



MAY 5, 2026

VIA EMAIL: DTRAN@RIVCO.ORG
RIVERSIDE COUNTY, PLANNING DEPARTMENT
ATTN: DAT TRAN, SENIOR PLANNER
P.O. BOX 1409
RIVERSIDE, CA 92502-1409

Dear Dat Tran:

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
SPANISH TRAILS PROJECT, SCH# 2026040821

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Spanish Trails Project (Project).

The Division monitors and maps farmland conversion on a statewide basis, provides technical assistance regarding the Williamson Act, and administers various agricultural land conservation programs. Public Resources Code, section 614, subdivision (b) authorizes the Department to provide soil conservation advisory services to local governments, including review of CEQA documents.

Protection of the state's agricultural land resources is part of the Department's mission and central to many of its programs. The CEQA process gives the Department an opportunity to acknowledge the value of the resource, identify areas of Department interest, and offer information on how to assess potential impacts or mitigation opportunities.

The Department respects local decision-making by informing the CEQA process and is not taking a position or providing legal or policy interpretation.

We offer the following comments for consideration with respect to the project's potential impacts on agricultural land and resources within the Department's purview.

PROJECT ATTRIBUTES

The proposed Project consists of applications for General Plan Amendment No. 240007 (GPA240007), Change of Zone No. 2400007 (CZ2400007), Tentative Tract Map No. 38957 (TTM38957) and Plot Plan No. 240006 (PPT240006) for an approximately 18.22-acre property. The Project site is bounded by 54th Avenue to the north and Jackson Street to the west, north of 55th Avenue and west of Calhoun Street (APN: 780-320-001). The

Project site is located with the Vista Santa Rosa Community and Eastern Coachella Valley Area Plan of unincorporated Riverside County.

- GPA240007 is a proposal to modify the existing land use designation of the property from Agriculture (AG:AG) to Community Development: High Density Residential (CD:HDR). The Project would result in a gross density of 8.59 dwelling units per acre (du/ac), which is consistent with the 8 to 14 dwelling units permitted under the High Density Residential (HDR) land use designation in the County of Riverside General Plan's Land Use Element.
- CZ2400007 is a proposal to modify the existing zoning designations from Agriculture (A-1-20) to General Residential (R-3) zoning district. The proposed multifamily condominium development complies with the R-3 zoning designation. The R-3 zoning designation is also consistent with the CD:HDR land use designation indicated above.
- TTM38597 is a proposal to subdivide an 18.22-acre lot into a condominium subdivision with air space designations for 158 attached residential townhomes clustered into 34 buildings.
- PPT240006 is a proposal to review the architectural style and design of the proposed 158 condominium units. The primary objectives of the Plot Plan are to establish the pattern and character of the development and to create an aesthetically cohesive environment.

The Project site contains Prime Farmland as designated by DOC's Farmland Mapping and Monitoring Program.

PROJECT CONSIDERATIONS

The conversion of agricultural land represents a permanent reduction and impact to California's agricultural land resources. The Department generally advises discussion of the following in any environmental review for the loss or conversion of agricultural land:

- Type, amount, and location of farmland conversion resulting directly and indirectly from implementation of the proposed project.
- Impacts on any current and future agricultural operations in the vicinity; e.g., land-use conflicts, increases in land values and taxes, loss of agricultural support infrastructure such as processing facilities, etc.
- Incremental impacts leading to cumulative impacts on agricultural land. This would include impacts from the proposed project, as well as impacts from past, current, and likely future projects.
- Implementation of any City or County Agricultural Mitigation Plans, Programs, or Policies.
- Proposed mitigation measures for impacted agricultural lands within the proposed project area.

MITIGATING AGRICULTURAL LAND LOSS OR CONVERSION

Consistent with CEQA Guidelines, the Department advises that the environmental review address mitigation for the loss or conversion of agricultural land. An agricultural conservation easement is one potential method for mitigating loss or conversion of agricultural land. (See Cal. Code Regs., tit. 14, § 15370 [mitigation includes “compensating for the impact by replacing or providing substitute resources or environments, including through permanent protection of such resources in the form of conservation easements.”]; see also *King and Gardiner Farms, LLC v. County of Kern* (2020) 45 Cal.App.5th 814.)

Mitigation through agricultural conservation easements can take at least two forms: the outright purchase of easements or the donation of mitigation fees to a local, regional, or statewide organization or agency whose purpose includes the acquisition and stewardship of agricultural easements. The conversion of agricultural land may be viewed as an impact of at least regional significance. Hence, the search for replacement lands may not need to be limited strictly to lands within the project's surrounding area. A helpful source for regional and statewide agricultural mitigation banks is the California Council of Land Trusts. They provide helpful insight into farmland mitigation policies and implementation strategies, including a guidebook with model policies and a model local ordinance. The guidebook can be found at:

[California Council of Land Trusts](#)

Of course, the use of conservation easements is only one form of mitigation, and the Department urges consideration of any other feasible measures necessary to mitigate project impacts.

Thank you for giving us the opportunity to comment on the Notice of Preparation of a Draft Environmental Impact Report for the Spanish Trails Project. Please provide the Department with notices of any future hearing dates as well as any staff reports pertaining to this project. If you have any questions regarding our comments, please contact Farl Grundy, Associate Environmental Planner via email at Farl.Grundy@conservation.ca.gov.

Sincerely,



Monique Wilber

Conservation Program Support Supervisor