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 Riverside County
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 Elem, Harvest Hill STEAM Academy, Temecula Valley Charter School

Document Type:

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ☐ Mit Neg Dec
- ☒ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.) _____
- Other: _____

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other: _____

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 87.37
- ☐ Office: Sq.ft. _____ Acres _____ Employees _____
- ☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
- ☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
- ☐ Educational: _____
- ☒ Recreational: 8.88 acres
- ☐ Water Facilities: Type _____ MGD _____
- ☐ Transportation: Type _____
- ☐ Mining: Mineral _____
- ☐ Power: Type _____ MW _____
- ☐ Waste Treatment: Type _____ MGD _____
- ☐ Hazardous Waste: Type _____
- ☒ Other: Drainage: 16.00 acres; Open Space: 64.91 acres; Circulation: 18.89 acres

Project Issues Discussed in Document:

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

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. This EIR analyzes the physical effects associated with all components of the proposed Project, including planning, construction, and ongoing operation. The governmental approvals requested from Riverside County to implement the Project consist of; Adoption by resolution of a General Plan Amendment (GPA210004); Adoption of Amendment No. 1 to Specific Plan No. 380 (SP00380A01); Adoption by ordinance of a Change of Zone (CZ2100012); and 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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

S Air Resources Board
___ Boating & Waterways, Department of
___ California Emergency Management Agency
___ California Highway Patrol
S Caltrans District # 8
___ Caltrans Division of Aeronautics
___ Caltrans Planning
___ Central Valley Flood Protection Board
___ Coachella Valley Mtns. Conservancy
___ Coastal Commission
___ Colorado River Board
S Conservation, Department of
___ Corrections, Department of
___ Delta Protection Commission
___ Education, Department of
___ Energy Commission
S Fish & Game Region # 6
___ Food & Agriculture, Department of
___ Forestry and Fire Protection, Department of
___ General Services, Department of
___ Health Services, Department of
___ Housing & Community Development
S Native American Heritage Commission

___ Office of Historic Preservation
___ Office of Public School Construction
S Parks & Recreation, Department of
___ Pesticide Regulation, Department of
___ Public Utilities Commission
S Regional WQCB # 9
___ Resources Agency
___ Resources Recycling and Recovery, Department of
___ S.F. Bay Conservation & Development Comm.
___ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
___ San Joaquin River Conservancy
___ Santa Monica Mtns. Conservancy
___ State Lands Commission
___ SWRCB: Clean Water Grants
___ SWRCB: Water Quality
___ SWRCB: Water Rights
___ Tahoe Regional Planning Agency
___ Toxic Substances Control, Department of
___ Water Resources, Department of

___ Other: ___
___ Other: ___

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

Starting Date August 7, 2026 Ending Date September 21, 2026

Lead Agency (Complete if applicable):

Consulting Firm: T&B Planning, Inc.
Address: 3200 El Camino Real, Suite 100
City/State/Zip: Irvine, CA 92602
Contact: Jerrica Harding, AICP
Phone: 714-505-6360, ext. 101

Applicant: D.R. Horton a Los Angeles Holding Company, Inc.
Address: 2280 Wardlow Circle, Suite 100
City/State/Zip: Corona, CA 92878
Phone: 951-739-5460

Signature of Lead Agency Representative: ___ **Date:** 08/07/2026

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