



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Director

Agency Recirculated Notice of Preparation of a Draft Environmental Impact Report

DATE: April 3, 2025

TO: Responsible/Trustee Agencies

The Riverside County Planning Department is currently reviewing a development application (GPA 210004, CZ 2100012, SP00380A01, TTM 38163; herein, "Project") in the Southwest Area Plan (SWAP) of Riverside County. The Project is subject to compliance with the California Environmental Quality Act (CEQA). This recirculated 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.

A Notice of Preparation (NOP) for the proposed Project previously was distributed for public review on August 31, 2021, while a Draft Environmental Impact Report (EIR) was circulated for public review on September 22, 2022. Since that time, the Project Applicant has incorporated substantial changes into the Project's design. Due to the extent of the proposed revisions to the Project description and based on the amount of time has lapsed since the NOP and Draft EIR previously were distributed for public review, a revised NOP is being circulated for the Project.

PROJECT CASE NO./TITLE: Keller Crossing; General Plan Amendment No. 210004 (GPA 210004), Change of Zone No. 2100012 (CZ 2100012), Amendment No. 1 to Keller Crossing Specific Plan (SP00380A01), and Tentative Tract Map No. 38163 (TTM 38163).

PROJECT LOCATION AND DESCRIPTION: The 196.05-acre property is located at the northwest corner of Keller Road at Winchester Road (SR-79) in the Southwest Area Plan (SWAP) portion of unincorporated Riverside County. The property currently is vacant and undeveloped under existing conditions. The proposed 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)
4. Adoption by resolution of Tentative Tract Map No. 38163 (TTM38163)

LEAD AGENCY:

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

PROJECT SPONSOR:

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

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: April 21, 2025

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 Russell Brady at (951) 955-3025 or email at rbrady@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: Russell Brady, Project Planner
P.O. Box 1409, Riverside, CA 92502-1409

If you have any questions please contact Russell Brady, Project Planner at (951) 955-3025.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT



Russell Brady, Project Planner for John Hildebrand, Planning Director