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Now is the Time to Act

We agree that Thermal Beach Club will be a win-win for the Eastern Coachella Valley. The project lies within the 4th Supervisorial District and county staff recommended approval at a supervisors' meeting in November 2019. We urge our readers to contact the office of Supervisor V. Manuel Perez to express their support for the project. Let him know that community members agree that Thermal Beach Club has many benefits to offer our community.

##



FRANK BECERRA
85650 MIDDLETON ST.
THERMAL, CA 92274

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##



MELINDA BELERRA

88650 MIDDLETON RD

THERMAL, CA 92274

Peter Nelson

P.O. Box 1099

Thermal CA 92274

8/25/2020

The Thermal Beach Club is proposing a project in the East Valley of the Coachella Valley. As a 20 year Director for the Coachella Valley Water District, I am intrigued by this project.

The benefits of development in the area are widespread. The Kohl Ranch has been a good partner in the Eastern Valley. In my opinion it is unlikely the school complex at Ave 66 and Harrison Street, along with the arsenic water treatment plant that was developed at the time, would exist without their community commitment and involvement.

With development come jobs, infrastructure, both underground facilities and improved roads and aesthetics.

Residents will benefit from these types of projects which bring backbone infrastructure and momentum for affordable housing improvements addressed by local housing authorities.

Speaking for myself, I support the continued development of the area and look forward to the challenging work it will take to analyze and address the details that come with any important project.

Peter Nelson

8-20-20

The Honorable Supervisor V. Manuel Perez

Re: Specific Plan # 303

Dear Supervisor Perez,

I am writing this letter in support of the Thermal Beach Club development proposed for the Kohl Ranch in Thermal. I believe the development offers important benefits to this economically-disadvantaged area.

The Eastern Coachella Valley's residents face severe economic hardship. The percentage of residents at or below the 100% federal poverty line ranges from 30% to almost 50%, according to the University of Southern California's Price Center for Social Innovation.

Recent data from the State of California EDD show the unemployment rate in the area is more than 20%, much higher than the Riverside County average of 15%. The traditional agriculture-based economy is becoming less labor intensive with the introduction of new technologies, so there is a growing need for new and varied job opportunities. The region is also lacking in decent affordable housing. Much of the existing housing stock is so substandard that national media has reported on it.

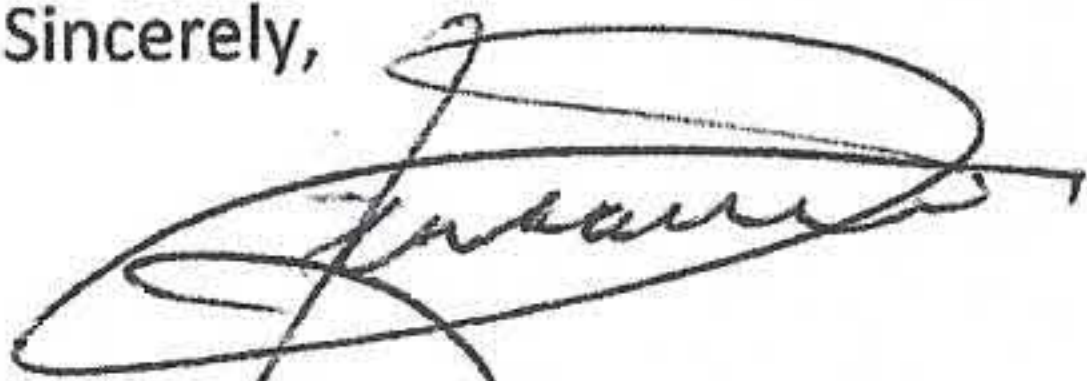
Thermal Beach Club will address both of these important needs. Over the development cycle Thermal Beach Club will provide as many as 2,000 construction jobs and as many as 400 permanent jobs. These will be available to local residents and will offer greater economic opportunity than agricultural jobs.

The developers of Thermal Beach Club will be installing essential infrastructure as well, including water and sewer lines, improved roads, and natural gas lines. This costly new infrastructure can also support the community outside the Kohl Ranch. It will be especially helpful for creators of much-needed affordable housing developments, who typically lack the resources to build the infrastructure they need to realize their dreams. There are already several such projects planned for the area that could connect to the infrastructure provided by Thermal Beach Club.

The owners of the Kohl Ranch are long-time members and supporters of our community. They have owned the land for more than forty years and since 1999 they have operated a 500-acre farm producing organic dates. They are local pioneers in sustainable growing methods and safer harvesting practices that protect their workers. Kohl Ranch has clearly demonstrated that they are invested in the economic well-being of the community. We expect them to take the same approach with their residential developments as they do with their agricultural ones.

The residents of the Eastern Coachella Valley deserve a better quality of life. Thermal Beach Club will provide jobs and enable the affordable housing that will make this goal achievable. I urge you to approve Thermal Beach Club because it provides hope and real solutions for the residents of this depressed region.

Sincerely,



Juan M. De Lara
91-7th 82nd Ave.
Thermal, CA 92236

83-392 SAN ANTONIO DR.
Coachella, CA 92236

The Honorable Supervisor V. Manuel Perez

Re: Specific Plan # 303

Dear Supervisor Perez,

I am writing this letter in support of the Thermal Beach Club development proposed for the Kohl Ranch in Thermal. I believe the development offers important benefits to this economically-disadvantaged area.

The Eastern Coachella Valley's residents face severe economic hardship and the region is sorely lacking in decent, affordable housing. Much of the existing housing stock is so substandard that national media has reported on it.

The developers of Thermal Beach Club will be installing essential infrastructure including water and sewer lines, improved roads, and natural gas lines. This costly new infrastructure will be especially helpful for creators of much-needed affordable housing developments, who typically lack the resources to build this infrastructure themselves. There are already several such projects planned for the area that could connect to the infrastructure provided by Thermal Beach Club.

Thermal Beach Club provides hope and real solutions for the residents of this depressed region. I urge you to approve it.

Sincerely,

A handwritten signature in black ink, appearing to read "Juan M. De Lara JR". The signature is fluid and cursive, with a large initial "J" and "M".

Juan M De Lara JR
87875 60th AVE
Thermal, CA 92274

TBC Short Support Letter #1 (jobs)

The Honorable Supervisor V. Manuel Perez

Re: Specific Plan # 303

Dear Supervisor Perez,


I am writing this letter in support of the Thermal Beach Club development proposed for the Kohl Ranch in Thermal. I believe the development offers important benefits to this economically-disadvantaged area.

The Eastern Coachella Valley's residents face severe economic hardship. Recent data from the State of California EDD show the unemployment rate in the area is more than 20%, much higher than the Riverside County average of 15%.

Over the development cycle Thermal Beach Club will provide as many as 2,000 construction jobs and as many as 400 permanent jobs. These will be available to local residents and will offer greater economic opportunity than agricultural jobs.

The residents of the Eastern Coachella Valley deserve a better quality of life. I urge you to approve Thermal Beach Club because it provides hope and jobs for the residents of this depressed region.

Sincerely,


87875- Ave 600
Thermal CA

The Honorable Supervisor V. Manuel Perez

Re: Specific Plan # 303

Dear Supervisor Perez,

I am writing this letter in support of the Thermal Beach Club development proposed for the Kohl Ranch in Thermal. I believe the development offers important benefits to this economically-disadvantaged area.

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The residents of the Eastern Coachella Valley deserve a better quality of life. Thermal Beach Club will provide jobs and enable the affordable housing that will make this goal achievable. I urge you to approve Thermal Beach Club because it provides hope and real solutions for the residents of this depressed region.

Sincerely,

Juliet A. de Haro
87875 Ave 60
Thermal CA 92274

83392 San Asis Dr
Coachella CA 92236

The Honorable Supervisor V. Manuel Perez

Re: Specific Plan # 303

Dear Supervisor Perez,

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Sincerely,



87875 Ave 60 Amanda De Lara
Thermal, Ca 92273

El Honorable Supervisor V. Manuel Pérez
Re: Plan específico # 303

Estimado Supervisor Pérez,

Estoy escribiendo esta carta en apoyo del desarrollo del Thermal Beach Club propuesto para el rancho Kohl en Thermal. Creo que el desarrollo ofrece importantes beneficios para esta área económicamente desfavorecida.

Los residentes del este del Valle de Coachella enfrentan graves dificultades económicas. Datos recientes del EDD del estado de California muestran que la tasa de desempleo en el área es más del 20%, mucho más alta que el promedio del Condado de Riverside del 15%.

Durante el ciclo de desarrollo, Thermal Beach Club proporcionará hasta 2,000 empleos de construcción y hasta 400 empleos permanentes. Estos estarán disponibles para los residentes locales y ofrecerán mayores oportunidades económicas que los trabajos agrícolas.

Los residentes del Valle del Este de Coachella merecen una mejor calidad de vida. Le insto a que apruebe el Thermal Beach Club porque brinda esperanza y empleos a los residentes de esta región deprimida.

Sinceramente,

GABINO HERRERA
87-875 Ave 60
Thermal, CA 92274

The Honorable Supervisor V. Manuel Perez

Re: Specific Plan # 303

Dear Supervisor Perez,

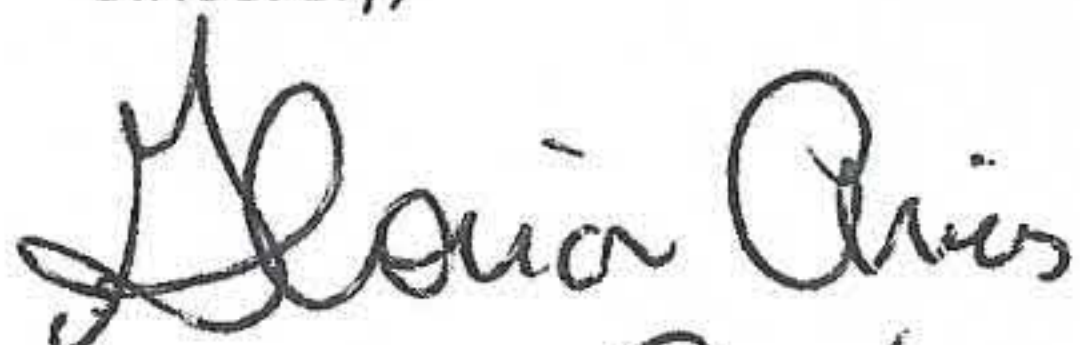
I am writing this letter in support of the Thermal Beach Club development proposed for the Kohl Ranch in Thermal. I believe the development offers much-needed assistance to area schools and recreation facilities.

