

Summary Form for Electronic Document Submittal

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 #: 2025080821

Project Title: The Ranch at Madison Specific Plan

Lead Agency: County of Riverside

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Project Location: N/A Riverside
City *County*

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

The Project consists of a private residential community on approximately 173.8 acres. Individual Project components include, the "Ranch at Madison" Specific Plan (SP00408) which consists of 173.8 acres of mixed use and various residential densities to develop 85 dwelling units as well as a multi-use community center, a private 9-hole golf course, and short-game practice area, and private streets on the Project Site. General Plan Amendment (GPA240010) is a proposal to change the land uses from Agriculture (AG) and Low Density Residential (LDR) to LDR (49.3 acres), Medium Density Residential (11.2 acres), Mixed Use Area (20.5 acres), and Open Space-Recreation (97.8 acres). Change of Zone (CZ2500012) is a proposal to change the zoning to Specific Plan zone, and for the zones to be consistent with the General Plan/Specific Plan land use designations. The change of zone request will also modify the Specific Plan Zoning Standards and ordinance text where applicable. Tentative Tract Map (TTM39179) is a schedule 'A' subdivision of the 173.8 acres into 65 numbered lots and 28 lettered lots. Development Agreement (DA2500001) provides the development vesting rights to develop the project as proposed for a period of 25-years.

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

Potential impacts to Biological Resources, Cultural Resources, Geology and Soils, and Tribal Cultural Resources were determined to be less than significant with mitigation. Mitigation measures include: MM BIO-1 through MM BIO-3 (burrowing owl, bat, and nesting bird surveys, monitoring, buffers, and avoidance measures), MM CUL-1 to MM CUL-5 (archaeological monitoring and inadvertent discovery procedures, Phase IV Cultural Resources Monitoring Report, artifact disposition, and human remains), MM GEO-1 (site-specific geotechnical design and ground improvement measures), MM GEO-2 (paleontological monitoring and discovery procedures), and MM TCR-1 and MM TCR-2 (Native American monitoring and tribal monitoring notes). Agricultural Resource impacts were determined to be significant and unavoidable.

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

During the EIR Notice of Preparation (NOP) process, several public agencies and community members requested analysis of the following topics. The Native American Heritage Commission (NAHC) requested tribal consultation be conducted to identify tribal cultural resources that could be impacted by the project. The Department of Conservation (DOC) and the Department of Toxic Substances Control (DTSC) requested analysis of impacts to agricultural land and soil testing for historical pesticide residues. The California Department of Fish and Wildlife (CDFW) and the City of La Quinta requested analysis of potential biological resources, air quality, water supply, and noise impacts to sensitive uses around the site, and the visual impacts of a proposed golf cart bridge over Monroe Street. The owner of property located east of the Project Site raised concerns and submitted comments regarding potential impacts on access and circulation and emergency vehicle access from the proposed vacation of Avenue 53 within the Project Site.

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

The California Department of Fish and Wildlife identified itself as both a responsible and trustee agency during the NOP process. Coachella Valley Water District, Imperial Irrigation District, and Colorado River Basin Regional Water Quality Control Board (Region 7) are also responsible agencies.