is not the best planning or land-use decisions the County should move forward with.

20 years ago the living conditions in Thermal were tough and the same can be said about that today. Please, invest in communities already there because their living conditions are just getting worse and worse while the people there pay the consequences.

Thank you for the opportunity to comment.

Sincerely,
Armando Magana
Father of Six, Manual Labor worker.

Maxwell, Sue

From: COB
Sent: Tuesday, November 19, 2019 7:48 AM
To: Killebrew, Jason; 'COB-Agenda (COB-Agenda@rivco.org)'; Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; 'Supervisor Jeffries - 1st District (district1@rivco.org)'
Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (Maria Rodriguez; Lizbeth Gutierrez; Veronica_James Lopes; Armando Magana)
Attachments: AR.pdf; MJR.pdf; LG.pdf; VM.pdf

Good morning,

Please see email and attachments received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraq No 11149).

A printed copy will be filed with Agenda back-up.

Thank you kindly,

Sue Maxwell
Board Assistant
Riverside County Clerk of the Board of Supervisors
(951) 955-1069 Fax (951) 955-1071
cob@rivco.org

From: COB
Sent: Tuesday, November 19, 2019 7:36 AM
To: 'Maria jose Rodriguez' <yosoymaria00@gmail.com>
Cc: Lesly Figueroa <figueroa@leadershipcounsel.org>; Veronica Garibay <vgaribay@leadershipcounsel.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; mclaiborne@leadershipcounsel.org; pseaton@leadershipcounsel.org
Subject: RE: Thermal Beach Club (Received)

Good morning,

The Clerk of the Board of Supervisors is in receipt of your email and attachments regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

Sincerely,

Sue Maxwell
Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
cob@rivco.org
<http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

From: Maria jose Rodriguez <yosoymaria00@gmail.com>

Sent: Monday, November 18, 2019 9:03 PM

To: COB <COB@RIVCO.ORG>

Cc: Lesly Figueroa <lfigueroa@leadershipcounsel.org>; Veronica Garibay <vgaribay@leadershipcounsel.org>; pseaton@leadershipcounsel.org; mclaiborne@leadershipcounsel.org; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>

Subject: Thermal Beach Club

Good evening, I am submitting letters on behalf of myself an other people who wish to delay Thermal Beach Club. Please take the community into consideration when discussing luxury home development.

Concerned community member,
Maria Jose Rodriguez

4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org



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From: Odalys Beltran <beltranodalys@gmail.com>
Sent: Monday, November 18, 2019 7:11 PM
To: COB <COB@RIVCO.ORG>
Cc: Veronica Garibay <vgaribay@leadershipcounsel.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; lfigueroa@leadershipcounsel.org; mclaiborne@leadershipcounsel.org; pseaton@leadershipcounsel.org
Subject: Thermal Beach Club Public Comment

Good Evening,

My name is Odalys Beltran I am a resident of Coachella. I am sending these comment letters on behalf of:

Rosio Beltran
Manuel Beltran
Sylvestre Beltran
Irene Felix
Lizette Duarte
Cesar Nava
Carina Felix

Thank you for your time and consideration.

Kindly,

Odalys Beltran

Maxwell, Sue

From: Lewis, Tammymae
Sent: Tuesday, November 19, 2019 7:46 AM
To: Killebrew, Jason; COB-Agenda; Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District
Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (ODALYS BELTRAN)
Attachments: Manuel Beltran.pdf; Carina Felix.pdf; Irene Felix Letter.pdf; Odalys Beltran.pdf; Rosio Beltran Letter .pdf; Sylvestre Beltran.pdf; Cesar Nava.pdf; Lizette Duarte Letter.pdf

Good Morning,

Please see email received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraq No 11149).

A printed copy will be filed with Agenda back-up.

*Respectfully,
Tammymae Lewis*

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org



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From: COB
Sent: Tuesday, November 19, 2019 7:44 AM
To: 'Odalys Beltran' <beltranodalys@gmail.com>
Subject: Thermal Beach Club Public Comment (rECEIVED)

Good Morning,

The Clerk of the Board of Supervisors is in receipt of your email regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

*Respectfully,
Tammymae Lewis*

Board Assistant
Clerk of the Board of Supervisors

have safe water to drink is not the best planning or land-use decisions the County should move forward with.

As an individual who decided to return to the valley after graduating college it is disillusioning to see the kinds of projects that are being prioritized in the valley. The ECV needs investment that will directly benefit existing residents not just tourist and snow birds.

Thank you for the opportunity to comment. I sincerely hope this vote is delayed to allow the opportunity for public comment and transparency.

Sincerely,

Odalys Beltran

November 18 , 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

Re: Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Odalys Beltran I am a resident of Coachella.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.
2. **Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not

have safe water to drink is not the best planning or land-use decisions the County should move forward with.

I am only 21 years old but it is clear to see that the existing ECV residents are not a priority for this county. We are struggling and we need help.

Thank you for the opportunity to comment. I hope that the board delays this project and considers the message you are sending when considering future projects.

Sincerely,
Rosio Beltran

November 18 , 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

Re: Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Rosio Beltran I am a resident of Coachella.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.
2. **Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not

have safe water to drink is not the best planning or land-use decisions the County should move forward with.

Global warming is real, recognize that our resources are precious and stop using them for luxury developments when people in the ECV do not have access to clean water.

Thank you for the opportunity to comment. I hope this vote is delayed for the opportunity for real community involvement.

Sincerely,
Manuel Beltran

November 18 , 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

Re: Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Manuel Beltran I am a resident of Coachella.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.
2. **Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not

have safe water to drink is not the best planning or land-use decisions the County should move forward with.

No one can deny that there needs to development in the ECV, but it should be development that benefits existing residents.

Thank you for the opportunity to comment. I hope that this project is delayed and there is opportunity for community engagement.

Sincerely,
Sylvestre Beltran

November 18 , 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

Re: Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Sylvestre Beltran, I am a resident of Coachella.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.
2. **Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not

have safe water to drink is not the best planning or land-use decisions the County should move forward with.

Thank you for the opportunity to comment. I hope you postpone the vote on this matter until community is involved.

Sincerely,
Irene Felix

November 18 , 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

Re: Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Irene Felix I am a longtime resident of the city of Coachella.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.
2. **Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not

have safe water to drink is not the best planning or land-use decisions the County should move forward with.

As someone who grew up in Shady Lane Estates, which is now owned by Carritas this it is clear to me that existing residents are not a priority. Residents do not have access to clean water and struggled all summer with unreliable electricity. There needs to investment in development that are for existing residents, this project does not belong in the ECV.

Thank you for the opportunity to comment. I hope you delay this vote for community to engage with it.

Sincerely,
Lizette Duarte

November 18 , 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

Re: Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Lizette Duarte I am a resident of Coachella.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.
2. **Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not

have safe water to drink is not the best planning or land-use decisions the County should move forward with.

Thank you for the opportunity to comment. I hope that the vote is delayed.

Sincerely,
Cesar Nava

November 18 , 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

Re: Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Cesar Nava I am a resident of Indio and am currently attending UCSD.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.
2. **Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not

have safe water to drink is not the best planning or land-use decisions the County should move forward with.

As someone who was born and raised in Thermal, it is disheartening to see projects like the Kohl Ranch and thermal race track being supported when people in my community do not have access to clean water.

Thank you for the opportunity to comment. I hope that the vote is delayed so community can be involved.

Sincerely,
Carina Felix

November 18 , 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

Re: Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Carina Felix I am a resident of Thermal.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.
2. **Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not

From: Diana Reza <d.oreza14@gmail.com>

Sent: Monday, November 18, 2019 1:43 PM

To: COB <COB@RIVCO.ORG>

Cc: Veronica Garibay <vgaribay@leadershipcounsel.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; lfigueroa@leadershipcounsel.org; mclaiborne@leadershipcounsel.org; pseaton@leadershipcounsel.org

Subject: Thermal Beach Club Comment Letter

November 18 , 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

Re: Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Diana Reza and I am a lifelong resident of Coachella, having graduated from Coachella Valley High School in Thermal and going on to UCLA to complete my Bachelors degree. I have returned home since graduating and become an active community member advocating for environmental justice measures within the Eastern Coachella Valley.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. These disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other infrastructural needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.
2. **Water is a limited resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not have safe water to drink is not the best planning or land-use decisions the County should move forward with.

11/19/19 21.2

3. **Transparency of project has been inadequate** in regards to notifying, informing, and communicating with the surrounding local community. Many residents remained uninformed or given notices without accessible language or translations. The developers must understand the community they wish to build around and their needs to be informed using their corresponding languages.

4. **Wealth gap in the country, county, and corresponding district is a critical problem** that requires proactive measures to reduce. Allowing such a grand private development within a region where the majority of the population would be restricted from ever having access inside its walls further widens this wealth inequality and actualizes assumptions of the County's complacency for such matters.

Having resided in this community all my life has made me aware of the frequent calls for action made by community members throughout the ECV. We are a community that is driven in finding justice and tired of being told to wait for it or to be satisfied with trickle down economic benefits.

Thank you for the opportunity to comment. I urge you to listen to our calls to delay this vote until full transparency of the project is made to community so that our input can actually be acknowledged and for environmental impacts to be reassessed.

Sincerely,

Diana Reza

From: Maxwell, Sue

Sent: Monday, November 18, 2019 4:21 PM

To: Killebrew, Jason <JKillebr@RIVCO.ORG>; COB-Agenda (COB-Agenda@rivco.org) <COB-Agenda@rivco.org>; Johnson, George <GAJohnson@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>; Perez, Juan <JCPEREZ@RIVCO.ORG>; Young, Alisa <AYoung@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 <District3@Rivco.org>; District5 <District5@Rivco.org>; Supervisor Jeffries - 1st District (district1@rivco.org) <district1@rivco.org>

Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (Diana Reza)

Good afternoon,

Please see email received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraq No 11149).

A printed copy will be filed with Agenda back-up.

Thank you kindly,

Sue Maxwell

Board Assistant

Riverside County Clerk of the Board of Supervisors

(951) 955-1069 Fax (951) 955-1071

cob@rivco.org



From: COB

Sent: Monday, November 18, 2019 4:19 PM

To: 'Diana Reza' <d.oreza14@gmail.com>

Cc: Veronica Garibay <vgaribay@leadershipcounsel.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; figueroa@leadershipcounsel.org; mclaiborne@leadershipcounsel.org; pseaton@leadershipcounsel.org

Subject: RE: Thermal Beach Club Comment Letter (Received)

Good afternoon,

The Clerk of the Board of Supervisors is in receipt of your email regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

Sincerely,

Sue Maxwell

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon Street, 1st Floor, Room 127

Riverside, CA 92501

(951) 955-1069 Fax (951) 955-1071

cob@rivco.org

<http://rivcocob.org/>

<https://www.facebook.com/RivCoCOB/>



4080 Lemon Street, 1st Floor, Room 127
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From: Melissa Perez <melissa.perez@webbassociates.com>
Sent: Monday, November 18, 2019 1:25 PM
To: COB <COB@RIVCO.ORG>
Cc: Killebrew, Jason <JKillebr@RIVCO.org>
Subject: BOS 11/19/19_Agenda Item 21.2

Good afternoon,

As part of tomorrow's Board of Supervisor's agenda, we would like to include the attached letter as part of the board packet as part of the public hearing agenda Item 21.2.

Melissa Perez - Senior Environmental Planner
Albert A. Webb Associates
3788 McCray Street, Riverside, CA 92506
t: 951.320.6007
e: melissa.perez@webbassociates.com w: www.webbassociates.com
[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [YouTube](#)



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11/19/19 21.2

Maxwell, Sue

From: Maxwell, Sue
Sent: Monday, November 18, 2019 3:07 PM
To: Killebrew, Jason; COB-Agenda (COB-Agenda@rivco.org); Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)
Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (Melissa Perez, Webb Associates)
Attachments: Agenda Item 21.2_TBC Personal Statement.pdf

Tracking:

Recipient	Read
Killebrew, Jason	
COB-Agenda (COB-Agenda@rivco.org)	
Johnson, George	
Leach, Charissa	
Perez, Juan	Read: 11/18/2019 3:21 PM
Young, Alisa	
District 4 Supervisor V. Manuel Perez	
District2	
District3	
District5	
Supervisor Jeffries - 1st District (district1@rivco.org)	
Maldonado, Matthew	Read: 11/18/2019 3:08 PM
Supervisor Jeffries - 1st District	Read: 11/18/2019 3:09 PM
Maunz-McLellan, Claudia	Read: 11/18/2019 3:20 PM

Good afternoon,

Please see email received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraQ No 11149).

A printed copy will be filed with Agenda back-up.

Thank you kindly,

Sue Maxwell

Board Assistant
Riverside County Clerk of the Board of Supervisors
(951) 955-1069 Fax (951) 955-1071
cob@rivco.org

From: COB
Sent: Monday, November 18, 2019 3:05 PM
To: 'Melissa Perez' <melissa.perez@webbassociates.com>
Cc: Killebrew, Jason <JKillebr@RIVCO.ORG>
Subject: RE: BOS 11/19/19_Agenda Item 21.2 (Received)

Good afternoon,

The Clerk of the Board of Supervisors is in receipt of your email and attached letter from Krysten Gonda regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

Sincerely,

Sue Maxwell
Board Assistant
Clerk of the Board of Supervisors

Personal Statement Re: Thermal Beach Club

When I first read about the Thermal Beach Club project, I was really excited about what this could mean for the Thermal area and what it could bring to the community. It was especially pertinent to me because I advise a high school surf club next door to the proposed location. I immediately wanted to find out who I could contact to hopefully establish a relationship with them and let them know about the East Valley Board Riders surf club. It was serendipitous when our paths crossed in Palm Desert at the Planning Commission Meeting for DSRT Surf. When I met with Brian and Patrick, I was very excited when they proposed a potential for working with the facility and working out an agreement which would allow my surf club members to have access to the facility and equipment in order to build more confident surfers.

Currently, my students and I work hard to raise funds to provide monthly surf trips for the club. At this rate, it has helped my students with exposure to a new sport, and definitely contributed to them feeling like a part of something that matters, however; once a month trips that can only accommodate 30-50% of the club members isn't enough to build skills and competency. While they are having a great time on these trips, there are also students who are left out. If Thermal Beach Club were to be approved, my students would have an opportunity for direct, equitable, and more frequent access to surfing. They would be able to not only develop their skills as a surfer, but more students would actually be able to surf. Instead of a 2-3 hour van ride, now they would be within walking distance to a safer, more controlled environment. The possibilities for Thermal Beach Club to partner with East Valley Board Riders for practice sessions would have a lasting and positive impact on our student population.

Krysten Gonda
Advisor East Valley Board Riders
English Teacher
Desert Mirage High School

November 18 , 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Cecilia Arlyn Lemus, I am 24 years old who was born and raised in Indio, California.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be **holistic and reflective of the needs of the communities** we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the **priorities of low income communities and communities of color like the Eastern Coachella Valley.**

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.

11/19/19 21.2

2. **Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not have safe water to drink is not the best planning or land-use decisions the County should move forward with.

It is a crime to displace poor members of the community who have unfortunately been unaware of this 20 year plan. The strategic tactics of the developers do not go unseen, the community has become aware of the plans to push out existing children, elders, families, campesinos, etc out of their homes and community. Fortunately there is existing history of this type of ethnic cleansing and marginalization in other communities which we (the community) can learn from to fight this injustice of Thermal Beach Club.

Thank you for the opportunity to comment. I truly expect the board to vote against the proposal for Thermal Beach Club and to begin investing in the Eastern Coachella Valley.

In resistance,
Cecilia Arlyn Lemus

Maxwell, Sue

From: Maxwell, Sue
Sent: Monday, November 18, 2019 2:21 PM
To: cecy.lemus1995@gmail.com
Subject: RE: Thermal Beach Club Public Comment (Received) (Duplicate - Cecilia A. Lemus)
Attachments: Letter to Riverside County Board of Supervisors (1).pdf; RE: Thermal Beach Club Public Comment

Ms. Lemus,

Please note that this email and attachment are the same as the email previously received by the Clerk of the Board of Supervisors (2nd attachment), and will only be recorded once.

Thank you,

From: COB
Sent: Monday, November 18, 2019 2:03 PM
To: 'Cecilia A. Lemus' <cecyl.lemus1995@gmail.com>
Cc: District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; vgaribay@leadershipcounsel.org; pseaton@leadershipcounsel.org; mclaiborne@leadershipcounsel.org; lfigueroa@leadershipcounsel.org
Subject: RE: Thermal Beach Club Public Comment (Received)

Good afternoon,

The Clerk of the Board of Supervisors is in receipt of your email and attachment regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

Sincerely,

Sue Maxwell
Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
cob@rivco.org
<http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>

From: Cecilia A. Lemus <cecyl.lemus1995@gmail.com>
Sent: Monday, November 18, 2019 1:19 PM
To: COB <COB@RIVCO.ORG>
Cc: District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; vgaribay@leadershipcounsel.org; pseaton@leadershipcounsel.org; mclaiborne@leadershipcounsel.org; lfigueroa@leadershipcounsel.org
Subject: Thermal Beach Club Public Comment

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside County Board Members of Supervisors,

Below you will find a letter attached stating my public comments towards plans for Thermal Beach Club.

In resistance,
Cecilia A. Lemus

Maxwell, Sue

From: Maxwell, Sue
Sent: Monday, November 18, 2019 1:50 PM
To: Killebrew, Jason; COB-Agenda (COB-Agenda@rivco.org); George Johnson (GAJohnson@RIVCO.ORG); Leach, Charissa (cleach@RIVCO.ORG); Perez, Juan (JCPEREZ@RIVCO.ORG); Young, Alisa; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)
Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (Cecilia Arlyn Lemus)

Greeting,

Please see email received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraq No 11149).

A printed copy will be filed with Agenda back-up.

Thank you kindly,

Sue Maxwell
Board Assistant
Riverside County Clerk of the Board of Supervisors
(951) 955-1069 Fax (951) 955-1071
cob@rivco.org

From: COB
Sent: Monday, November 18, 2019 1:46 PM
To: 'Cecilia A. Lemus' <cecy.lemus1995@gmail.com>
Subject: RE: Thermal Beach Club Public Comment

Good afternoon,

The Clerk of the Board of Supervisors is in receipt of your email regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

Sincerely,

Sue Maxwell
Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
cob@rivco.org
<http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



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From: Cecilia A. Lemus <cecyl.lemus1995@gmail.com>

Sent: Monday, November 18, 2019 1:01 PM

To: COB <COB@RIVCO.ORG>

Subject: Thermal Beach Club Public Comment

November 18 , 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Cecilia Arlyn Lemus, I am 24 years old who was born and raised in Indio, California.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be **holistic and reflective of the needs of the communities** we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the **priorities of low income communities and communities of color like the Eastern Coachella Valley.**

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

- 1.
- 2.
3. **Investing in existing communities**
4. such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged
5. unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate
6. the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.
- 7.
- 2.
- 3.
4. **Water is a precious resource**
5. and it is important that the environmental impacts of the proposed project
6. are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon
7. in Thermal where many community members do not have safe water to drink is not the best planning or land-use decisions the County should move forward with.
- 8.

It is a crime to displace poor members of the community who have unfortunately been unaware of this 20 year plan. The strategic tactics of the developers do not go unseen, the community has become aware of the plans to push out existing

children, elders, families, campesinos, etc out of their homes and community. Fortunately there is existing history of this type of ethnic cleansing and marginalization in other communities which we (the community) can learn from to fight this injustice of Thermal Beach Club.

Thank you for the opportunity to comment. I truly expect the board to vote against the proposal for Thermal Beach Club and to begin investing in the Eastern Coachella Valley.

Sincerely,
Cecilia Arlyn Lemus

From: Eileen Stern <estern839@gmail.com>

Sent: Monday, November 18, 2019 1:23 PM

To: COB <COB@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; vgaribay@leadershipcounsel.org; pseaton@leadershipcounsel.org; mclaiborne@leadershipcounsel.org; lfigueroa@leadershipcounsel.org

Subject: THERMAL BEACH CLUB

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.
2. **Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not have safe water to drink is not the best planning or land-use decisions the County should move forward with.

Sincerely,

Eileen and Marv Stern

64460 Via Amante

Palm Springs, CA 92264

--

Eileen Stern

64460 Via Amante

Palm Springs, CA 92264

760-322-7063 H

760-408-2838 C

Maxwell, Sue

From: Maxwell, Sue
Sent: Monday, November 18, 2019 2:50 PM
To: Killebrew, Jason; 'COB-Agenda (COB-Agenda@rivco.org)'; Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; 'Supervisor Jeffries - 1st District (district1@rivco.org)'
Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (Eileen and Marv Stern)

Good afternoon,

Please see email received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraq No 11149).

A printed copy will be filed with Agenda back-up.

Thank you kindly,

Sue Maxwell
Board Assistant
Riverside County Clerk of the Board of Supervisors
(951) 955-1069 Fax (951) 955-1071
cob@rivco.org

From: COB
Sent: Monday, November 18, 2019 2:48 PM
To: 'Eileen Stern' <estern839@gmail.com>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; vgaribay@leadershipcounsel.org; pseaton@leadershipcounsel.org; mclaiborne@leadershipcounsel.org; lfigueroa@leadershipcounsel.org
Subject: RE: THERMAL BEACH CLUB (Received)

Good afternoon,

The Clerk of the Board of Supervisors is in receipt of your email regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

Sincerely,

Sue Maxwell
Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
cob@rivco.org
<http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



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November 15, 2019

Riverside County Board of Supervisors
4080 Lemon St, 5th Floor
Riverside CA 92501

Dear Riverside County Board of Supervisors:

Throughout the California Institute for Rural Studies' forty year history, public interest research with the goal of creating action for social change to benefit rural communities has been our top priority. It is our core belief that rural Californians be seen, heard and understood by their fellow Californians, and that public serving groups work with rural residents to create healthier, more equitable, stronger communities.