Thermal Beach Club's 326 homeowners will generate more than \$2.5 million in fees for local schools. Since most owners will use their homes for vacation residences there won't be an associated rise in the student population. That's a net gain to the schools.

Public recreation facilities will benefit from the Quimby Act and regional park fees that will go to the Desert Recreation District for park development. The district has two park projects pending in the immediate area and the fees generated by Thermal Beach Club, estimated at \$125,000, would be a big help in bringing these parks to fruition.

Your support for Thermal Beach Club will give residents of the Eastern Coachella Valley a better quality of life. I urge you to approve Thermal Beach Club because it provides hope and real solutions for the residents of this depressed region.

Sincerely,


87875 Ave 60
Thermal CA
92274

Sergio Duran
88-395 Avenue 57
Thermal, Ca. 92274

Sergio Duran
88-395 Avenue 57
Thermal, Ca. 92274

Supervisor V. Manuel Perez
Re: Specific Plan # 303

I am writing this letter in support of the Thermal Beach Club development project that will be constructed in the Kohl Ranch Thermal area. I believe that this is the beginning of many great things to come to our community. As you are well aware, not many projects have come nor have taken a chance to develop anything in our community. The development of this project will bring much needed revenue for our school districts, as well as introduce hundreds of jobs during the construction phase of this project that our community would benefit massively from. There will be hundreds of permanent jobs created after the construction phase is complete.

I have been a community activist for almost twenty years; advocating for affordable housing in the eastern portion of the Coachella Valley. Many of the obstacles in our area come in the form of having little to no infrastructure in our area, making the development of anything far too expensive, leaving our area devoid of any opportunities. As many are well aware, the Kohl ranch brought in infrastructure in the form of portable water to the K-12 mega-school and surrounding communities. They have also agreed to donate CVWD water connection credits for a project on Middleton Street, which will cover the cost to connect portable water to a low income mobile home park being constructed by an owner/developer that will bring mobile home spaces to needy families in our area. Due to these donations by the Kohl Ranch, the owner/developer will be able to include twenty additional spaces to the standard twelve, thus providing additional mobile home spaces to families that currently reside in the Oasis Mobile Home Park that suffers from high levels of arsenic in their drinking water.

Projects like this will aid in improving the living conditions many in the community desperately desire. It will be the first of many great things to come to this community. This is why I support the Thermal Beach Club Development.

Sincerely,

Sergio Duran

El Honorable Supervisor V. Manuel Pérez

Re: Plan específico # 303

Estimado Supervisor Pérez,

Estoy escribiendo esta carta en apoyo del desarrollo del Thermal Beach Club propuesto para el rancho Kohl en Thermal. Creo que el desarrollo ofrece un asistente muy necesario para las escuelas del área y las instalaciones recreativas.

Los 326 propietarios de Thermal Beach Club generarán más de \$ 2.5 millones en tarifas para las escuelas locales. Como la mayoría de los propietarios usarán sus hogares para residencias de vacaciones, no habrá un aumento asociado en la población estudiantil. Esa es una ganancia neta para las escuelas.

Las instalaciones públicas de recreación se beneficiarán de la Ley Quimby y las tarifas de los parques regionales que irán al Distrito de Recreación del Desierto para el desarrollo del parque. El distrito tiene dos proyectos de parques pendientes en el área inmediata y las tarifas generadas por Thermal Beach Club, estimadas en \$ 125,000, serían de gran ayuda para llevar a buen término estos parques.

Su apoyo a Thermal Beach Club les dará a los residentes del este del Valle de Coachella una mejor calidad de vida. Le insto a que apruebe el Thermal Beach Club porque brinda esperanza y soluciones reales para los residentes de esta región deprimida.

Sinceramente,

Laine Saurari
87-575 Ave. 60
Thermal, CA 92274

El Honorable Supervisor V. Manuel Pérez
Re: Plan específico # 303

Estimado Supervisor Pérez,


Estoy escribiendo esta carta en apoyo del desarrollo del Thermal Beach Club propuesto para el rancho Kohl en Thermal. Creo que el desarrollo ofrece importantes beneficios para esta área económicamente desfavorecida.

Los residentes del este del Valle de Coachella enfrentan graves dificultades económicas. Datos recientes del EDD del estado de California muestran que la tasa de desempleo en el área es más del 20%, mucho más alta que el promedio del Condado de Riverside del 15%.

Durante el ciclo de desarrollo, Thermal Beach Club proporcionará hasta 2,000 empleos de construcción y hasta 400 empleos permanentes. Estos estarán disponibles para los residentes locales y ofrecerán mayores oportunidades económicas que los trabajos agrícolas.

Los residentes del Valle del Este de Coachella merecen una mejor calidad de vida. Le insto a que apruebe el Thermal Beach Club porque brinda esperanza y empleos a los residentes de esta región deprimida.

Sinceramente,



JOSE ESPINOZA

91-711 AVE 82
THERMAL, CA 92274

El Honorable Supervisor V. Manuel Pérez

Re: Plan específico # 303

Estimado Supervisor Pérez,

Estoy escribiendo esta carta en apoyo del desarrollo del Thermal Beach Club propuesto para el rancho Kohl en Thermal. Creo que el desarrollo ofrece importantes beneficios para esta área económicamente desfavorecida.

Los residentes del este del Valle de Coachella enfrentan graves dificultades económicas y la región carece de viviendas decentes y asequibles. Gran parte del stock de viviendas existente es tan deficiente que los medios nacionales lo han informado.

Los desarrolladores de Thermal Beach Club instalarán infraestructura esencial que incluye líneas de agua y alcantarillado, carreteras mejoradas y líneas de gas natural. Esta nueva infraestructura costosa será especialmente útil para los creadores de desarrollos de viviendas asequibles muy necesarios, que generalmente carecen de los recursos para construir esta infraestructura ellos mismos. Ya hay varios proyectos de este tipo planificados para el área que podrían conectarse a la infraestructura proporcionada por Thermal Beach Club.

Thermal Beach Club ofrece esperanza y soluciones reales para los residentes de esta región deprimida. Te insisto a que lo apruebes.

Sinceramente,



Karen Espinoza

91711 82nd Ave
Thermal, CA 92274

El Honorable Supervisor V. Manuel Pérez

Re: Plan específico # 303

Estimado Supervisor Pérez,

Estoy escribiendo esta carta en apoyo del desarrollo del Thermal Beach Club propuesto para el rancho Kohl en Thermal. Creo que el desarrollo ofrece importantes beneficios para esta área económicamente desfavorecida.

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Sinceramente,

DAVID RETANA



#66500 HAYES ST MECCA CA 92254



121 East Park Square
P.O. Box 328 • Owatonna, MN 55060
Phone: (507) 455-5200 • 800-533-0472

The Honorable Supervisor V. Manuel Perez

Re: Specific Plan # 303

Dear Supervisor Perez,

I am writing this letter in support of the Thermal Beach Club development proposed for the Kohl Ranch in Thermal. I believe the development offers important benefits to this economically-disadvantaged area.

The Eastern Coachella Valley's residents face severe economic hardship. The percentage of residents at or below the 100% federal poverty line ranges from 30% to almost 50%, according to the University of Southern California's Price Center for Social Innovation.

Recent data from the State of California EDD show the unemployment rate in the area is more than 20%, much higher than the Riverside County average of 15%. The traditional agriculture-based economy is becoming less labor intensive with the introduction of new technologies, so there is a growing need for new and varied job opportunities. The region is also lacking in decent affordable housing. Much of the existing housing stock is so substandard that national media has reported on it.

Thermal Beach Club will address both of these important needs. Over the development cycle Thermal Beach Club will provide as many as 2,000 construction jobs and as many as 400 permanent jobs. These will be available to local residents and will offer greater economic opportunity than agricultural jobs.

The developers of Thermal Beach Club will be installing essential infrastructure as well, including water and sewer lines, improved roads, and natural gas lines. This costly new infrastructure can also support the community outside the Kohl Ranch. It will be especially helpful for creators of much-needed affordable housing developments, who typically lack the resources to build the infrastructure they need



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P.O. Box 328 • Owatonna, MN 55060
Phone: (507) 455-5200 • 800-533-0472

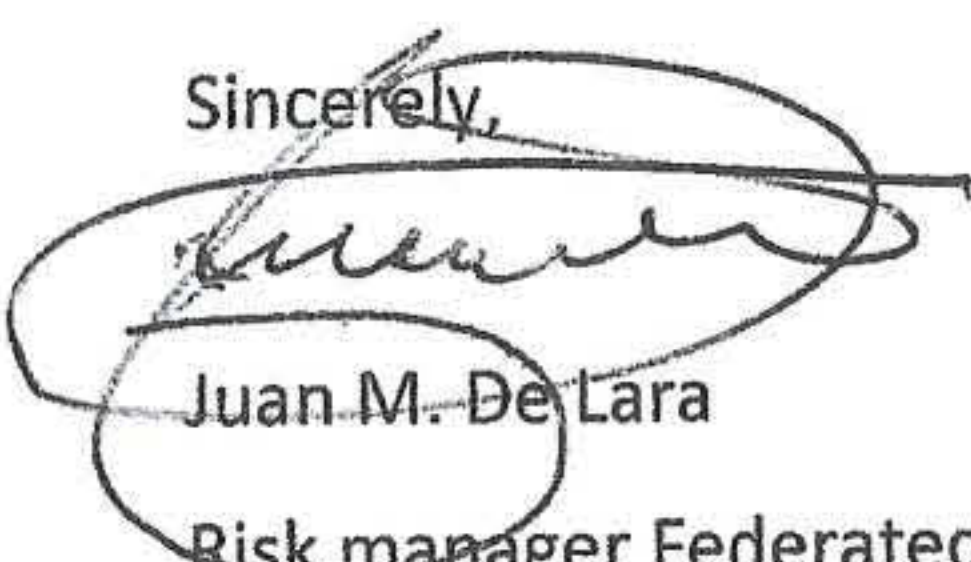
to realize their dreams. There are already several such projects planned for the area that could connect to the infrastructure provided by Thermal Beach Club.

This huge investment infusion will also be beneficial for the Salton Sea because it creates high land values that will translate into higher tax increments for the Enhanced Infrastructure Financing District. The restoration of the sea is the most serious looming environmental threat that the whole two county region faces. Without needed dollars for the Salton Sea Perimeter Plan those that will suffer the most are the disadvantaged communities of the Eastern Coachella Valley and the Northern Imperial County. This project will be a spark for quality development in the area that will benefit those most in need.

