

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: The Ranch at Madison Specific PlanLead Agency: County of RiversideContact Name: José Merlan, Principal PlannerEmail: jmerlan@RIVCO.ORGPhone Number: (951) 955-0314Project Location: Unincorporated Riverside County (La Quinta area)Riverside, CA*City**County*

Project Description (Proposed actions, location, and/or consequences).

The Ranch at Madison Specific Plan (Project) consists of applications for a General Plan Amendment, Specific Plan, Change of Zone and Development Agreement, and TTM 39179 for an approximate 174-acre Project Site located in the Eastern Coachella Valley Area of western Riverside County, east of the City of La Quinta, south of the City of Indio, and west of the City of Coachella, in the unincorporated community of Vista Santa Rosa within the Sphere of Influence of the The Project proposes to develop a master-planned golf course community up to a maximum of 85 dwelling units, a multi-use community center, a private, 9-hole golf course, and short-game practice area private access roads, and a 2.5-acre substation site on 174 gross acres. The Project entitlements include a Foundation General Plan Amendment, a Development Agreement, a Specific Plan, a Specific Plan Zoning Ordinance Text Amendment, a Zoning Ordinance Map Amendment, and a Tentative Tract Map. Regional access to the Project Site is provided via Highway 111, located approximately three miles to the north and east, and Interstate 10 (I-10), located approximately five miles to the north. Primary access to the Project Site is provided from Monroe Street via I-10 to the north. The Project Site includes Assessor's Parcel Numbers [APNs] 780-010-012, 780-010-013, 780-010-014, 780-020-001, 780-020-002 and 780-020-003.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

SCOPE OF ANALYSIS: Based on preliminary review, the EIR will include analysis of the potential for the proposed Project to result in significant impacts related to the following topics: Aesthetics, Agriculture & Forest Resources, Air Quality, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use/Planning, Noise, Traffic/Transportation/Circulation, Tribal Cultural Resources, and Utilities/Service Systems.

Based on the preliminary review, the County has determined the proposed Project does not have the potential to result in significant impacts related to the following topics and detailed analysis of these topics is not proposed in the Draft EIR for this reason:

Biological Resources
Hazards & Hazardous Materials
Population/Housing

Mitigation measures will be identified through the preparation of an EIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no areas of controversy, known to the Lead Agency, at this time. Through the Notice of Preparation (NOP) and EIR public comment period, as well as future public hearings, there will be an opportunity for agencies and the public to raise possible concerns.

Provide a list of the responsible or trustee agencies for the project.

City of La Quinta
Air Resources Board
Caltrans District #8
Native American Heritage Commission (NAHC)
Regional Water Quality Control Board (WQCB) #7
State Land Commission