The California Institute writes this letter to express its concern with the approval of Kohl Ranch developments, most especially the Thermal Beach Club. Supporting these luxury developments disregards the long lasting needs of existing community members and the substantial long term impacts those communities will suffer through its development. We respectfully ask you to reconsider and deny the approval of this development until further conversations with community can be heard.

Luxury Development in Communities without Basic Housing Needs

Long lasting disavowal of the needs of residents in underserved communities of the Eastern Coachella Valley by planning agencies in Riverside County has allowed for the current lack of affordable housing¹ and supportive infrastructure, such as clean drinking water and better air quality. Approval of the Kohl Ranch development continues a pattern of disavowal of existing low income residents who have lived in Thermal since the inception of Kohl Ranch in the early 1990s.

Long term residents have stated that their needs have not been met, and yet there is an approval of high end luxury homes and private recreational activities in areas that have long asked for new schools, accessible (not profit based) parks and recreation spaces, and have been impacted by the lack of clean water infrastructure, affordable housing for the specific needs of agricultural workers and their families,

¹ "Affordable housing" in the Eastern Coachella Valley is not comparable to "affordable housing" in larger Riverside County, due to job availability and job security. Many residents work low income, seasonal, temporary jobs, more specifically a large number working in the agricultural industry. These differences change the meaning of "affordable housing" in comparison to the larger cities of Riverside County.

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and the poor air quality that is heightened by the extreme weather conditions of the California desert.

Community members and residents have also expressed their concerns of the lack of engagement from the county to fully understand what their needs are- expressing that Riverside County Board of Supervisors seem to only understand "development" and "infrastructure" in terms that would create profit and revenue for future developments that in essence exclude existing community members in the present and future moments.

Approval of Kohl Ranch's Thermal Beach Club accentuates that Riverside County believes that **the future** of Thermal and surrounding unincorporated communities is **not** for local low income families, rather that **the future is reserved for potential residents that have the capital to spend on luxury, privatized spaces.**

CIRS understands that historic patterns of urban development in California has created economically and racially segregated communities. Yet, new guidelines and laws have been developed in order to change these practices so that underserved areas can move towards economic and environmental sustainability in communities that drastically need basic needs and healthy spaces in which to live. **It is the responsibility for Riverside County's Board of Supervisors to incorporate sustainable and just practices in how new, current, and ongoing developments will meet the needs of current residents.**

In addition, it would be a mistake to ignore the impacts of climate change in rural communities like the ones of Thermal. These unincorporated areas that currently lack basic support will be the most impacted by the extreme climate changes that Californians are already experiencing. **More specifically, it is a mistake to ignore how Kohl Ranch plans to have access to local water infrastructure that has historically ignored the need for safe drinking water in the surrounding areas.**

Rural Housing Conundrum

Housing in California is in short supply and unaffordable for those living in poverty. When available, affordable rental housing is frequently substandard.² Substandard housing presents its own environmental and health risks. But there is also a segment of the population living in "informal" housing in rural regions that is completely lacking infrastructure, with unsafe electrical connections and a lack of potable water and safe sewage systems. **Poor people and people of color reside in substandard housing**

² Joint Center for Housing Studies (JCHS) 2004

at a disproportionate rate. When discussing especially marginalized groups, such as farm laborers, the picture is even more extreme.

With a steady decline in employer supplied workforce housing, farm workers in California are competing in the limited private marketplace for housing and are increasingly living in urban centers located in rural regions close to their work places. There is very little information on housing location or housing quality for California farm workers. There has never been a statewide survey or assessment of farm labor housing nor any determination of quality or compliance with housing codes from a representative sample of residences.

Affordable, safe, and sanitary housing is virtually nonexistent for the vast majority of California's farmworkers. When a migrant farmworker arrives in a rural agricultural town, he/she has few options: most of the existing housing is occupied; available units often consist of the most dilapidated units in the community; rents are high; and per-person charges are used to capitalize on 'doubling up'.³

The Coachella Valley is a microcosm of the extreme inequities existing in California.

Rural residents within the larger metropolitan region of the Coachella Valley are at risk for health disparities due to environmental degradation and lack of community planning and investment.

The Coachella Valley offers an opportunity to develop innovative approaches to sustainable development and smart growth in an equitable manner.

To refocus our ideas and create a vision for affordable housing, rural transit, access to resources and clean communities, general plans and new developments need to consider all sectors of rural society. Communities in rural regions need to be planned holistically, **extending resources** of all kinds to low population density, low income regions. Food, potable water, waste water systems, paved roads, parks, sidewalks and street lights should not be considered luxuries that become privatized spaces for those who can "afford" to live in "safe" or "visually desirable" homes.

These issues and others related to environmental justice are often not addressed in rural regions because populations are dispersed and may be transient, are marginalized both geographically and economically, and are disempowered as a result of these factors. **Residents are placed in jeopardy simply because of where they work and live, their ethnicity and their lack of information and familiarity with laws and organizations.**

³ California. Assembly, 'Farmworker Housing,' 2000. cf. <http://www.assembly.ca.gov/acs/committee/c12/publications/2000report/farmworkerhousing.htm>

Building Kohl Ranch's Thermal Beach Club does not equate to a proposed solution for creating safe drinking water or sustainable water practices for existing community members and desert communities.

Building Kohl Ranch's Thermal Beach Club does not equate to creating affordable housing for existing residents and community.

Instead, supporting the development of Kohl Ranch will continue a history of disenfranchisement of low income, agricultural working class families through the farce of providing "affordable" housing and recreational access.⁴

It is the responsibility of Riverside County Board of Supervisors to pause and reconsider the larger impacts of this development through the eyes of the long term community residents who desire to envision the "development" of rural unincorporated communities through the health and well-being of their families without being disenfranchised economically and environmentally.

Sincerely,



Erika Ramirez-Mayoral

Coachella Valley Research Coordinator

California Institute of Rural Studies

⁴ Rental of apartments that are privately owned and operated without rent limits does not address the concerns of rural affordable housing for Riverside County.

The Clerk of the Board of Supervisors is in receipt of your email and attached letter regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

Sincerely,

Sue Maxwell

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
cob@rivco.org
<http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



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From: Erika Ramirez-Mayoral <eramirez-mayoral@circinc.org>

Sent: Monday, November 18, 2019 1:05 PM

To: COB <COB@RIVCO.ORG>

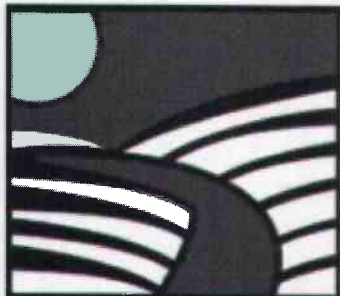
Cc: District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; Veronica Garibay <vgaribay@leadershipcounsel.org>; Phoebe Seaton <pseaton@leadershipcounsel.org>; mclaiborne@leadershipconsel.org; Lesly Figueroa <lfigueroa@leadershipcounsel.org>

Subject: Letter for Public Comment for Thermal Beach Club Development

Dear Riverside County Board of Supervisors,

I am submitting the following letter for public statement for tomorrow's 9:30 am meeting in regards to the Kohl Ranch Thermal Beach Club development.

Thank you,



Erika Ramirez- Mayoral
Research Outreach Coordinator, Coachella Valley

California Institute for Rural Studies
eramirez-mayoral@circinc.org
www.circinc.org
Tel: 530-756-6555; ext. 18
P.O. Box 1047, Davis, CA 95617

Maxwell, Sue

From: Maxwell, Sue
Sent: Monday, November 18, 2019 1:58 PM
To: Killebrew, Jason; COB-Agenda (COB-Agenda@rivco.org); Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)
Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (Erika Ramirez-Mayoral)
Attachments: Thermal Beach Club Letter_California Institute for Rural Studies.pdf

Tracking:

Recipient	Read
Killebrew, Jason	
COB-Agenda (COB-Agenda@rivco.org)	
Johnson, George	Read: 11/18/2019 2:00 PM
Leach, Charissa	
Perez, Juan	
Young, Alisa	
District 4 Supervisor V. Manuel Perez	Read: 11/18/2019 2:00 PM
District2	
District3	
District5	
Supervisor Jeffries - 1st District (district1@rivco.org)	
Supervisor Jeffries - 1st District	Read: 11/18/2019 1:59 PM

Good afternoon,

Please see email and attachment received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraq No 11149).

A printed copy will be filed with Agenda back-up.

Thank you kindly,

Sue Maxwell
Board Assistant
Riverside County Clerk of the Board of Supervisors
(951) 955-1069 Fax (951) 955-1071
cob@rivco.org



From: COB
Sent: Monday, November 18, 2019 1:53 PM
To: 'Erika Ramirez-Mayoral' <eramirez-mayoral@cirsinc.org>
Cc: District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; Veronica Garibay <vgaribay@leadershipcounsel.org>; Phoebe Seaton <pseaton@leadershipcounsel.org>; mclaiborne@leadershipconsel.org; Lesly Figueroa <lfigueroa@leadershipcounsel.org>
Subject: RE: Letter for Public Comment for Thermal Beach Club Development (Received)

Good afternoon,



SAN GORGONIO CHAPTER

Regional Groups Serving Riverside and San Bernardino Counties: Los Serranos, Tahquitz, San Bernardino Mountains, Mojave, Moreno Valley, Big Bear

Tahquitz Group, PO Box 4944, Palm Springs, CA 92263

November 18, 2019

Board of Supervisors
Riverside County
4080 Lemon Street
Riverside, CA 92501

BY EMAIL TO Kecia Harper, Clerk of the Board, COB@rivco.org

Re: Item 21.2, Plot Plan 180037, TTM 37269, etc. Kohl Ranch - Thermal Beach Club

Chairman and Members of the Board:

I am writing about the above-referenced Thermal Beach Club project on behalf of the Tahquitz Group of the Sierra Club, which encompasses the desert portion of Riverside County and the Morongo Basin. This proposal includes the development and use of a 21 acre lagoon with wave making capability and 42,000 sq. ft. of private club house buildings (village area) that includes a spa, pool, deck, restaurant and bar. In addition, the application will request annual events. The events would consist of surfing demonstrations for Thermal Beach Club residents and their guests, a private club.

The Tahquitz Group shares the local communities' concerns about this project. This is an extension of the pattern of walled-off communities being built of late in this impoverished and underserved portion of Riverside County. While this type of development may bring revenue into the County, it fails to address the grave existing problems of the eastern Coachella Valley communities into which it would be located.

Rather than the proposed giant private surfing lagoon behind locked gates and intended for the elite few — why not an ample public swimming facility to provide much-needed hot weather relief for the many who live below the poverty line and cannot afford pools of their own or to be members of such an elite club?

These underserved communities provide the backbone of the economic engine that drives our Coachella Valley. We are way beyond the time to have provided access to affordable housing and some of the same amenities and commercial development that other residents of the Coachella Valley currently enjoy and take for granted.

11/19/19 21-2

Thank you for your consideration of this serious inequity, which needs to be addressed and now is the time.

Sincerely,

A handwritten signature in black ink that reads "Gary Gray". The signature is written in a cursive, flowing style with a large initial "G".

Gary Gray,
Environmental Justice Chair
Tahquitz Group of the Sierra Club

From: Gary Gray <mountaintracker47@gmail.com>

Sent: Monday, November 18, 2019 9:01 AM

To: COB <COB@RIVCO.ORG>

Subject: Thermal Beach Club, Item 21.2

Ms. Harper,

Thank you for passing this letter onto the Board of Supervisors for tomorrow's public hearing. Would you please let me know that you have received this email.

Thank you,

Gary Gray

Environmental Justice Chair

Tahquitz Group of the Sierra Club

Maxwell, Sue

From: Maxwell, Sue
Sent: Monday, November 18, 2019 9:48 AM
To: COB-Agenda (COB-Agenda@rivco.org); George Johnson (GAJohnson@RIVCO.ORG); Leach, Charissa (cleach@RIVCO.ORG); Perez, Juan (JCPEREZ@RIVCO.ORG); Young, Alisa; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)
Cc: Killebrew, Jason
Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (Gary Gray)
Attachments: Thermal Beach Club BOS final.pdf

Good morning,

Please see email and attachment received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraQ No 11149).

A printed copy will be filed with Agenda back-up.

Thank you kindly,

Sue Maxwell
Board Assistant
Riverside County Clerk of the Board of Supervisors
(951) 955-1069 Fax (951) 955-1071
cob@rivco.org

From: COB
Sent: Monday, November 18, 2019 9:45 AM
To: 'Gary Gray' <mountaintracker47@gmail.com>
Subject: Thermal Beach Club, Item 21.2

Mr. Gray,
The Clerk of the Board of Supervisors is in receipt of your email regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

Sincerely,

Sue Maxwell
Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
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From: Ruth Garcia <ruthmelissagarcia@gmail.com>

Sent: Tuesday, November 19, 2019 8:06 AM

To: COB <COB@RIVCO.ORG>

Subject: Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Ruth Garcia, a resident of the City of Coachella.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

- 1.
- 2.
3. **Investing in existing communities**
4. such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated
5. communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization
6. of low-income communities and communities of color in the Eastern Coachella Valley.
- 7.
- 2.
- 3.
4. **Water is a precious resource**
5. and it is important that the environmental impacts of the proposed project are assessed
6. adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal
7. where many community members do not have safe water to drink is not the best planning or land-use decisions the County should move forward with.
- 8.
- 3.
- 4.
5. **Affecting the air quality**
6. is inevitable with such a large project. Despite attempts to try and control the
7. amount of dust and pollution this development would let off, the air quality will be affected which will only undo what regulations have tried to control since before 2009.
- 8.

Thank you for the opportunity to comment. I hope that your decisions will sway towards the direction of aiding the community in which I grew up in and currently reside.

Sincerely,
Ruth Garcia

From: Lewis, Tammymae <TMLewis@RIVCO.ORG>

Sent: Tuesday, November 19, 2019 8:18 AM

To: Killebrew, Jason <JKillebr@RIVCO.org>; COB-Agenda <COB-Agenda@RIVCO.ORG>; Johnson, George <GAJohnson@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>; Perez, Juan <JCPEREZ@RIVCO.ORG>; Young, Alisa <AYoung@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 <District3@Rivco.org>; District5 <District5@Rivco.org>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>

Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (RUTH GARCIA)

Good Morning,

Please see email received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraq No 11149).

A printed copy will be filed with Agenda back-up.

*Respectfully,
Tammymae Lewis*

Board Assistant

Clerk of the Board of Supervisors

(951) 955-1069 Fax (951) 955-1071

cob@rivco.org



From: COB

Sent: Tuesday, November 19, 2019 8:16 AM

To: 'Ruth Garcia' <ruthmelissagarcia@gmail.com>

Subject: Thermal Beach Club Public Comment (RECEIVED)

Good Morning,

The Clerk of the Board of Supervisors is in receipt of your email regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

*Respectfully,
Tammymae Lewis*

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon Street, 1st Floor, Room 127

Riverside, CA 92501

(951) 955-1069 Fax (951) 955-1071

cob@rivco.org



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cob@rivco.org



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From: Alejandra Alarcon <ale.b.alarcon@gmail.com>
Sent: Tuesday, November 19, 2019 7:45 AM
To: COB <COB@RIVCO.ORG>
Cc: District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; lfigueroa@leadershipcounsel.org;
vgaribay@leadershipcounsel.org; pseaton@leadershipcounsel.org; mclaiborne@leadershipcounsel.org
Subject: Thermal Beach Club Public Comment

Hello,

I have attached my a letter regarding my concerns and public comments about Thermal Beach Club.

--

Alejandra Alarcon

Maxwell, Sue

From: Lewis, Tammymae
Sent: Tuesday, November 19, 2019 7:53 AM
To: Killebrew, Jason; COB-Agenda; Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District
Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (ALEJANDRA ALARCON)
Attachments: Thermal Beach Club Sample Letter Nov2019.pdf

Good Morning,

Please see email received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraQ No 11149).

A printed copy will be filed with Agenda back-up.

*Respectfully,
Tammymae Lewis*

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org



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From: COB
Sent: Tuesday, November 19, 2019 7:51 AM
To: 'Alejandra Alarcon' <ale.b.alarcon@gmail.com>
Subject: Thermal Beach Club Public Comment (RECEIVED)

Good Morning,

The Clerk of the Board of Supervisors is in receipt of your email regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

*Respectfully,
Tammymae Lewis*

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127

November 18 , 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

BY EMAIL TO Kecia Harper, Clerk of the Board, COB@rivco.org

Re: Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Abilene Valadez-Gusman and I am a resident of the City of Coachella.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.
2. **Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999,

however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not have safe water to drink is not the best planning or land-use decisions the County should move forward with.

- 3. Affecting the air quality** is inevitable with such a large project. Despite attempts to try and control the amount of dust and pollution this development would let off, the air quality will be affected which will only undo what regulations have tried to control since before 2009.

Thank you for the opportunity to comment. I hope that your decisions will sway towards the direction of aiding the community in which I grew up in and currently reside.

Sincerely,
Alejandra Alarcon



November 19, 2019

Sent Via Email [COB@RIVCO.ORG]

Riverside County Board of Supervisors
4080 Lemon Street, 1st. Floor
Riverside, Ca 92501

Re: Thermal Beach Club (Item 21.2 - Plot Plan No. 180037; Tentative Tract Map No. 37269; Change Of Zone No. 1900027; And Specific Plan No. 303; Substantial Conformance No. 3; Intent to Consider Addendum No. 9 to Certified Environmental Impact Report No. 396)

Dear Supervisors:

On behalf of the unincorporated association ECV No Se Vende (“No Se Vende”) and its members living in the Eastern Coachella Valley,¹ and for the reasons articulated in this letter and during public comment, we urge the Riverside County Board of Supervisors not to approve or adopt the above referenced Addendum or land use approvals that support development of the proposed Thermal Beach Club (“Beach Club Project”) as part of the Kohl Ranch Specific Plan (“Kohl Ranch SP”). These comments are supported by expert review completed by EKI Environment & Water, attached hereto as Exhibit “A” (the “EKI memorandum”).

Riverside County must not approve Environmental Impact Report 396 Addendum No.9 (EIR 396 Addendum No.9 or Addendum No.9) and the associated land use proposals and entitlements because doing so would violate local, state, and federal mandates, including, but not limited to the California Environmental Quality Act, Water Code Section 10910 *et seq.*, California Housing Element Law, and Federal and State requirements to affirmatively further fair housing and prevent segregation.

The Beach Club Project represents a substantial change to the Kohl Ranch SP in several respects, most notably the proposed change of a still lake to surf lagoon with seven-foot waves, the

¹ We consider the Eastern Coachella Valley to include the unincorporated communities of North Shore, Oasis, Mecca, and Thermal, as well as the incorporated cities of Coachella and Indio.

proposed inclusion of a private clubhouse facility, and the intent to develop vacation homes as opposed to full-time residences.²

Despite substantial changes, neither the County nor the applicant has provided adequate information to the surrounding community, and neither has provided information in Spanish, the dominant language in the area. They have failed to make earlier iterations of the project, and previous EIR documents, available for public review though EIR Addendum No.9 relies on those documents.

Additionally, there are significant inconsistencies in the project descriptions found within the September 25, 2019 Planning Commission Agenda Packet for above referenced Addenda and associated approvals (PC Agenda Packet).

As one example, at times the project descriptions discusses a 21 acre,³ at times a 22 acre,⁴ and at times a 30 acre⁵ wave pool / surf lagoon. The clubhouse facilities are described as 42,000 square feet in the project description on the Planning Commission Agenda⁶ but 34,400 square feet in other project descriptions throughout the Agenda Packet.⁷ Similarly, the Planning Commission Agenda Packet includes statements that the Beach Project will include 210 residential lots,⁸ and other information that the Beach Project will include 208 residential lots.⁹ The Planning Commission Agenda Packet also includes inconsistent information regarding changes to the L-1 neighborhood of the Kohl Ranch SP.

Riverside County has not substantiated its position that development of a supplemental EIR is unnecessary, has failed to demonstrate that an updated Water Supply Assessment is not required, and cannot show — based on the information provided — that approval of the proposed Beach Club Project would comply with local land use ordinances.

² The Project is a proposed private residential development intended for use as vacation homes. Since vacation homes are typically not occupied as frequently as primary residences, traffic at the Project site will be less intensive than assumed in EIR396, which did not analyze residential land uses as including vacation homes. (See PC Agenda Packet, p. 124; EIR 396 Addendum No.9, p. 43.)

³ See, e.g., PC Agenda Packet, p. 1.

⁴ See, e.g., PC Agenda Packet, p. 12.

⁵ See, e.g., PC Agenda Packet, p. 82; EIR Addendum No.9, p. 1.

⁶ See, e.g., PC Agenda Packet, p. 1.

⁷ See, e.g., PC Agenda Packet, p. 12.

⁸ See, e.g., PC Agenda Packet, p. 3.

⁹ See, e.g., PC Agenda Packet, p. 7.

I. APPROVAL OF ADDENDUM 9 WOULD VIOLATE THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

A. The Project Description Is Inadequate And Inconsistent.

The Beach Club Project proposes modifications to the already approved Kohl Ranch SP. Various project descriptions of the Beach Club Project included in Addendum No.9 and the PC Agenda Packet include inconsistent details. As a result, we lay out below our understanding of the range of possible development options for the Beach Club Project.

