

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 22, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **General Plan Amendment No. 1207 to approve the Winchester Community Plan**. General Plan Amendment proposes for the Winchester Community Plan amends the Harvest Valley/Winchester Area Plan with expansion of the existing Winchester Policy Area from approximately 287 acres to approximately 23,143 acres of land within Harvest Valley/Winchester Area Plan; amends the boundaries of the General Plan's Harvest Valley/Winchester, Sun City/Menifee, and Southwest Area Plans so it falls within the limits of the Harvest Valley/Winchester Area Plan only; 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 were analyzed as part of the EIR. 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. Adopting by reference the Winchester Community Design Guidelines for the Winchester Policy Area. This proposed project is located within the southwestern portion of the County of Riverside in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CERTIFY** The Program Environmental Impact Report (PEIR) (SCH# 2019049114), and; **TENTATIVELY APPROVE** General Plan Amendment No. 1207.

On September 18, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 3-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RICHARD MARSHALIAN, PROJECT PLANNER, AT (951)955-9294 OR EMAIL RMARSHALIAN@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069. Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: October 2, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant