

NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 24690, REVISED PERMIT NO. 2 – Intent to Consider an Addendum to a Certified Environmental Impact Report No. 396 (EIR No. 396) – EA43050 – Applicant: Thermal Operating Company, LLC – Engineer/Representative: Webb Associates – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Heavy Industrial (CD-HI) – Open Space-Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 303 – Location: Northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, and westerly of Polk Street, located in Thermal, CA – 269 Acres – Zoning: Specific Plan (S-P) – **REQUEST:** Plot Plan No. 24690, Revised Permit No. 2 proposes to add 7,040 sq. ft. trackside garage building with viewing deck, a members club complex consisting of 3,354 sq. ft. recreation center building, 1,647 sq. ft. fitness center building, 1,420 sq. ft. locker room building, two (2) pools, three (3) game courts, and six (6) future hotel suite pads of approximately 2,400 sq. ft. each. Also proposes to incorporate all approved changes from PP24690R1, prior Substantial Conformances (PP24690S1-S4), and removes from the boundary of the prior plot plan projects approved under separate plot plans for the BMW Facility (PP25677), Ascot and Jasper Plot Plans (PP26120 and PP26121). All conditions of approval and mitigation measures from previously approvals on the subject site will remain and have been incorporated into this plot plan revision.

TIME OF HEARING: 9:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **FEBRUARY 26, 2018**
PLACE OF HEARING: PALM DESERT PERMIT CENTER
77-588 EL DUNA CT., SUITE H
PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner Jason Killebrew at (951) 955-0314 or e-mail at jkillebr@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Director will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jason Killebrew
P.O. Box 1409, Riverside, CA 92502-1409