

NOTICE OF PREPARATION
ATTACHMENT A
RANCH AT MADISON SPECIFIC PLAN PROJECT

A. Description of the Proposed Project

Project Location and Setting

The Ranch at Madison Specific Plan (Project) is proposed on an approximate 174-acre site (Project Site) located in the unincorporated community of Vista Santa Rosa in the eastern Coachella Valley in western Riverside County, east of the City of La Quinta, south of the City of Indio, and west of the City of Coachella. 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.

The Project Site is located in the eastern Coachella Valley portion of the Sonoran Desert, approximately 4 miles east of the rolling foothills of the Santa Rosa Mountains with site elevations around 20 feet below mean sea level. The site is located in Section 11, Township 6 South, Range 7 East, on the Indio 7.5' U. S. Geological Survey (USGS) topographic quadrangle. The Specific Plan site consists of vacant agricultural land, flat desert terrain, and existing date palm grove, and scattered structures. The parcels to the north between the Project Site and Ave. 52 have a land use designation of Rural Community – Estate Density Residential and Agricultural. Parcels to the east have a land use designation of Agricultural and Rural Community – Low-Density Residential to the south.

Project Description

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 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.

The proposed Specific Plan would establish 13 Planning Areas on the Project Site to regulate land use. Planning Areas 2, 3, 4, & 5 would be designated Low-Density Residential (LDR) and Planning Areas 6, 7, & 8 as Medium Density Residential (MDR). The Project would include Low-Density Residential single-family homes in four neighborhoods in Planning Areas 2, 3, 4, & 5. The Project includes Medium Density Residential single-family homes in three neighborhoods in Planning Areas 6, 7, & 8. Planning Area 1 would accommodate mixed-use development.

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Primary access is proposed from Monroe Street, with secondary access locations provided from Avenue 53, via Arabia Street." An emergency access point is located at Drive "G" and Avenue 53. Proposed off-site improvements to Monroe Street, 52nd Avenue and 54th Avenue include construction to the ultimate half-width, per the County's standard. The vacation of Ave. 53 through the Project Site and the extension of Arabia St. from its current terminus south to Avenue 53, and the widening and improvement of the existing portion of Arabia St. adjacent to the Desert Cahuilla Academy school are proposed to provide access meeting applicable County standards.

The Project also includes proposed new utility infrastructure, with underground lines. An overhead electric utility line will connect to the existing 92kV transmission line westerly of Monroe Street. existing 92kV transmission line westerly of Monroe Street. The Project includes a site available for development of a substation by IID, subject to final agreements with IID ,. Several potential alignments for the off-site utility poles and overhead lines under consideration will be evaluated in the EIR. The Project includes a proposed crossing for golf carts across Monroe Street to the Madison Club. A tunnel under Monroe Street or a bridge over Monroe Street are under consideration, with the tunnel being the preferred option.

Proposed residential amenities include a gym, club room, co-work lounge, restaurant, parking for golf carts, pro shop, dog park, a swimmable lagoon, and beach club, covering approximately 6.8 acres within a 14.3-acre planning area (PA 1). The balance will be retained as open space (e.g., water amenities, landscaping, and passive open space). New landscaping is anticipated along the street frontages and internally in the Project to provide recreational amenities for future residents and promote a healthy lifestyle. A total of 97.8 acres of the Project are reserved as open space and recreation within Planning Areas 9, 10, 11, 12, and 13. The Open Space encompasses a golf course and may provide a range of recreational amenities, including a short game area, a walking trail, and water features.

Table 3.0-1: Proposed Development provides additional information on the type and intensity of land uses proposed in each Planning Area.

TABLE 3.0-1: PROPOSED DEVELOPMENT					
PA		Units	Sq. Ft.	Acres	Density
1	Mixed Use Area (MUA)	20		16.4	1.2
	<i>Mixed Use Area Subtotal</i>	20	20,000	16.4	1.2
2	Low Density Residential (LDR)	4		3.5	1.1
3	Low Density Residential (LDR)	14		11.1	1.3
4	Low Density Residential (LDR)	8		6.5	1.2
5	Low Density Residential (LDR)	9		7.7	1.2
	<i>LDR Subtotal:</i>	55		28.8	1.2
6	Medium Density Residential (MDR)	13		4.9	2.7
7	Medium Density Residential (MDR)	7		2.8	2.5
8	Medium Density Residential (MDR)	10		3.5	2.9
	<i>MDR Subtotal:</i>	30		11.2	2.7
	<i>Residential Subtotal:</i>	85		40	1.4
9	Open Space – Recreation (OS-R)	—		3.2	—
10	Open Space – Recreation (OS-R)	—		12.7	—
11	Open Space – Recreation (OS-R)	—		5.2	—
12	Open Space – Recreation (OS-R)	—		9.5	—
13	Open Space – Recreation (OS-R)	—		71.3	—
	<i>Open Space Subtotal:</i>	—		101.9	—
	<i>Circulation</i>	—		15.5	—
	<i>Non-Residential Subtotal:</i>	—		117.4	—
	TOTAL	85		174	2.4

The Project proposes to vacate the existing full-width Right-of-Way (R/W) of Avenue 53, through the Project Site and extend access from Arabia St. to Ave. 53 with improvement of the existing portion of Arabia St. adjacent to Desert Cahuilla Academy to meet County access standards.

