



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 25, 2019**

**1.0 CONSENT CALENDAR**

**NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**NONE**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 PLOT PLAN NO. 180037, TENTATIVE TRACT MAP NO. 37269, CHANGE OF ZONE NO. 190027, and SPECIFIC PLAN NO. 303 (Kohl Ranch), SUBSTANTIAL CONFORMANCE NO. 3 – Intent to Consider Addendum No. 9 to Certified Environmental Impact Report No. 396 (EIR396) – CEQ180096 – Applicant: Kohl Ranch Company, LLC – Engineer/Representative: Albert A. Webb and Associates – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Location: Easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street – Gross Acreage: 2,177 acres – Zoning: Specific Plan No. 303 (SP303) Kohl Ranch – REQUEST: Plot Plan No. 180037 (PPT180037), for the construction of the Thermal Beach Club. The proposal includes the development and use of a 21 acre lagoon with wave making capability and 42,000 sq. ft. of private club house buildings (village area) that includes a spa, pool, deck, restaurant and bar. In addition, the application will request annual events. The events would consist of surfing demonstrations for Thermal Beach Club residents and their guest. Tentative Tract Map No. 37269 (TTM37269), a Schedule “A” subdivision of approximately 123 acres, within two (2) existing parcels totaling approximately 307 acres, into 210 residential lots for 326 dwelling units. Change of Zone No. 190027, to reconfigure the boundaries of Kohl Ranch Specific Plan Planning Areas: J-1, J-2, J-3, J-4, J-5, J-6, J-7, J-8, L-1, L-2, and L-3. Specific Plan No. 303 (Kohl Ranch), Substantial Conformance No. 3 (SP00303S03), the Substantial conformance to adopted Specific Plan No. 303 to facilitate the Thermal Beach Club development within all or portions of Planning Neighborhoods “J” and “L”. APN’s: 751-070-034 and 751-070-033. Project Planner: Jason Killebrew at (951) 955-0314 or email at [jkillebr@rivco.org](mailto:jkillebr@rivco.org).**

**Planning Commission Action:**

Public Comments: Closed

By a vote of 3-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**CONSIDER** Addendum No. 9 to Environmental Impact Report No. 396; and,

**TENTATIVELY** Approve Change of Zone No. 1900027; and,

**APPROVE** Substantial Conformance No. 3 to Specific Plan No. 303; and,

**APPROVE** Plot Plan No. 180037; and,

**APPROVE** Tentative Tract Map No. 37269, subject to the conditions of approval.

**5.0 WORKSHOP**

**NONE**

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**7.0 DIRECTOR’S REPORT**

**8.0 COMMISSIONER’S COMMENTS**