



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF COMPLETION AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE KELLER CROSSING PROJECT

DATE: August 7, 2026

STATE CLEARINGHOUSE NO.: 2021080570

PROJECT NO. AND NAME: Keller Crossing: General Plan Amendment No. 210004 (GPA210004), Amendment No. 1 to Specific Plan No. 380 (SP00380A01), Change of Zone No. 2100012 (CZ2100012), Tentative Tract Map No. 38163 (TTM38163)

From: Riverside County Planning Department
Contact Person: Russell Brady, Principal Planner
Phone: (951) 955-3025

ALL COMMENTS MUST BE RECEIVED NO LATER THAN: 5:00 P.M. ON SEPTEMBER 21, 2026.

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: The Project site is located within the French Valley Community of the Southwest Area Plan (SWAP) of unincorporated Riverside County. More specifically, the approximately 196.1-acre Project site is bound to the south by Keller Road, to the west by the future alignment of Pourroy Road, and to the east by Highway 79 (SR-79). The approximately 196.1-acre Project site is vacant and undeveloped under existing conditions, with the flatter portions in the western and southern portions of the site having been used for dryland farming. Land to the west and north of the Project site includes vacant and undeveloped land along with several rural residential homes. Keller Road is immediately south of the Project site, beyond which are undeveloped lands, open space, and a few residential homes, with a master-planned residential community located further to the south. Highway 79 occurs immediately east of the Project site, beyond which are undeveloped lands, open space, and a few rural residential homes.

Project Description: The proposed Project consists of applications for a General Plan Amendment (GPA210004), an amendment to the Keller Crossing Specific Plan No. 380 (SP00380A01), a Change of Zone (CZ2100012), and a Tentative Tract Map (TTM38163) to allow for the future development of the approximately 196.1-acre Project site with a mix of residential, recreational, and open space land uses. The Project would entail development of the approximately 196.1-acre Project site with up to 694 residential dwelling units, including 77 "Medium-Density Residential (MDR)" units on 16.03 acres, 307 "Medium-High-Density Residential (MHDR)" units on 44.63 acres, and 310 "High-Density Residential (HDR)" units, 80 of which are designated as age-restricted, on 26.71 acres. The Project would also include 8.88 acres of "Open Space-Recreation" (OS-R), 16.00 acres of "Open Space-Water" (OS-W), 61.42 acres of "Open Space-Conservation Habitat" (OS-CH), 3.49 acres of "Open Space-Conservation" (OS-C), and 18.89 acres of major circulation facilities. A description of the Project's applications is provided below:

- General Plan Amendment No. 210004 (GPA210004). The Project Applicant is requesting approval of a General Plan Amendment to update the land use designations within the Riverside County General Plan and the Southwest Area Plan (SWAP) land use designations to reflect the land uses proposed as part of the Project. Specifically, as part of GPA210004, the 196.1-acre Project site would be redesignated for MDR land uses on 16.03 acres, MHDR land uses on 44.63 acres, HDR land uses on 26.71 acres, OS-R land uses on

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8.88 acres, OS-W land uses on 16.00 acres, OS-CH uses on 61.42 acres, OS-C land uses on 3.49 acres, along with 18.89 acres of land reserved for circulation infrastructure.

- Change of Zone No. 2100012 (CZ2100012). Under existing conditions, the Project site is zoned for “Specific Plan Zone (SP Zone),” indicating that zoning for the property is as set forth by the zoning ordinance adopted in conjunction with the original 2013 Keller Crossing Specific Plan No. 380 (SP 380). A Change of Zone (CZ No. 2100012) is proposed as part of the Project, which would amend the Specific Plan Zoning Ordinance to modify and establish the Planning Area boundaries, permitted uses, and development standards throughout the 196.1-acre Project site in order to reflect the land uses proposed as part of Amendment No. 1 to Specific Plan No. 380 (SP 380A1). Specifically, CZ2100012 would amend the boundaries and development regulations of the Specific Plan’s planning areas to accommodate the proposed mix of Medium Density Residential (MDR), Medium-High Density Residential (MHDR), High Density Residential (HDR), Open Space–Recreation (OS-R), Open Space–Water (OS-W), Open Space–Conservation Habitat (OS-CH), and Open Space–Conservation (OS-C) land uses, as proposed under SP 380A1.
- Amendment No. 1 to Specific Plan No. 380 (SP00380A01). Proposed SP 380A1 would allow for the future development of the approximately 196.1-acre Project site with up to 694 residential dwelling units, including 77 “Medium-Density Residential (MDR)” units on 16.03 acres, 307 “Medium-High-Density Residential (MHDR)” units on 44.63 acres, and 310 “High-Density Residential (HDR)” units, 80 of which are designated as age-restricted, on 26.71 acres. The Project also would include 8.88 acres of “Open Space–Recreation” (OS-R), 16.00 acres of “Open Space–Water” (OS-W), 61.42 acres of “Open Space–Conservation Habitat” (OS-CH), 3.49 acres of “Open Space–Conservation” (OS-C), and 18.89 acres of major circulation facilities.
- Tentative Tract Map No. 38163 (TTM38163). Tentative Tract Map No. 38163 (herein, “TTM 38163”) is a proposal subdivide the approximately 196.1-acre Project site to implement the land use plan proposed as part of SP 380A1. Specifically, TTM 38163 would subdivide the site into 614 single-family residential lots across proposed Planning Areas 1 through 4, as well as one lot for the development of 80 age-qualified multi-family residential units in proposed Planning Area 5. TTM 38163 also would establish one lot totaling approximately 8.88 acres for a community park; several lots for landscaped open space/slopes; five lots for detention basin/water quality purposes on approximately 14.92 acres; and approximately 41.80 acres of public roadways on site. The remaining acreage would consist of internal and perimeter roadway improvements and associated right-of-way dedications.

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/environmental-notice-ceqa>).

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 **August 7, 2026**, and ending **September 21, 2026**. The County of Riverside is currently open Monday through Friday 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 **September 21, 2026**.

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: Russell Brady, Principal Planner, 4080 Lemon Street, 12th Floor, Riverside, CA 92501, or via email to rbrady@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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