Project Objectives

The Project proposes to develop a master-planned golf course community with 85 dwelling units, a multi-use community center, a private, 9-hole golf course, private access roads, and a 2.5-acre substation site on 174 acres. The Project entitlements include a Foundation General Plan Amendment, Development Agreement, Specific Plan, Development Agreement, Specific Plan Zoning Ordinance Text Amendment, Zoning Ordinance Map Amendment, and Tentative Tract Map. The Project objectives include:

- Ensure the orderly and sensitive development of the Project Site.
- Develop Planning area standards to facilitate the efficient implementation of planned development.
- Construct a master-planned resort community containing a variety of land uses, including Mixed Use, Low-Density Residential, Medium Density Residential, and Open Space Recreation.
- Create generously sized units with standard space amenities that benefit residents and their families.
- Implement classic architectural styles that pull from the surrounding desert landscape.
- Promote an active and healthy atmosphere through the Project design and amenities.
- Connect existing open space and trail infrastructure to the Project,
- Construct an Amenity Village with recreational opportunities, such as a Wellness Center, golf course, sports fields, courts, and pool.
- Offer a diverse range of housing options, including at least 20% of the total number of units that can be downsized, creating more efficient and affordable products.
- Provide an attractive design that balances neighborhood compatibility with housing and recreational demands.

Land Use

The 174acre Project Site consists of flat disturbed desert terrain, of vacant fallow agricultural land, flat desert terrain, and existing date palm grove, and small related structures as shown in **Figure 3.0-X**.

The current General Plan Land Use Designations for the Project Site are Low-Density Residential and Agriculture which provides for large lots, farming, and animal keeping uses.

The Project proposes to change the General Plan Land Use Foundation and Designation. A proposed Foundation General Plan Amendment (FGPA) would amend the General Plan land use designations for the Project Site from “Rural Community – Low Density Residential” on approximately 97 acres and “Agriculture” on approximately 77 acres to Low Density Residential, Medium Density Residential, and Open Space-Recreation as defined in the proposed Specific Plan, for the entire 174-acre site.

A Change of Zone would modify the existing Zoning Classifications for the Project Site from One-Family Dwellings (R-1-20000), Residential Agriculture (R-A-2), Open Area Combining Zone – Residential Developments (R-5), and Light Agriculture (A-1-20) to a newly established Specific Plan (SP) Zone, and establish the Planning Area boundaries, Permitted Uses and Development Standards within the proposed Specific Plan Zoning Ordinance.

Access Roads

Vehicular and pedestrian circulation systems are an important component of the Project. Primary access into the Project Site is from the northwest, via Monroe St. and Drive 'A,' which provides access to the residential areas, golf course, and amenity facilities. Secondary access would be provided off-site from the west at Avenue 53 and a new. Vehicles would circulate through standard residential streets and Project entrances in compliance with County engineering and Fire Department design standards. The vehicular circulation system serving the Project Site would consist of a minor arterial road; private streets, which would form the primary circulation network within the community; a collector street; and service and fire access lanes.

Environmental Topics Proposed for Analysis in Draft EIR

The County of Riverside has determined that preparation of an Environmental Impact Report (EIR) is required to address potential significant impacts of the proposed Project on the environment.

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
- Energy
- Geology / Soils
- Greenhouse Gas Emissions
- Hydrology / Water Quality
- Land Use / Planning
- Noise
- Traffic/Transportation/Circulation
- Tribal Cultural Resources
- 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
- Recreation
- Wildfire

Aesthetics

Development of the Project will alter the existing visual characteristics of the Project Site and the surrounding area. Potential impacts on designated scenic resources and the existing visual character of the Project Site and the surrounding area will be further evaluated in the EIR, including consideration of potential cumulative impacts from development of related projects in the surrounding Project area.

Agricultural and Forest Resources

Portions of the Project Site are identified as Prime Farmland and Farmland of Local Importance on the State Important Farmland Map for Riverside County prepared by the State Department of Conservation. The Project Site includes approximately 148 acres identified as Prime Farmland and 26 acres identified as Farmland of Local Importance. The significance of converting this land to non-agricultural uses will be evaluated in the EIR.

Air Quality

The Project Site is located in the Salton Sea Air Basin, and air emissions are regulated by the South Coast Air Quality Management District. The Riverside County portion of the Salton Sea Air Basin is designated as nonattainment for the 2015-8-Hour Ozone standard. The EIR will address the consistency of the Project with regional and local air quality plans and evaluate and quantify the short-term and long-term sources of air pollutants generated by the Project, including mobile, stationery, and area source emissions.

Cultural Resources

A Phase I Cultural Resources study will be prepared to determine the potential for the Project to impact cultural resources that may be present on the Project Site. This study will include cultural background research including a Sacred Lands File search by the Native American Heritage Commission (NAHC) and a records search at the California Historical Resources System Eastern Information Center at University of California, Riverside, tribal outreach and an archeological survey of the Project Site.

Energy

The EIR will include an analysis of the effects of the Project on all applicable energy conservation regulations.

Geology and Soils

The EIR will assess soil and geologic conditions of the Project area and address potential hazards related to seismic activity, including the potential for liquefaction, ground shaking, soil failure, soil stability, and erosion potential based on a geotechnical study of the Project Site.

Greenhouse Gas Emissions

The EIR will evaluate the significance of greenhouse gas emissions (GHG) generated by construction and occupancy of the Project. A quantified estimate of GHG emissions will be provided and the consistency of the Project with local and regional plans adopted to meet the GHG reduction goals will be evaluated.

Hydrology/Water Quality

The EIR will include an analysis of the effects of the Project on the existing drainage pattern of the Project Site and the surrounding area and potential impacts to water quality.

Land Use/Planning

The Project proposes to change the General Plan Land Use Foundation and Designation. A proposed Foundation General Plan Amendment (FGPA) would amend the General Plan land use designations for the Project Site from "Rural Community – Low Density Residential" on approximately 97 acres and "Agriculture" on approximately 77 acres to Low Density Residential, Medium Density Residential, and Open Space-Recreation as defined in the proposed Specific Plan.

A proposed Change of Zone would modify the existing Zoning Classifications for the Project Site from One-Family Dwellings (R-1-20000), Residential Agriculture (R-A-2), Open Area Combining Zone – Residential Developments (R-5), and Light Agriculture (A-1-20) to a newly established Specific Plan (SP) Zone, and establish the Planning Area boundaries, Permitted Uses and Development Standards within the proposed Specific Plan Zoning Ordinance.

The consistency of the Project, inclusive of these proposed actions, with the Riverside County General Plan and other applicable regional plans, will be evaluated.

Noise

The EIR will evaluate the significance of noise generated by construction and occupancy of the Project based on consistency with applicable laws, regulations, and ordinances.

Transportation

The EIR will include analysis of the significance of the transportation effects of the Project based on the Vehicle Miles of Travel (VMT) that would be generated by the proposed uses. Changes to the existing and planned circulation system serving the Project Site and the surrounding area will also be evaluated.

Tribal Cultural Resources

The EIR will address the potential for the Project to effect tribal cultural resources based on the Phase I Cultural Resources Study and any consultation conducted with California Native American tribes identified by the NAHC.

Utilities/Service Systems

The EIR will evaluate the potential for impacts from construction of utility and service system improvements needed to serve the proposed Project, including water, wastewater treatment, stormwater drainage systems. The effect of the Project on available water supplies will also be evaluated.

B. Effects Not Found to be Significant 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 as discussed further below:

- Biological Resources
- Hazards & Hazardous Materials
- Population/Housing
- Recreation
- Wildfire

Biological Resources

A Habitat Assessment and CVMSHCP Consistency Analysis Report was prepared, dated November 18, 2024 for the Project Site. The report determined that the Project Site does not contain suitable habitat for sensitive species and resources. As such, the Project is consistent with CVMSHCP

Hazards & Hazardous Materials

The proposed residential and recreational uses will not involve the use of hazardous materials and based on review of Phase I Environmental Site Assessment (ESA) Report; the Project Site does not contain any hazardous materials associated with historical uses.

Population/Housing

The proposed 85 homes would result in a residential density of 2.4 du/ac, which is consistent with the surrounding development to the west and northeast. The construction of 85 homes would not create a substantial increase in demand for schools and other public facilities, such as police and fire services. The proposed population can be accommodated by existing and planned infrastructure improvements in the Project area and planned as part of the Project.

The Project Site contains one existing residential property and will not displace substantial numbers of existing people or housing that would require the construction of replacement housing elsewhere.

Recreation

The Project includes private recreational facilities for residents and guests including a 9-hole golf course, tennis and pickleball courts, a gym, club room, co-work lounge, restaurant parking for golf carts, pro shop, dog park, and pool, covering approximately 6.8 acres within the Mixed-Use Area. These on-site facilities will be utilized by residents and their guests, avoiding the need for new or expanded recreational facilities on-site or elsewhere.

Wildfire

The Project Site is not located in a Wildfire Hazard Severity Zone, a High or Very High Fire Severity Zone, as determined by the Office of the State Fire Marshal. The Project Site is approximately 4.7 miles northeast of the nearest mapped Fire Severity Zone. As such, the Project Site is not adjacent to any potential fire hazards.