

Notice of Preparation for SP 385 Vista Soledad

NOP for Vista Soledad Specific Plan No. 385

Notice of Preparation (NOP) for an Environmental Impact Report (EIR) for Specific Plan No. 385 Amendment 1, General Plan Amendment No. 1212, Change of Zone No. 7925, and Tentative Tract Map 37192
(PDF hyperlink)

Comment Period

The comment period for the Notice of Preparation is from March 13, 2017 to April 13, 2017.

Scoping Session

A public scoping session will be held to accept comments from responsible agencies and the public about the scope and content of the EIR on Monday, March 13, 2017 at Riverside County- Desert Office.

77-588 El Duna Court, Suite H, Palm Desert, CA 92211

Project Information

PROJECT SUMMARY BACKGROUND: On March 10, 2015, the Riverside County Board of Supervisors adopted Mitigated Negative Declaration for Environmental Assessment No. 42633 ("MND"), approved Tentative Tract Map. No. 36590 previously and tentatively approved General Plan Amendment No. 1125 (from Agriculture to Medium Density Residential and Commercial Retail), Specific Plan No. 385, and Zone Change No. 7814 (from Light Agriculture [A-1-10] to Specific Plan) for the development of a rural, equestrian-themed residential community consisting of 230 residential units on 80.9 acres, at an average density of 2.8 units per gross acre. Although approved by the Board, the General Plan Amendment, Specific Plan and Zone Change were never taken forward for final reading and adoption.

CURRENT PROJECT: The proposed project will redesignate approximately 4.4 acres of the site located in Planning Area 1 (PA-1) of SP 385 Amendment 1, General Plan Amendment has a current designation of "Medium Density Residential" land use and proposing "Conservation" to provide open space for the preservation of cultural resources along the western boundary of the project site. Zoning Ordinance for Specific Plan to be modified to reflect the changes in the Specific Plan. Due to the reduction in the developable area on the site, the single-family homes will be proportionally reduced from 230 to 198 homes, and the overall project density will be reduced from 2.8 to 2.4 residential units per gross acre. The density range will be unchanged: residential lots will continue to range in sizes from the smaller Citrus Village lots at a minimum of 4,000 square feet, to the larger Date Palm Estate lots at a minimum of .75 acres.

PROJECT LOCATION: The project site is located south of 60th Avenue, west of Orchid Court, north of 61st Avenue, and east of the City of La Quinta boundary line. The project under consideration encompasses approximately 80 acres. The designated Assessor's Parcel Number is 764-290-003.

Contact Information

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