The owners of the Kohl Ranch are long-time members and supporters of our community. They have owned the land for more than forty years and since 1999 they have operated a 500-acre farm producing organic dates. They are local pioneers in sustainable growing methods and safer harvesting practices that protect their workers. Kohl Ranch has clearly demonstrated that they are invested in the economic well-being of the community. We expect them to take the same approach with their residential developments as they do with their agricultural ones.

The residents of the Eastern Coachella Valley deserve a better quality of life. Thermal Beach Club will provide jobs and enable the affordable housing that will make this goal achievable. I urge you to approve Thermal Beach Club because it provides hope and real solutions for the residents of this depressed region.

Sincerely,



Juan M. De Lara

Risk manager Federated Mutual Insurance

91-711 Ave. 82

Thermal, CA 92274

760-485-2763



Juan M. Delara
Risk Manager
83-392 San Asis Dr
Coachella, CA 92236

P 760.485.2763
M 760.485.2763
T 800.533.0472
E jmdelara@fedins.com

Mark Draper

Mobile: 760-791-0560
markdraper0180@gmail.com

August 7, 2020

The Honorable V. Manuel Perez
Supervisor 4th District
73710 Fred Waring Drive
Suite 222
Palm Desert, California 92260

RE; Specific Plan 303

Dear Supervisor Perez,

I am writing in support of the proposed Thermal Beach Club development situated on the Kohl Ranch in Thermal. I believe the development offers potentially important benefits to this area of the East Valley.

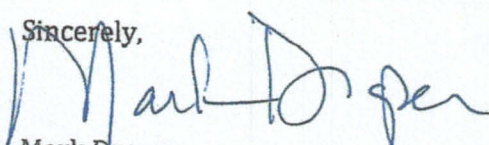
Recent data from the State of California EDD shows the unemployment rate to be higher in the East Valley in comparison to the average for the rest of Riverside County. The traditional agriculturally based economy will become less labor intensive with the introduction of new technologies, so there will be a need for new and different job opportunities. In addition, the East Valley is lacking in affordable housing in comparison to other areas of the Coachella Valley.

The developers of the Thermal Beach Club will be expanding essential infrastructure including water and sewer lines, constructing improved roads and installing a natural gas line. This infrastructure will be available for other projects in the area to build upon and utilize more cost effectively.

As a former tenant of the Kohl Ranch for more than 20 years I know the owners personally and know them to be long time supporters of the community. It was the Kohl Ranch who donated the land for the elementary, middle and high school on Ave 66 and Tyler as well as facilitating the investment and infrastructure to provide potable water to the school.

Any construction in the area will also bring economic development to the area including much needed services like grocery stores, pharmacies and other essential services. For that reason, I urge you to support the approval of the Thermal Beach Club project

Sincerely,


Mark Draper

31406 Rustic Canyon
La Quinta Calif 92253

Mail Order

August 1973

The Honorable V. Mark Peters
Superior District
7370 Fred Warren Drive
Suite 202
Elm Desert California 92520

Re: Speed's Plan 203

Dear Supervisor Peters:

I am writing in support of the proposed Thermal Beach Club development situated on the
Kohl Ranch in Thermal. I believe the development offers potentially important benefits to
this area of the East Valley.

Recent data from the State of California BPD shows the unemployment rate to be higher in
the East Valley in comparison to the average for the rest of Riverside County. The
traditional agriculturally based economy will become less labor intensive with the
introduction of new technologies so there will be a need for new and different job
opportunities. In addition, the East Valley is lacking in affordable housing in comparison to
other areas of the Coachella Valley.

The development of the Thermal Beach Club will be expanding essential infrastructure
including water and sewer lines, connecting with overhead conduits and installing a natural gas
line. This infrastructure will be available for other projects in the area to build upon and
achieve more cost effectively.

As a former tenant of the Kohl Ranch for more than 20 years I know the owners personally
and know them to be long time supporters of the community. It was the Kohl Ranch who
donated the land for the elementary, middle and high school on Ave 66 and 7th as well as
facilitated the government and infrastructure to provide potable water to the school.
Any construction in the area will also bring economic development to the area including
much needed services like grocery stores, pharmacies and other essential services. For this
reason I urge you to support the approval of the Thermal Beach Club project.

Sincerely,

Mark Peters

TBC Short Support Letter #2 (housing)

The Honorable Supervisor V. Manuel Perez

Re: Specific Plan # 303

Dear Supervisor Perez,

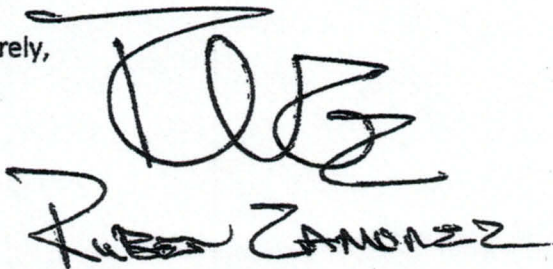
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Thermal Beach Club provides hope and real solutions for the residents of this depressed region. I urge you to approve it.

Sincerely,

A handwritten signature in black ink, appearing to read "Ruben Zamora". The signature is stylized with large, bold letters and a prominent horizontal line above the first name.

56075 Hwy 111
THERMAL, CA. 92274

The Honorable Supervisor V. Manuel Perez

Re: Specific Plan #

303

Dear Supervisor Perez,

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Thermal Beach Club will address both of these important needs. Over the development cycle Thermal Beach Club will provide as many as 2,000 construction jobs and as many as 400 permanent jobs. These will be available to local residents and will offer greater economic opportunity than agricultural jobs.

The developers of Thermal Beach Club will be installing essential infrastructure as well, including water and sewer lines, improved roads, and natural gas lines. This costly new infrastructure can also support the community outside the Kohl Ranch. It will be especially helpful for creators of much-needed affordable housing developments, who typically lack the resources to build the infrastructure they need to realize their dreams. There are already several such projects planned for the area that could connect to the infrastructure provided by Thermal Beach Club.

The owners of the Kohl Ranch are long-time members and supporters of our community. They have owned the land for more than forty years and since 1999 they have operated a 500-acre farm producing organic dates. They are local pioneers in sustainable growing methods and safer harvesting practices that protect their workers. Kohl Ranch has clearly demonstrated that they are invested in the economic well-being of the community. We expect them to take the same approach with their residential developments as they do with their agricultural ones.

The residents of the Eastern Coachella Valley deserve a better quality of life. Thermal Beach Club will provide jobs and enable the affordable housing that will make this goal achievable. I urge you to approve Thermal Beach Club because it provides hope and real solutions for the residents of this depressed region.

Sincerely,

M. Gonzalez
Salvador Gonzalez

85501 61st Ave
Thermal CA 92274

TBC Short Support Letter #1 (jobs)

The Honorable Supervisor V. Manuel Perez

Re: Specific Plan # 303

Dear Supervisor Perez,

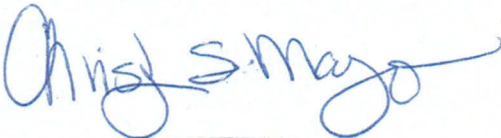
I am writing this letter in support of the Thermal Beach Club development proposed for the Kohl Ranch in Thermal. I believe the development offers important benefits to this economically-disadvantaged area.

The Eastern Coachella Valley's residents face severe economic hardship. Recent data from the State of California EDD show the unemployment rate in the area is more than 20%, much higher than the Riverside County average of 15%.

Over the development cycle Thermal Beach Club will provide as many as 2,000 construction jobs and as many as 400 permanent jobs. These will be available to local residents and will offer greater economic opportunity than agricultural jobs.

The residents of the Eastern Coachella Valley deserve a better quality of life. I urge you to approve Thermal Beach Club because it provides hope and jobs for the residents of this depressed region.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christ S. Mayo". The signature is fluid and cursive, with a large initial "C" and a long, sweeping underline.

88-534 58th. Ave.
Thermal, CA. 92274

TBC Short Support Letter #3 (schools and parks)

The Honorable Supervisor V. Manuel Perez

Re: Specific Plan #

303

Dear Supervisor Perez,

I am writing this letter in support of the Thermal Beach Club development proposed for the Kohl Ranch in Thermal. I believe the development offers much-needed assistance to area schools and recreation facilities.

Thermal Beach Club's 326 homeowners will generate more than \$2.5 million in fees for local schools. Since most owners will use their homes for vacation residences there won't be an associated rise in the student population. That's a net gain to the schools.

Public recreation facilities will benefit from the Quimby Act and regional park fees that will go to the Desert Recreation District for park development. The district has two park projects pending in the immediate area and the fees generated by Thermal Beach Club, estimated at \$125,000, would be a big help in bringing these parks to fruition.

Your support for Thermal Beach Club will give residents of the Eastern Coachella Valley a better quality of life. I urge you to approve Thermal Beach Club because it provides hope and real solutions for the residents of this depressed region.

Sincerely,

s

73553 Heatherwood Dr
Palm Desert CA 92261



Rosa Vieyra

8-10-20

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

CLERK / BOARD OF SUPERVISORS
2020 NOV 30 AM 11:43

Receipt #: 20-354461

State Clearinghouse # (if applicable):

Lead Agency: CLERK OF THE BOARD OF SUPERVISORS

Date: 10/14/2020

County/Agency of Filing: RIVERSIDE

Document No: E-202001226

Project Title: CZ 1900027, SP 303, PP 180037, TTM 37269

Project Applicant Name: CLERK OF THE BOARD OF SUPERVISORS

Phone Number: (951) 955-1071

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

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

☐ Environmental Impact Report

☐ Negative Declaration

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

☐ Project Subject to Certified Regulatory Programs

☐ County Administration Fee

☐ Project that is exempt from fees (DFG No Effect Determination (Form Attached))

☐ Project that is exempt from fees (Notice of Exemption)

\$0.00

Total Received \$0.00

Signature and title of person receiving payment:

C. Sandral

Deputy

Notes:

10/27/20 21.1
2020-12-148429

County of Riverside
 Peter Aldana
 Assessor-County Clerk-Recorder

E-202001226
 10/14/2020 10:17 AM Fee: \$ 0.00
 Page 1 of 2

Removed NOV 19 2020 By:  Deputy

**BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
 CIFIC PLAN SUBSTANTIAL CONFORMANCE, PLOT PLAN, AND
 THE EASTERN COACHELLA VALLEY AREA PLAN, FOURTH**

