

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 # 2025080821
Project Title: The Ranch at Madison Specific Plan (SP00408)

Lead Agency: County of Riverside

Contact Person: Jose Merlan

Mailing Address: 4080 Lemon Street, 12th Floor

Phone: (951) 955-0314

City: Riverside

Zip: 92501

County: Riverside

Project Location: County: Riverside County

City/Nearest Community: Vista Santa Rosa

Cross Streets: Avenue 53 and Monroe Street

Zip Code: 92274

Longitude/Latitude (degrees, minutes and seconds): 33 ° 39 ' 44.7 " N / 116 ° 13 ' 58.9 " W Total Acres: 174

Assessor's Parcel No.: 780-010-012,-013,-014;780-020-001,-002,-003

Section: 11

Twp.: T6S

Range: R7E

Base: SBB&M

Within 2 Miles: State Hwy #: N/A

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: See attached sheet

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 36.6

☐ Office: Sq.ft. _____ Acres _____ Employees _____

☐ Transportation: Type _____

☐ Commercial: Sq.ft. _____ Acres _____ Employees _____

☐ Mining: Mineral _____

☐ Industrial: Sq.ft. _____ Acres _____ Employees _____

☒ Power: Type Private Power System MW 3.3

☐ Educational:

☐ Waste Treatment: Type _____ MGD _____

☒ Recreational: Golf course, courts, pool, fitness center, community facilities

☐ Hazardous Waste: Type _____

☐ Water Facilities: Type _____ MGD _____

☐ Other: _____

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: Energy

Present Land Use/Zoning/General Plan Designation:

Land use: RC:LDR and AG. Zoning: A-1-20, R-1-20000, R-A-2, and R-5

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

The Ranch at Madison Project includes proposed development of a private residential community with up to 85 residential units, a private 9-hole golf course, and associated improvements including open space and recreational facilities for use of residents. The Project includes requests for approval of a Foundation General Plan Amendment (FGPA No. 250010); a Change of Official Zoning Map (CZ 2500012); a Specific Plan Zoning Ordinance Text Amendment (CZ 2500012); vacation of Avenue 53 within the boundaries of the Project Site; a Development Agreement (DA 2500001); the Ranch at Madison Specific Plan (SP 00408); of Tentative Tract Map (TTM 39179); and design review applications.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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".

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

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

Starting Date 7/27/26 Ending Date 9/10/26

Lead Agency (Complete if applicable):

Consulting Firm: <u>Meridian Consultants, LLC</u>	Applicant: <u>Discovery MM Club, LLC</u>
Address: <u>374 Poli Street, Suite 200</u>	Address: <u>53035 Meriweather Way</u>
City/State/Zip: <u>Ventura, CA 93001</u>	City/State/Zip: <u>La Quinta, CA 92253</u>
Contact: <u>Victor Paitimusa</u>	Phone: <u>(760) 238-2443</u>
Phone: <u>(626) 512-5111</u>	

Signature of Lead Agency Representative:  Date: 7/27/26

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

Schools Within 2 Miles of the Project Site

School	Approx. Distance
Cahuilla Desert Academy	~0.1 mi
Coral Mountain Academy	~0.8 mi
Peter Pendleton Elementary School	~0.9 mi
Palm View Elementary School	~1.0 mi
Bobby Duke Middle School	~1.0 mi
Valley View Elementary School	~1.1 mi
Cesar Chavez Elementary School	~1.2 mi
Valle Del Sol Elementary School	~1.4 mi
Imagine Schools – Riverside County	~1.6 mi
Mountain Vista Elementary School	~1.8 mi