The Beach Club Project proposes development of a 21-30 acre Surf Lagoon with capacity to make seven-foot waves every six seconds; development of a 34,400 - 42,000 square foot private club house that will include a spa, pool, deck, restaurant, kitchen facilities and bar; and subdivision of 123 acres into 208 - 210 residential lots. The proposed Surf Lagoon is a modification to the approximately 20 acre still lake that was included in the original Kohl Ranch SP. The proposed Beach Club Project will also include a request for annual events. The events would consist of surfing demonstrations for Thermal Beach Club (Beach Club) residents and their guests.

The Beach Club Project also changes the Kohl Ranch SP's intent, originally designed as residential community surrounding a lake, now conceived of as a vacation community with a clubhouse, swimming pool, and spa; surfing lagoon; and events space. It proposes to allocate even more of Coachella Valley's limited surface and ground water supplies to Kohl Ranch's vacationers, while doing nothing to address the prevalent lack of safe drinking water or the severe housing shortage in the region.

B. Riverside County Must Prepare A Subsequent Or Supplemental EIR.

A subsequent or supplemental EIR must be prepared if:

- (a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report.
- (b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.
- (c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

(Pub. Resources Code § 21166; *see also* Cal. Code Regs., tit. 14, § 15162.)

A lead agency may instead prepare an addendum to a previously only if it can provide an explanation, supported by substantial evidence, as to why preparation of a subsequent EIR pursuant to section 15162 is not necessary. (CCR Tit. 14, § 15164; *see also Ventura Foothill Neighbors v. County of Ventura* (2014) 232 Cal.App.4th 429, 435 [increased height of a building was significant enough change to warrant a subsequent EIR].)

Here, based on substantial changes to the project, the circumstances under which the project is being undertaken, and new information which was not known and could not have been known at the time the EIR was certified, Riverside County must prepare a subsequent or supplemental EIR. Riverside County has not and cannot substantiate its conclusion that development of a subsequent EIR is not necessary. In fact, there is substantial evidence that the Project will have significant impacts not analyzed in the EIR for the initial Kohl Ranch SP. Approval of the Beach Club Project based on an addendum violates the California Environmental Quality Act (“CEQA”), Pub. Res. Code section 21000, et seq.

Riverside County’s summary explanation for its decision not to conduct a subsequent EIR for the Beach Club Project does not provide substantial evidence as to why a development of a subsequent EIR is unnecessary, nor does it provide adequate information as to what environmental impacts have already been analyzed or the findings of those analyses.

Additionally, Riverside County includes inaccuracies and significant omissions in its PC Agenda Packet, including in Agenda No.9. Most notably, it does not reference the change from a still lake to a wave pool, and information provided in the PC Agenda packet is inconsistent with respect to the size of the wave pool.¹⁰ Riverside County relies on summary conclusions to support its determination that development of a subsequent EIR is not necessary. It supports its conclusion with findings that the outer boundaries of the Kohl Ranch SP haven’t changed and that there is no intensification of land use in the project area¹¹ (omitting the primary purposes of the amendment, the inclusion of a clubhouse facility and the change from a still lake to a wave pool). Riverside County also references prior EIR addenda for the Kohl Ranch SP to support its decision not to develop a subsequent EIR, but did not make those addenda available for public review.

With respect to impacts on groundwater supplies, Addenda No.9 contains inaccurate information that conflicts with the SGMA alternative plan prepared by Coachella Valley Water District

¹⁰ *See* n.3-n.9, *supra*.

¹¹ EIR 396 Addendum 9, page iv-v.

“CVWD”). Most notably, the Addenda notes incorrectly that “development of the Project will not negatively impact sustainable groundwater management of the basin as groundwater is so abundant that additional groundwater replenishment is prohibited.”¹² This statement is wholly inaccurate, and misleads the public regarding groundwater conditions in the relevant basin. In contrast, CVWD has concluded that groundwater overdraft is avoided only due to substantial recharge efforts using imported surface water, and that additional supply will need to be developed to meet future demand.¹³

Addenda NO.9 also fails to provide substantial evidence that the Beach Club Project will not have impacts related to energy, housing, air quality and greenhouse gas emissions.

While Addendum No.9 does include discussion of air impacts related to the transport of soil, it does not consider the potential air quality impacts of the stockpiling, storage and movement of soil.¹⁴ The assessment of potential energy impacts relies on what appears to be the project applicant’s baseless claim that “[t]he lagoon’s filtration and monitoring system and patented cleaning process uses two percent of the energy ... needed by conventional swimming pool filtration systems.”¹⁵ EIR 396 Addendum No.9 states that GHG impacts were analyzed in EIR 396 Addendum 2¹⁶. Unfortunately, we do not have access to EIR Addendum and it has not been made available to the public for review. EIR 396 Addendum No.9 concludes that the Beach Club Project would not create a demand for affordable housing.¹⁷ This conclusion, however, ignores the housing needs for the workforce (e.g. maintenance, hospitality) that will support the Surfing Lagoon and Clubhouse facilities and activities.

¹² PC Agenda Packet pp. 144, 149.

¹³ SGMA Alternative GSP Bridge Document, p. 3-25; Coachella Valley Water Master Plan 2010 Update p. 4-35 [“Based on this assessment, about 203,000 AFY of additional supply will be required by 2045. Alternative water sources including conservation are discussed in Section 6 and evaluated in Section 7 of this report. The overdraft condition in the East Valley and West Valley groundwater aquifers presents a challenge to both the quantity and the quality of groundwater in the Valley. Future growth and water quality regulations will affect the amount of recycled water available in the Coachella Valley.”].)

¹⁴ The Project will require approximately 487,000 cubic yards (CY) of import which will be stockpiled just south of the proposed development west of Polk Street, east of "Spine Road" and north of Avenue 60. Approximately 250,000 CY will be obtained from a Coachella Valley Water District (CVWD) basin located approximately three miles to the north within the Kohl Ranch Specific Plan boundary. The haul route will occur along Polk Street which is partially paved. And additional 50,000 to 60,000 CY will be obtained from tribal land located outside of the Kohl Ranch Specific Plan boundary but directly to the east of the Project site. This soil will be pushed across Polk Street during the grading phase. The Page 3 CEQ 180127 remaining 177,000 to 187,000 CY will be obtained from within the Kohl Ranch Specific Plan boundary directly south of the proposed TBC site. This soil will be pushed across to the TBC site during grading. (EIR 396 Addendum No. 9, pg 3; PC Agenda Packet pg. 84.)

¹⁵ EIR 396 Addendum No. 9, pg. 1; PC Agenda Packet pg. 82.

¹⁶ EIR 396 Addendum No. 9, pg. 50; PC Agenda Packet pg. 131.

¹⁷ EIR 396 Addendum No. 9, pg. 72; PC Agenda Packet pg. 153.

The case *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal.4th 412 (“*Vineyard*”) is on point. In *Vineyard*, the court considered whether a water supply analysis in a final EIR for a large mixed use development was supported by substantial evidence. In determining that substantial evidence did not support the water supply analysis, the court reasoned “the project FEIR presents a jumble of seemingly inconsistent figures for future total area demand and surface water supply, with no plainly stated, coherent analysis of how the supply is to meet the demand. The reader attempting to understand the County's plan for providing water to the entire Sunrise Douglas development is left to rely on inference and speculation.” (*Id.* at 445.) The Court continues, “[f]actually, the FEIR's use of inconsistent supply and demand figures, and its failure to explain how those figures match up, results in a lack of substantial evidence that new surface water diversions are likely to supply the project's long-term needs.” (*Id.* at 447.)

Addenda No.9 suffers from the same lack of clarity and consistency as the FEIR in *Vineyard*. As noted, the description of the size of the wave pool is inconsistent throughout the Addendum, and many significant water supply issues are either inadequately considered or not considered at all (e.g., additional evaporation related to the change from a still lake to a wave pool, additional water use related to treating canal water for use in a recreational lagoon, impacts on groundwater supply etc.) As in *Vineyard*, the public is left relying on inference and speculation in evaluating the projects potential impacts on water supply.

Additionally, several substantial changes in circumstances have occurred, and new information has become available, since the County certified the Kohl Ranch EIR, requiring major revisions. First, the passage of SGMA,¹⁸ which requires groundwater users to limit over pumping and sustainably manage groundwater basins has the potential to decrease the water supply in the Coachella Valley. The same is true of changes in agreements and the to the legal framework regarding, and management of, the Colorado River since the approval of the Kohl Ranch EIR, and the recent drought(s) impacting the Colorado River.¹⁹ Continued degradation of the Salton Sea due to reduced inflow presents another substantial change in circumstances.²⁰ Each of these changes in circumstances, both individually and cumulatively, requires revision of the Kohl Ranch SP EIR as applied to the Beach Club project.

¹⁸ Water Code § 10720 et seq.

¹⁹ See Management of the Colorado River: Water Allocations, Drought, and the Federal Role, Congressional Research Service (May 17, 2019), available at <https://crsreports.congress.gov/product/pdf/R/R45546>.

²⁰ See Salton Sea Management Plan, Phase I 10-Year Plan (August 2018), available at <http://resources.ca.gov/wp-content/uploads/2018/10/SSMP-Phase-1-10-Year-Plan.pdf>.

Further, neither the initial EIR nor previous addenda were included in the PC Agenda Packet, and were only available to the public upon request. As of Monday, November 18th we have not received Addenda 1-7 or the Coachella Valley Water District Water Budget Analysis referenced in EIR396 Addendum 9 pg. 56, despite requesting those documents on three separate occasions on October 15th, October 16th and most recently, November 1st. On November 14th we were informed that the documents were mailed to our Indio office but as noted above, we have yet to receive such documents.

As noted above, Riverside County's conclusive statement that there will be no intensification of land use is inaccurate; The Beach Club Project adds a clubhouse facility to the specific plan and modifies a still lake to wave pool. The County's assertion that the lake and wave pool are synonymous does not make it so. As noted in EKI memorandum, no information is provided in Addendum No.9 (or otherwise) that relates to the estimated water demands of the Beach Club Project (or that associated with prior revisions to the Kern Ranch SP that have been made since the 2011 WSA) to specifically assess whether or not the projected future use under the revised Kohl Ranch SP would be equivalent to the demands evaluated in previous EIRs. Riverside County has not even assessed the amount of water that will be needed, much less has it evaluated the impacts of that use.

C. There Is Substantial Evidence That The Beach Club Project Will Create Significant Impacts That Have Not Been Analyzed By A Previous EIR.

Contrary to the County's summary conclusions, the Beach Club will have substantial impacts that have not been analyzed by a previous EIR.

The EKI memorandum makes the following conclusions:²¹

- The PC Agenda Packet states that the Project does not propose any uses or densities that are more intense than what was previously approved for the site". However, the Revised Project includes the following significant revisions: (1) conversion of a 22-acre still lake to a Surf Lagoon; and (2) the development of a 4.19-acre Clubhouse Village with high water use features such as pools, spas, restaurants, etc. The incremental increase in demand associated with just the Surf Lagoon is estimated to be between 116 to 221 Acre Feet / Year, which could represent a significant increase in demand for this portion of the Kohl Ranch SP relative

²¹ Footnotes omitted.

to what was evaluated in the 2011 WSA and could in fact represent a more “intense” use than had been previously assessed.

- Environmental Impact Report 396 Addendum NO.9 includes the following statement: “The proposed Project includes development of an approximately 117-acre site to include a private residential neighborhood surrounding a surfing lagoon with beach and village area. An approximately 30-acre area will provide for development of a surfing lagoon using Crystal Lagoon surf technology along with a village area to be used recreationally by the members of TBC and their guests. The lagoon will be capable of producing 6 waves per second with heights to seven feet. The crystal lagoon uses **up to...50 percent less water than is required by a park of the same size.**” [emphasis added.] However, in Table A-2 of the 2011 WSA Appendix A, the unit demand for irrigated landscaping is estimated to be 3.39 AFY/ac, while that for a still lake is estimated at 8.02 AFY/acre. As such, per the 2011 WSA, the unit water demand, even for a still lake, is estimated to be more than twice that of irrigated landscaping (i.e., a park). Based on the WSA prepared by Coachella Valley Water District (“CVWD”) for a similar surf lagoon located in Palm Desert (Palm Desert WSA, 2019), the unit water demand for a surf lagoon is estimated to be 13.28 AFY/ac, or roughly four times that of unit demand factor for irrigated landscaping included in the 2011 WSA. As such, it appears that the argument for “substantial conformance” in terms of Surf Lagoon water use as compared to irrigated landscaping and/or a still lake water use is flawed.
- Environmental Impact Report NO. 396 Addendum NO.9 (In arguing that the environmental impacts of the Revised Project did not require additional CEQA review, the EIR Addendum NO.9 states that the Riverside County Planning department found that “The proposed Project would not result in additional dwelling units or intensity than already analyzed in previous CEQA documents. As such, the proposed land uses were accounted for in the aggregate unit count that was used to prepare the Water Supply Assessment for EIR396- A2. Therefore, the proposed Project would not increase water demand beyond what was previously analyzed.” This analysis fails to provide specific information in

support of this findings, especially considering the impact to the water demand associated with the following significant project revisions: (1) conversion of a 22-acre still lake to a Surf Lagoon; and (2) the development of a 4.19-acre Clubhouse Village with high water use features such as pools, spas, restaurants, etc. The incremental increase in demand associated with just the Surf Lagoon is estimated to be between 116 to 221 AFY, which could represent a significant increase in demand for this portion of the KRSP relative to what was evaluated in the 2011 WSA and could in fact represent a more “intense” use than had been previously assessed. Without a detailed evaluation of the demands for the 123-acre Revised Project included in the 2011 WSA relative to the projected demands under the proposed revisions, a finding relative to “substantial conformance” cannot be made. Further, the analysis of “use intensity” fails to consider the effect that heating the lagoon for swimming purposes and wave generation will have on increased evaporation rates (i.e., by increasing the effective surface areas from which evaporation can occur).

- Per the County of Riverside Environmental Assessment Form: Initial Study (CEQ 180127) (Page 139 of the Agenda Packet), “CVWD's 2015 Urban Water Management Plan indicated it has sufficient supply to meet customer demand based on existing demand and projected demand based on land use projections from jurisdictions within its service area (CVWD, pp. 1-2 - 1-3, 3-11 - 3-12). Development of the Project site was accounted for in CVWD's planning efforts.” and “development of the Project will not negatively impact sustainable groundwater management of the basin as groundwater is so abundant that additional groundwater replenishment is prohibited. Further, CVWD has prepared a Water Budget Analysis dated [DATE] (CVWD-A) and determined there is sufficient water supply to serve the Project site and will not deplete current groundwater supplies or impact ground water recharge efforts.” However, there is actually no discussion of the KRSP, revised or otherwise at all in either the 2010 or 2015 UWMPs developed by CVWD. Rather the water demand forecasts included in the CVWD UWMPs are based solely on the anticipated growth in “city and unincorporated populations ... based on the [Southern California Area Governments] SCAG forecasts for 2020

and 2035.”[4] Further, the references cited in the text (albeit without dates) of the County of Riverside Environmental Assessment Form are not listed in the references section and so the conclusions presented in the Agenda Packet cannot be independently verified.

Based on these conclusions, Addenda No.9 is inadequate and a subsequent or supplemental EIR must be prepared.

II. Failure to Comply with Water Code Section 10910, et seq.

Cal Water Code Section 10910(h) states in pertinent part:

[I]f a project has been the subject of a water supply assessment that complies with the requirements of this part, no additional water supply assessment shall be required for subsequent projects that were part of a larger project for which a water supply assessment was completed ...unless one or more of the following changes occurs:

- (1) Changes in the project that result in a substantial increase in water demand for the project.
- (2) Changes in the circumstances or conditions substantially affecting the ability of the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), to provide a sufficient supply of water for the project.
- (3) Significant new information becomes available that was not known and could not have been known at the time when the assessment was prepared.

No specific information is provided in the PC Agenda Packet regarding the estimated water demands of the Beach Club Project to specifically assess whether or not the projected future use under the Beach Club Project (or prior revisions to the Kohl Ranch SP) would be equivalent to the demands evaluated in the 2011 WSA. This is a significant omission in the assessment of substantial conformance that is presented in the PC Agenda Packet.

Per the PC Agenda Packet the revised Kohl Ranch SP (including the Beach Club Project) includes the same total target number of dwelling units (1,158).²² However, the Beach Club Project includes the following significant revisions: (1) conversion of a 22-acre still lake to a

²² PC Agenda Packet, pg. 14

Surf Lagoon; and (2) the development of a 4.19-acre Clubhouse Village with high water use features such as pools, spas, restaurants, etc. The incremental increase in demand associated with just the Surf Lagoon is estimated to be 116 to 221 AFY, or up to 4% of the total project demand evaluated in the 2011 WSA (or up to a 7% increase in the total landscape irrigation demand included in the 2011 WSA). This does not include the increased water demand from the clubhouse uses, including a spa and swimming pool, or other revisions that have been made to the Kohl Ranch SP since the 2011 WSA. Accordingly, a new WSA should be prepared pursuant to Cal. Water Code § 10910 (h)(1).

Additionally, in 2014 the Sustainable Groundwater Management Act (SGMA) was passed which requires enhanced management of groundwater basins to ensure long-term sustainability. Accordingly, WSAs are now required to include substantial information related to groundwater and SGMA. Since groundwater is anticipated to provide the water supply to the KRSP and SGMA will have an impact on the region's water supply, changed circumstances require preparation of a new WSA.

Further, the EKI Memorandum states as follows:

A new/revised WSA should be prepared given that the additive water demand associated with the Beach Club Project would independently meet the definition of a "Project". Per California Water Code (CWC) § 10912, a "Project" that is subject to requiring a WSA is a project that would "demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project". Based on the demand estimates included in the 2011 Kohl Ranch WSA (2011 WSA²³), the per dwelling unit demand is estimated to be 0.37 AFY per dwelling unit²⁴. As such, the equivalent water demand for 500 units is 184.5 AFY.

- o Per the Agenda Packet (page 14) the Beach Club Project includes the following significant revisions: (1) conversion of a 22-acre²⁵ still lake to a Surf Lagoon; and (2) the development of a 4.19-acre Clubhouse Village with high water use features such as pools, spas, restaurants, etc. No information is presented in any of the materials included in the Agenda Packet related to the Revised

²³ Coachella Valley Water District, 2011, *Water Supply Assessment and Water Supply Verification*, dated April 2011, p. 451.

²⁴ Water demand per dwelling unit is calculated based on total number of dwelling units and total residential water demand provided in Table 2.3-1 and Table 3.1-1 of the 2011 WSA.

²⁵ The proposed acreage for the Surf Lagoon is inconsistent throughout the planning documents. The 25 September 2019 Meeting Agenda presents a 21-acre lagoon, the Staff Report presents a 22-acre lagoon, Figure 1-4 Land Use Plan presents a 20.56-acre lagoon, and the Initial Study of the Environmental Assessment Form presents an approximate 30-acre lagoon.

Project water demand, or the revised total demand of the Kohl Ranch SP.

- o Using surf lagoon-specific water demand factors that were recently employed by CVWD elsewhere (i.e., 13.28 acre-feet per year per acre [AFY/ac]; Palm Desert WSA, 2019²⁶), the total water demand for the planned Surf Lagoon alone is estimated to be approximately 292 AFY assuming a 22-acre lagoon and 398 AFY for a 30-acre lagoon. These estimated demands are significantly greater than the 500-unit equivalent demand threshold (i.e., 184.5 AFY).
- o The incremental demand associated with the Surf Lagoon is estimated to be between 116 and 221 AFY relative to the water demand estimate for the equivalently-sized lake included in the 2011 WSA (i.e., 176 AFY²⁷). The addition of the Clubhouse Village is also expected to have a demand approaching 10 AFY²⁸, although no information on the Clubhouse Village demand is presented in the Agenda Packet. As such, even just considering the Surf Lagoon, the incremental volume of demand could exceed the 500-unit equivalent demand threshold (i.e., 184.5 AFY).

Based on this analysis, substantial new information and changed circumstances requires preparation of a new WSA.

III. FAILURE TO DEMONSTRATE SUBSTANTIAL CONFORMANCE AND COMPLY WITH OTHER LOCAL LAWS

A. Failure to Demonstrate Substantial Conformance with Specific Plan 303 (The Kohl Ranch Specific Plan)

Substantial Conformance Riverside County Ordinance No. 348, Article 11, Section 2.11 (Determination of Project Conformance with adopted Specific Plan) requires whenever an application for an implementing Project varies from but is in substantial conformance with the adopted specific plan, a determination of substantial conformance is required prior to the approval of the implementing Project. A substantial conformance is defined as a nonsubstantial modification of a condition of approval, diagram, or text of the specific plan that does not change

²⁶ Coachella Valley Water District, 2019, *Water Supply Assessment and Water Supply Verification for the DSRT SURF Project*, dated May 2019, 133pp.

²⁷ Based on the assumption of a 22-acre lake at a consumptive use rate of 8.02 AFY/ac per Table A-2 of the 2011 WSA.

²⁸ Using the water demand factors for similar commercial amenities that were included in a recent WSA prepared by CVWD (Palm Desert WSA, 2019)

the basic design or improvements required is consistent with the original resolution adopting the specific plan, the conditions of approval, and the specific plan text.

Riverside County's staff report (PC Agenda Packet, pp 11-12) asserts that "The inclusion of surfing and the lagoon language, into the specific plan is considered similar and almost identical uses and intensities." We disagree. The Surfing Lagoon will use substantially more water than the still lake and thus represents a significant change and an intensification of use. Additionally, a introduction of clubhouse facilities represents a substantial modification to the Kohl Ranch SP. Finally, the modified intent of the Beach Club - for use as a vacation resort as opposed to residential neighborhood is a substantial modification to the Kohl Ranch SP. The staff report also notes that "[the] Project does not contain any land uses that have not already been allowed for and considered in SP303A4 and analyzed in the prior CEQA documents." We have not yet received or reviewed SP303A4 or the accompanying CEQA documents.

