

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: The Ranch at Madison Specific Plan (DA2500001, GPA 250010, SP00408, CZ 2500012, TTM 39179)

Lead Agency: County of Riverside Contact Person: Jose Merlan, Principal Planner
Mailing Address: 4080 Lemon St. 12th Flr. Phone: (951) 955-0314
City: Riverside Zip: 92501 County: Riverside

Project Location: County: Riverside City/Nearest Community: City of La Quinta/Vista Santa Rosa Community
Cross Streets: Monroe Street/52 Avenue and 54th Avenue Zip Code: 92253

Longitude/Latitude (degrees, minutes and seconds): 33 ° 39 ' 13.47" N / 116 ° 13 ' 47.05" W Total Acres: 173.85

Assessor's Parcel No.: 780-010-012, -013, -014, 780-020-001, -002, -003 Section: 11 Twp.: 6S Range: 7E Base: SB

Within 2 Miles: State Hwy #: _____ Waterways: _____
Airports: _____ Railways: _____ Schools: Cahuilla Desert Academy

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 85 Acres 60.5
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type Substation/Co-Gen MW 20
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: 9-hole private Golf Course, Swimmable Lagoon Clubhouse (97.8 acres) Hazardous Waste: Type _____
 Water Facilities: Type Potable MGD 0.04 Other: Circulation

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Agriculture (AG) and Rural Community-Low Density Residential/Light Agriculture (20 ac.) and One-Family Dwellings (R-1) 20,000 s.f. minimum

Project Description: (please use a separate page if necessary)

See Attached.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>7</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input checked="" type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 18, 2025 Ending Date September 17, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Meridian Consultants, LLC</u>	Applicant: <u>Discovery MM Club, LLC c/o John Gamlin</u>
Address: <u>860 Hampshire Road, Suite P</u>	Address: <u>53035 Meriweather Way</u>
City/State/Zip: <u>Westlake Village, CA 91361</u>	City/State/Zip: <u>La Quinta, CA 92253</u>
Contact: <u>Adam B. Rush, AICP</u>	Phone: <u>(760) 238-2443</u>
Phone: <u>(951) 833-0878</u>	

Signature of Lead Agency Representative:  Date: August 14, 2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.