



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Director

Agency Notice of Preparation of a Draft Environmental Impact Report

DATE: August 30, 2021

TO: Responsible/Trustee Agencies

The Riverside County Planning Department is currently reviewing a development application (herein, "Project") in the Southwest Area Plan of Riverside County. The Project is subject to compliance with the California Environmental Quality Act (CEQA). This notice is to inform public agencies and the general public that an Environmental Impact Report (EIR) will be prepared for the Project, and to solicit guidance as to the scope and content of the required EIR.

PROJECT CASE NO./TITLE: Keller Crossing (Specific Plan Amendment No. 380A01, General Plan Amendment 210004, Change of Zone 2100012, and Tentative Tract Map 38163)

PROJECT LOCATION: South of the Scott Road, west of Highway 79, north of Keller Road, and east of Pourroy Road.

PROJECT DESCRIPTION: The proposed Project consists of applications for the first amendment to the Keller Crossing Specific Plan (SP00380A01), a General Plan Amendment (GPA210004), Change of Zone (CZ2100012), and a Tentative Tract Map (TTM38163). The adopted Keller Crossing Specific Plan allows for development of a 201.1-acre property with 250 Mixed Use (MU) dwelling units, 42 Medium Density Residential (MDR) dwelling units, 25 Low Density Residential (LDR) dwelling units, and 3 Very Low Density Residential (VLDR) dwelling units for a total of 320 dwelling units. Additionally, the adopted Keller Crossing Specific Plan allows for development of 37.8 acres of Commercial Retail, and open space on 61.1 acres. The Project Applicant proposes to amend the site's specific plan and General Plan land use designations and to amend the site's zoning classifications to instead allow for future development of a 191.4-acre property with 177 Medium Density Residential (MDR) dwelling units on 37.9 acres, 179 Medium High Residential (MHR) dwelling units on 32.3 acres, and 80 Very High Residential (VHR) dwelling units that are Age-Qualified on 5.4 acres, for a total of 436 dwelling units. Additionally, the Project Applicant proposes 18 acres and up to 176,000 square feet of Commercial Retail uses, a 5.8-acre public park (Open Space-Recreation), 12.9 acres of manufactured slopes, including a 3.8-acre buffer along Pourroy Road (Open Space-Manufactured Slopes), a 6.2-acre water quality management basin (Open Space-Water), and 61.1 acres designated Open Space-Conservation for MSHCP conservation purposes. Governmental approvals requested by the Project Applicant from Riverside County to implement the Project consist of the following:

1. Adoption by resolution of a General Plan Amendment (GPA210004);
2. Adoption of Amendment No. 1 to Specific Plan No. 333 (SP00380A01);
3. Adoption by ordinance of a Change of Zone (CZ2100012); and
4. Adoption by resolution of Tentative Tract Map (TTM38163)

LEAD AGENCY:

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

PROJECT SPONSOR:

Applicant: D.R. Horton a Los Angeles Holding Company, Inc.
Address: 2280 Wardlow Circle, Suite 100
Corona, CA, 92878
Attn: Jennifer O'Leary

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

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 an 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.

SCOPE OF ANALYSIS

It is anticipated that the proposed Project would have the potential to result in significant impacts under the following issue areas. A detailed analysis of the following issue areas will be included in the forthcoming EIR:

- Aesthetics
- Agriculture & Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Paleontological Resources
- Population / Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire
- Mandatory Findings of Significance

PUBLIC SCOPING MEETING:

A Scoping Session has been scheduled in order to bring together and resolve the concerns of affected federal, State and local agencies, the proponent of the proposed Project, and other interested persons; as well as inform the public of the nature and extent of the proposed project, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR and help eliminate from detailed study issues found not to be important. The Scoping Session is not a public hearing on the merit of the proposed project and NO DECISION on the Project will be made. Public testimony is limited to identifying issues regarding the project and potential environmental impacts. The Project proponent will not be required to provide an immediate response to any concerns raised. The Project proponent will be requested to address any concerns expressed at the Scoping Session, through revisions to the proposed Project and/or completion of a Final Environmental Impact Report, prior to the formal public hearing on the proposed Project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

TIME OF SCOPING SESSION: 1:30 p.m. or as soon as possible thereafter
DATE OF SCOPING SESSION: September 27, 2021

Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Deborah Bradford, Project Planner
P.O. Box 1409, Riverside, CA 92502-1409

If you have any questions please contact Deborah Bradford, Project Planner at (951) 955-6646.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT



Deborah Bradford, Project Planner for John Hildebrand, Interim Planning Director