B. Inconsistencies with General Plan Programs and Land Use Policies

It is unclear whether the Proposed Project complies with the General Plan Open Space element. Per the County of Riverside Planning Department Staff Report (Page 18 of the Agenda Packet), the "Open Space General Plan Foundation Component is intended to accomplish this by identifying opening space areas for the **preservation of habitat, water and other natural resources**, protection from natural hazards, provision of recreational areas, and the protection of scenic resources. The Open Space area on the Project site will support the man-made lagoon/lake that would be utilized for recreation through surfing and other water related recreational activities. The recreational uses intended for the lagoon/lake are consistent with the recreational uses intended by the specific plan and general plan. The lagoon and lake are synonymous. The shape of the lagoon/lake as approved in the specific plan is changing, the overall size and acreage of the proposed lake/lagoon will remain consistent with the previously approved lake size. Therefore, the Project will be consistent with the Open Space Foundation Component." However, conversion of the still lake to a Surf Lagoon will increase water use by as much as 116 to 221 AFY. It is unclear how this intensification of water use meets the objective of "preservation of water resources". Similarly, we question how the introduction of a clubhouse to the neighborhoods J and L conform with the goals of the Open Space Foundation Component.

Additionally, per the County of Riverside Planning Department Staff Report (p.16), the County improperly finds the proposed project is consistent with Land Use Policy 28.9 (LU28.9). Land Use Policy 28.9 states: Require residential Projects to be designed to maximize integration with and connectivity to nearby community centers, rural villages, and neighborhood centers. The Staff Report explains that the proposed project:

will facilitate the construction of four buildings that will create a Clubhouse Village area to support the residential development surrounding the lagoon/surf bay and would

include uses such as: spa, pool, gym, retail, kitchen, bars, and dining and office areas. The Clubhouse Village area is located directly adjacent to the surf lagoon and to the bungalows along the southern edge of the tract boundary. The Clubhouse Village Area is located near the development's main entrance and will also be connected by walkways, sidewalks, and paths from the residential.

The proposed project is inconsistent with LU28.9 and the County has failed to demonstrate how the project would maximize integration and connectivity to surrounding community centers, rural villages and neighborhood centers as the Beach Club is intended for the exclusive use of its residents and their guests.²⁹

C. Failure To Comply With Maximum Applied Water Allowance (“MAWA”) Ordinance.

The EKI memorandum makes the following conclusions regarding compliance with the CVWD MAWA ordinance:

On 12 February 2019 the CVWD adopted Ordinance 1320.4 that defines how the Maximum Applied Water Allowance (MAWA) must be calculated. None of the information included in the Agenda Packet presents a calculation of the MAWA as compared to the total landscape demand estimate for the KRSP, or a MAWA as compared to the total landscape demand estimate for the proposed revision to the KRSP (i.e., for the Beach Club Project).

Based on our independent estimate, the MAWA for the Surf Lagoon area (per Ordinance 1320.4) would be a maximum of 62.7 AFY. As described in later comments, the Surf Lagoon is estimated to use between 292 and 398 AFY of water. As such, the projected water demand of the Surf Lagoon is well in excess of the allowable MAWA. Because the required information is not provided in the Agenda Packet, a comparison of the irrigation demand relative to the MAWA for the Revised Project (the totality of the Thermal Beach Club) cannot be independently estimated.

Based on the EKI analysis, the Surf Lagoon does not comply with the MAWA, and the Beach Club Project must not be approved.

D. Failure to Comply with Housing Element Requirements

²⁹ EIR396 Addendum No.9, pg 1; PC Agenda Packet pg. 82

1. Lack Of Affordable Housing Units

The proposed project is at odds with the needs identified in the County's own housing element, fails to comply with specific Housing Element Programs, and reinforces Riverside County's failure to comply with other Housing Element Programs.

The County, in its housing element identified a shortfall of 25,174 units in the very low- and low-income categories.³⁰ The Beach Club Project provides additional vacation homes, but does nothing to address the urgent and severe need for affordable housing. Furthermore, despite the assertion in Addendum No.9 that the Beach Club Project will not create a demand for housing affordable to households earning 80% or less of the County's median income,³¹ we question where the County believes the Club's hospitality and maintenance workers will live, especially given the severe shortage in housing units for lower income people in Riverside County.

It thus appears that not only will the Beach Club Project fail to address the lack of affordable housing, it will in fact exacerbate the crisis.

2. Failure to Comply Housing Element Programs To Increase Access To Affordable Housing And Mixed Income Developments

A Riverside County approval of the Beach Club Project, as proposed, would fail to comply with at least two Housing Element Programs designed to increase access to affordable housing and increase the prevalence of mixed income developments.

Housing Element Program 1.2e: The County will provide for the inclusion of mixed-income housing in future new growth areas of the county through development agreements and other mechanisms.

We are not aware of any efforts the County has taken to secure the inclusion of mixed income housing in the Beach Club Project.

Housing Element Program 1.7c: Encourage new large-scale development proposals to provide a range of housing types and densities for all income levels through the use of creative planning concepts such as specific plans and mixed-use development.

We are not aware of any efforts the County has taken to secure or even encourage housing within the Beach Club Project that is affordable for lower income people. In fact, the Beach Club

³⁰ Housing Element, p. H-73.

³¹ EIR Addendum 9, p. 72 (Planning Commission Agenda Packet 153)

Project is intended for vacation homes instead of primary residences, much less affordable homes for lower income families and residents.

3. Failure to Comply With Other Housing Element Programs

The County's consideration of the Beach Club Project is in the context of the County's broader community development and housing responsibilities. It is our understanding that even as the County considers approval of this vacation-home community it has fallen short on its obligations to address its existing housing needs. We lay out below, the programs and policies we believe the County has failed to implement within the mandated time limit:

Housing Element Program 1.7e: The County will explore the adoption of a local inclusionary housing program. (Explore options by the end of 2017 consider adopting an ordinance by the end of 2018)

Housing Element Program 2.1h: The County will promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide sanitary, healthy and safe housing opportunities. Together with residents and stakeholders, the County will develop a plan with specific timelines for implementation to prioritize and conduct proactive rehabilitation efforts to ensure that housing complies with basic habitability standards, while preventing displacement in addressing unsafe housing conditions and prioritizing efforts (i.e., location; types of units, rentals, versus resident owned). (Develop a plan by Summer 2019)

Housing Element 3.1b: Update the Analysis of Impediments to Fair Housing choice per HUD requirements. (Update Analysis by 2019)

Specific Plans with Densities to Meet Lower-Income Housing Needs There are two specific plans within the unincorporated County that have densities appropriate to meet a portion of the County's lower-income RHNA: Valante and Travertine. The Valante Specific Plan includes densities that allow for up to 30 units per acre. This density is assumed affordable to lower-income households. The Travertine Specific Plan calls for at least 10 percent of the units to be affordable to 35 percent to 120 percent of the area median income. (KOHL Ranch not included.)

E. Failure to Comply with Fair Housing and Civil Rights Mandates

1. Perpetuation of segregation

Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601–3619) prohibits discriminatory effects in the area of housing. Such discriminatory effects can take the form of both (1) harm to a particular group of persons by a disparate impact; and (2) harm to the community generally by creating, increasing, reinforcing, or perpetuating segregated housing patterns.³² Segregative-effect claims focus on the harm done to the local community and on how a challenged action affects residential segregation in the area. Courts have found that segregative-effect claims can arise from a defendant’s actions to either oppose or support a project. (*Shannon v. United States Dep’t of Housing & Urban Development* (3d Cir. 1970) 436 F.2d 809.) HUD’s discriminatory-effect regulation requires two elements for a segregative-effect claim: (1) there must be “segregated housing patterns because of race [or other protected characteristic]” in the relevant community; and (2) the defendant’s challenged practice must “create[], increase[], reinforce[], or perpetuate[]” (24 C.F.R. § 100.500(a).)

Here, the expansion of a resort community that draws affluent vacationers to the almost entirely Latino community of Thermal³³ threatens to perpetuate segregation.

2. Failure to Affirmatively Further Fair Housing

The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development. (Cal. Gov. Code 8899.50(a)). California’s Affirmatively Furthering Fair Housing Statute goes on to state:

Affirmatively furthering fair housing” means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

³² 78 FR 11460, 11469 [Implementation of the Fair Housing Act’s Discriminatory Effects Standard].

³³ According to U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Thermal is over 99% Latino.

In contrast to these requirements, the Beach Club Project is likely to exacerbate patterns of segregation.

* * * * *

Based on the foregoing, Riverside County cannot legally approve Addendum 9 or the other land use approvals related to the Beach Club Project. We look forward to working with the County to address the issues identified in this letter.

Best Regards,



Michael K. Claiborne
Senior Attorney
Leadership Counsel For Justice & Accountability

EXHIBIT A

18 November 2019

To: Phoebe Seaton, Leadership Counsel for Justice and Accountability (LCJA)

From: Anona Dutton, P.G., C.Hg., EKI Environment & Water, Inc. (EKI)

Subject: **Review of Selected Elements of the Proposed Revisions to the Kohl Ranch Specific Plan Related to the Thermal Beach Club**
Leadership Counsel for Justice and Accountability

Dear Ms. Seaton,

We have conducted a preliminary review of selected documents related to a new development (the "Thermal Beach Club") planned at Kohl Ranch, near Thermal, California. We have the following general comments:

1. In 2011 a Water Supply Assessment (WSA) was conducted by Coachella Valley Water District (CVWD) for the Kohl Ranch Specific Plan (KRSP)¹. The 2011 WSA contemplated the development of 7,161 dwelling units, 24 acres of air park/multi-use, 31 acres of commercial uses, and 331 acres of industrial uses (Table 2.3-1 of the 2011 WSA). The total water demand for the KRSP was estimated to be 5,439.8 acre-feet per year (AFY), of which 3,062.6 AFY was for landscape irrigation (Table 3.1-1 of the 2011 WSA).

Since the 2011 WSA was approved, four revisions have been made to the KRSP. The current proposal regarding the Thermal Beach Club (Revised Project) includes revision to a 123-acre portion of the KRSP to include the development of a 22-acre² "Surf Lagoon" and a 4.19-acre Clubhouse Village with high water use features such as pools, spas, restaurants, etc. (Page 12 of the 25 September 2019 Riverside County Planning Commission Meeting Agenda Packet [Agenda Packet]). The 2011 WSA has never been updated to assess the cumulative impacts of the series of revisions made or proposed to date related the KRSP. As such, without a side by side comparison of the dwelling unit count and the various revisions to other non-residential aspects of the KRSP, there is no

¹ Coachella Valley Water District, 2011, *Water Supply Assessment and Water Supply Verification*, dated April 2011, 451 pp.

² The proposed acreage for the Surf Lagoon is inconsistent throughout the planning documents. The 25 September 2019 Meeting Agenda presents a 21-acre lagoon, the Staff Report presents a 22-acre lagoon, Figure 1-4 Land Use Plan presents a 20.56-acre lagoon, and the Initial Study of the Environmental Assessment Form presents an approximate 30-acre lagoon. For purpose of the assessment, acreage of the proposed surf lagoon is assumed to be 22 acres.

means to confirm that the currently envisioned KRSP remains in “substantial conformance” with the water demands assessed in version of the KRSP that was analyzed in the 2011 WSA.

2. On 12 February 2019 the CVWD adopted Ordinance 1320.4 that defines how the Maximum Applied Water Allowance (MAWA) must be calculated. None of the information included in the Agenda Packet presents a calculation of the MAWA as compared to the total landscape demand estimate for the KRSP, or a MAWA as compared to the total landscape demand estimate for the proposed revision to the KRSP (i.e., for the Thermal Beach Club).

Based on our independent estimate, the MAWA for the Surf Lagoon area (per Ordinance 1320.4) would be a maximum of 62.7 AFY. As described in later comments, the Surf Lagoon is estimated to use between 292 and 398 AFY of water. As such, the projected water demand of the Surf Lagoon is well in excess of the allowable MAWA. Because the required information is not provided in the Agenda Packet, a comparison of the irrigation demand relative to the MAWA for the Revised Project (the totality of the Thermal Beach Club) cannot be independently estimated.

3. A new/revised WSA should be prepared given that the additive water demand associated with the Thermal Beach Club would independently meet the definition of a “Project”. Per California Water Code (CWC) § 10912, a “Project” that is subject to requiring a WSA is a project that would “demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project”. Based on the demand estimates included in the 2011 Kohl Ranch WSA (2011 WSA³), the per dwelling unit demand is estimated to be 0.37 AFY per dwelling unit⁴. As such, the equivalent water demand for 500 units is 184.5 AFY.
 - Per the Agenda Packet (page 14) the Revised Project includes the following significant revisions: (1) conversion of a 22-acre⁵ still lake to a Surf Lagoon; and (2) the development of a 4.19-acre Clubhouse Village with high water use features such as pools, spas, restaurants, etc. No information is presented in any of the materials included in the Agenda Packet related to the Revised Project water demand, or the revised total demand of the KRSP.

³ Coachella Valley Water District, 2011, *Water Supply Assessment and Water Supply Verification*, dated April 2011, 451 pp.

⁴ Water demand per dwelling unit is calculated based on total number of dwelling unit and total residential water demand provided in Table 2.3-1 and Table 3.1-1 of the 2011 WSA.

⁵ The proposed acreage for the Surf Lagoon is inconsistent throughout the planning documents. The 25 September 2019 Meeting Agenda presents a 21-acre lagoon, the Staff Report presents a 22-acre lagoon, Figure 1-4 Land Use Plan presents a 20.56-acre lagoon, and the Initial Study of the Environmental Assessment Form presents an approximate 30-acre lagoon.

- Using surf lagoon-specific water demand factors that were recently employed by CVWD elsewhere (i.e., 13.28 acre-feet per year per acre [AFY/ac]; Palm Desert WSA, 2019⁶), the total water demand for the planned Surf Lagoon alone is estimated to be approximately 292 AFY assuming a 22-acre lagoon and 398 AFY for a 30-acre lagoon. These estimated demands are significantly greater than the 500-unit equivalent demand threshold (i.e., 184.5 AFY).
 - The incremental demand associated with the Surf Lagoon is estimated to be between 116 and 221 AFY relative to the water demand estimate for the equivalently-sized lake included in the 2011 WSA (i.e., 176 AFY⁷). The addition of the Clubhouse Village is also expected to have a demand approaching 10 AFY⁸, although no information on the Clubhouse Village demand is presented in the Agenda Packet. As such, even just considering the Surf Lagoon, the incremental volume of demand could exceed the 500-unit equivalent demand threshold (i.e., 184.5 AFY).
4. A new/revised WSA needs to be prepared if the project revisions are significant enough to satisfy thresholds identified in CWC § 10910 (h). Per CWC § 10910 (h), ... if a project has been the subject of a water assessment that complies with the requirements of this part, no additional water assessment shall be required for subsequent projects that were part of a larger project for which a water assessment was completed and that has complied with the requirements of this part and for which the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), has concluded that its water supplies are sufficient to meet the projected water demand associated with the proposed project, in addition to the existing and planned future uses, including, but not limited to, agricultural and industrial uses, unless one or more of the following changes occurs: (1) Changes in the project that result in a substantial increase in water demand for the project. (2) Changes in the circumstances or conditions substantially affecting the ability of the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), to provide a sufficient supply of water for the project. (3) Significant new information becomes available which was not known and could not have been known at the time when the assessment was prepared.

⁶ Coachella Valley Water District, 2019, *Water Supply Assessment and Water Supply Verification for the DSRT SURF Project*, dated May 2019, 133pp.

⁷ Based on the assumption of a 22-acre lake at a consumptive use rate of 8.02 AFY/ac per Table A-2 of the 2011 WSA.

⁸ Using the water demand factors for similar commercial amenities that were included in a recent WSA prepared by CVWD (Palm Desert WSA, 2019)

- No specific information is provided in the Agenda Packet regarding the estimated water demands of the Revised Project to specifically assess whether or not the projected future use under the Revised Project (or prior revisions to the KRSP) would be equivalent to the demands evaluated in the 2011 WSA. This is a significant omission in the assessment of “Substantial Conformance” that is presented in the Agenda Packet.
 - Per the Agenda Packet (page 14), the Revised Project includes the same total target number of dwelling units (1,158)⁹. However, the Revised Project includes the following significant revisions: (1) conversion of a 22-acre still lake to a Surf Lagoon; and (2) the development of a 4.19-acre Clubhouse Village with high water use features such as pools, spas, restaurants, etc. The incremental increase in demand associated with just the Surf Lagoon is estimated to be 116 to 221 AFY, or roughly 2%-4% of the total project demand evaluated in the 2011 WSA (or up to a 7% increase in the total landscape irrigation demand included in the 2011 WSA). As such, it appears that condition CWC § 10910 (h)(1) has been met (especially considering the several other revisions that have been made to the KRSP since the 2011 WSA) and that a new WSA should be prepared.
 - In 2014 the Sustainable Groundwater Management Act (SGMA) was passed which requires enhanced management of groundwater basins to ensure long-term sustainability. Accordingly, WSAs are now required to include substantial information related to groundwater and SGMA. Since groundwater is anticipated to provide the water supply to the KRSP and SGMA could have an impact on the water supplier’s water supply, it appears that condition CWC § 10910 (h)(2) has been met and that a new WSA should be prepared.
5. There are findings in the information included in the assessment of the “Substantial Conformance” of the Revised Project that are incomplete and/or inaccurate.
- No specific information is provided in the Agenda Packet that relates to the estimated water demands of the Revised Project (or that associated with prior revisions to the KRSP that have been made since the 2011 WSA) to specifically assess whether or not the projected future use under the Revised Project (and revised KRSP) would be equivalent to the demands evaluated in the 2011 WSA. This is a significant omission in the assessment of “substantial conformance”.
 - The Agenda Packet (page 14) states that “the Project does not propose any uses or densities that are more intense than what was previously approved for the site”. However, the Revised Project includes the following significant revisions: (1)

⁹ Page 16 of the Agenda Packet.

conversion of a 22-acre still lake to a Surf Lagoon; and (2) the development of a 4.19-acre Clubhouse Village with high water use features such as pools, spas, restaurants, etc. The incremental increase in demand associated with just the Surf Lagoon is estimated to be between 116 to 221 AFY, which could represent a significant increase in demand for this portion of the KRSP relative to what was evaluated in the 2011 WSA and could in fact represent amore “intense” use than had been previously assessed. Without a detailed evaluation of the demands for the 123-acre Revised Project included in the 2011 WSA relative to the projected demands under the proposed revisions, a finding relative to “substantial conformance” cannot be made.

- o Environmental Impact Report NO.396 Addendum NO.9¹⁰ (page 82 of Agenda Packet) includes the following statement: “The proposed Project includes development of an approximately 117-acre site to include a private residential neighborhood surrounding a surfing lagoon with beach and village area. An approximately 30-acre area will provide for development of a surfing lagoon using Crystal Lagoon surf technology along with a village area to be used recreationally by the members of TBC and their guests. The lagoon will be capable of producing 6 waves per second with heights to seven feet. **The crystal lagoon uses up to...50 percent less water than is required by a park of the same size.**” However, in Table A-2 of the 2011 WSA Appendix A, the unit demand for irrigated landscaping is estimated to be 3.39 AFY/ac, while that for a still lake is estimated at 8.02 AFY/acre. As such, per the 2011 WSA, the unit water demand, even for a still lake, is estimated be more than twice that of irrigated landscaping (i.e., a park). Based on the WSA prepared by CVWD for a similar surf lagoon located in Palm Desert (Palm Desert WSA, 2019), the unit water demand for a surf lagoon is estimated to be 13.28 AFY/ac, or roughly four times that of unit demand factor for irrigated landscaping included in the 2011 WSA. As such, it appears that the argument for “substantial conformance” in terms of Surf Lagoon water use as compared to irrigated landscaping and/or a still lake water use is flawed.
- o Environmental Impact Report NO.396 Addendum NO.9¹¹ (page 81 of the Agenda Packet): In arguing that the environmental impacts of the Revised Project did not require additional CEQA review, the EIR Addendum NO.9 states that the Riverside County Planning department found that “The proposed Project would not result

¹⁰ County of Riverside Planning Department, 2019, *Environmental Impact Report NO.396 Addendum NO.9 for Tentative Tract Map No.37296, Plot Plan No. 180037, Change of Zone 1900027 and The Kohl Ranch Specific Plan No.303, Substantial Conformance No.3*, dated June 2019, 5pp.

¹¹ County of Riverside Planning Department, 2019, *Environmental Impact Report NO.396 Addendum NO.9 for Tentative Tract Map No.37296, Plot Plan No. 180037, Change of Zone 1900027 and The Kohl Ranch Specific Plan No.303, Substantial Conformance No.3*, dated June 2019, 5pp.

in additional dwelling units or intensity than already analyzed in previous CEQA documents. As such, the proposed land uses were accounted for in the aggregate unit count that was used to prepare the Water Supply Assessment for EIR396- A2. Therefore, the proposed Project would not increase water demand beyond what was previously analyzed.” This analysis fails to provide specific information in support of this findings, especially considering the impact to the water demand associated with the following significant project revisions: (1) conversion of a 22-acre still lake to a Surf Lagoon; and (2) the development of a 4.19-acre Clubhouse Village with high water use features such as pools, spas, restaurants, etc. The incremental increase in demand associated with just the Surf Lagoon is estimated to be between 116 to 221 AFY, which could represent a significant increase in demand for this portion of the KRSP relative to what was evaluated in the 2011 WSA and could in fact represent a more “intense” use than had been previously assessed. Without a detailed evaluation of the demands for the 123-acre Revised Project included in the 2011 WSA relative to the projected demands under the proposed revisions, a finding relative to “substantial conformance” cannot be made. Further, the analysis of “use intensity” fails to consider the effect that heating the lagoon for swimming purposes and wave generation will have on increased evaporation rates (i.e., by increasing the effective surface areas from which evaporation can occur)¹².

