



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss AICP
Director*

Agency Notice of Preparation of a Draft Supplemental Environmental Impact Report

DATE: February 22, 2017

TO:

PROJECT CASE NO./TITLE: Vista Soledad Supplemental Environmental Impact Report for General Plan Amendment No. 1212 (GPA01212), Change of Zone No. 7925 (CZ07925), Specific Plan No. 385 Amendment No. 1 (SP00385-A1) and Tentative Tract Map No. 37192 (TR37192)

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.

PROJECT DESCRIPTION: 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 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.

The proposed project will redesignate approximately 4.4 acres of the site located in Planning Area 1 (PA-1) currently designated for "Medium Density Residential" land use to "Conservation" to provide open space for the preservation of cultural resources along the western boundary of the project site. 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.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

CITY DISCRETIONARY APPROVALS: GPA01212 proposes to change from Agriculture to Medium Density Residential, Conservation, and Commercial Retail. CZ07925 proposes to change from A-1-10 to Specific Plan. TR37192 proposes a Schedule A to subdivide 80 acres into 198 residential lots.

PROBABLE ENVIRONMENTAL EFFECTS: Based on a preliminary review of the proposed project consistent with Sections 15060, 15082 and 15163 of the California Environmental Quality Act (CEQA) Guidelines, the Riverside County Planning Department has determined that a Supplemental EIR should be prepared to address the proposed project's impact on Cultural Resources.

LEAD AGENCY:

Riverside County Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409
Attn: David Alvarez, Project Planner

PROJECT SPONSOR:

Applicant: Cal Thermal Real Estate LLC
Address: 4675 MacArthur Ct. Suite 1550
Newport Beach, CA 92660

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies that the Riverside County Planning Department plans to oversee the preparation on a Supplemental Environmental Impact Report for the above-described project. The purpose of this notice is to solicit guidance from your agency as to the scope and content of the environmental information to be included in the EIR. Information in that regard should be submitted to this office as soon as possible, but **not later than thirty (30) days** after receiving this notice.

PUBLIC SCOPING MEETING:

Because the Project meets the CEQA Guidelines § 15206 definition of a project having statewide, regional, or area-wide significance, the County of Riverside will hold a scoping meeting as specified in CEQA Guidelines § 15082(c). The scoping meeting will be held at:

County of Riverside- Desert Office
77-588 El Duna Court, Suite H
Palm Desert, CA 92211
March 13, 2017 at 1:30 p.m.

At this meeting, agencies, organizations and members of the public will be able to hear a brief presentation of the project and provide comments on the scope of the environmental review process for the proposed project.

If you have any questions please contact David Alvarez, Project Planner at (951) 955-5719.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Juan C. Perez, TLMA Director



David Alvarez, Project Planner