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, October 27, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 1900027**, which proposes to reconfigure the boundaries of Kohl Ranch Specific 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)**, which proposes 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". **Plot Plan No. 180037 (PPT180037)**, which proposes 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)**, which proposes 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. This project is located easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street in the Eastern Coachella Valley Area Plan of Fourth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **consider Addendum No. 9 to Environmental Impact Report No. 396, approve Substantial Conformance No. 3 to Specific Plan No. 303, approve Change of Zone No. 1900027, adopt Ordinance No. 348.4915, approve Plot Plan No. 180037, and approve Tentative Tract Map No. 37269.**

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 RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL rbrady@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: October 14, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

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.: NOH - Ordinance No. 348.4915 /

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:

11/07/2020

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

Date: November 07, 2020
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011422892-01

P.O. Number:

Ad Copy:

TLMA / Planning
Department

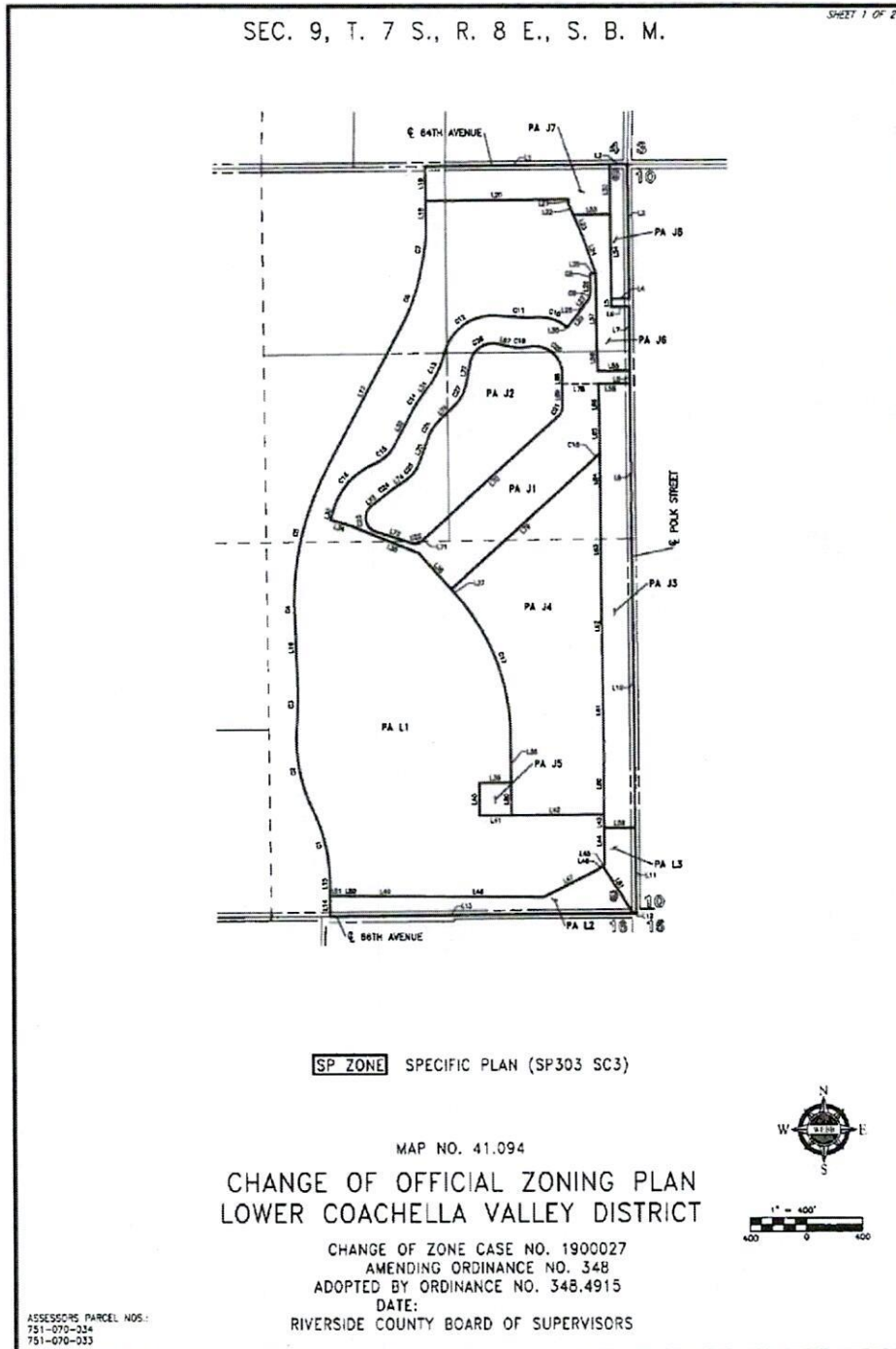
Item 21.1 at 10/27/20

**ORDINANCE NO. 348.4915
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and Lower Coachella Valley District Zoning Plan Map No. 41, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Lower Coachella Valley District, Map No. 41.094, Change of Zone Case No. 1900027," which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.



CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	25°25'15"	1181.00	515.12
C2	29°57'48"	1139.00	595.85
C3	6°12'29"	3061.00	331.66
C4	2°05'04"	2039.00	74.18
C5	28°12'44"	2039.00	1004.00
C6	18°34'10"	1361.00	441.10
C7	10°15'10"	1366.22	244.48
C8	10°03'54"	262.00	48.03
C9	38°43'18"	112.00	75.89

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89° 26' 23"E	1327.77
L2	N89° 34' 20"E	125.59
L3	S00° 18' 09"E	555.97
L4	N89° 41' 51"E	125.00
L5	S00° 18' 09"E	60.00
L6	N89° 41' 51"E	125.00
L7	S00° 18' 09"E	456.68
L8	S00° 18' 09"E	92.00
L9	S00° 18' 09"E	1100.07

LINE TABLE		
LINE #	DIRECTION	LENGTH
L51	N89° 37' 33"E	60.32
L52	S00° 23' 47"E	356.35
L53	S89° 26' 23"W	265.91
L54	S00° 18' 09"E	599.34
L55	N89° 41' 51"E	225.87
L56	N01° 33' 46"W	187.80
L57	N00° 44' 55"W	511.55
L58	N89° 41' 51"E	223.84
L59	S89° 51' 18"W	219.95



mediagroup

PART OF THE USA TODAY NETWORK

750 N Gene Autry Trail
Palm Springs, CA 92262
Tel: 760-778-4578 / Fax 760-778-4731
Email: legals@thedesertsun.com

**PROOF OF
PUBLICATION**

**STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE**

RIVERSIDE CO. – BOARD OF SUP
ATTN: Hannah Lumanauw
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:

11/7/20

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly I 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 16th of November 2020 in Green Bay, Wisconsin, County of Brown

Ana Kanitz
DECLARANT

Ad#: GCI0528688
P O: ORD. No. 348.4915
of Affidavits: 1

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

ORDINANCE NO. 348.4915
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and Lower Coachella Valley District Zoning Plan Map No. 4 zone or zones as shown on the map entitled "Change of Official Zoning Plan, Lower Coachella Valley District, Map No. 4" is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

SEC. 9, T. 7 S., R. 8 E., S. B. M.

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: 11/16/2020
RIVERSIDE COUNTY BOARD OF SUPERVISORS

SP ZONE SPECIFIC PLAN (SP303 SC3)

CH
LOV

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on October 27, 2020, the following was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez, and Hewitt
NAYS: None
ABSENT: None

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

DS-GCI0528688-01

*TUMA/Planning
Department
Item 21.1 of 10/27/20*

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Gannett Co., Inc.
435 E Walnut St
Green Bay, WI 54301

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FIRST CLASS



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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 R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 04, 2020

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

E-MAIL: legals@pe.com
FAX: 951-368-9018

RE: NOTICE OF ADOPTION OF ORDINANCE NO. 348.4915

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, November 07, 2020**.

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,

Hannah Lumanauw

Board Assistant to:
KECIA R. HARPER, CLERK OF THE BOARD

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

ORDINANCE NO. 348.4915
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

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Section 2. This ordinance shall take effect 30 days after its adoption.

INSERT ATTACHMENTS

V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on October 27, 2020, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez, and Hewitt
NAYS: None
ABSENT: None

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



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 R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 04, 2020

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

E-MAIL: legals@thedesertsun.com
FAX: 951-368-9018

RE: NOTICE OF ADOPTION OF ORDINANCE NO. 348.4915

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Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

Board Assistant to:
KECIA R. HARPER, CLERK OF THE BOARD

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

ORDINANCE NO. 348.4915
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AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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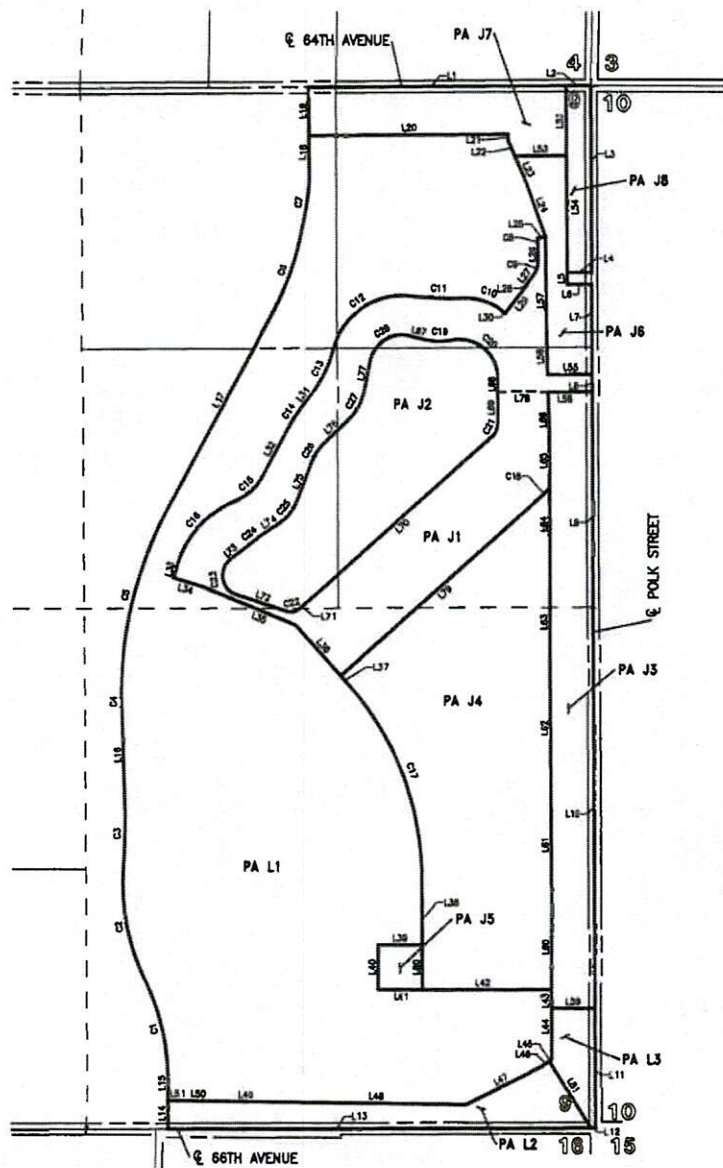
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NAYS: None
ABSENT: None