- o Per the County of Riverside Environmental Assessment Form: Initial Study (CEQ 180127) (Page 139 of the Agenda Packet), “CVWD's 2015 Urban Water Management Plan indicated it has sufficient supply to meet customer demand based on existing demand and projected demand based on land use projections from jurisdictions within its service area (CVWD, pp. 1-2 - 1-3, 3-11 - 3-12). Development of the Project site was accounted for in CVWD's planning efforts.” and “development of the Project will not negatively impact sustainable groundwater management of the basin as groundwater is so abundant that additional groundwater replenishment is prohibited. Further, CVWD has prepared a Water Budget Analysis dated [DATE] (CVWD-A) and determined there is sufficient water supply to serve the Project site and will not deplete current groundwater supplies or impact ground water recharge efforts.” However, there is actually no discussion of the KRSP, revised or otherwise at all in either the 2010 or 2015 UWMPs developed by CVWD. Rather the water demand forecasts included in the CVWD UWMPs are based solely on the anticipated growth in “city

¹² [https://www.theweatherprediction.com/habyhints2/470/;](https://www.theweatherprediction.com/habyhints2/470/)
<https://www.thermexcel.com/english/program/pool.htm>; <https://dengarden.com/swimming-pools/Determine-Evaporation-Rate-for-Swimming-Pool>

and unincorporated populations ... based on the [Southern California Area Governments] SCAG forecasts for 2020 and 2035.”¹³ Further, the references cited in the text (albeit without dates) of the County of Riverside Environmental Assessment Form are not listed in the references section and so the conclusions presented in the Agenda Packet cannot be independently verified.

6. It is unclear whether the Revised Project complies with the General Plan Open Space element. Per the County of Riverside Planning Department Staff Report (Page 18 of the Agenda Packet), the “Open Space General Plan Foundation Component is intended to accomplish this by identifying opening space areas for the **preservation of habitat, water and other natural resources**, protection from natural hazards, provision of recreational areas, and the protection of scenic resources. The Open Space area on the Project site will support the man-made lagoon/lake that would be utilized for recreation through surfing and other water related recreational activities. The recreational uses intended for the lagoon/lake are consistent with the recreational uses intended by the specific plan and general plan. The lagoon and lake are synonymous. The shape of the lagoon/lake as approved in the specific plan is changing, the overall size and acreage of the proposed lake/lagoon will remain consistent with the previously approved lake size. Therefore, the Project will be consistent with the Open Space Foundation Component.” However, conversion of the still lake to a Surf Lagoon will increase water use by as much as 116 to 221 AFY. It is unclear how this intensification of water use meets the objective of “preservation of water resources”.

¹³ Page D-2 of Appendix D of the 2015 UWMP.

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From: Michael Claiborne <mclaiborne@leadershipcounsel.org>
Sent: Tuesday, November 19, 2019 6:43 AM
To: COB <COB@RIVCO.ORG>
Cc: District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>
Subject: Item 21.2 - Thermal Beach Club

Good Morning,

Attached please find comments on Item 21.2 on today's agenda. We look forward to discussing these issues further.

Regards,

Michael K. Claiborne
Senior Attorney
Leadership Counsel for Justice and Accountability
1107 9th Street, Suite 1011
Sacramento, CA 95814
Cell: (559) 753-4353

www.leadershipcounsel.org

Twitter: @LCJandA

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Maxwell, Sue

From: Lewis, Tammymae
Sent: Tuesday, November 19, 2019 7:13 AM
To: Killebrew, Jason; COB-Agenda; Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District
Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (MICHEAL CLAIBORNE)
Attachments: LCJA 11.19.19 Comments on Item 21.2 (Thermal Beach Club).pdf

Good Morning,

Please see email received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraQ No 11149).

A printed copy will be filed with Agenda back-up.

*Respectfully,
Tammymae Lewis*

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
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From: COB
Sent: Tuesday, November 19, 2019 7:11 AM
To: 'Michael Claiborne' <mclaiborne@leadershipcounsel.org>
Subject: Item 21.2 - Thermal Beach Club (RECEIVED)

Good Morning,

The Clerk of the Board of Supervisors is in receipt of your email regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

*Respectfully,
Tammymae Lewis*

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127

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From: Abilene valadez <abilenevldez6@gmail.com>
Sent: Tuesday, November 19, 2019 7:43 AM
To: COB <COB@RIVCO.ORG>
Subject: Thermal Beach Club

Hello,

I am a citizen of the Coachella Valley and I have attached my concerns regarding the Thermal Beach Club project.

Best,
Abilene Valadez-Gusman

Maxwell, Sue

From: Lewis, Tammymae
Sent: Tuesday, November 19, 2019 7:50 AM
To: Killebrew, Jason; COB-Agenda; Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District
Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (ABILENE VALADEZ)
Attachments: _Thermal Beach Club Nov2019.pdf

Good Morning,

Please see email received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraQ No 11149).

A printed copy will be filed with Agenda back-up.

*Respectfully,
Tammymae Lewis*

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From: COB
Sent: Tuesday, November 19, 2019 7:48 AM
To: 'Abilene valadez' <abilenevldez6@gmail.com>
Subject: Thermal Beach Club (RECEIVED)

Good Morning,

The Clerk of the Board of Supervisors is in receipt of your email regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

*Respectfully,
Tammymae Lewis*

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127

November 18 , 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

BY EMAIL TO Kecia Harper, Clerk of the Board, COB@rivco.org

Re: Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Alejandra Alarcon, a resident of the City of Coachella.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.
2. **Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999,

- however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not have safe water to drink is not the best planning or land-use decisions the County should move forward with.
- 3. **Affecting the air quality** is inevitable with such a large project. Despite attempts to try and control the amount of dust and pollution this development would let off, the air quality will be affected which will only undo what regulations have tried to control since before 2009.

Thank you for the opportunity to comment. I hope that your decisions will sway towards the direction of aiding the community in which I grew up in and currently reside.

Sincerely,

Alejandra Alarcon / Abilene Valadez



Board of Supervisors
c/o Clerk of the Board
4080 Lemon St., Riverside CA, 92501

Tuesday, November 19, 2019

BY EMAIL TO Kecia Harper, Clerk of the Board, COB@rivco.org
Re: Item 21.2, Plot Plan 180037, TTM 37269, etc. Kohl Ranch - Thermal Beach Club

Chairman and Members of the Board of Supervisors;

Thank you for the opportunity to convey a few strong concerns about the proposed Thermal Beach Club. I would rather have presented these remarks in person, and I apologize that travel conflicts prevent my doing so. I am grateful for your attention to this letter.

The National Parks Conservation Association is America's only nationwide environmental organization devoted to defending and advocating for our national parks. With more than a million members nationwide, we have long advocated for equitable access to not only national parks but state and municipal parks, along with other open space areas suitable for recreation, enjoyment and study.

I am deeply concerned about the proposal to create a restricted, members-only swimming resort in the midst of a park-poor community. My concerns stem not only from the immediate inequity that such a limited access facility implies, but from the message such inequity sends to members of East Coachella Valley communities as well.

Imagine yourself as a child growing up near such a resort facility a few years down the road, enduring long summer days with temperatures well above 110°, watching through the fence as children born into more privileged families enjoying themselves while swimming. What kind of unhelpful ideas would you internalize about your own value as a member of the community?

NPCA strongly supports equal access for all to parks and other recreation facilities, regardless of race, national origin, or economic status. We would be happy to lend our support and energy to any reasonable and accessible public process by which members of ECV communities can contribute to a local parks and open space policy that truly represents all residents. We would advocate that this process address the relative lack of affordable housing and economic opportunity in the ECV, which are crucial elements in any urban parks policy.

Approving the Thermal Beach Club would send the community off in the wrong direction. I urge you to send this project back to the drawing board with the mandate that the developers create a proposal that benefits all members of the community.

A handwritten signature in black ink that reads "Chris Clarke". The signature is written in a cursive, flowing style.

Chris Clarke
California Desert Program Manager
National Parks Conservation Association
61325 29 Plms Hwy., Suite D
Joshua Tree, CA 92252
cclarke@npca.org
(760) 600-0038

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From: Chris Clarke <cclarke@npca.org>
Sent: Tuesday, November 19, 2019 9:02 AM
To: COB <COB@RIVCO.ORG>
Subject: Comments for agenda item 21.2
Importance: High

Ms Harper;

Attached please find comments on agenda item 21.2 from the National Parks Conservation Association. I appreciate any help you might be able to provide in getting these comments to members of the Board of Supervisors despite the late submission. Thank you.

I can be reached at (760) 600-0038 if you have any questions. Thank you!

-- Chris Clarke

Chris Clarke

California Desert Program Manager | National Parks Conservation Association
61325 Twentynine Palms Highway, Joshua Tree, CA 92252
760.600.0038 | cclarke@npca.org | [LinkedIn](#) | [Twitter](#)

Maxwell, Sue

From: Lewis, Tammymae
Sent: Tuesday, November 19, 2019 9:15 AM
To: Killebrew, Jason; COB-Agenda; Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District
Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (CHRIS CLARKE)
Attachments: NPCA Thermal Beach Club comments.pdf

Good Morning,

Please see email received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraq No 11149).

A printed copy will be filed with Agenda back-up.

*Respectfully,
Tammymae Lewis*

Board Assistant
Clerk of the Board of Supervisors
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From: COB
Sent: Tuesday, November 19, 2019 9:13 AM
To: 'Chris Clarke' <cclarke@npca.org>
Subject: Comments for agenda item 21.2 (RECEIVED)

Good Morning,

The Clerk of the Board of Supervisors is in receipt of your email regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

*Respectfully,
Tammymae Lewis*

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127

November 19, 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, CA 92501

Re: Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

My name is Mariana Hernandez and albeit, I could not personally attend today's meeting due to commitments to my employment, I would still like to formally thank you through the form of this letter for allowing comments to be submitted by the general public in order to discuss this crucial topic affecting the Eastern Coachella Valley. To provide a little context on my upbringing, I was born and raised in the Eastern Coachella Valley, more specifically in the small town of Coachella, living in the same aging home that has accumulated 18 years worth of unforgettable memories. Built in 2001, this house, my family's first house, was designed for the low-income community, a tier located towards the bottom of an economic strata that my family has remained an incumbent to for decades long before I was even born.

Perhaps it was through the eyes of naive child, but when I reflect back on my life it seems as if life used to be abundantly easier when I was growing up. And now at the age of 23 and as a longtime resident of the Eastern Coachella Valley, that notion, year after year, has unfortunately held up a high level of veracity. Today, the reality is that the current living conditions within cities such as Coachella, Thermal, Mecca, along with others, convey a regional issue that are producing detrimental effects for the disadvantaged residents of the Eastern Coachella Valley. One of the causes for fueling this issue is the lack of funding and investment, which as a result has neglected the genuine needs of the disadvantaged communities throughout the Eastern Coachella Valley. Yet, somehow there appears to be enough funding for the affluent to invest in luxurious exclusive residential projects such as the Thermal Beach Club, a multi-million dollar private community that is not only planned to be constructed right across a mobile home park in Thermal, but designed in such a strategic way to be completely out of the reach of the low-income residents of the Eastern Coachella Valley. The concept of affordable housing is completely absent, despite the fact that a myriad of individuals, families are homeless, and those that fortunately do have homes, continue to struggle to pay rent and their mortgages because we have reached crisis where the rising rent and housing costs make it almost impossible for a single individual to sustain him/herself on the current minimum wage. Not only is this project proposing lucrative vacation homes, but it also has envisioned a 22-acre surf lagoon for recreational purposes. Based on the perspective of an individual that remembers when her family's water supply was shut off due to the inability of paying for services that month, placing priority on the misuse of water as a recreational tool exclusively for the wealthy, meanwhile the disadvantaged residents of Thermal are struggling to even obtain clean drinking water in order to survive, conveys not only an act of injustice but a form of unequal representation as well. Every

development project whether, residential, commercial, recreational, educational or industrial should benefit the region as a whole, rather than proposing a plan that suggests further marginalization of the extreme disparity between the poor and the affluent. What's the purpose of a community when the majority, those being the permanent low-income residents of the disadvantaged communities in the Eastern Coachella Valley, is neglected and favorable situations are created to entertain the affluent that not only live here but those that also come in and out of the desert and view the Coachella Valley as a seasonal paradise.

I strongly urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

1. Investing in the communities of the Eastern Coachella Valley is vital because as longtime permanent residents, they have the right to live humane lives in sustainable infrastructure which includes affordable housing, access to clean drinking water, reliable transportation, and protection and aid during natural disasters. Disadvantaged communities such as Coachella, Thermal, Mecca, Oasis, and North Shore are slowly falling apart. The further exploitation of land use within these communities without attending to the crucial and genuine needs of the general public will continue to enforce the economic and social inequalities between the poor and the affluent within the Coachella Valley.
2. Access to clean drinking water is a right not a privilege and it should be available to every single human regardless of economic and social background. As the only natural resource that can sustain life, is representative of the high value that water encompasses. If those with the authority and power to delay the vote perceive water to have a more beneficial use as a recreational tool rather than as a life source for the disadvantaged to improve their quality of life, then they must reevaluate their priorities on what would better serve the community and reflect the needs of those that are struggling and suffering on a daily basis.

The needs of the disadvantaged communities of the Eastern Coachella Valley should not be viewed as any less than the desires of the affluent. It's vital to become aware of the underlying issues that have caused such communities to become underdeveloped and disadvantaged, and seek sincere and efficient solutions that are reflective of the needs of the general public. The current proposed plan for the Thermal Beach Club is not one of those solutions. As individuals that have the authority to approve, deny, and delay plans and projects that determine the future of numerous communities and thousands of residents, it is imperative for you, the Board of Supervisors, to make the moral decision to delay the commencement of the Thermal Beach Club project because this project was designed for all the wrong reasons and does not provide a beneficial service to those that are in need of most of your help. Thank you for the opportunity to comment on this crucial matter.

Sincerely,

Mariana Hernandez

Mail Stop #1010
cob@rivco.org

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-----Original Message-----

From: Mariana Hernandez <marianah1224@yahoo.com>

Sent: Tuesday, November 19, 2019 1:07 AM

To: COB <COB@RIVCO.ORG>

Subject: Thermal Beach Club Comment

Maxwell, Sue

From: Lewis, Tammymae
Sent: Tuesday, November 19, 2019 7:24 AM
To: Killebrew, Jason; COB-Agenda; Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District
Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (MARIANA HERNANDEZ)
Attachments: Thermal Beach Club Letter to BOS.pdf

Good Morning,

Please see email received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraq No 11149). A printed copy will be filed with Agenda back-up.

Respectfully,
Tammymae Lewis
Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org

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-----Original Message-----

From: COB
Sent: Tuesday, November 19, 2019 7:18 AM
To: 'Mariana Hernandez' <marianah1224@yahoo.com>
Subject: Thermal Beach Club Comment (RECEIVED)

Good Morning,

The Clerk of the Board of Supervisors is in receipt of your email regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

Respectfully,
Tammymae Lewis
Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071

November 18, 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

BY EMAIL TO Kecia Harper, Clerk of the Board, COB@rivco.org

Re: Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident of the Fourth District. My name is Nereida Guadalupe Montes, a resident of the unincorporated community of North Shore.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley (ECV). The Thermal Beach Club is a project that is promoted as a private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Personally, its a crisis many family's including my own are struggling with at this very moment. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community, and it seems like the current ECV community was not in mind when this project was envisioned. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low-income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.

2. **Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not have safe water to drink is not the best planning or land-use decisions the County should move forward with.
3. **Affecting the air quality** is inevitable with such a large project. Despite attempts to try and control the amount of dust and pollution this development would let off, the air quality will be affected which will only undo what regulations have tried to control since before 2009.

Thank you for the opportunity to comment. I hope that your decisions will sway towards the direction of aiding the community in which I grew up and currently reside.

Sincerely,



Nereida Guadalupe Montes

To: 'Nereida Montes' <nereida.lupita.montes@gmail.com>

Subject: Thermal Beach Club (RECEIVED)

Good Morning,

The Clerk of the Board of Supervisors is in receipt of your email regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

*Respectfully,
Tammymae Lewis*

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org



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From: Nereida Montes <nereida.lupita.montes@gmail.com>

Sent: Tuesday, November 19, 2019 6:31 AM

To: COB <COB@RIVCO.ORG>

Cc: District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; vgaribay@leadershipcounsel.org;
pseaton@leadershipcounsel.org; mclaiborne@leadershipcounsel.org; lfigueroa@leadershipcounsel.org

Subject: Thermal Beach Club

Hi,

See attached letter for comments on Thermal Beach Club

Sincerely,
Nereida G Montes

Maxwell, Sue

From: Lewis, Tammymae
Sent: Tuesday, November 19, 2019 7:21 AM
To: Killebrew, Jason; COB-Agenda; Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District
Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (NEREIDA MONTES)
Attachments: Copy of Thermal Beach Club Sample Letter Nov2019.pdf

My apologies this is a re send, missed the constituents name in subject.

Have a nice day,
Tammymae

From: Lewis, Tammymae
Sent: Tuesday, November 19, 2019 7:17 AM
To: Killebrew, Jason <JKillebr@RIVCO.ORG>; COB-Agenda <COB-Agenda@RIVCO.ORG>; Johnson, George <GAJohnson@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>; Perez, Juan <JCPEREZ@RIVCO.ORG>; Young, Alisa <AYoung@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 <District3@Rivco.org>; District5 <District5@Rivco.org>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (Sender's Name)

Good Morning,

Please see email received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraq No 11149).

A printed copy will be filed with Agenda back-up.

Respectfully,
Tammymae Lewis

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org



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From: COB
Sent: Tuesday, November 19, 2019 7:15 AM

November 18 , 2019

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

Re: Thermal Beach Club Public Comment

Dear Riverside County Board of Supervisors:

Thank you for the opportunity to submit comments regarding the Thermal Beach Club. I am a resident from the Fourth District. My name is Mariela Gonzalez, a resident of the City of Indio.

I would like to discuss the likely impacts of the continuous dismissal and disinvestment of the Eastern Coachella Valley. The Thermal Beach Club is a project that is promoted as private luxury residential development with a private 21-acre surf lagoon. There is a housing crisis in California as well as regional housing crisis across the Coachella Valley. Planning and land-use decisions should be holistic and reflective of the needs of the communities we live in such as affordable housing. The surf lagoon in the desert will use a significant amount of water for recreational purposes in a private community. This project is not for the community. Along with my fellow community members, we have been working together to share information about the different planning processes that take place that often disregard the needs of environmental justice communities and the environment. We hope that our engagement and collaborative efforts with the larger community will influence the decision of our elected representatives to truly advance the priorities of low income communities and communities of color like the Eastern Coachella Valley.

I urge the Riverside County Board of Supervisors to delay the vote of the Thermal Beach Club for the following reasons:

1. **Investing in existing communities** such as Thermal, Oasis, Mecca, North Shore and the City of Coachella. Whereas the disadvantaged unincorporated communities have yet to see large investments of affordable housing, water and wastewater infrastructure, active transportation and other foundational infrastructure needs. Developing projects like Thermal Beach Club will continue to perpetuate the marginalization of low-income communities and communities of color in the Eastern Coachella Valley.
2. **Water is a precious resource** and it is important that the environmental impacts of the proposed project are assessed adequately and up to date. It is clear the original Environmental Impact Report for the Kohl Ranch Specific Plan was approved in 1999, however, the water conditions then are much different than they are now. A large recreational private surf lagoon in Thermal where many community members do not

have safe water to drink is not the best planning or land-use decisions the County should move forward with.

Thank you for the opportunity to comment. I grew up in the Coachella Valley and I have seen how these private residential areas keep us out and are built without us in mind. I want to see the ECV flourish within our existing communities that still need access to essential necessities like water. I hope you take the time to listen to the concerns of your community as we are the ones that will be affected.

Sincerely,

A handwritten signature in black ink that reads "Mariela Gonzalez". The signature is written in a cursive, flowing style.

Mariela Gonzalez

The Clerk of the Board of Supervisors is in receipt of your email regarding the Thermal Beach Club project, and has included it in the record for November 19, 2019.

Sincerely,

Sue Maxwell

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
cob@rivco.org
<http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



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From: Mariela Gonzalez <mariela.gonzalez03@gmail.com>

Sent: Tuesday, November 19, 2019 8:42 AM

To: COB <COB@RIVCO.ORG>

Cc: District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; vgaribay@leadershipcounsel.org;
pseaton@leadershipcounsel.org; lfigueroa@leadershipcounsel.org; mclaiborne@leadershipcounsel.org

Subject: Kecia Harper, Clerk of the Board

CAUTION: This email originated externally from the **Riverside County** email system.

DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Goodmorning Kecia,

I have attached a letter for the Board of Supervisors meeting in regards to Thermal Beach Club.

