

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 # 2021080570

Project Title: Keller Crossing
Lead Agency: Riverside County **Contact Person:** Russell Brady
Mailing Address: 4080 Lemon Street, 12th Floor **Phone:** 951-955-3025
City: Riverside **Zip:** 92501 **County:** Riverside

Project Location: County: Riverside City/Nearest Community: French Valley/Unincorporated
Cross Streets: NW Corner of Keller Road at Winchester Road **Zip Code:** 92596
Longitude/Latitude (degrees, minutes and seconds): 33 ° 37 ' 50 " N / 117 ° 5 ' 46 " W **Total Acres:** 196.05
Assessor's Parcel No.: 472-110-(001, 002, 003, 004, 007, 008, 009, 032, 033, 034) **Section:** 21 **Twp.:** 6S **Range:** 2W **Base:** San Bern
Within 2 Miles: **State Hwy #:** SR-79 **Waterways:** None
Airports: Pines Private Airfield **Railways:** None **Schools:** Temecula Prep School & Susan La Vorgna Elementary

Document Type:

CEQA: NOP Draft EIR Supplement/Subsequent EIR (Prior SCH No.) _____
 Early Cons Neg Dec Mit Neg Dec
NEPA: NOI EA Draft EIS FONSI
Other: Joint Document Final Document Other: Recirculated Notice of Preparation (NOP)

Local Action Type:

General Plan Update General Plan Amendment General Plan Element Community Plan
 Specific Plan Master Plan Planned Unit Development Site Plan
 Rezone Prezone Use Permit Land Division (Subdivision, etc.)
 Annexation Redevelopment Coastal Permit Other: _____

Development Type:

Residential: Units 694 Acres 87.47
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: 8.97 acres
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: Drainage: 16.06 acres; Open Space: 64.91 acres; Circulation: 18.65 acres

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Undeveloped/Specific Plan Zone/Very Low Density Residential, Low Density Residential, Medium Density Residential, Commercial Retail, Mixed Use and Conservation Open Space

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

A revised NOP is being distributed for the proposed Project due to the extent of changes in the Project design that have occurred since the original Notice of Preparation (NOP) was circulated for public review in August and since the Draft EIR for the Project was circulated for public review in September 2022. The revised Project consists of applications for the first amendment to the Keller Crossing Specific Plan (SP00380A01), a General Plan Amendment (GPA210004), a Change of Zone (CZ2100012), and a Tentative Tract Map (TTM38163). 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 allow for future development of a 196.05-acre property with 77 Medium Density Residential (MDR) dwelling units on 16.09 acres, 307 Medium High Density Residential (MHDR) dwelling units on 44.69 acres, and 310 Very High Residential (VHR) dwelling units on 26.70 acres (inclusive of 80 Age-Qualified VHR units on 7.32 acres), for a total of 694 dwelling units. Additionally, the Project Applicant proposes an 8.97-acre public park (Open Space-Recreation [OS-R]), 3.49 acres of manufactured slopes (Open Space-Conservation [OS-C]), 16.06 acres of drainage/water quality features (Open Space-Water), and 61.42 acres designated Open Space-Conservation Habitat (OS-CH) for Multiple Species Habitat Conservation Plan (MSHCP) conservation purposes. The Project also includes 18.65 acres of major roadways, and the Project also would accommodate the dedication of 1.29 acres of public rights-of-way for Pourroy Road (0.99-acre) and Winchester Road (0.30-acre). The approvals sought of Riverside County include: 1. Adoption by resolution of General Plan Amendment No. 210004 (GPA210004); 2. Adoption by ordinance of Change of Zone No. 2100012 (CZ2100012); 3. Adoption by resolution of Amendment No. 1 to Specific Plan No. 380 (SP00380A01); and 4. Adoption by resolution of Tentative Tract Map No. 38163 (TTM38163).

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".

<u>S</u> Air Resources Board	Office of Historic Preservation
Boating & Waterways, Department of	Office of Public School Construction
California Emergency Management Agency	<u>S</u> Parks & Recreation, Department of
California Highway Patrol	Pesticide Regulation, Department of
<u>S</u> Caltrans District # 8	Public Utilities Commission
Caltrans Division of Aeronautics	<u>S</u> Regional WQCB # 9
Caltrans Planning	Resources Agency
Central Valley Flood Protection Board	Resources Recycling and Recovery, Department of
Coachella Valley Mtns. Conservancy	S.F. Bay Conservation & Development Comm.
Coastal Commission	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
Colorado River Board	San Joaquin River Conservancy
<u>S</u> Conservation, Department of	Santa Monica Mtns. Conservancy
Corrections, Department of	State Lands Commission
Delta Protection Commission	SWRCB: Clean Water Grants
Education, Department of	SWRCB: Water Quality
Energy Commission	SWRCB: Water Rights
<u>S</u> Fish & Game Region # 6	Tahoe Regional Planning Agency
Food & Agriculture, Department of	Toxic Substances Control, Department of
Forestry and Fire Protection, Department of	Water Resources, Department of
General Services, Department of	Other: _____
Health Services, Department of	Other: _____
Housing & Community Development	
<u>S</u> Native American Heritage Commission	

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

Starting Date April 3, 2025 Ending Date May 5, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>D.R. Horton a Los Angeles Holding Company, Inc.</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>2280 Wardlow Circle, Suite 100</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Corona, CA 92878</u>
Contact: <u>Jerrica Harding, AICP</u>	Phone: <u>951-739-5460</u>
Phone: <u>714-505-6360, ext. 101</u>	

Signature of Lead Agency Representative:  Date: April 3, 2025

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