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



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:

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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



CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	25°28'15"	1181.00	516.12
C2	28°57'48"	1139.00	595.65
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C5	28°12'44"	2039.00	1004.00
C6	18°34'10"	1381.00	441.10
C7	10°15'10"	1366.22	244.48
C8	10°03'54"	282.00	48.03
C9	38°43'18"	112.00	75.69
C10	40°12'33"	300.00	210.53
C11	7°40'24"	2154.50	288.54
C12	81°23'48"	365.50	519.24
C13	22°14'42"	654.50	254.11
C14	8°31'10"	1000.00	148.89
C15	39°33'07"	300.00	207.09
C16	51°20'17"	500.00	448.01
C17	41°22'28"	1500.00	1083.18
C18	8°13'33"	487.00	71.35
C19	24°04'44"	334.44	140.55
C20	101°14'47"	185.95	348.26
C21	46°50'26"	102.40	83.71
C22	59°14'47"	70.01	72.39
C23	128°53'19"	101.74	225.33
C24	4°51'15"	1000.00	84.72
C25	35°51'36"	250.00	156.47
C26	24°56'45"	318.30	137.71
C27	31°05'52"	322.26	174.91
C28	90°18'31"	168.34	282.18

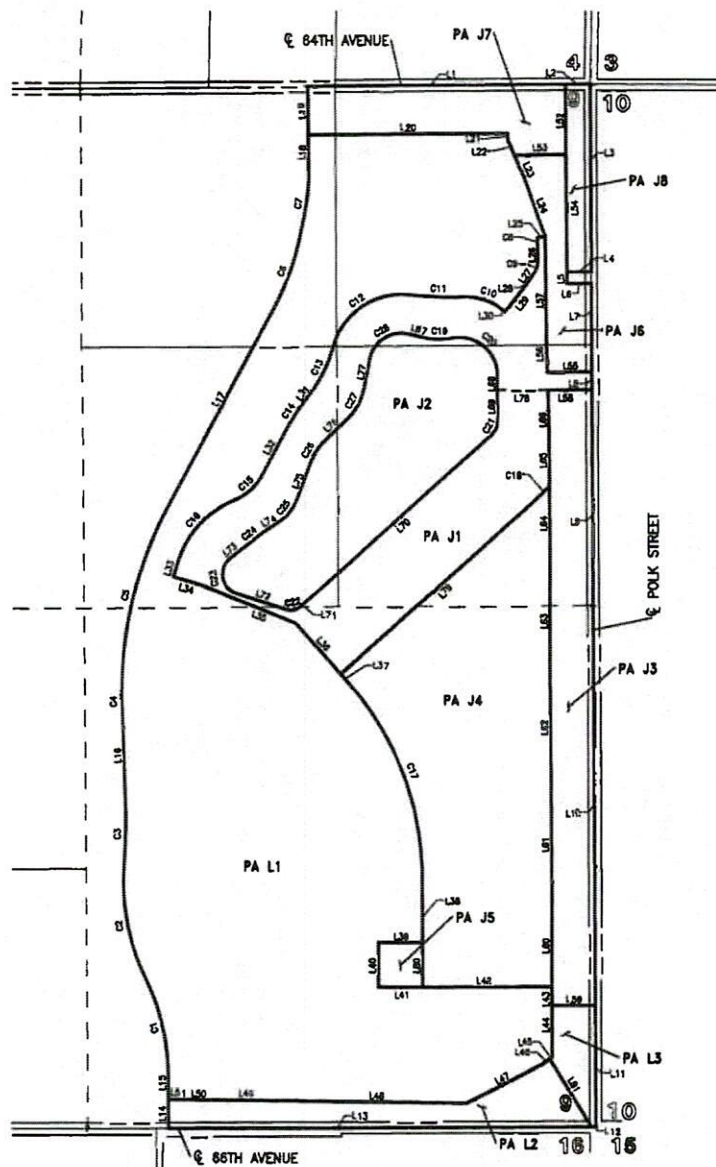
LINE TABLE		
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L4	N88° 41' 51"E	125.00
L5	S00° 18' 09"E	80.00
L6	N88° 41' 51"E	125.00
L7	S00° 18' 09"E	456.68
L8	S00° 18' 09"E	92.00
L9	S00° 18' 09"E	1100.07
L10	N00° 18' 06"W	2049.81
L11	S00° 18' 06"E	815.40
L12	S89° 37' 52"W	21.68
L13	N88° 37' 52"E	2176.73
L14	S00° 22' 08"E	146.00
L15	S00° 22' 08"E	118.88
L16	S02° 05' 04"E	475.22
L17	S28° 12' 44"W	1148.98
L18	S00° 33' 38"E	231.13
L19	N00° 33' 38"W	245.00
L20	S88° 26' 23"W	1027.33
L21	N00° 33' 37"W	31.35
L22	N23° 17' 08"W	86.73
L23	N23° 17' 08"W	128.62
L24	N20° 02' 52"W	314.71
L25	S79° 37' 57"W	43.34
L26	S00° 18' 09"E	72.68
L27	S38° 25' 09"W	58.57
L28	S51° 34' 51"E	4.00
L29	S38° 25' 09"W	179.50
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L31	S38° 43' 55"W	71.36
L32	S28° 12' 44"W	288.42
L33	S18° 25' 34"W	72.64
L34	S73° 34' 28"E	148.50
L35	S88° 05' 14"E	524.90
L36	S41° 40' 33"E	346.50
L37	S41° 40' 33"E	82.94
L38	S00° 18' 09"E	336.72
L39	N90° 00' 00"W	227.43
L40	S00° 00' 00"E	228.63
L41	N90° 00' 00"W	228.63
L42	N88° 41' 54"E	664.90
L43	N00° 04' 48"W	98.41
L44	N00° 04' 48"W	283.12
L45	N54° 03' 14"E	15.23
L46	N54° 03' 14"E	45.65
L47	N63° 11' 40"E	437.73
L48	S88° 25' 36"E	936.33
L49	S89° 41' 04"E	399.89
L50	S88° 08' 38"E	140.03

LINE TABLE		
LINE #	DIRECTION	LENGTH
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L52	S00° 23' 47"E	356.35
L53	S88° 26' 23"W	286.91
L54	S00° 18' 09"E	599.34
L55	N88° 41' 51"E	225.87
L56	N01° 33' 46"W	187.80
L57	N00° 44' 55"W	511.55
L58	N88° 41' 51"E	223.84
L59	S88° 51' 18"W	219.95
L60	N00° 04' 48"W	432.81
L61	N00° 29' 00"W	599.90
L62	N00° 26' 06"W	600.01
L63	S00° 00' 21"E	600.12
L64	N00° 23' 17"W	330.98
L65	N00° 23' 17"W	286.94
L66	N01° 33' 46"W	219.99
L67	S77° 06' 35"E	80.45
L68	S00° 18' 09"E	75.35
L69	S00° 18' 09"E	157.81
L70	S48° 19' 27"W	1286.18
L71	S48° 19' 27"W	32.59
L72	N71° 57' 26"W	275.94
L73	N51° 53' 08"E	146.54
L74	N56° 44' 20"E	73.20
L75	N20° 52' 44"E	179.83
L76	N46° 10' 19"E	184.44
L77	N11° 10' 40"E	182.51
L78	S88° 41' 51"W	280.44
L79	N46° 19' 27"E	1375.10
L80	S00° 18' 09"E	228.63
L81	S31° 54' 13"E	403.93

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:
RIVERSIDE COUNTY BOARD OF SUPERVISORS



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:
RIVERSIDE COUNTY BOARD OF SUPERVISORS

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



CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	25°28'15"	1161.00	516.12
C2	29°57'48"	1139.00	595.65
C3	6°12'29"	3061.00	331.66
C4	2°06'04"	2039.00	74.18
C5	28°12'44"	2039.00	1004.00
C6	18°34'10"	1361.00	441.10
C7	10°15'10"	1366.22	244.46
C8	10°03'54"	262.00	46.03
C9	38°43'18"	112.00	75.69
C10	40°12'33"	300.00	210.53
C11	7°40'24"	2154.50	288.54
C12	81°23'48"	365.50	519.24
C13	22°14'42"	654.50	254.11
C14	8°31'10"	1000.00	148.69
C15	39°33'07"	300.00	207.09
C16	51°20'17"	500.00	448.01
C17	41°22'28"	1500.00	1083.18
C18	8°13'33"	497.00	71.35
C19	24°04'44"	334.44	140.55
C20	101°14'47"	195.95	346.26
C21	46°50'26"	102.40	83.71
C22	59°14'47"	70.01	72.39
C23	128°53'19"	101.74	225.33
C24	4°51'15"	1000.00	84.72
C25	35°51'36"	250.00	156.47
C26	24°56'45"	316.30	137.71
C27	31°05'52"	322.26	174.91
C28	90°18'31"	186.34	262.18