Thank you,
Mariela Gonzalez

Maxwell, Sue

From: Maxwell, Sue
Sent: Tuesday, November 19, 2019 8:59 AM
To: Killebrew, Jason; COB-Agenda (COB-Agenda@rivco.org); Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)
Subject: November 19, 2019 Item No 21.2 - Public Comment Thermal Beach Club Project (Mariela Gonzalez)
Attachments: Thermal Beach Club- MG (1).pdf

Tracking:	Recipient	Read
	Killebrew, Jason	
	COB-Agenda (COB-Agenda@rivco.org)	
	Johnson, George	
	Leach, Charissa	
	Perez, Juan	
	Young, Alisa	
	District 4 Supervisor V. Manuel Perez	Read: 11/19/2019 9:03 AM
	District2	
	District3	
	District5	
	Supervisor Jeffries - 1st District (district1@rivco.org)	
	Maldonado, Matthew	Read: 11/19/2019 9:01 AM
	Maunz-McLellan, Claudia	Read: 11/19/2019 9:04 AM
	Garai, Mario	Read: 11/19/2019 9:05 AM
	Cline, Katrina	Read: 11/19/2019 9:08 AM

Good morning,

Please see email received via COB related to the November 19, 2019 Board Meeting, Item 21.2 (MinuteTraq No 11149).

A printed copy will be filed with Agenda back-up.

Thank you kindly,

Sue Maxwell

Board Assistant
Riverside County Clerk of the Board of Supervisors
(951) 955-1069 Fax (951) 955-1071
cob@rivco.org



From: COB
Sent: Tuesday, November 19, 2019 8:56 AM
To: 'Mariela Gonzalez' <mariela.gonzalez03@gmail.com>
Cc: District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; vgaribay@leadershipcounsel.org; pseaton@leadershipcounsel.org; lfigueroa@leadershipcounsel.org; mclaiborne@leadershipcounsel.org
Subject: RE: Kecia Harper, Clerk of the Board (Received)

Good morning,

Clerk's Original

Honorable Board of Supervisors:

We as the Thermal-Oasis Community Council members write to express our support for the Plot Plan No. 180037 (PPT180037), for the construction of the Thermal Beach Club.

At our Thermal-Oasis Community Council meeting on September 23, 2019, after hearing a presentation on the project, we the Council held an advisory vote on the project 7-0 in favor, with some recommendations that the project developer contribute to the development of a community park and other community benefits, and that the project representative come to community council meetings for updates.


We feel that this project will benefit the community by bringing infrastructure. We as long time Thermal and Oasis residents we want development that will bring economic growth to our region and community.

We strongly urge the Riverside County Board of Supervisors to approve this project.

Sincerely,

Thermal-Oasis Community Council

Marco Celedon



Sergio Duran

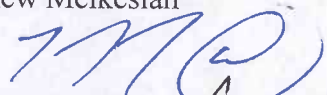


Mike Wells

Sergio Meza

SM

Matthew Melkesian



Jeronimo Contreras



Ernesto Ríos

ER

Scott Hildebrandt
11/19/19
21.2

Clerk's Original



November 19, 2019

Sent Via Email [COB@RIVCO.ORG]

Riverside County Board of Supervisors
4080 Lemon Street, 1st. Floor
Riverside, Ca 92501

Re: Thermal Beach Club (Item 21.2 - Plot Plan No. 180037; Tentative Tract Map No. 37269; Change Of Zone No. 1900027; And Specific Plan No. 303; Substantial Conformance No. 3; Intent to Consider Addendum No. 9 to Certified Environmental Impact Report No. 396)

Dear Supervisors:

On behalf of the unincorporated association ECV No Se Vende ("No Se Vende") and its members living in the Eastern Coachella Valley,¹ and for the reasons articulated in this letter and during public comment, we urge the Riverside County Board of Supervisors not to approve or adopt the above referenced Addendum or land use approvals that support development of the proposed Thermal Beach Club ("Beach Club Project") as part of the Kohl Ranch Specific Plan ("Kohl Ranch SP"). These comments are supported by expert review completed by EKI Environment & Water, attached hereto as Exhibit "A" (the "EKI memorandum").

Riverside County must not approve Environmental Impact Report 396 Addendum No.9 (EIR 396 Addendum No.9 or Addendum No.9) and the associated land use proposals and entitlements because doing so would violate local, state, and federal mandates, including, but not limited to the California Environmental Quality Act, Water Code Section 10910 *et seq.*, California Housing Element Law, and Federal and State requirements to affirmatively further fair housing and prevent segregation.

The Beach Club Project represents a substantial change to the Kohl Ranch SP in several respects, most notably the proposed change of a still lake to surf lagoon with seven-foot waves, the

¹ We consider the Eastern Coachella Valley to include the unincorporated communities of North Shore, Oasis, Mecca, and Thermal, as well as the incorporated cities of Coachella and Indio.

81730 Hwy 111, Suite 25A
Indio, CA 92201

*Michael
Clairborne* *11/19/19*
21.2

proposed inclusion of a private clubhouse facility, and the intent to develop vacation homes as opposed to full-time residences.²

Despite substantial changes, neither the County nor the applicant has provided adequate information to the surrounding community, and neither has provided information in Spanish, the dominant language in the area. They have failed to make earlier iterations of the project, and previous EIR documents, available for public review though EIR Addendum No.9 relies on those documents.

Additionally, there are significant inconsistencies in the project descriptions found within the September 25, 2019 Planning Commission Agenda Packet for above referenced Addenda and associated approvals (PC Agenda Packet).

As one example, at times the project descriptions discusses a 21 acre,³ at times a 22 acre,⁴ and at times a 30 acre⁵ wave pool / surf lagoon. The clubhouse facilities are described as 42,000 square feet in the project description on the Planning Commission Agenda⁶ but 34,400 square feet in other project descriptions throughout the Agenda Packet.⁷ Similarly, the Planning Commission Agenda Packet includes statements that the Beach Project will include 210 residential lots,⁸ and other information that the Beach Project will include 208 residential lots.⁹ The Planning Commission Agenda Packet also includes inconsistent information regarding changes to the L-1 neighborhood of the Kohl Ranch SP.

Riverside County has not substantiated its position that development of a supplemental EIR is unnecessary, has failed to demonstrate that an updated Water Supply Assessment is not required, and cannot show — based on the information provided — that approval of the proposed Beach Club Project would comply with local land use ordinances.

² The Project is a proposed private residential development intended for use as vacation homes. Since vacation homes are typically not occupied as frequently as primary residences, traffic at the Project site will be less intensive than assumed in EIR396, which did not analyze residential land uses as including vacation homes. (See PC Agenda Packet, p. 124; EIR 396 Addendum No.9, p. 43.)

³ See, e.g., PC Agenda Packet, p. 1.

⁴ See, e.g., PC Agenda Packet, p. 12.

⁵ See, e.g., PC Agenda Packet, p. 82; EIR Addendum No.9, p. 1.

⁶ See, e.g., PC Agenda Packet, p. 1.

⁷ See, e.g., PC Agenda Packet, p. 12.

⁸ See, e.g., PC Agenda Packet, p. 3.

⁹ See, e.g., PC Agenda Packet, p. 7.

I. APPROVAL OF ADDENDUM 9 WOULD VIOLATE THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

A. The Project Description Is Inadequate And Inconsistent.

The Beach Club Project proposes modifications to the already approved Kohl Ranch SP. Various project descriptions of the Beach Club Project included in Addendum No.9 and the PC Agenda Packet include inconsistent details. As a result, we lay out below our understanding of the range of possible development options for the Beach Club Project.

The Beach Club Project proposes development of a 21-30 acre Surf Lagoon with capacity to make seven-foot waves every six seconds; development of a 34,400 - 42,000 square foot private club house that will include a spa, pool, deck, restaurant, kitchen facilities and bar; and subdivision of 123 acres into 208 - 210 residential lots. The proposed Surf Lagoon is a modification to the approximately 20 acre still lake that was included in the original Kohl Ranch SP. The proposed Beach Club Project will also include a request for annual events. The events would consist of surfing demonstrations for Thermal Beach Club (Beach Club) residents and their guests.

The Beach Club Project also changes the Kohl Ranch SP's intent, originally designed as residential community surrounding a lake, now conceived of as a vacation community with a clubhouse, swimming pool, and spa; surfing lagoon; and events space. It proposes to allocate even more of Coachella Valley's limited surface and ground water supplies to Kohl Ranch's vacationers, while doing nothing to address the prevalent lack of safe drinking water or the severe housing shortage in the region.

B. Riverside County Must Prepare A Subsequent Or Supplemental EIR.

A subsequent or supplemental EIR must be prepared if:

- (a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report.
- (b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.
- (c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

(Pub. Resources Code § 21166; *see also* Cal. Code Regs., tit. 14, § 15162.)

A lead agency may instead prepare an addendum to a previously only if it can provide an explanation, supported by substantial evidence, as to why preparation of a subsequent EIR pursuant to section 15162 is not necessary. (CCR Tit. 14, § 15164; *see also Ventura Foothill Neighbors v. County of Ventura* (2014) 232 Cal.App.4th 429, 435 [increased height of a building was significant enough change to warrant a subsequent EIR].)

Here, based on substantial changes to the project, the circumstances under which the project is being undertaken, and new information which was not known and could not have been known at the time the EIR was certified, Riverside County must prepare a subsequent or supplemental EIR. Riverside County has not and cannot substantiate its conclusion that development of a subsequent EIR is not necessary. In fact, there is substantial evidence that the Project will have significant impacts not analyzed in the EIR for the initial Kohl Ranch SP. Approval of the Beach Club Project based on an addendum violates the California Environmental Quality Act (“CEQA”), Pub. Res. Code section 21000, et seq.

Riverside County’s summary explanation for its decision not to conduct a subsequent EIR for the Beach Club Project does not provide substantial evidence as to why a development of a subsequent EIR is unnecessary, nor does it provide adequate information as to what environmental impacts have already been analyzed or the findings of those analyses.

Additionally, Riverside County includes inaccuracies and significant omissions in its PC Agenda Packet, including in Agenda No.9. Most notably, it does not reference the change from a still lake to a wave pool, and information provided in the PC Agenda packet is inconsistent with respect to the size of the wave pool.¹⁰ Riverside County relies on summary conclusions to support its determination that development of a subsequent EIR is not necessary. It supports its conclusion with findings that the outer boundaries of the Kohl Ranch SP haven’t changed and that there is no intensification of land use in the project area¹¹ (omitting the primary purposes of the amendment, the inclusion of a clubhouse facility and the change from a still lake to a wave pool). Riverside County also references prior EIR addenda for the Kohl Ranch SP to support its decision not to develop a subsequent EIR, but did not make those addenda available for public review.

With respect to impacts on groundwater supplies, Addenda No.9 contains inaccurate information that conflicts with the SGMA alternative plan prepared by Coachella Valley Water District

¹⁰ *See* n.3-n.9, *supra*.

¹¹ EIR 396 Addendum 9, page iv-v.

("CVWD"). Most notably, the Addenda notes incorrectly that "development of the Project will not negatively impact sustainable groundwater management of the basin as groundwater is so abundant that additional groundwater replenishment is prohibited."¹² This statement is wholly inaccurate, and misleads the public regarding groundwater conditions in the relevant basin. In contrast, CVWD has concluded that groundwater overdraft is avoided only due to substantial recharge efforts using imported surface water, and that additional supply will need to be developed to meet future demand.¹³

Addenda NO.9 also fails to provide substantial evidence that the Beach Club Project will not have impacts related to energy, housing, air quality and greenhouse gas emissions.

While Addendum No.9 does include discussion of air impacts related to the transport of soil, it does not consider the potential air quality impacts of the stockpiling, storage and movement of soil.¹⁴ The assessment of potential energy impacts relies on what appears to be the project applicant's baseless claim that "[t]he lagoon's filtration and monitoring system and patented cleaning process uses two percent of the energy ... needed by conventional swimming pool filtration systems."¹⁵ EIR 396 Addendum No.9 states that GHG impacts were analyzed in EIR 396 Addendum 2¹⁶. Unfortunately, we do not have access to EIR Addendum and it has not been made available to the public for review. EIR 396 Addendum No.9 concludes that the Beach Club Project would not create a demand for affordable housing.¹⁷ This conclusion, however, ignores the housing needs for the workforce (e.g. maintenance, hospitality) that will support the Surfing Lagoon and Clubhouse facilities and activities.

¹² PC Agenda Packet pp. 144, 149.

¹³ SGMA Alternative GSP Bridge Document, p. 3-25; Coachella Valley Water Master Plan 2010 Update p. 4-35 ["Based on this assessment, about 203,000 AFY of additional supply will be required by 2045. Alternative water sources including conservation are discussed in Section 6 and evaluated in Section 7 of this report. The overdraft condition in the East Valley and West Valley groundwater aquifers presents a challenge to both the quantity and the quality of groundwater in the Valley. Future growth and water quality regulations will affect the amount of recycled water available in the Coachella Valley."].)

¹⁴ The Project will require approximately 487,000 cubic yards (CY) of import which will be stockpiled just south of the proposed development west of Polk Street, east of "Spine Road" and north of Avenue 60. Approximately 250,000 CY will be obtained from a Coachella Valley Water District (CVWD) basin located approximately three miles to the north within the Kohl Ranch Specific Plan boundary. The haul route will occur along Polk Street which is partially paved. And additional 50,000 to 60,000 CY will be obtained from tribal land located outside of the Kohl Ranch Specific Plan boundary but directly to the east of the Project site. This soil will be pushed across Polk Street during the grading phase. The Page 3 CEQ 180127 remaining 177,000 to 187,000 CY will be obtained from within the Kohl Ranch Specific Plan boundary directly south of the proposed TBC site. This soil will be pushed across to the TBC site during grading. (EIR 396 Addendum No. 9, pg 3; PC Agenda Packet pg. 84.)

¹⁵ EIR 396 Addendum No. 9, pg. 1; PC Agenda Packet pg. 82.

¹⁶ EIR 396 Addendum No. 9, pg. 50; PC Agenda Packet pg. 131.

¹⁷ EIR 396 Addendum No. 9, pg. 72; PC Agenda Packet pg. 153.

The case *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal.4th 412 (“*Vineyard*”) is on point. In *Vineyard*, the court considered whether a water supply analysis in a final EIR for a large mixed use development was supported by substantial evidence. In determining that substantial evidence did not support the water supply analysis, the court reasoned “the project FEIR presents a jumble of seemingly inconsistent figures for future total area demand and surface water supply, with no plainly stated, coherent analysis of how the supply is to meet the demand. The reader attempting to understand the County's plan for providing water to the entire Sunrise Douglas development is left to rely on inference and speculation.” (*Id.* at 445.) The Court continues, “[f]actually, the FEIR's use of inconsistent supply and demand figures, and its failure to explain how those figures match up, results in a lack of substantial evidence that new surface water diversions are likely to supply the project's long-term needs.” (*Id.* at 447.)

Addenda No.9 suffers from the same lack of clarity and consistency as the FEIR in *Vineyard*. As noted, the description of the size of the wave pool is inconsistent throughout the Addendum, and many significant water supply issues are either inadequately considered or not considered at all (e.g., additional evaporation related to the change from a still lake to a wave pool, additional water use related to treating canal water for use in a recreational lagoon, impacts on groundwater supply etc.) As in *Vineyard*, the public is left relying on inference and speculation in evaluating the projects potential impacts on water supply.

Additionally, several substantial changes in circumstances have occurred, and new information has become available, since the County certified the Kohl Ranch EIR, requiring major revisions. First, the passage of SGMA,¹⁸ which requires groundwater users to limit over pumping and sustainably manage groundwater basins has the potential to decrease the water supply in the Coachella Valley. The same is true of changes in agreements and the to the legal framework regarding, and management of, the Colorado River since the approval of the Kohl Ranch EIR, and the recent drought(s) impacting the Colorado River.¹⁹ Continued degradation of the Salton Sea due to reduced inflow presents another substantial change in circumstances.²⁰ Each of these changes in circumstances, both individually and cumulatively, requires revision of the Kohl Ranch SP EIR as applied to the Beach Club project.

¹⁸ Water Code § 10720 et seq.

¹⁹ See Management of the Colorado River: Water Allocations, Drought, and the Federal Role, Congressional Research Service (May 17, 2019), available at <https://crsreports.congress.gov/product/pdf/R/R45546>.

²⁰ See Salton Sea Management Plan, Phase I 10-Year Plan (August 2018), available at <http://resources.ca.gov/wp-content/uploads/2018/10/SSMP-Phase-I-10-Year-Plan.pdf>.

Further, neither the initial EIR nor previous addenda were included in the PC Agenda Packet, and were only available to the public upon request. As of Monday, November 18th we have not received Addenda 1-7 or the Coachella Valley Water District Water Budget Analysis referenced in EIR396 Addendum 9 pg. 56, despite requesting those documents on three separate occasions on October 15th, October 16th and most recently, November 1st. On November 14th we were informed that the documents were mailed to our Indio office but as noted above, we have yet to receive such documents.

As noted above, Riverside County's conclusive statement that there will be no intensification of land use is inaccurate; The Beach Club Project adds a clubhouse facility to the specific plan and modifies a still lake to wave pool. The County's assertion that the lake and wave pool are synonymous does not make it so. As noted in EKI memorandum, no information is provided in Addendum No.9 (or otherwise) that relates to the estimated water demands of the Beach Club Project (or that associated with prior revisions to the Kern Ranch SP that have been made since the 2011 WSA) to specifically assess whether or not the projected future use under the revised Kohl Ranch SP would be equivalent to the demands evaluated in previous EIRs. Riverside County has not even assessed the amount of water that will be needed, much less has it evaluated the impacts of that use.

C. There Is Substantial Evidence That The Beach Club Project Will Create Significant Impacts That Have Not Been Analyzed By A Previous EIR.

Contrary to the County's summary conclusions, the Beach Club will have substantial impacts that have not been analyzed by a previous EIR.

The EKI memorandum makes the following conclusions:²¹

- The PC Agenda Packet states that the Project does not propose any uses or densities that are more intense than what was previously approved for the site". However, the Revised Project includes the following significant revisions: (1) conversion of a 22-acre still lake to a Surf Lagoon; and (2) the development of a 4.19-acre Clubhouse Village with high water use features such as pools, spas, restaurants, etc. The incremental increase in demand associated with just the Surf Lagoon is estimated to be between 116 to 221 Acre Feet / Year, which could represent a significant increase in demand for this portion of the Kohl Ranch SP relative

²¹ Footnotes omitted.

to what was evaluated in the 2011 WSA and could in fact represent a more “intense” use than had been previously assessed.

- Environmental Impact Report 396 Addendum NO.9 includes the following statement: “The proposed Project includes development of an approximately 117-acre site to include a private residential neighborhood surrounding a surfing lagoon with beach and village area. An approximately 30-acre area will provide for development of a surfing lagoon using Crystal Lagoon surf technology along with a village area to be used recreationally by the members of TBC and their guests. The lagoon will be capable of producing 6 waves per second with heights to seven feet. The crystal lagoon uses **up to...50 percent less water than is required by a park of the same size.**” [emphasis added.] However, in Table A-2 of the 2011 WSA Appendix A, the unit demand for irrigated landscaping is estimated to be 3.39 AFY/ac, while that for a still lake is estimated at 8.02 AFY/acre. As such, per the 2011 WSA, the unit water demand, even for a still lake, is estimated to be more than twice that of irrigated landscaping (i.e., a park). Based on the WSA prepared by Coachella Valley Water District (“CVWD”) for a similar surf lagoon located in Palm Desert (Palm Desert WSA, 2019), the unit water demand for a surf lagoon is estimated to be 13.28 AFY/ac, or roughly four times that of unit demand factor for irrigated landscaping included in the 2011 WSA. As such, it appears that the argument for “substantial conformance” in terms of Surf Lagoon water use as compared to irrigated landscaping and/or a still lake water use is flawed.
- Environmental Impact Report NO. 396 Addendum NO.9 (In arguing that the environmental impacts of the Revised Project did not require additional CEQA review, the EIR Addendum NO.9 states that the Riverside County Planning department found that “The proposed Project would not result in additional dwelling units or intensity than already analyzed in previous CEQA documents. As such, the proposed land uses were accounted for in the aggregate unit count that was used to prepare the Water Supply Assessment for EIR396- A2. Therefore, the proposed Project would not increase water demand beyond what was previously analyzed.” This analysis fails to provide specific information in

support of this findings, especially considering the impact to the water demand associated with the following significant project revisions: (1) conversion of a 22-acre still lake to a Surf Lagoon; and (2) the development of a 4.19-acre Clubhouse Village with high water use features such as pools, spas, restaurants, etc. The incremental increase in demand associated with just the Surf Lagoon is estimated to be between 116 to 221 AFY, which could represent a significant increase in demand for this portion of the KRSP relative to what was evaluated in the 2011 WSA and could in fact represent a more “intense” use than had been previously assessed. Without a detailed evaluation of the demands for the 123-acre Revised Project included in the 2011 WSA relative to the projected demands under the proposed revisions, a finding relative to “substantial conformance” cannot be made. Further, the analysis of “use intensity” fails to consider the effect that heating the lagoon for swimming purposes and wave generation will have on increased evaporation rates (i.e., by increasing the effective surface areas from which evaporation can occur).

- Per the County of Riverside Environmental Assessment Form: Initial Study (CEQ 180127) (Page 139 of the Agenda Packet), “CVWD’s 2015 Urban Water Management Plan indicated it has sufficient supply to meet customer demand based on existing demand and projected demand based on land use projections from jurisdictions within its service area (CVWD, pp. 1-2 - 1-3, 3-11 - 3-12). Development of the Project site was accounted for in CVWD’s planning efforts.” and “development of the Project will not negatively impact sustainable groundwater management of the basin as groundwater is so abundant that additional groundwater replenishment is prohibited. Further, CVWD has prepared a Water Budget Analysis dated [DATE] (CVWD-A) and determined there is sufficient water supply to serve the Project site and will not deplete current groundwater supplies or impact ground water recharge efforts.” However, there is actually no discussion of the KRSP, revised or otherwise at all in either the 2010 or 2015 UWMPs developed by CVWD. Rather the water demand forecasts included in the CVWD UWMPs are based solely on the anticipated growth in “city and unincorporated populations ... based on the [Southern California Area Governments] SCAG forecasts for 2020

and 2035.”[4] Further, the references cited in the text (albeit without dates) of the County of Riverside Environmental Assessment Form are not listed in the references section and so the conclusions presented in the Agenda Packet cannot be independently verified.

