



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

DATE: July 5, 2022

STATE CLEARINGHOUSE NO.: 2019049114

PROJECT NO. AND NAME: Winchester Community Plan (GPA No. 1207)

From: Riverside County Planning Department
Contact Person: Manuel Baeza, Principal Planner
Phone: (951) 955-9294

ALL COMMENTS MUST BE RECEIVED NO LATER THAN: 5:00 P.M. ON AUGUST 19, 2022

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. 2019049114, for the project as described below.

Project Location: The project is located within the southwestern portion of the County of Riverside (County). The project area is surrounded by unincorporated County land and the city of Hemet to the north and east, unincorporated County land and the cities of Murrieta and Temecula to the south, and the cities of Murrieta and Menifee to the west. The project area is almost entirely within the General Plan's Highway 79 Policy Area (Approximately 50,061 acres) boundary.

Project Description: The project as evaluated in the Winchester Community Plan includes the proposed general plan amendment (GPA No. 1207), which would amend the Riverside County General Plan by:

1. Expansion of the existing Winchester Policy Area from approximately 287 acres to approximately 23,153 acres of land within the General Plan's Harvest Valley/Winchester Area Plan.
2. Amending the boundaries of the General Plan's Harvest Valley/Winchester, Sun City/Menifee, and Southwest Area Plans so that the expanded Winchester Policy Area falls within the limits of the Harvest Valley/Winchester Area Plan only.
3. Revising land use designations within the expanded Winchester PA, including Foundation Component amendments. Approximately 227 parcels totaling 1,480 acres would require Foundation Component Amendments that include changes from the Rural and Rural Community components to the Community Development component. Consistency zoning revisions would occur in the future for approximately 921 parcels as a result of the revised land use designations proposed as part of the project, and are analyzed as part of this EIR.
4. Amending the General Plan's Harvest Valley/Winchester Area Plan, Southwest Area Plan, San Jacinto Valley Area Plan, and Sun City/Menifee Valley Area Plan to revise the existing Highway 79 Policy Area language by removing the 9% reduction in density for residential projects. This policy will be replaced with a fee on newly entitled dwelling units (not dwelling units already entitled), to fund mobility related improvements, such as but not limited to, a vehicle park-n-ride and transit station within the Winchester downtown core area. These revisions to the Highway 79 Policy Area language will be carried throughout the General Plan document, where necessary, for internal consistency. The Highway 79 Policy Area boundary includes approximately 50,061 acres. Additionally, revisions to several policies within the

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Area Plans to address the transition from level of service (LOS) to vehicle miles travelled (VMT) thresholds in environmental assessment such as this document.

The project also proposes the creation of new Design Guidelines for the Winchester Policy Area. The project proposes planning policies and direction to guide change, promote quality development, and implement the community's vision for the area. The project includes amended General Plan Land Use and Circulation Elements, Design Guidelines, and administrative and implementation programs to encourage high-quality development within the community by addressing the following topics: 1) Land use and housing; 2) Community character and design; 3) Preservation of natural resources; 4) Open space and recreation; and 5) Mobility and transportation.

As an implementing action of the project, future zoning consistency changes will be undertaken by the County as a result of the modified land use designations proposed as part of the project. This effort would be limited to rezoning impacted parcels to create consistency between the General Plan Land Use Designation and Zoning. Future consistency zoning has been analyzed in sufficient detail in this Program EIR and the project is considered a community plan per State CEQA Guidelines Section 15183.

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/Advance-Planning/Winchester>). Additionally, USBs containing the Draft EIR and Technical Appendices will be provided to the following library for public review:

- French Valley Library, 31526 Skyview Road, Winchester, CA 92596
Hours: Sunday: Closed. Monday: 10:00 am-6:00 pm. Tuesday: 10:00 am-6:00 pm. Wednesday: 10:00 am-6:00 pm. Thursday: 11:00 am-7:00 pm. Friday: 10:00 am-2:00 pm.

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 **July 5, 2022** and ending **August 19, 2022**. 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 August 19, 2022**.

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: Manuel Baeza, Principal Planner, 4080 Lemon Street, 12th Floor, Riverside, CA 92501, or via email to mbaeza@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 is located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control and State Water Resources Control Board's list of various hazardous sites).

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