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89° 28' 23"E	1327.77
L2	N89° 34' 20"E	125.59
L3	S00° 18' 09"E	955.97
L4	N89° 41' 51"E	125.00
L5	S00° 18' 09"E	60.00
L6	N89° 41' 51"E	125.00
L7	S00° 18' 09"E	456.66
L8	S00° 18' 09"E	92.00
L9	S00° 18' 09"E	1100.07
L10	N00° 18' 06"W	2049.61
L11	S00° 18' 06"E	615.40
L12	S89° 37' 52"W	21.68
L13	N89° 37' 52"E	2176.73
L14	S00° 22' 08"E	146.00
L15	S00° 22' 08"E	118.66
L16	S02° 05' 04"E	475.22
L17	S28° 12' 44"W	1146.68
L18	S00° 33' 39"E	231.13
L19	N00° 33' 38"W	245.00
L20	S89° 28' 23"W	1027.33
L21	N00° 33' 37"W	31.35
L22	N23° 17' 08"W	86.73
L23	N23° 17' 08"W	129.62
L24	N20° 02' 52"W	314.71
L25	S79° 37' 57"W	43.34
L26	S00° 18' 09"E	72.66
L27	S38° 25' 09"W	56.57
L28	S51° 34' 51"E	4.00
L29	S38° 25' 09"W	178.50
L30	N51° 34' 51"W	15.06
L31	S36° 43' 55"W	71.36
L32	S28° 12' 44"W	269.42
L33	S16° 25' 34"W	72.64
L34	S73° 34' 28"E	149.50
L35	S68° 05' 14"E	524.90
L36	S41° 40' 33"E	346.50
L37	S41° 40' 33"E	62.94
L38	S00° 18' 09"E	336.72
L39	N90° 00' 00"W	227.43
L40	S00° 00' 00"E	226.63
L41	N90° 00' 00"W	228.63
L42	N89° 41' 54"E	664.90
L43	N00° 04' 48"W	98.41
L44	N00° 04' 48"W	263.12
L45	N54° 03' 14"E	15.23
L46	N54° 03' 14"E	45.65
L47	N63° 11' 40"E	437.73
L48	S89° 25' 36"E	936.33
L49	S89° 41' 04"E	399.89
L50	S89° 08' 39"E	140.03

LINE TABLE		
LINE #	DIRECTION	LENGTH
L51	N89° 37' 33"E	60.32
L52	S00° 23' 47"E	358.35
L53	S89° 28' 23"W	285.61
L54	S00° 18' 09"E	589.34
L55	N89° 41' 51"E	225.87
L56	N01° 33' 46"W	167.80
L57	N00° 44' 55"W	511.55
L58	N89° 41' 51"E	223.84
L59	S89° 51' 18"W	219.95
L60	N00° 04' 48"W	432.61
L61	N00° 29' 00"W	596.90
L62	N00° 28' 08"W	600.01
L63	S00° 00' 21"E	600.12
L64	N00° 23' 17"W	330.96
L65	N00° 23' 17"W	288.94
L66	N01° 33' 46"W	219.99
L67	S77° 06' 35"E	80.45
L68	S00° 18' 09"E	75.35
L69	S00° 18' 09"E	157.61
L70	S48° 19' 27"W	1286.18
L71	S48° 19' 27"W	32.59
L72	N71° 57' 26"W	275.94
L73	N51° 53' 06"E	146.54
L74	N56° 44' 20"E	73.20
L75	N20° 52' 44"E	179.63
L76	N46° 10' 19"E	184.44
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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:
RIVERSIDE COUNTY BOARD OF SUPERVISORS

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, PLOT PLAN, AND TENTATIVE TRACT MAP IN THE EASTERN COACHELLA VALLEY AREA PLAN, 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, October 27, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 1900027**, which proposes to reconfigure the boundaries of Kohl Ranch Specific 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)**, which proposes 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". **Plot Plan No. 180037 (PPT180037)**, which proposes 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)**, which proposes 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. This project is located easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street in the Eastern Coachella Valley Area Plan of Fourth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **consider Addendum No. 9 to Environmental Impact Report No. 396, approve Substantial Conformance No. 3 to Specific Plan No. 303, approve Change of Zone No. 1900027, adopt Ordinance No. 348.4915, approve Plot Plan No. 180037, and approve Tentative Tract Map No. 37269.**

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 RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL rbrady@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.

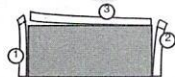
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as 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: October 14, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

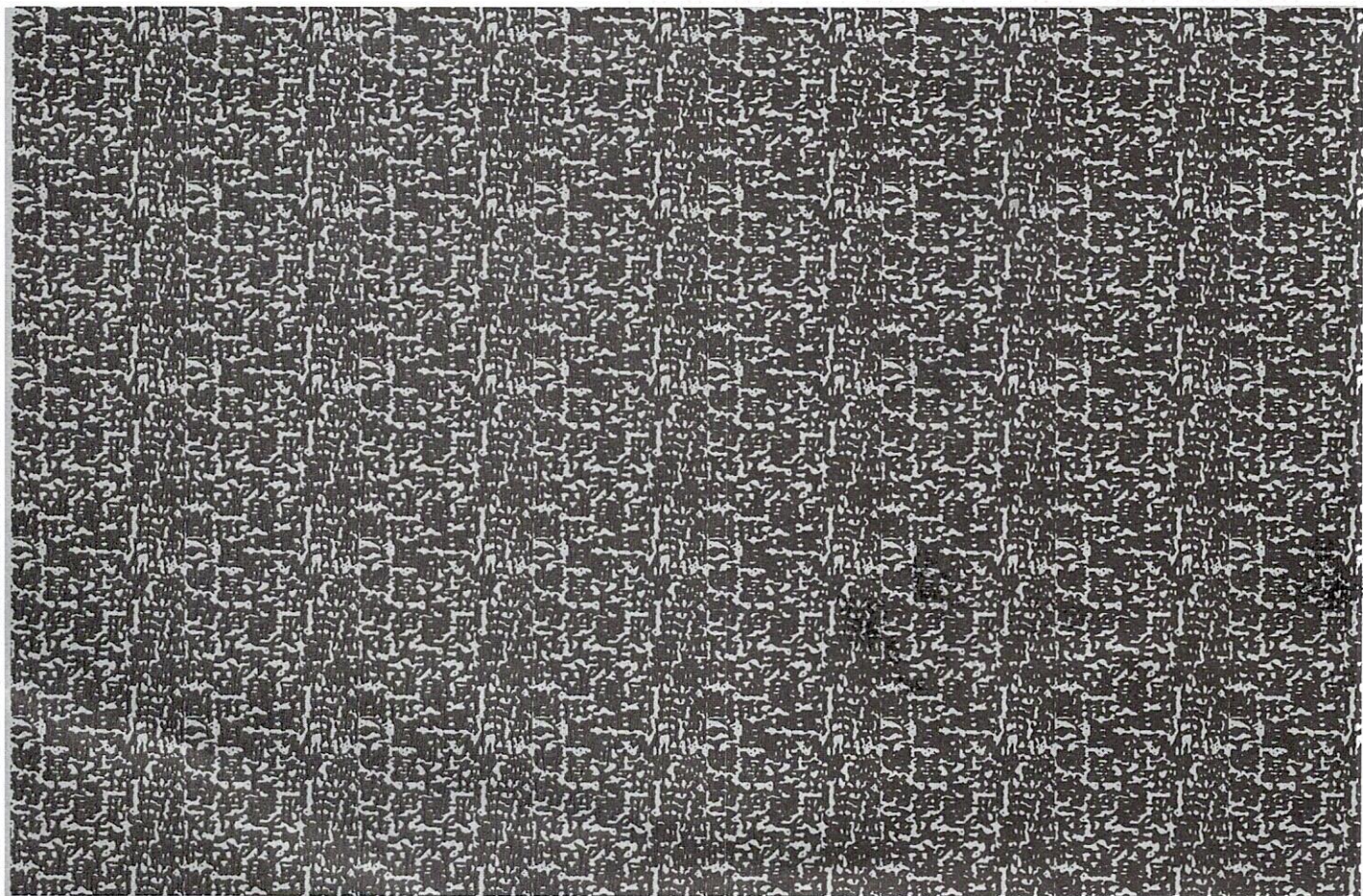


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FOLD, CREASE AND TEAR ALONG PERFORATION



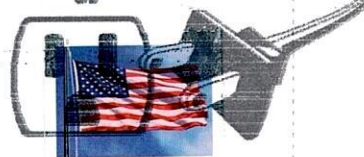
Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

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This may affect your property

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CLERK / BOARD OF SUPERVISORS

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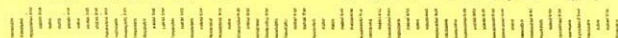
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Email: legals@thedesertsun.com

**PROOF OF
PUBLICATION**

**STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE**

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST

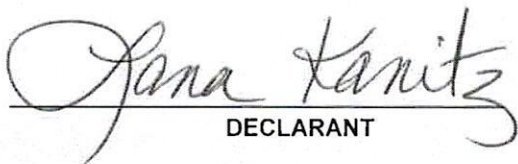
RIVERSIDE CA 92501

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:

10/17/2020

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 19th of October 2020 in Green Bay, WI, County of Brown.


DECLARANT

Ad#:0004422042

P O :

This is not an invoice

of Affidavits: 1

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, PLOT PLAN, AND TENTATIVE TRACT MAP IN THE EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT

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The Riverside County Planning Department recommends that the Board of Supervisors consider Addendum No. 9 to Environmental Impact Report No. 396, approve Substantial Conformance No. 3 to Specific Plan No. 303, approve Change of Zone No. 1900027, adopt Ordinance No. 348.4915, approve Plot Plan No. 180037, and approve Tentative Tract Map No. 37269.

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL rbrady@rivco.org.

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Dated: October 14, 2020
Keda R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

Pub: 10/17/2020

*TLMA/Planning
Department
Item 21.1 of 10/27/20*

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.: NOH - SP303, CZ1900027, PPT180037, and TTM37269 /

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:

10/17/2020

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

Date: October 17, 2020
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011418130-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, PLOT PLAN, AND TENTATIVE TRACT MAP IN THE EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT

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Dated: October 14, 2020 Kecia R. Harper, Clerk of the Board
By: Hannah Lumanaw, Board Assistant
Press-Enterprise: 10/17

*TLMA Planning
Department
Item 21.1 of 10/27/20.*



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 R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 30, 2020

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: CZ7544, TR36030, AND PM36031

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, November 06, 2020.**

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,

Hannah Lumanauw

Board Assistant to:
KECIA R. HARPER, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, TENTATIVE PARCEL MAP, TENTATIVE TRACT MAP, AND ENVIRONMENTAL IMPACT REPORT IN THE LAKEVIEW/NUEVO AREA PLAN, FIFTH 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 17, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **Change of Zone No. 7544**, which proposes to change the zoning on the subject property from R-A, R-A-1, and R-A-10 to R-1, R-1-20,000, and R-5. **Tentative Parcel Map No. 36031**, which proposes a Schedule "I" subdivision of 242 acres into six (6) parcels with a minimum lot size of 25 acres. **Tentative Tract Map No. 36030**, which proposes a Schedule "A" subdivision of 242-acres into 314 single-family residential lots on 166 acres, construction of one aboveground water storage tank, and dedication of approximately 76 acres of open space as a habitat conservation area. Within the developed area of the proposed project there would also be pocket parks, landscape lots, linear parks/open space and paseos, multipurpose recreational trail, and a 6.5-acre dual-purpose neighborhood park/detention/water quality basin. Within the developed portion of the site, approximately 17 acres of the open space area will be maintained permanently as natural open space. APNs: 429-020-028, 429-020-021, and 429-160-002. This project is located southerly of Nuevo Road, northerly of Central Avenue, westerly of Passage road and easterly of Menifee Road in the Lakeview/Nuevo Area Plan of Fifth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **adopt Resolution No. 2020-224, certifying Environmental Impact Report No. 500, approve Change of Zone 7544, adopt Ordinance No. 348.4944, approve Tentative Parcel Map No. 36031, and approve Tentative Tract Map No. 36030.**

