



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

TO: ☒ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Thermal Ranch Specific Plan No. SP00401, General Plan Amendment No. 230001, Change of Zone No. 2300003, Tentative Tract Map No. 38578, Plot Plan No. 240016, Plot Plan No. 230005, Plot Plan No. 230006.

Project Title/Case Numbers

Russell Brady
County Contact Person

951-955-3025
Phone Number

2023050624

State Clearinghouse Number (if submitted to the State Clearinghouse)

Thermal Ranch LLC
Project Applicant

19312 Canyon Drive, Villa Park, CA 92861
Address

All of Section 5, Township 7 South, Range 8 East, SBB&M; east of Harrison Street and south of Ave 62 in the community of Thermal, in the East Coachella Valley
Project Location

Thermal Ranch Specific Plan No. SP00401, General Plan Amendment No. 230001, Change of Zone No. 2300003, Tentative Tract Map No. 38578, Plot Plan No. 240016, Plot Plan No. 230005, Plot Plan No. 230006 for the development of a 223±-acre equestrian center with 75,000 square feet of equestrian-related retail space and 10,000 square feet of office space; 1,362 residential units (single family and multi-family) on 324.2 acres; a 320 Space RV park on 22.8± acres; 150 key hotel on 8.1± acres; and 200,000± square feet of retail commercial space on 25.6± acres. The Project site is located in the unincorporated Thermal area of the East Coachella Valley Area Plan. The General Plan Amendment is a proposal to establish the Specific Plan and modify the land use designations of the General Plan to match those as proposed by the Specific Plan. The Change of Zone is a proposal to rezone the properties from A-2-10 and W-2 to Specific Plan, create the zoning ordinance of the Specific Plan, and define the Planning Area boundaries of the Specific Plan.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on December 16, 2025, and has made the following determinations regarding that project:

1. The project WILL have a potentially significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$4,123.50+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.


Signature

Project Planner

Title

12/16/25
Date

Date Received for Filing and Posting at OPR: _____

