

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021080570

Project Title: Keller Crossing

Lead Agency: Riverside County

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Phone Number: 951-955-3025

Project Location: French Valley/Unincorporated Riverside County

City

County

Project Description (Proposed actions, location, and/or consequences).

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. The EIR analyzes the physical effects associated with all components of the proposed Project, including planning, construction, and ongoing operation.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed Project would result in significant but mitigable impacts under the issue areas of aesthetics, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, noise, transportation, tribal cultural resources, and utilities/service systems were identified as potential areas of concern. Mitigation measures are summarized in EIR Table S-1, and generally require compensatory mitigation, pre-construction surveys, and avoidance measures to address impacts to biological resources; monitoring of ground-disturbing activities and appropriate treatment of resources uncovered to address impacts to cultural resources, paleontological resources, and tribal cultural resources; measures to ensure Project compliance with the Riverside County Climate Action Plan to address project impacts due to greenhouse gas emissions; and measures related to exterior traffic noise and Project construction to reduce potential noise impacts affecting nearby sensitive receptors.

The proposed Project would result in impacts under the topic of Transportation due to Project-generated Vehicle Miles Traveled (VMT). Although mitigation has been imposed to require the incorporation of pedestrian and bicycle network improvements, ensuring the design of intersections accommodate non-vehicular traffic, and to coordinate with the Riverside Transit Agency, these mitigation measures would not reduce Project impacts due to VMT to below a level of significance, and a significant and unavoidable impact would occur.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Based on comments received during the NOP and recirculated NOP review periods, Project impacts to the environment under the issues of aesthetics, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, noise, transportation, tribal cultural resources, and utilities/service systems were identified as potential areas of concern by public agencies and members of the public.

Provide a list of the responsible or trustee agencies for the project.

San Diego Regional Water Quality Control Board
California Department of Fish and Wildlife
Riverside County Flood Control and Water Conservation District
Eastern Municipal Water District
Southern California Edison
Western Riverside County Regional Conservation Authority