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 DEBORAH BRADFORD, AT (951) 955-6646 OR EMAIL dbradfor@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: October 30, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

CERTIFICATE OF POSTING

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

I, Hannah Lumanauw, Board Assistant 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 November 04, 2020, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ7544, TR36030, AND PM36031

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 17, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: November 04, 2020
Hannah Lumanauw

CERTIFICATE OF MAILING

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

I, Hannah Lumanauw, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 04, 2020, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ7544, TR36030, AND PM36031

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 17, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: November 04, 2020
Hannah Lumanauw



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DATE: October 26, 2020

TO: Clerk of the Board of Supervisors – **November 17, 2020 BOS meeting**

FROM: Planning Department – Riverside Deborah Bradford Project Planner – ext. 56646

SUBJECT: CZ7544, TR36030 and PM36031

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

Designate Newspaper used by Planning Department for Notice of Hearing:

(1st Dist) Press Enterprise

2020 OCT 29 AM 9:40
CLERK/BOARD OF SUPERVISORS

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 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

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



ITEM:

(ID # 13741)

MEETING DATE:

Tuesday, November 17, 2020

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on Change of Zone No. 7544, Tentative Parcel Map No. 36031, Tentative Tract Map No. 36030, and Environmental Impact Report No. 500 - Notice to Certify an Environmental Impact Report -Applicant: Lansing Industries Inc. – Engineer/Representative: David Jeffers Consulting, Inc. – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/ Nuevo Area Plan: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Southerly of Nuevo Road, northerly of Central Avenue, westerly of Passage Road and easterly of Menifee Road – 242 Gross Acres – Zoning: Rural Agricultural (R-A) (20,000 Square Feet), Rural Agricultural- 1 Acre Minimum (R-A-1) and Rural Agricultural- 10 Acre Minimum (R-A-10) - REQUEST: CHANGE OF ZONE NO. 7544 is a proposal to change the zoning on the subject property from R-A, R-A-1, and R-A-10 to R-1, R-1-20,000, and R-5. TENTATIVE PARCEL MAP NO. 36031 is a proposal for a Schedule “I” subdivision of 242 acres into six (6) parcels with a minimum lot size of 25 acres. TENTATIVE TRACT MAP NO. 36030 is a proposal for a Schedule “A” subdivision of 242-acres into 314 single-family residential lots on 166 acres, construction of one aboveground water storage tank, and dedication of approximately 76 acres of open space as a habitat conservation area. Within the developed area of the proposed project there would also be pocket parks, landscape lots, linear parks/open space and paseos, multipurpose recreational trails, and a 6.5-acre dual-purpose neighborhood park/detention/water quality basin. Within the developed portion of the site, approximately 17 acres of the open space area will be maintained permanently as natural open space. APNs: 429-020-028, 429-020-021, and 429-160-002. [Applicant fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT RESOLUTION NO. 2020-244** certifying Environmental Impact Report No. 500 for Change of Zone No. 7544, Tentative Parcel Map No. 36031, and Tentative Tract Map No. 36030; and,
2. **APPROVE CHANGE OF ZONE NO. 7544** that changes the zoning classification from Residential Agriculture (R-A), Residential Agriculture 1-Acre Minimum (R-A-1), and Residential Agriculture 10-Acre Minimum (R-A-10) to One Family Dwelling 7,200 Square Foot Minimum (R-1) and One-Family Dwelling 20,000 Square Foot Minimum (R-1-

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

20,000), and Open Area Combining Zone Residential Developments (R-5) in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

3. **ADOPT ORDINANCE NO. 348.4944** amending the zoning in the Nuevo Zoning Area shown on Map No. 2.2448, Change of Zone No. 7544, attached hereto and incorporated by reference; and,
4. **APPROVE TENTATIVE PARCEL MAP NO. 36031**, subject to the attached conditions of approval and advisory notification document, and based upon the findings and conclusions incorporated into the staff report; and,
5. **APPROVE TENTATIVE TRACT MAP NO. 36030**, subject to the attached conditions of approval and advisory notification document, and based upon the findings and conclusions incorporated into the staff report.

ACTION:

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: \$ N/A			Budget Adjustment: No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

This Project includes the following components: Change of Zone No. 7544, Tentative Parcel Map No. 36031, and Tentative Tract Map No. 36030 (herein identified as the "Project").

CHANGE OF ZONE NO. 7544 is a proposal to change the zoning on the subject property from Residential Agricultural (R-A), Residential Agricultural 1-Acre Minimum (R-A-1), and Residential Agricultural 10-Acre Minimum (R-A-10) to One-Family Dwellings (R-1), One-Family Dwellings, 20,000 square foot minimum (R-1-20,000), and Open Area Combining Zone-Residential Developments (R-5).

TENTATIVE PARCEL MAP NO. 36031 is a proposal for a Schedule "I" subdivision of 242 acres into six (6) parcels with a minimum lot size of 25 acres.

TENTATIVE TRACT MAP NO. 36030 is a proposal for a Schedule "A" subdivision of 242-acres into 314 single-family residential lots on 166 acres, construction of one aboveground water storage tank, and dedication of approximately 76 acres of open space as a habitat conservation area. Within the developed area of the proposed project there would also be pocket parks, landscape lots, linear parks/open space and paseos, multipurpose recreational trails, and a 6.5-acre dual-purpose neighborhood park/detention/water quality basin. Within the developed portion of the site, approximately 17 acres of the open space area will be maintained permanently as natural open space.

Environmental Impact Report

An Environmental Impact Report (EIR) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The EIR represents the independent judgement of Riverside County. The Draft EIR was circulated for public review on December 11, 2018. All impacts, including significant and unavoidable impacts related to Aesthetics, Land Use and Planning, Population and Housing, and Traffic and Transportation are included in EIR No. 500, as well as summarized in Resolution No. 2020-244.

Comment letters were received from the Governor's Office of Planning and Research, State Clearinghouse Planning Unit (2), the South Coast Air Quality Management District, and a

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

member of the public. These comments were addressed in the Response to Comments in the FEIR and was determined that recirculation of the DEIR was not required.

The Planning Commission considered the Project during a regularly scheduled public hearing on May 6, 2020. A memo was provided to the Planning Commissioner with a letter of opposition. The Planning Commission closed the public hearing and recommended approval of the Project to the Board of Supervisors on a 5-0 vote.

Impact on Residents and Businesses

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

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- A. Planning Commission Minutes.**
- B. Planning Commission Memo**
- C. Planning Commission Staff Report**
- D. Final EIR No. 500**
- E. Resolution No. 2020-244**
- F. Ordinance No. 348.4944**
- G. Tentative Parcel Map No. 36031 – Exhibits**
- H. Tentative Tract Map No. 36030 – Exhibits**
- I. Change of Zone Exhibit**

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 25, 2020,

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

APN (s) or case numbers CZ07544 / TR36030 / PM36031 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

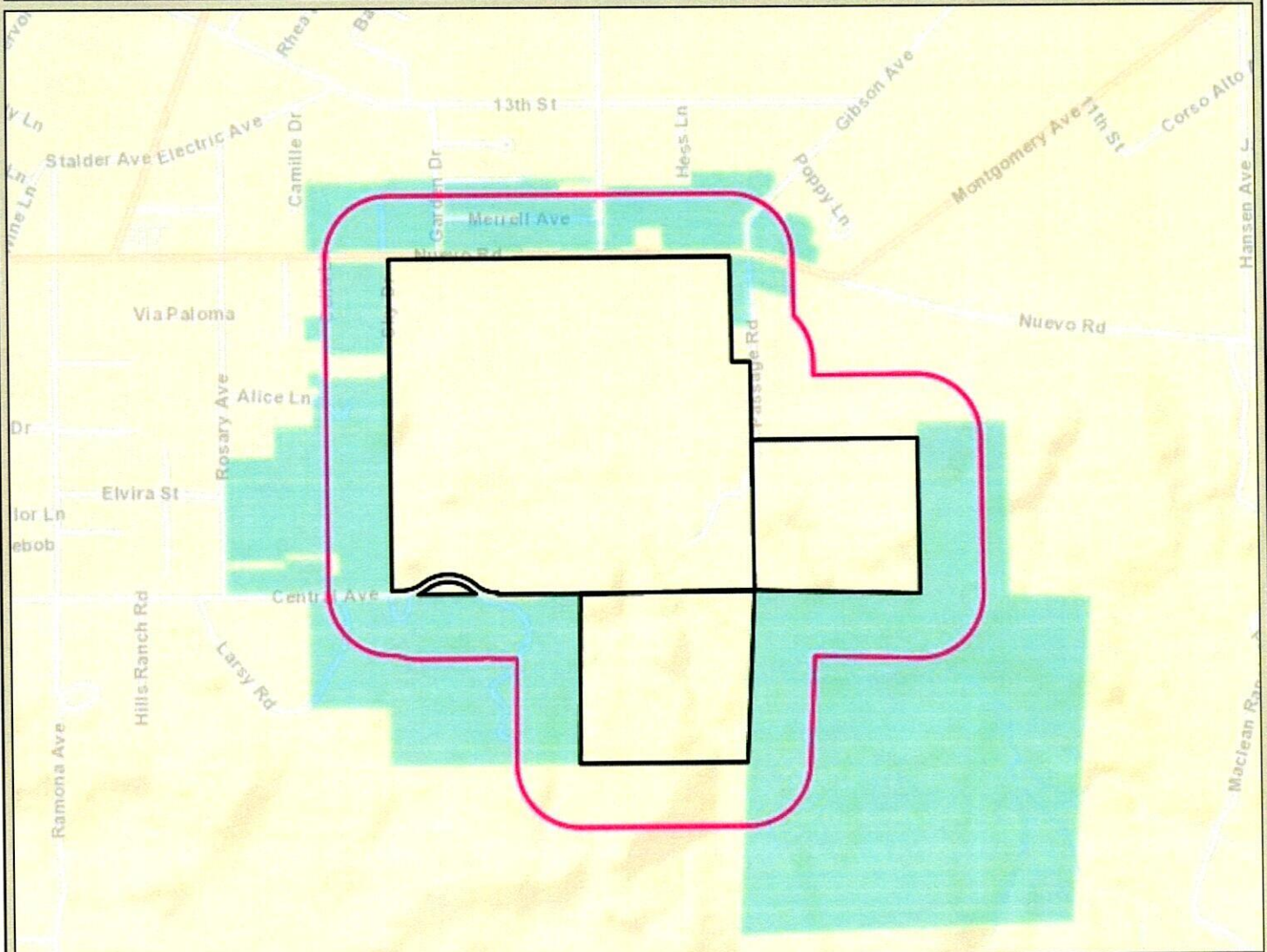
Riverside, Ca. 92502

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




Riverside County GIS Mailing Labels

CZ07544 / TR36030 / PM36031

(600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 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... 2/25/2020 2:11:50 PM