Based on these conclusions, Addenda No.9 is inadequate and a subsequent or supplemental EIR must be prepared.

II. Failure to Comply with Water Code Section 10910, et seq.

Cal Water Code Section 10910(h) states in pertinent part:

[I]f a project has been the subject of a water supply assessment that complies with the requirements of this part, no additional water supply assessment shall be required for subsequent projects that were part of a larger project for which a water supply assessment was completed ...unless one or more of the following changes occurs:

- (1) Changes in the project that result in a substantial increase in water demand for the project.
- (2) Changes in the circumstances or conditions substantially affecting the ability of the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), to provide a sufficient supply of water for the project.
- (3) Significant new information becomes available that was not known and could not have been known at the time when the assessment was prepared.

No specific information is provided in the PC Agenda Packet regarding the estimated water demands of the Beach Club Project to specifically assess whether or not the projected future use under the Beach Club Project (or prior revisions to the Kohl Ranch SP) would be equivalent to the demands evaluated in the 2011 WSA. This is a significant omission in the assessment of substantial conformance that is presented in the PC Agenda Packet.

Per the PC Agenda Packet the revised Kohl Ranch SP (including the Beach Club Project) includes the same total target number of dwelling units (1,158).²² However, the Beach Club Project includes the following significant revisions: (1) conversion of a 22-acre still lake to a

²² PC Agenda Packet, pg. 14

Surf Lagoon; and (2) the development of a 4.19-acre Clubhouse Village with high water use features such as pools, spas, restaurants, etc. The incremental increase in demand associated with just the Surf Lagoon is estimated to be 116 to 221 AFY, or up to 4% of the total project demand evaluated in the 2011 WSA (or up to a 7% increase in the total landscape irrigation demand included in the 2011 WSA). This does not include the increased water demand from the clubhouse uses, including a spa and swimming pool, or other revisions that have been made to the Kohl Ranch SP since the 2011 WSA. Accordingly, a new WSA should be prepared pursuant to Cal. Water Code § 10910 (h)(1).

Additionally, in 2014 the Sustainable Groundwater Management Act (SGMA) was passed which requires enhanced management of groundwater basins to ensure long-term sustainability. Accordingly, WSAs are now required to include substantial information related to groundwater and SGMA. Since groundwater is anticipated to provide the water supply to the KRSP and SGMA will have an impact on the region's water supply, changed circumstances require preparation of a new WSA.

Further, the EKI Memorandum states as follows:

A new/revised WSA should be prepared given that the additive water demand associated with the Beach Club Project would independently meet the definition of a "Project". Per California Water Code (CWC) § 10912, a "Project" that is subject to requiring a WSA is a project that would "demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project". Based on the demand estimates included in the 2011 Kohl Ranch WSA (2011 WSA²³), the per dwelling unit demand is estimated to be 0.37 AFY per dwelling unit²⁴. As such, the equivalent water demand for 500 units is 184.5 AFY.

- o Per the Agenda Packet (page 14) the Beach Club Project includes the following significant revisions: (1) conversion of a 22-acre²⁵ still lake to a Surf Lagoon; and (2) the development of a 4.19-acre Clubhouse Village with high water use features such as pools, spas, restaurants, etc. No information is presented in any of the materials included in the Agenda Packet related to the Revised

²³ Coachella Valley Water District, 2011, *Water Supply Assessment and Water Supply Verification*, dated April 2011, p. 451.

²⁴ Water demand per dwelling unit is calculated based on total number of dwelling units and total residential water demand provided in Table 2.3-1 and Table 3.1-1 of the 2011 WSA.

²⁵ The proposed acreage for the Surf Lagoon is inconsistent throughout the planning documents. The 25 September 2019 Meeting Agenda presents a 21-acre lagoon, the Staff Report presents a 22-acre lagoon, Figure 1-4 Land Use Plan presents a 20.56-acre lagoon, and the Initial Study of the Environmental Assessment Form presents an approximate 30-acre lagoon.

Project water demand, or the revised total demand of the Kohl Ranch SP.

- o Using surf lagoon-specific water demand factors that were recently employed by CVWD elsewhere (i.e., 13.28 acre-feet per year per acre [AFY/ac]; Palm Desert WSA, 2019²⁶), the total water demand for the planned Surf Lagoon alone is estimated to be approximately 292 AFY assuming a 22-acre lagoon and 398 AFY for a 30-acre lagoon. These estimated demands are significantly greater than the 500-unit equivalent demand threshold (i.e., 184.5 AFY).
- o The incremental demand associated with the Surf Lagoon is estimated to be between 116 and 221 AFY relative to the water demand estimate for the equivalently-sized lake included in the 2011 WSA (i.e., 176 AFY²⁷). The addition of the Clubhouse Village is also expected to have a demand approaching 10 AFY²⁸, although no information on the Clubhouse Village demand is presented in the Agenda Packet. As such, even just considering the Surf Lagoon, the incremental volume of demand could exceed the 500-unit equivalent demand threshold (i.e., 184.5 AFY).

Based on this analysis, substantial new information and changed circumstances requires preparation of a new WSA.

III. FAILURE TO DEMONSTRATE SUBSTANTIAL CONFORMANCE AND COMPLY WITH OTHER LOCAL LAWS

A. Failure to Demonstrate Substantial Conformance with Specific Plan 303 (The Kohl Ranch Specific Plan)

Substantial Conformance Riverside County Ordinance No. 348, Article 11, Section 2.11 (Determination of Project Conformance with adopted Specific Plan) requires whenever an application for an implementing Project varies from but is in substantial conformance with the adopted specific plan, a determination of substantial conformance is required prior to the approval of the implementing Project. A substantial conformance is defined as a nonsubstantial modification of a condition of approval, diagram, or text of the specific plan that does not change

²⁶ Coachella Valley Water District, 2019, *Water Supply Assessment and Water Supply Verification for the DSRT SURF Project*, dated May 2019, 133pp.

²⁷ Based on the assumption of a 22-acre lake at a consumptive use rate of 8.02 AFY/ac per Table A-2 of the 2011 WSA.

²⁸ Using the water demand factors for similar commercial amenities that were included in a recent WSA prepared by CVWD (Palm Desert WSA, 2019)

the basic design or improvements required is consistent with the original resolution adopting the specific plan, the conditions of approval, and the specific plan text.

Riverside County's staff report (PC Agenda Packet, pp 11-12) asserts that "The inclusion of surfing and the lagoon language, into the specific plan is considered similar and almost identical uses and intensities." We disagree. The Surfing Lagoon will use substantially more water than the still lake and thus represents a significant change and an intensification of use. Additionally, a introduction of clubhouse facilities represents a substantial modification to the Kohl Ranch SP. Finally, the modified intent of the Beach Club - for use as a vacation resort as opposed to residential neighborhood is a substantial modification to the Kohl Ranch SP. The staff report also notes that "[the] Project does not contain any land uses that have not already been allowed for and considered in SP303A4 and analyzed in the prior CEQA documents." We have not yet received or reviewed SP303A4 or the accompanying CEQA documents.

B. Inconsistencies with General Plan Programs and Land Use Policies

It is unclear whether the Proposed Project complies with the General Plan Open Space element. Per the County of Riverside Planning Department Staff Report (Page 18 of the Agenda Packet), the "Open Space General Plan Foundation Component is intended to accomplish this by identifying opening space areas for the **preservation of habitat, water and other natural resources**, protection from natural hazards, provision of recreational areas, and the protection of scenic resources. The Open Space area on the Project site will support the man-made lagoon/lake that would be utilized for recreation through surfing and other water related recreational activities. The recreational uses intended for the lagoon/lake are consistent with the recreational uses intended by the specific plan and general plan. The lagoon and lake are synonymous. The shape of the lagoon/lake as approved in the specific plan is changing, the overall size and acreage of the proposed lake/lagoon will remain consistent with the previously approved lake size. Therefore, the Project will be consistent with the Open Space Foundation Component." However, conversion of the still lake to a Surf Lagoon will increase water use by as much as 116 to 221 AFY. It is unclear how this intensification of water use meets the objective of "preservation of water resources". Similarly, we question how the introduction of a clubhouse to the neighborhoods J and L conform with the goals of the Open Space Foundation Component.

Additionally, per the County of Riverside Planning Department Staff Report (p.16), the County improperly finds the proposed project is consistent with Land Use Policy 28.9 (LU28.9). Land Use Policy 28.9 states: Require residential Projects to be designed to maximize integration with and connectivity to nearby community centers, rural villages, and neighborhood centers. The Staff Report explains that the proposed project:

will facilitate the construction of four buildings that will create a Clubhouse Village area to support the residential development surrounding the lagoon/surf bay and would

include uses such as: spa, pool, gym, retail, kitchen, bars, and dining and office areas. The Clubhouse Village area is located directly adjacent to the surf lagoon and to the bungalows along the southern edge of the tract boundary. The Clubhouse Village Area is located near the development's main entrance and will also be connected by walkways, sidewalks, and paths from the residential.

The proposed project is inconsistent with LU28.9 and the County has failed to demonstrate how the project would maximize integration and connectivity to surrounding community centers, rural villages and neighborhood centers as the Beach Club is intended for the exclusive use of its residents and their guests.²⁹

C. Failure To Comply With Maximum Applied Water Allowance (“MAWA”) Ordinance.

The EKI memorandum makes the following conclusions regarding compliance with the CVWD MAWA ordinance:

On 12 February 2019 the CVWD adopted Ordinance 1320.4 that defines how the Maximum Applied Water Allowance (MAWA) must be calculated. None of the information included in the Agenda Packet presents a calculation of the MAWA as compared to the total landscape demand estimate for the KRSP, or a MAWA as compared to the total landscape demand estimate for the proposed revision to the KRSP (i.e., for the Beach Club Project).

Based on our independent estimate, the MAWA for the Surf Lagoon area (per Ordinance 1320.4) would be a maximum of 62.7 AFY. As described in later comments, the Surf Lagoon is estimated to use between 292 and 398 AFY of water. As such, the projected water demand of the Surf Lagoon is well in excess of the allowable MAWA. Because the required information is not provided in the Agenda Packet, a comparison of the irrigation demand relative to the MAWA for the Revised Project (the totality of the Thermal Beach Club) cannot be independently estimated.

Based on the EKI analysis, the Surf Lagoon does not comply with the MAWA, and the Beach Club Project must not be approved.

D. Failure to Comply with Housing Element Requirements

²⁹ EIR396 Addendum No.9, pg 1; PC Agenda Packet pg. 82

1. Lack Of Affordable Housing Units

The proposed project is at odds with the needs identified in the County's own housing element, fails to comply with specific Housing Element Programs, and reinforces Riverside County's failure to comply with other Housing Element Programs.

The County, in its housing element identified a shortfall of 25,174 units in the very low- and low-income categories.³⁰ The Beach Club Project provides additional vacation homes, but does nothing to address the urgent and severe need for affordable housing. Furthermore, despite the assertion in Addendum No.9 that the Beach Club Project will not create a demand for housing affordable to households earning 80% or less of the County's median income,³¹ we question where the County believes the Club's hospitality and maintenance workers will live, especially given the severe shortage in housing units for lower income people in Riverside County.

It thus appears that not only will the Beach Club Project fail to address the lack of affordable housing, it will in fact exacerbate the crisis.

2. Failure to Comply Housing Element Programs To Increase Access To Affordable Housing And Mixed Income Developments

A Riverside County approval of the Beach Club Project, as proposed, would fail to comply with at least two Housing Element Programs designed to increase access to affordable housing and increase the prevalence of mixed income developments.

Housing Element Program 1.2e: The County will provide for the inclusion of mixed-income housing in future new growth areas of the county through development agreements and other mechanisms.

We are not aware of any efforts the County has taken to secure the inclusion of mixed income housing in the Beach Club Project.

Housing Element Program 1.7c: Encourage new large-scale development proposals to provide a range of housing types and densities for all income levels through the use of creative planning concepts such as specific plans and mixed-use development.

We are not aware of any efforts the County has taken to secure or even encourage housing within the Beach Club Project that is affordable for lower income people. In fact, the Beach Club

³⁰ Housing Element, p. H-73.

³¹ EIR Addendum 9, p. 72 (Planning Commission Agenda Packet 153

Project is intended for vacation homes instead of primary residences, much less affordable homes for lower income families and residents.

3. Failure to Comply With Other Housing Element Programs

The County's consideration of the Beach Club Project is in the context of the County's broader community development and housing responsibilities. It is our understanding that even as the County considers approval of this vacation-home community it has fallen short on its obligations to address its existing housing needs. We lay out below, the programs and policies we believe the County has failed to implement within the mandated time limit:

Housing Element Program 1.7e: The County will explore the adoption of a local inclusionary housing program. (Explore options by the end of 2017 consider adopting an ordinance by the end of 2018)

Housing Element Program 2.1h: The County will promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide sanitary, healthy and safe housing opportunities. Together with residents and stakeholders, the County will develop a plan with specific timelines for implementation to prioritize and conduct proactive rehabilitation efforts to ensure that housing complies with basic habitability standards, while preventing displacement in addressing unsafe housing conditions and prioritizing efforts (i.e., location; types of units, rentals, versus resident owned). (Develop a plan by Summer 2019)

Housing Element 3.1b: Update the Analysis of Impediments to Fair Housing choice per HUD requirements. (Update Analysis by 2019)

Specific Plans with Densities to Meet Lower-Income Housing Needs There are two specific plans within the unincorporated County that have densities appropriate to meet a portion of the County's lower-income RHNA: Valante and Travertine. The Valante Specific Plan includes densities that allow for up to 30 units per acre. This density is assumed affordable to lower-income households. The Travertine Specific Plan calls for at least 10 percent of the units to be affordable to 35 percent to 120 percent of the area median income. (KOHL Ranch not included.)

E. Failure to Comply with Fair Housing and Civil Rights Mandates

1. Perpetuation of segregation

Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601–3619) prohibits discriminatory effects in the area of housing. Such discriminatory effects can take the form of both (1) harm to a particular group of persons by a disparate impact; and (2) harm to the community generally by creating, increasing, reinforcing, or perpetuating segregated housing patterns.³² Segregative-effect claims focus on the harm done to the local community and on how a challenged action affects residential segregation in the area. Courts have found that segregative-effect claims can arise from a defendant’s actions to either oppose or support a project. (*Shannon v. United States Dep’t of Housing & Urban Development* (3d Cir. 1970) 436 F.2d 809.) HUD’s discriminatory-effect regulation requires two elements for a segregative-effect claim: (1) there must be “segregated housing patterns because of race [or other protected characteristic]” in the relevant community; and (2) the defendant’s challenged practice must “create[], increase[], reinforce[], or perpetuate[]” (24 C.F.R. § 100.500(a).)

Here, the expansion of a resort community that draws affluent vacationers to the almost entirely Latino community of Thermal³³ threatens to perpetuate segregation.

2. Failure to Affirmatively Further Fair Housing

The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development. (Cal. Gov. Code 8899.50(a)). California’s Affirmatively Furthering Fair Housing Statute goes on to state:

Affirmatively furthering fair housing” means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

³² 78 FR 11460, 11469 [Implementation of the Fair Housing Act's Discriminatory Effects Standard].

³³ According to U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Thermal is over 99% Latino.

In contrast to these requirements, the Beach Club Project is likely to exacerbate patterns of segregation.

* * * * *

Based on the foregoing, Riverside County cannot legally approve Addendum 9 or the other land use approvals related to the Beach Club Project. We look forward to working with the County to address the issues identified in this letter.

Best Regards,



Michael K. Claiborne
Senior Attorney
Leadership Counsel For Justice & Accountability

EXHIBIT A

18 November 2019

To: Phoebe Seaton, Leadership Counsel for Justice and Accountability (LCJA)

From: Anona Dutton, P.G., C.Hg., EKI Environment & Water, Inc. (EKI)

Subject: **Review of Selected Elements of the Proposed Revisions to the Kohl Ranch Specific Plan Related to the Thermal Beach Club**
Leadership Counsel for Justice and Accountability

Dear Ms. Seaton,

We have conducted a preliminary review of selected documents related to a new development (the "Thermal Beach Club") planned at Kohl Ranch, near Thermal, California. We have the following general comments:

1. In 2011 a Water Supply Assessment (WSA) was conducted by Coachella Valley Water District (CVWD) for the Kohl Ranch Specific Plan (KRSP)¹. The 2011 WSA contemplated the development of 7,161 dwelling units, 24 acres of air park/multi-use, 31 acres of commercial uses, and 331 acres of industrial uses (Table 2.3-1 of the 2011 WSA). The total water demand for the KRSP was estimated to be 5,439.8 acre-feet per year (AFY), of which 3,062.6 AFY was for landscape irrigation (Table 3.1-1 of the 2011 WSA).

Since the 2011 WSA was approved, four revisions have been made to the KRSP. The current proposal regarding the Thermal Beach Club (Revised Project) includes revision to a 123-acre portion of the KRSP to include the development of a 22-acre² "Surf Lagoon" and a 4.19-acre Clubhouse Village with high water use features such as pools, spas, restaurants, etc. (Page 12 of the 25 September 2019 Riverside County Planning Commission Meeting Agenda Packet [Agenda Packet]). The 2011 WSA has never been updated to assess the cumulative impacts of the series of revisions made or proposed to date related the KRSP. As such, without a side by side comparison of the dwelling unit count and the various revisions to other non-residential aspects of the KRSP, there is no

¹ Coachella Valley Water District, 2011, *Water Supply Assessment and Water Supply Verification*, dated April 2011, 451 pp.

² The proposed acreage for the Surf Lagoon is inconsistent throughout the planning documents. The 25 September 2019 Meeting Agenda presents a 21-acre lagoon, the Staff Report presents a 22-acre lagoon, Figure 1-4 Land Use Plan presents a 20.56-acre lagoon, and the Initial Study of the Environmental Assessment Form presents an approximate 30-acre lagoon. For purpose of the assessment, acreage of the proposed surf lagoon is assumed to be 22 acres.

means to confirm that the currently envisioned KRSP remains in “substantial conformance” with the water demands assessed in version of the KRSP that was analyzed in the 2011 WSA.

2. On 12 February 2019 the CVWD adopted Ordinance 1320.4 that defines how the Maximum Applied Water Allowance (MAWA) must be calculated. None of the information included in the Agenda Packet presents a calculation of the MAWA as compared to the total landscape demand estimate for the KRSP, or a MAWA as compared to the total landscape demand estimate for the proposed revision to the KRSP (i.e., for the Thermal Beach Club).

Based on our independent estimate, the MAWA for the Surf Lagoon area (per Ordinance 1320.4) would be a maximum of 62.7 AFY. As described in later comments, the Surf Lagoon is estimated to use between 292 and 398 AFY of water. As such, the projected water demand of the Surf Lagoon is well in excess of the allowable MAWA. Because the required information is not provided in the Agenda Packet, a comparison of the irrigation demand relative to the MAWA for the Revised Project (the totality of the Thermal Beach Club) cannot be independently estimated.

3. A new/revised WSA should be prepared given that the additive water demand associated with the Thermal Beach Club would independently meet the definition of a “Project”. Per California Water Code (CWC) § 10912, a “Project” that is subject to requiring a WSA is a project that would “demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project”. Based on the demand estimates included in the 2011 Kohl Ranch WSA (2011 WSA³), the per dwelling unit demand is estimated to be 0.37 AFY per dwelling unit⁴. As such, the equivalent water demand for 500 units is 184.5 AFY.
 - Per the Agenda Packet (page 14) the Revised Project includes the following significant revisions: (1) conversion of a 22-acre⁵ still lake to a Surf Lagoon; and (2) the development of a 4.19-acre Clubhouse Village with high water use features such as pools, spas, restaurants, etc. No information is presented in any of the materials included in the Agenda Packet related to the Revised Project water demand, or the revised total demand of the KRSP.

³ Coachella Valley Water District, 2011, *Water Supply Assessment and Water Supply Verification*, dated April 2011, 451 pp.

⁴ Water demand per dwelling unit is calculated based on total number of dwelling unit and total residential water demand provided in Table 2.3-1 and Table 3.1-1 of the 2011 WSA.

⁵ The proposed acreage for the Surf Lagoon is inconsistent throughout the planning documents. The 25 September 2019 Meeting Agenda presents a 21-acre lagoon, the Staff Report presents a 22-acre lagoon, Figure 1-4 Land Use Plan presents a 20.56-acre lagoon, and the Initial Study of the Environmental Assessment Form presents an approximate 30-acre lagoon.

