



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

DATE: September 21, 2022

STATE CLEARINGHOUSE NO.: 2021080570

PROJECT NO. AND NAME: Keller Crossing Specific Plan Amendment No. 1 (GPA210004, SP00380A01, CZ2100012, and TM38163)

From: Riverside County Planning Department
Contact Person: Deborah Bradford, Planner
Phone: (951) 955-6646

ALL COMMENTS MUST BE RECEIVED NO LATER THAN: 5:00 P.M. ON NOVEMBER 7, 2022

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 1507, this notice is to advise that the County of Riverside, as lead agency, has completed and is issuing notification of the availability and completion of a Draft Environmental Impact Report (EIR), State Clearinghouse No. 2021080570, for the project as described below.

Project Location: Northwest corner of Keller Road and Winchester Road (SR-79). Assessor's Parcel Numbers (APNs) 472-110-(001, 002, 003, 004, 007, 008, 009, 032, 033, and 034.).

Project Description: The proposed Project consists of applications for the first amendment to the Keller Crossing Specific Plan No. 380 (SP00380A01), a General Plan Amendment (GPA210004), a Change of Zone (CZ2100012), and a Tentative Tract Map (TTM38163) to allow for future of development of the 196.0 acre Project site with up to 176,000 square feet (s.f.) of "Commercial Retail" land uses on 13.3 acres, 277 "Medium-Density Residential (MDR)" dwelling units on 61.2 acres, 76 "Medium-High-Density Residential (MHDR)" dwelling units on 14.1 acres, 80 "High-Density Residential (HDR)" dwelling units that would be age qualified on 7.3 acres, 1.0 acre of "Community Development-Very Low Density Residential (CD-VLDR)" land uses (with no CD-VLDR dwelling units proposed or allocated), 10.5 acres of "Open Space-Recreation (OS-R)" land uses, 11.2 acres of "Open Space-Water (OS-W)" land uses, 61.4 acres of "Open Space-Conservation Habitat (OS-CH)" land uses, and 16.0 acres of major circulation facilities.

Document Availability: Copies of Project documents, the Draft Environmental Impact Report, and technical appendices are available at the Riverside County Planning Department (4080 Lemon Street, 12th Floor, Riverside, CA 92501) and on the County's website (<https://planning.rctlma.org/>).

Public Review Period: As mandated by State law, the minimum public review period for this document is 45 days. The Draft EIR is available for public review and comment beginning on **September 22, 2022** and ending **November 7, 2022**. The County of Riverside is currently open Monday through Friday

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between 8:00am and 5:00pm. All comments on the Draft EIR must be submitted in writing to the address provided below and received no later than **5:00 PM November 7, 2022**.

Comments on the adequacy of the analysis and the appropriateness of the Project may be made in writing, indicating the section of concern. Comments may include additional or alternative mitigation measures to those proposed in the document. The project name and number should be noted on all correspondence and the comments should indicate if you would like to be notified of public hearings.

All comments should be sent to the Riverside County Planning Department, Attention: Deborah Bradford, Planner, 4080 Lemon Street, 12th Floor, Riverside, CA 92501, or via email to dbradfor@rivco.org.

Public Hearings: Notification of the date, timing, and place of future public hearings will be provided in compliance with County and California Environmental Quality Act (CEQA) requirements.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

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