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307350001
JOSE GARCIA REYES
29860 NUEVO RD
NUEVO CA 92567

307350002
RAFAEL SERNA
29896 NUEVO RD
NUEVO CA 92567

307350003
JOSE RIVERA ANAYA
21921 SKY DR
NUEVO CA 92567

307350004
MARIBEL SORIANO
21941 SKY DR
NUEVO CA 92567

307350005
THOMAS J. DAVISON
29930 NUEVO RD
NUEVO CA 92567

307350006
ROQUE MORALES
29980 NUEVO RD
NUEVO CA 92567

307350008
SALVADOR TORRES BARAJAS
12817 BANBROOK DR
WHITTIER CA 90602

307350009
BENITO GAONA SANCHEZ
21945 GARDEN DR
NUEVO CA 92567

307350010
GRACIANO BACA
21965 GARDEN DR
NUEVO CA 92567

307350011
MICHAEL MOUNTAIN
425 W RIDER ST STE C7
PERRIS CA 92571

307350017
DAVID LOPEZ
189 HUNTERS HORN LN
WINSTON SALEM NC 27107

307350018
ESTEBAN MARTINEZ R
21960 SKY DR
NUEVO CA 92567

307350019
JAVIER TORRES
21940 SKY DR
NUEVO CA 92567

309130007
DANNY E. FERGUSON
P O BOX 310
NUEVO CA 92567

309130058
ERIC C. STENGEL
29905 NUEVO RD
NUEVO CA 92567

309130060
PARNELL MARTIN
P O BOX 457
NUEVO CA 92567

309130061
JASON E. GREENLEAF
29904 ALICE LN
NUEVO CA 92567

309130062
STEVE C. LOPEZ
29971 NUEVO RD
NUEVO CA 92567

309130063
STEVE LOPEZ
22065 SKY DR
NUEVO CA 92567

309130064
GARY A. MEIER
17432 E SANTA CLARA
SANTA ANA CA 92705

309130065
GONZALO N. DIAZ
17792 LERENE DR
YORBA LINDA CA 92887

309130071
THEODORE C C KING
711 CHURCH HILL RD
LA HABRA HEIGHTS CA 90631

309130072
ADAMS H. MILES
43422 CALLE DE VELARDO
TEMECULA CA 92592

309130074
WESLEY T. CARR
29942 CENTRAL AVE
NUEVO CA 92567

309140026
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NUEVO CA 92567

309140033
CURT ANDERSON
P O BOX 270
NUEVO CA 92567

309140034
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P O BOX 451
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427042001
JOSE RODRIGUEZ HERNANDEZ
30217 WESTBROOK DR
NUEVO CA 92567

427042002
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P O BOX 227
NUEVO CA 92567

427042003
VILLALOVOS JESSIE TRUST 8/15/18
30181 WESTBROOK DR
NUEVO CA 92567

427042004
ROCKY J. TREMBLAY
PO BOX 404
NUEVO CA 92567

427042005
RICHARD LEE SWEENEY
30143 WESTBROOK DR
NUEVO CA 92567

427042006
KATHRYN R. BROWN
30127 WESTBROOK DR
NUEVO CA 92567

427042007
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30111 WESTBROOK DR
NUEVO CA 92567

427042008
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427042009
DANIEL HOLGUIN
30126 MERRELL AVE
NUEVO CA 92567

427042010
ALAN L. DIETZ
30142 MERRELL AVE
NUEVO CA 92567

427042011
FEDERAL HOME LOAN MORTGAGE CORP
3476 STATEVIEW BLV
FORT MILL SC 29715

427042012
KIM BAKOS
30180 MERRELL AVE
NUEVO CA 92567

427042013
AURORA CERVANTES
30200 MERRELL AVE
NUEVO CA 92567

427042014
MAGIN SANCHEZ
30216 MERRELL AVE
NUEVO CA 92567

427043001
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30217 MERRELL AVE
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427043002
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30201 MERRELL AVE
NUEVO CA 92567

427043003
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427043004
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427043005
TYLER THOMAS CASTLEMAN
30143 MERRELL AVE
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427043006
ALLEN SADDLER STRIBLING
30127 MERRELL AVE
NUEVO CA 92567

427043007
JAMES D. HUMPHLETT
30111 MERRELL AVE
NUEVO CA 92567

427043008
JESUS MARTINEZ
21990 GARDEN DR
NUEVO CA 92567

427043009
DICKIE TAYLOR
30190 NUEVO RD
NUEVO CA 92567

427043012
OSCAR RESENDIZ
30240 NUEVO RD
NUEVO CA 92567

427043013
AARON GARCIA
30200 NUEVO RD
NUEVO CA 92567

427043014
DOENCH EMMA L
30216 NUEVO RD
NUEVO CA 92567

427043015
ALEX TANNER
30192 NUEVO RD
NUEVO CA 92567

427043017
SUSAN D. BALDASSARI
30194 NUEVO RD
NUEVO CA 92567

427050009
RAYMOND R. TURNER
30340 NUEVO RD
NUEVO CA 92567

427050012
SALVADO FRANCO
30380 NUEVO RD
NUEVO CA 92567

427050013
JUAN RAMON BECERRA
30390 NUEVO RD
NUEVO CA 92567

427050014
ONORIO PACHECO
5871 NORWOOD AVE
RIVERSIDE CA 92505

427050016
JAIME PALACIOS
30422 NUEVO RD
NUEVO CA 92567

427050020
REGINA C. RITCHIE
31297 MONTGOMERY AVE
NUEVO CA 92567

427050021
KIMBERLY B. WINCHESTER
P O BOX 190
HEMET CA 92546

427050027
DEYANIRA ISABEL SANCHEZ
30288 NUEVO RD
NUEVO CA 92567

427050028
EVERARDO BARAJAS
2290 KEARNY AVE
SAN DIEGO CA 92113

427050029
ANA MARGARITA TAULANE
P O BOX 95
NUEVO CA 92567

427050030
THERESA M. MARIN
30332 NUEVO RD
NUEVO CA 92567

427050044
GENARO DOMINGUEZ
26513 LIDO DR
MURRIETA CA 92563

427050045
DAVID GARCIA
21950 NORTH DR
NUEVO CA 92567

427050046
LAURELYN C. FLORES
30360 NUEVO RD
NUEVO CA 92567

427050049
ALBERTO BALTAZAR
30240 MERRELL AVE
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427050050
GILBERTO ROBLES
21959 NORTH DR
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427050051
ERIC KEVIN BREWER
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NUEVO CA 92567

427050052
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427120009
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427120010
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427120025
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31357 BROWN ST
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427120033
HARVEY DALE RATLIFF
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429020010
OSCAR O. SEGOVIA
123 E 88TH PL
LOS ANGELES CA 90003

429020017
TRAVIS MARK RYE
P O BOX 1386
NUEVO CA 92567

429020018
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

429020023
RODNEY HEFINGTON
30421 NUEVO RD
NUEVO CA 92567

429020026
NUEVO WATER CO
30427 11TH ST
NUEVO CA 92567

429160004
DONALD P. WANG
392 LOMA DR NO 201
LOS ANGELES CA 90017

429160006
KENNETH HICKS
PO BOX 272
NUEVO CA 92567

429160007
KENNETH A. HICKS
PO BOX 272
NUEVO CA 92567

429160008
JRH CONSULTING & DESIGN INC
P O BOX 272
NUEVO CA 92567

429160009
ADAMS STEVEN & TERESA ADAMS 2019 LIVING
30055 CENTRAL
NUEVO CA 92567

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Palm Springs Fish and Wildlife Office
777 E. Tahquitz Canyon Way, Suite 208
Palm Springs, California 92262

California Dept of Fish & Wildlife
Eastern Sierra, Inland Desert Region
3602 Inland Empire Blvd., C-220
Ontario, CA 91764

Riverside County Flood Control and
Water Conservation District
1995 Market Street
Riverside, CA 92501

U.S. Army Corps of Engineers
Regulatory Division
5900 La Place Court, Suite 100
Carlsbad, CA 92008

SCAG
Attn: Intergovernmental Review
818 West 7th Street, 12th Fl
Los Angeles, CA 90017-3435

South Coast AQMD
Attn: CEQA Review
21865 Copley Drive
Diamond Bar, CA 91765

Southern California Edison
Attention: Jeff Clark
P.O. Box 800
Rosemead, CA 91770

San Diego RWQCB
2375 Northside Drive, Suite 100
San Diego, CA 92108

Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

California Dept of Fish and Wildlife
South Coast Region
3883 Ruffin Road
San Diego, CA 92123

Western Riverside County Regional
Conservation Authority
3403 10th St., #320
Riverside, CA 92501

Soboba Band of Luiseño Mission Indians
P.O. Box 487
San Jacinto, CA 92581

Riverside Land Conservancy
4075 Mission Inn Avenue
Riverside, CA 92501

State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

City of San Jacinto
595 S. San Jacinto Ave
San Jacinto, CA 92583

Cole Realty Advisors
Atten: Michael Cole
1438 Dorothea Road
La Habra Heights, CA 90631

City of Menifee
29714 Haun Road
Menifee, CA 92586

Southern California Gas Co.
4495 Howard Ave.
Riverside, CA 92507.

Theodore King
711 Church Hill Road
La Habra Heights, CA 90631

Lansing Companies
Atten: Greg Lansing
12671 High Bluff Drive, Suite 150
San Diego, CA 92130

City of Banning
99E Ramsey Street
Banning, CA 92220

City of Hemet
445 E. Florida Avenue
Hemet, CA 92543

Tom Dobson & Associates
2150 North Arrowhead Avenue
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