

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 #

Project Title: Spanish Trails

Lead Agency: County of Riverside Contact Person: Dat Tran
 Mailing Address: 4080 Lemon Street, 12th Floor Phone: 951-955-1119
 City: Riverside, California Zip: 92501 County: Riverside

Project Location: County: Riverside County City/Nearest Community: Vista Santa Rosa Community
 Cross Streets: Southeast corner of Avenue 54 and Jackson Street Zip Code: 92274

Longitude/Latitude (degrees, minutes and seconds): 33 ° 39 ' 20.68 " N / 116 ° 12 ' 51.65 " W Total Acres: 18.22

Assessor's Parcel No.: 780-320-001 Section: 13 Twp.: 6S Range: 7E Base: _____

Within 2 Miles: State Hwy #: N/A Waterways: N/A

Airports: N/A Railways: N/A Schools: Coachella Valley Highschool

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Residential: Units <u>158</u> Acres <u>18.22</u> | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: _____ |

Present Land Use/Zoning/General Plan Designation:

Agriculture AG:AG A-1-20

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

Please see attachment.

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".

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

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

Starting Date April 16th Ending Date May 18th

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Riverside</u>	Applicant: <u>The Altum Group</u>
Address: <u>4080 Lemon Street, 12th Floor</u>	Address: <u>44-600 Village Ct</u>
City/State/Zip: <u>Riverside, California 92501</u>	City/State/Zip: <u>Palm Desert, CA 92260</u>
Contact: <u>Dat Tran</u>	Phone: <u>760-346-4750</u>
Phone: <u>951-955-1119</u>	

Signature of Lead Agency Representative: _____ Dat Tran  Date: 04/15/2026

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

PROJECT INFORMATION – Spanish Trails TTM 38957

Project Description

The proposed Project site is located in the unincorporated community of Vista Santa Rosa in the County of Riverside Eastern Coachella Valley Area Plan (APN 780-320-001), under the County's General Plan (County of Riverside, 2015). Vista Santa Rosa is bounded by Avenue 50 to the north, to the east, Avenue 66 to the south, and Monroe Street on the west (see *Exhibit 1, Regional Location*) and (*Exhibit 2, Project Vicinity Map*). The Vista Santa Rosa community contains a mix of large lot rural residential properties, minor commercial uses, agricultural uses primarily associated with date palms, and equestrian facilities.

The proposed Project site is approximately 18 acres of developable land that was previously used to grow canary palms for landscaping purposes. The proposed Project will include the development of 34 buildings totaling 158 new townhouse units with attached garages. The development will be a private gated community with a community center and pool area, a tot lot, outdoor recreation area, onsite covered parking including ADA accessible parking, internal circulation system, and conservation of the existing recreational equestrian trail along Avenue 54. On-site drainage would be collected and retained onsite through two retention basins; one located on the west side of the site and the other at the northwest corner of the site. (see *Exhibit 3, Preliminary Site Plan*).

General Plan Amendment No. 240007

The proposed Project would include legislative amendments to the County's General Plan Land Use Map and Zoning Map. General Plan Amendment (GPA240007) would amend the land use designation for the entirety of the Project Site from Agriculture (AG:AG) to Community Development High Density Residential (CD:HDR).

Change of Zone No. CZ2400007

The project proposes a Change of Zone from A-1-20 (Light Agriculture – 20 Acre minimum) to R-3 (General Residential).

Tentative Tract Map - TTM38957

The proposed Project includes the filing of a Tentative Tract Map to facilitate the individual sale of townhouse units through an airspace subdivision. The subdivision does not involve the sale of the underlying land, but rather the legal division of each unit for individual ownership consistent with the California Subdivision Map Act. The map will establish separate airspace parcels for each townhouse unit while designating common areas such as driveways, landscaping, and recreational spaces for shared ownership and maintenance through a homeowners' association. The Tentative Tract Map is necessary to allow for unit-specific financing, conveyance, and assessment, and to ensure conformance with applicable zoning, land use, and subdivision regulations.

Plot Plan No. 240006 (PPT240006)

The proposed Project would be developed on an 18-acre site, with a net developable area of approximately 17 acres following required right-of-way (ROW) dedications. The Project includes the construction of 158 residential town homes distributed across 34 two-story buildings. All residential units would be two stories in height and offered in a mix of floor plan options, including one bedroom/one-bathroom, two-bedroom/two-bathroom, and three-bedroom/three-bathroom

configurations, designed to accommodate a variety of household sizes and needs. In addition to the residential units, the Project would include a one-story clubhouse building to serve as a shared community amenity for residents. The Project's residential components would include:

- Building "A" - 22 buildings with five units per building to include:
 - Each unit would be approximately 6,676 square feet (sf) X 22 buildings with 9,698 sf of livable space and 862 sf of balcony/patio space;
 - Each unit would have access to an enclosed two (2) car garage approximately 2,585 sf in size;
 - Maximum building heights would be approximately 29'6".
- Building "B" - 12 buildings with four units per building to include:
 - Each unit would be approximately 5,443 square feet (sf) X 12 buildings with 7,807 sf of livable space and 731 sf of balcony/patio space;
 - Each unit would have access to an enclosed two car garage approximately 2,040 sf in size;
 - Maximum building height would be approximately 29'6".
- The Club House is approximately 3,419 square feet (sf), and include:
 - Covered patios 820 sf
 - Area for mechanical systems for the pool 32 sf.
 - Maximum building height 18'1"

The proposed Project would include walkways and horse trails along with tot lots and open play fields.

Site access would be provided from Jackson Street with an internal circulation system. Emergency Access to the site will also be provided from Jackson Street. The Project will include a Knox box for use by emergency services to access the gated community (see *Exhibit 3 Preliminary Site Plan*).

Utilities

The project's infrastructure includes new 8-inch domestic water lines throughout the site, and 8-inch sewer lines that would tie into the County's existing 12-inch water line along Avenue 54 and an onsite lift station to provide the pressure needed to pump the wastewater to CVWDs reclamation plant southeast of the site. There are no existing storm drains on site. The project will have an onsite retention basin to collect 100 percent of stormwater flows (see *Exhibit 3 Preliminary Site Plan*).

Grading and Construction

Project buildout is anticipated to take approximately 24 months with completion estimated sometime in July 2027, after project approval. Since the proposed Project site slopes northwest to southeast, import of fill dirt of 37,086 cubic yards would be necessary to level the site and ensure proper drainage of stormwater towards the northeast into the designated on-site retention basin. A grading plan will be prepared for review and approval by the County of Riverside prior to issuance of grading permits. All construction equipment and construction worker vehicles would be staged on site during construction.