

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1207 (GPA1207) – Environmental Impact Report (Program) – (SCH2019049114) – Third Supervisorial District – **LOCATION:** The project is located within the southwestern portion of the County of Riverside. The project area is bounded by the unincorporated County of Riverside and the city of Hemet to the north and east, unincorporated County of Riverside and the cities of Murrieta and Temecula to the south 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. **REQUEST:** GPA1207, Winchester Community Plan - proposes to amend the Riverside County's General Plan, Harvest Valley/Winchester Area Plan by:

1. Expansion of the existing Winchester Policy Area from approximately 287 acres to approximately 23,143 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 the 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 remove the existing Highway 79 Policy Area and thereby remove 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 to be located within the Winchester downtown core area. These revisions to remove the Highway 79 Policy Area 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 Area Plans to address the transition from level of service (LOS) to vehicle miles travelled (VMT) thresholds in environmental assessment such as this document.
5. Adopting by reference the Winchester Community Design Guidelines for the Winchester Policy Area.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **September 18, 2024**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

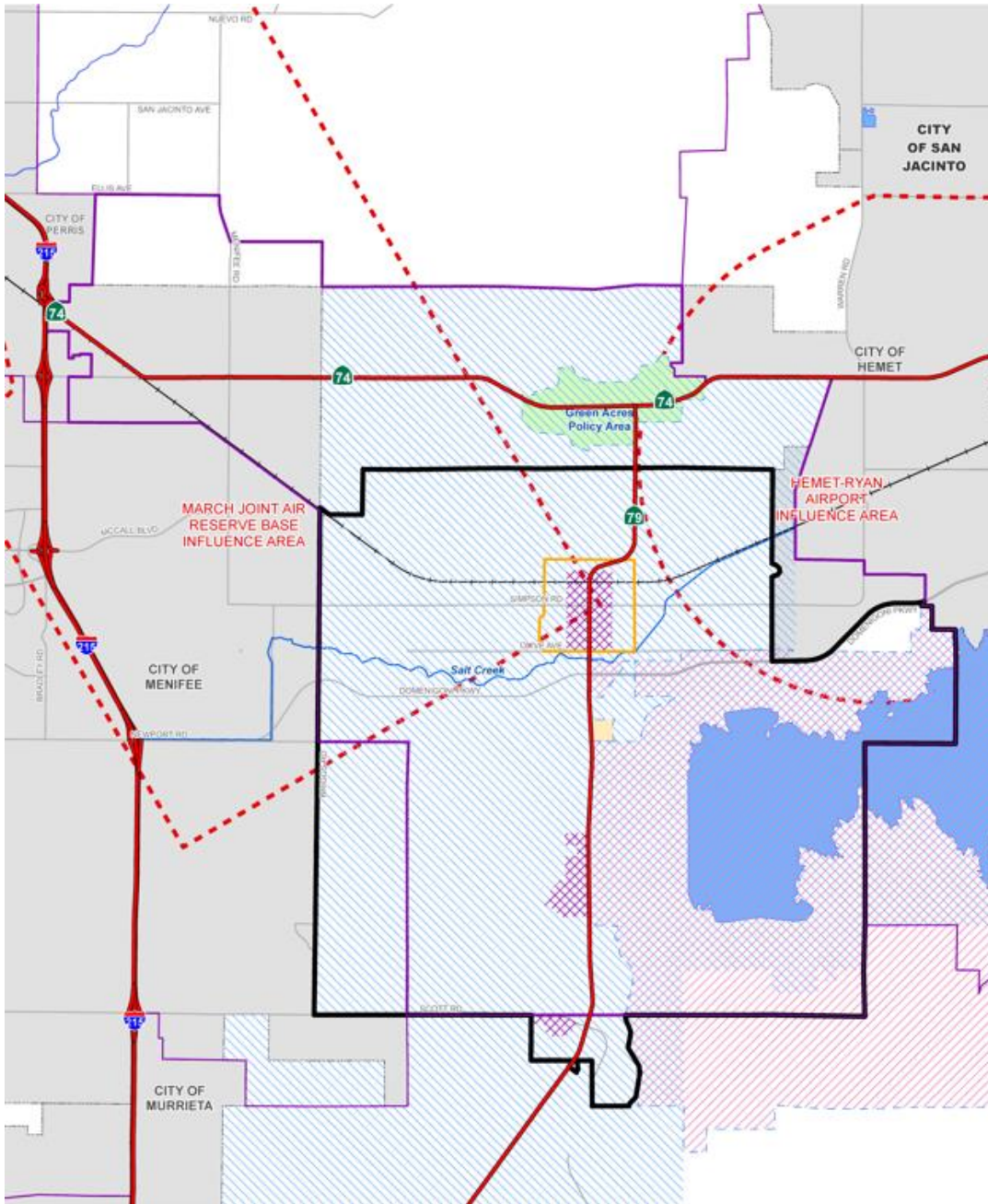
For further information regarding this project, please contact Project Planner Paul Swancott at pswancott@rivco.org or (951) 955-3103 or Project Planner Richard Marshalian at marshalian@rivco.org or at (951) 955-9294 or go to the County Planning Department's Planning Commission agenda web page at: <https://planning.rctlma.org/winchester-communityplan>

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office located at 4080 Lemon St. 12th Floor, Riverside CA 92501 or by visiting <https://planning.rctlma.org/winchester-communityplan>

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department **AT LEAST 24 HOURS** prior to the meeting at <https://rivco.org/constituent-speaking-request>. Once you provide the necessary information, you will receive (either by phone or email) confirmation of receipt of your request with the necessary meeting information to join. All comments received prior to the public meeting will be submitted to the Planning Commission, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Paul Swancott or Richard Marshalian
P.O. Box 1409, Riverside, CA 92502-1409



Maps and data are for reference purposes only. Map features are approximate.
 El mapa y los datos son para referencia solamente. La información del mapa es aproximada.