- Using surf lagoon-specific water demand factors that were recently employed by CVWD elsewhere (i.e., 13.28 acre-feet per year per acre [AFY/ac]; Palm Desert WSA, 2019⁶), the total water demand for the planned Surf Lagoon alone is estimated to be approximately 292 AFY assuming a 22-acre lagoon and 398 AFY for a 30-acre lagoon. These estimated demands are significantly greater than the 500-unit equivalent demand threshold (i.e., 184.5 AFY).
 - The incremental demand associated with the Surf Lagoon is estimated to be between 116 and 221 AFY relative to the water demand estimate for the equivalently-sized lake included in the 2011 WSA (i.e., 176 AFY⁷). The addition of the Clubhouse Village is also expected to have a demand approaching 10 AFY⁸, although no information on the Clubhouse Village demand is presented in the Agenda Packet. As such, even just considering the Surf Lagoon, the incremental volume of demand could exceed the 500-unit equivalent demand threshold (i.e., 184.5 AFY).
4. A new/revised WSA needs to be prepared if the project revisions are significant enough to satisfy thresholds identified in CWC § 10910 (h). Per CWC § 10910 (h), ... if a project has been the subject of a water assessment that complies with the requirements of this part, no additional water assessment shall be required for subsequent projects that were part of a larger project for which a water assessment was completed and that has complied with the requirements of this part and for which the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), has concluded that its water supplies are sufficient to meet the projected water demand associated with the proposed project, in addition to the existing and planned future uses, including, but not limited to, agricultural and industrial uses, unless one or more of the following changes occurs: (1) Changes in the project that result in a substantial increase in water demand for the project. (2) Changes in the circumstances or conditions substantially affecting the ability of the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), to provide a sufficient supply of water for the project. (3) Significant new information becomes available which was not known and could not have been known at the time when the assessment was prepared.

⁶ Coachella Valley Water District, 2019, *Water Supply Assessment and Water Supply Verification for the DSRT SURF Project*, dated May 2019, 133pp.

⁷ Based on the assumption of a 22-acre lake at a consumptive use rate of 8.02 AFY/ac per Table A-2 of the 2011 WSA.

⁸ Using the water demand factors for similar commercial amenities that were included in a recent WSA prepared by CVWD (Palm Desert WSA, 2019)

- No specific information is provided in the Agenda Packet regarding the estimated water demands of the Revised Project to specifically assess whether or not the projected future use under the Revised Project (or prior revisions to the KRSP) would be equivalent to the demands evaluated in the 2011 WSA. This is a significant omission in the assessment of “Substantial Conformance” that is presented in the Agenda Packet.
 - Per the Agenda Packet (page 14), the Revised Project includes the same total target number of dwelling units (1,158)⁹. However, the Revised Project includes the following significant revisions: (1) conversion of a 22-acre still lake to a Surf Lagoon; and (2) the development of a 4.19-acre Clubhouse Village with high water use features such as pools, spas, restaurants, etc. The incremental increase in demand associated with just the Surf Lagoon is estimated to be 116 to 221 AFY, or roughly 2%-4% of the total project demand evaluated in the 2011 WSA (or up to a 7% increase in the total landscape irrigation demand included in the 2011 WSA). As such, it appears that condition CWC § 10910 (h)(1) has been met (especially considering the several other revisions that have been made to the KRSP since the 2011 WSA) and that a new WSA should be prepared.
 - In 2014 the Sustainable Groundwater Management Act (SGMA) was passed which requires enhanced management of groundwater basins to ensure long-term sustainability. Accordingly, WSAs are now required to include substantial information related to groundwater and SGMA. Since groundwater is anticipated to provide the water supply to the KRSP and SGMA could have an impact on the water supplier’s water supply, it appears that condition CWC § 10910 (h)(2) has been met and that a new WSA should be prepared.
5. There are findings in the information included in the assessment of the “Substantial Conformance” of the Revised Project that are incomplete and/or inaccurate.
- No specific information is provided in the Agenda Packet that relates to the estimated water demands of the Revised Project (or that associated with prior revisions to the KRSP that have been made since the 2011 WSA) to specifically assess whether or not the projected future use under the Revised Project (and revised KRSP) would be equivalent to the demands evaluated in the 2011 WSA. This is a significant omission in the assessment of “substantial conformance”.
 - The Agenda Packet (page 14) states that “the Project does not propose any uses or densities that are more intense than what was previously approved for the site”. However, the Revised Project includes the following significant revisions: (1)

⁹ Page 16 of the Agenda Packet.

conversion of a 22-acre still lake to a Surf Lagoon; and (2) the development of a 4.19-acre Clubhouse Village with high water use features such as pools, spas, restaurants, etc. The incremental increase in demand associated with just the Surf Lagoon is estimated to be between 116 to 221 AFY, which could represent a significant increase in demand for this portion of the KRSP relative to what was evaluated in the 2011 WSA and could in fact represent amore “intense” use than had been previously assessed. Without a detailed evaluation of the demands for the 123-acre Revised Project included in the 2011 WSA relative to the projected demands under the proposed revisions, a finding relative to “substantial conformance” cannot be made.

- Environmental Impact Report NO.396 Addendum NO.9¹⁰ (page 82 of Agenda Packet) includes the following statement: “The proposed Project includes development of an approximately 117-acre site to include a private residential neighborhood surrounding a surfing lagoon with beach and village area. An approximately 30-acre area will provide for development of a surfing lagoon using Crystal Lagoon surf technology along with a village area to be used recreationally by the members of TBC and their guests. The lagoon will be capable of producing 6 waves per second with heights to seven feet. **The crystal lagoon uses up to...50 percent less water than is required by a park of the same size.**” However, in Table A-2 of the 2011 WSA Appendix A, the unit demand for irrigated landscaping is estimated to be 3.39 AFY/ac, while that for a still lake is estimated at 8.02 AFY/acre. As such, per the 2011 WSA, the unit water demand, even for a still lake, is estimated be more than twice that of irrigated landscaping (i.e., a park). Based on the WSA prepared by CVWD for a similar surf lagoon located in Palm Desert (Palm Desert WSA, 2019), the unit water demand for a surf lagoon is estimated to be 13.28 AFY/ac, or roughly four times that of unit demand factor for irrigated landscaping included in the 2011 WSA. As such, it appears that the argument for “substantial conformance” in terms of Surf Lagoon water use as compared to irrigated landscaping and/or a still lake water use is flawed.
- Environmental Impact Report NO.396 Addendum NO.9¹¹ (page 81 of the Agenda Packet): In arguing that the environmental impacts of the Revised Project did not require additional CEQA review, the EIR Addendum NO.9 states that the Riverside County Planning department found that “The proposed Project would not result

¹⁰ County of Riverside Planning Department, 2019, *Environmental Impact Report NO.396 Addendum NO.9 for Tentative Tract Map No.37296, Plot Plan No. 180037, Change of Zone 1900027 and The Kohl Ranch Specific Plan No.303, Substantial Conformance No.3*, dated June 2019, 5pp.

¹¹ County of Riverside Planning Department, 2019, *Environmental Impact Report NO.396 Addendum NO.9 for Tentative Tract Map No.37296, Plot Plan No. 180037, Change of Zone 1900027 and The Kohl Ranch Specific Plan No.303, Substantial Conformance No.3*, dated June 2019, 5pp.

in additional dwelling units or intensity than already analyzed in previous CEQA documents. As such, the proposed land uses were accounted for in the aggregate unit count that was used to prepare the Water Supply Assessment for EIR396- A2. Therefore, the proposed Project would not increase water demand beyond what was previously analyzed.” This analysis fails to provide specific information in support of this findings, especially considering the impact to the water demand associated with the following significant project revisions: (1) conversion of a 22-acre still lake to a Surf Lagoon; and (2) the development of a 4.19-acre Clubhouse Village with high water use features such as pools, spas, restaurants, etc. The incremental increase in demand associated with just the Surf Lagoon is estimated to be between 116 to 221 AFY, which could represent a significant increase in demand for this portion of the KRSP relative to what was evaluated in the 2011 WSA and could in fact represent a more “intense” use than had been previously assessed. Without a detailed evaluation of the demands for the 123-acre Revised Project included in the 2011 WSA relative to the projected demands under the proposed revisions, a finding relative to “substantial conformance” cannot be made. Further, the analysis of “use intensity” fails to consider the effect that heating the lagoon for swimming purposes and wave generation will have on increased evaporation rates (i.e., by increasing the effective surface areas from which evaporation can occur)¹².

- Per the County of Riverside Environmental Assessment Form: Initial Study (CEQ 180127) (Page 139 of the Agenda Packet), “CVWD’s 2015 Urban Water Management Plan indicated it has sufficient supply to meet customer demand based on existing demand and projected demand based on land use projections from jurisdictions within its service area (CVWD, pp. 1-2 - 1-3, 3-11 - 3-12). Development of the Project site was accounted for in CVWD’s planning efforts.” and “development of the Project will not negatively impact sustainable groundwater management of the basin as groundwater is so abundant that additional groundwater replenishment is prohibited. Further, CVWD has prepared a Water Budget Analysis dated [DATE] (CVWD-A) and determined there is sufficient water supply to serve the Project site and will not deplete current groundwater supplies or impact ground water recharge efforts.” However, there is actually no discussion of the KRSP, revised or otherwise at all in either the 2010 or 2015 UWMPs developed by CVWD. Rather the water demand forecasts included in the CVWD UWMPs are based solely on the anticipated growth in “city

¹² <https://www.theweatherprediction.com/habyhints2/470/>;
<https://www.thermexcel.com/english/program/pool.htm>; <https://dengarden.com/swimming-pools/Determine-Evaporation-Rate-for-Swimming-Pool>

and unincorporated populations ... based on the [Southern California Area Governments] SCAG forecasts for 2020 and 2035.”¹³ Further, the references cited in the text (albeit without dates) of the County of Riverside Environmental Assessment Form are not listed in the references section and so the conclusions presented in the Agenda Packet cannot be independently verified.

6. It is unclear whether the Revised Project complies with the General Plan Open Space element. Per the County of Riverside Planning Department Staff Report (Page 18 of the Agenda Packet), the “Open Space General Plan Foundation Component is intended to accomplish this by identifying opening space areas for the **preservation of habitat, water and other natural resources**, protection from natural hazards, provision of recreational areas, and the protection of scenic resources. The Open Space area on the Project site will support the man-made lagoon/lake that would be utilized for recreation through surfing and other water related recreational activities. The recreational uses intended for the lagoon/lake are consistent with the recreational uses intended by the specific plan and general plan. The lagoon and lake are synonymous. The shape of the lagoon/lake as approved in the specific plan is changing, the overall size and acreage of the proposed lake/lagoon will remain consistent with the previously approved lake size. Therefore, the Project will be consistent with the Open Space Foundation Component.” However, conversion of the still lake to a Surf Lagoon will increase water use by as much as 116 to 221 AFY. It is unclear how this intensification of water use meets the objective of “preservation of water resources”.

¹³ Page D-2 of Appendix D of the 2015 UWMP.



PROOF OF PUBLICATION

STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST

RIVERSIDE CA 92501

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non paniel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

11/08/19

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.. Executed on this 8th of November 2019 in Green Bay, WI, County of Brown.

[Signature]

DECLARANT

Ad#:0003866055
P O : SP 303, PP 180037, TTR 37269
of Affidavits -1

This is not an invoice

Planning
11/19/19 21.2

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON SUBSTANTIAL CONFORMANCE NO. 3 TO SPECIFIC PLAN NO. 303 (KOHL RANCH), PLOT PLAN NO. 180037, TENTATIVE TRACT MAP NO. 37269, AND CHANGE OF ZONE NO. 1900027, IN THE LOWER AND EASTERN COACHELLA VALLEY, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, November 19, 2019 at 10:00 A.M. or as soon as possible thereafter, to consider the application submitted by Kohl Ranch Company, LLC - Albert A. Webb and Associates, on Specific Plan No. 303, Substantial Conformance No. 3, proposes a substantial conformance to adopted Specific Plan No. 303 to facilitate the Thermal Beach Club development within all or portions of Planning Neighborhoods "J" and "L". Plot Plan No. 180037 (PPT180037), for the construction of the Thermal Beach Club. The proposal includes the development and use of a 21 acre lagoon with wave making capability and 42,000 sq. ft. of private club house buildings (village area) that includes a spa, pool, deck, restaurant and bar. In addition, the application will request annual events. The events would consist of surfing demonstrations for Thermal Beach Club residents and their guest. Tentative Tract Map No. 37269 (TTM37269), a Schedule "A" subdivision of approximately 123 acres, within two (2) existing parcels totaling approximately 307 acres, into 210 residential lots for 326 dwelling units. Change of Zone No. 190027, to reconfigure the boundaries of Kohl Ranch Specific Plan Planning Areas: J-1, J-2, J-3, J-4, J-5, J-6, J-7, J-8, L-1, L-2, and L-3. APN's: 751-070-034 and 751-070-033.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended the adoption of an addendum to an Environmental Impact Report No. 396, and it will be considered by the Board of Supervisors in making any decision on the project.

The project is located northerly of Avenue 66, southerly of Avenue 64, easterly of Tyler Street, and westerly of Polk Street, Fourth Supervisorial District.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

Automotive

PART OF THE USA TODAY

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Written of the 1st Floor, 7, Riverside, or email

**NOTICE OF PUBLIC HEARING BEFORE
THE BOARD OF SUPERVISORS OF
RIVERSIDE COUNTY ON
SUBSTANTIAL CONFORMANCE NO. 3
TO SPECIFIC PLAN NO. 303 (KOHL
RANCH), PLOT PLAN NO. 180037,
TENTATIVE TRACT MAP NO. 37269,
AND CHANGE OF ZONE NO. 190027,
IN THE LOWER AND EASTERN
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SUPERVISORIAL DISTRICT**

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The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

**FOR FURTHER INFORMATION
REGARDING THIS PROJECT, PLEASE
CONTACT JASON KILBREW
PROJECT PLANNER, AT (951) 955-
0314 OR EMAIL jkilbre@rivco.org.**

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at or prior to the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 8, 2019

Kecia R. Harper, Clerk of the Board
By: Karen Barton, Deputy Clerk of the Board
Pub: 11/8/2019

APPLICANT'S REPRESENTATIVE

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: SCOTT HALDEBRANDT

Address: 3788 McCray St.

City: RIV. Zip: 92506

Phone #: 951-686-1070

Date: 11/19/19 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

APPLICANT

Rebuttal

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Jeff Dinkin

Address: ~~12100~~ 12100 Kirkohl Ranch

City: Riverside County Zip: 92274
Ave 66 and Tyler

Phone #: (310) 806-9888

Date: 11/19/19 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

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Support Oppose Neutral

I give my 3 minutes to: _____

Applicant Consultant

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: TOM LEVY

Address: 2410 VIA MERO

City: SAN CLEMENTE Zip: 92673

Phone #: 760-831-1433 21,2

Date: 11/19/2019 Agenda # ~~21~~ 22

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

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Support Oppose Neutral

I give my 3 minutes to: _____

DEVELOPER

**Riverside County Board of Supervisors
Request to Speak**

Has Video

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Brian Benham

Address: 72000 Magnesia Falls Drive Unit 3

City: Rancho Mirage Zip: 92270

Phone #: 760.773.0123

Date: 11/19/19 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

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Support Oppose Neutral

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Sergio Duran

Address: _____
(only if follow-up mail response requested)

City: Thermal **Zip:** 92274

Phone #: 760 578-0340

Date: 11-19-19 **Agenda #** 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Jennifer Jenkins

Address: 49385 Rancho San Francisquito

City: La Quinta, CA Zip: 92253

Phone #: 760-464-3015

Date: 11-16-19 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Robbie Meistrell

Address: 74621 Tesla Dr

City: Palm Desert Zip: 92211

Phone #: 310-874-5409

Date: 11 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

4 Support _____ Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Gina Chapa

Address: 44 61 225 Hwy 86

City: Thermal Zip: 92274

Phone #: 760 989 1974

Date: 11/19/19 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: JASON MARTINEZ

Address: Inland Empire

City: San Bernardino Zip: 92910

Phone #: (909) 827-0386

Date: 11/19/2019 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Diana Castellanos

Address: P.O. Box 835

City: Mecca Zip: 92254

Phone #: (909) 736-9115

Date: _____ Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Lorraine Salas

Address: 77-777 Country Club Dr. #

City: Palm Desert Zip: 92211

Phone #: 760 578 6233

Date: 11/19/2019 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: MIKE WELLS

Address: P.O. Box 201

City: THERMAL Zip: 92274

Phone #: _____

Date: 11/19/19 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors Request to Speak

*Submitted
letter via
email
+
hard
copy*

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Michael Claiborne

Address: 764 P Street, Suite 012

City: Fresno Zip: 93721

Phone #: 559-753-4353

Date: 11/19/19 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Sarah Zarate-Matos

Address: _____

City: Indio Zip: 92201

Phone #: _____

Date: 11/19/19 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

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 Support Oppose Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium). Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Maria Lopez

Address: _____

City: Coachella Zip: _____

Phone #: _____

Date: _____ Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: Myself

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium) Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Martin Posada

Address: _____

City: Coachella Zip: _____

Phone #: _____

Date: _____ Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Abilene Valadez

Address: 84801 Via Conchilla

City: Coachella Zip: 92236

Phone #: 858 405 9316

Date: 11/19/2019 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Alejandra Alarcón

Address: 49334 Brienne LN

City: Coachella Zip: 92236

Phone #: (760) 699-3538

Date: 10/11/19 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: June Mihalich

Address: 82204 San Jacinto

City: Indio Zip: 92201

Phone #: _____

Date: 11/19/19 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Nina Waszak

Address: 18260 Topa Rd

City: Slyvalley Zip: ~~92239~~ 92241

Phone #: _____

Date: November 19th 2019 Agenda # 21. ~~1~~ 2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Ruth

Address: _____

City: Coachella Zip: _____

Phone #: _____

Date: _____ Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium). Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Cynthia Portillo

Address: 91770 66th Ave

City: Merrill Zip: 92254

Phone #: (760)333-9053

Date: 19 NOV 2019 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Patricia Leaf

Address: _____

City: Mecca Zip: 92254

Phone #: _____

Date: _____ Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Anna Vargas

Address: 41098 Lighthall Ct.

City: Indio CA Zip: 92213

Phone #: 7608991034

Date: 11/19/19 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Olivia Rodriguez

Address: 64100 Fillmore st.

City: Thermal Zip: 92274

Phone #: 760-296-9302

Date: 11/19/2019 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Mary Belardo

Address: 64305 Fillmore St

City: Thermal Zip: 92270

Phone #: 760 2508033

Date: 11- Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

No Show

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Andrea Vidaurte

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 21, 2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three ^{3:30} minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: BRAD ANDERSEN

Address: _____

City: Powder Mill Zip: 92270

Phone #: 760-409-9434

Date: 12-10-2019 Agenda # 21.7

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support _____ Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

Maxwell, Sue

From: rdhenderson@rivco.org
Sent: Monday, April 20, 2020 1:34 PM
To: COB; Bandersonranchomirage@hotmail.com
Subject: Board comments web submission

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DO NOT click links or open attachments unless you recognize the sender and know the content is safe.



First Name: Brad
Last Name: Anderson
Address (Street, City and Zip): 37043 FERBER DR
Phone: 7604099434
Email: Bandersonranchomirage@hotmail.com
Agenda Date: 04/21/2020
Agenda Item # or Public Comment: 21.1 Kohl Ranch
State your position below: Oppose
Comments: Please continue to study this matter -
It was written on Form 11, that their was a September 25, 2019 duly noticed Public Hearing in the desert of Riverside Planning Commission. Please consider verifying that statement, and please refine the location "Desert" as a exact address (City?)
Thank you
Will you be dialing into the meeting or just submitting comments for the record?: Please submit my comments for the record

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 202-181-857. Password is 028029. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

4/21/20 21.1

Maxwell, Sue

From: COB
Sent: Monday, April 20, 2020 2:50 PM
To: Russell Brady (rbrady@RIVCO.ORG); COB-Agenda (COB-Agenda@rivco.org); George Johnson (GAJohnson@RIVCO.ORG); Leach, Charissa (cleach@RIVCO.ORG); Perez, Juan (JCPEREZ@RIVCO.ORG); Young, Alisa; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)
Subject: April 21, 2020 Item 21.1 (Kohl's Ranch) Board comments web submission (Brad Anderson)

Forwarding for your information and review.

Will be added to Agenda back-up.

Thank you kindly,

Sue Maxwell

Board Assistant
Riverside County Clerk of the Board of Supervisors
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org
website: <http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



TOGETHER, *Everybody Counts!*



From: rdhenderson@rivco.org <rdhenderson@rivco.org>
Sent: Monday, April 20, 2020 1:34 PM
To: COB <COB@RIVCO.ORG>; Bandersonranchomirage@hotmail.com
Subject: Board comments web submission



First Name: Brad

Maxwell, Sue

From: rdhenderson@rivco.org
Sent: Tuesday, April 21, 2020 7:15 AM
To: COB; Bandersonranchomirage@hotmail.com
Subject: Board comments web submission

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.



First Name: Brad
Last Name: Anderson
Address (Street, City and Zip): Rancho Mirage, 92270
Phone: 7604099434
Email: Bandersonranchomirage@hotmail.com
Agenda Date: 04/21/2020
Agenda Item # or Public Comment: 21.1 proposed continuous of a change in Zoning to East Valley Development (Thermal)
State your position below: Support
Comments: Please make available a local and or Toll-Free telephone number for Public Comment/Public participation in the Riverside County Board of Supervisors Meetings.

Will you be dialing into the meeting or just submitting comments for the I will be calling in record?:

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 202-181-857. Password is 028029. You will be muted until your item is pulled and your name is called.

Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: rdhenderson@rivco.org
Sent: Tuesday, April 21, 2020 9:49 AM
To: COB; rzaragoza@leadershipcounsel.org
Subject: Board comments web submission



First Name: Rebecca
Last Name: Zaragoza
Address (Street, City and Zip): 83350 Camino Las Brisas
Phone: 7607743528
Email: rzaragoza@leadershipcounsel.org
Agenda Date: 04/21/2020
Agenda Item # or Public Comment: 3.29, 3.37, 21.1, and Public Comment
State your position below: Neutral
Will you be dialing into the meeting or just submitting comments for the record?: I will be calling in

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 202-181-857. Password is 028029. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.