

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO CONSIDER 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 PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**PLOT PLAN NO. 180037, TENTATIVE TRACT MAP NO. 37269, CHANGE OF ZONE NO. 1900027, and SPECIFIC PLAN NO. 303 (Kohl Ranch), SUBSTANTIAL CONFORMANCE NO. 3 – Intent to Consider Addendum No. 9 to Certified Environmental Impact Report No. 396 (EIR396) – CEQ180096 – Applicant: Kohl Ranch Company, LLC – Engineer/Representative: Albert A. Webb and Associates – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Location: Easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street – Gross Acreage: 2,177 acres – Zoning: Specific Plan No. 303 (SP303) Kohl Ranch – REQUEST: Plot Plan No. 180037 (PPT180037), for the construction of the Thermal Beach Club. The proposal includes the development and use of a 21 acre lagoon with wave making capability and 42,000 sq. ft. of private club house buildings (village area) that includes a spa, pool, deck, restaurant and bar. In addition, the application will request annual events. The events would consist of surfing demonstrations for Thermal Beach Club residents and their 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.**

TIME OF HEARING:	9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING:	<b>SEPTEMBER 25, 2019</b>
PLACE OF HEARING:	STEVE ROBBINS ADMINISTRATION BUILDING COACHELLA VALLEY WATER DISTRICT ADMINISTRATION BOARD ROOM 75515 HOVLEY LANE EAST, PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner Jason Killebrew at (951) 955-0314 or email at [jkillebr@rivco.org](mailto:jkillebr@rivco.org), or go to the County Planning Department’s Planning Commission 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 Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department office located at 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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 Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission 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