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 # 2019049114

Project Title: Winchester Community Plan (GPA No. 1207)
Lead Agency: County of Riverside Contact Person: John Hildebrand
Mailing Address: 4080 Lemon Street, 12th Floor Phone: (951) 955-1888
City: Riverside Zip:92501 County: Riverside

Project Location: Unincorporated Riverside County City/Nearest Community: Cities of Menifee and Hemet
Cross Streets: E: Diamond Valley Lake & Hemet; S: Scott Rd; W: Briggs Rd; N: Stetson Rd & Double Butte Zip Code: Multiple
Longitude/Latitude (degrees, minutes and seconds): 33 ° 38 ' 23.82 " N / 117 ° 5 ' 5.70" W Total Acres: 23,143
Assessor's Parcel No.: Multiple Section: Multiple Twp.: Multiple Range: Multiple Base: SBM
Within 2 Miles: State Hwy #: SR-79, SR-74 Waterways: Diamond Valley Lake, Lake Skinner, San Diego Canal
Airports: Hemet-Ryan, French Valley Railways: BNSF (unused) Schools: Multiple

Document Type:

CEQA:	☐ NOP	☒ Draft EIR		NEPA:	☐ NOI	☐ Joint Document	
	☐ Early Cons	☐ Supplement/Subsequent EIR			☐ EA	☐ Final Document	
	☐ Neg Dec	(Prior SCH No.)			☐ Draft EIR	☐ Other:	
	☐ Mit Neg Dec	Other:	Recirculated		☐ FONSI		

Local Action Type:

☐ General Plan Update	☐ Specific Plan	☒ Rezone	☐ Annexation
☒ General Plan Amendment	☐ Master Plan	☐ Prezone	☐ Redevelopment
☐ General Plan Element	☐ Planned Unit Development	☐ Use Permit	☐ Coastal Permit
☒ Community Plan	☐ Site Plan	☐ Land Division (Subdivision, etc.)	☐ Other:

Development Type:

☐ Residential:	Units		Acres						
☐ Office:	SF		Acres		Employees		☐ Transportation:	Type	
☐ Commercial:	SF		Acres		Employees		☐ Mining:	Mineral	
☐ Industrial:	SF		Acres		Employees		☐ Power:	Type	MW
☐ Educational:							☐ Waste Treatment:	Type	MGD
☐ Recreational:							☐ Hazardous Waste:	Type	
☐ Water Facilities:	Type		MGD				☒ Other:	Land Use Plan	

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:
All land use and zoning designations within the unincorporated Winchester Community Plan boundaries.

Project Description: *(please use a separate page if necessary)*
See project description on separate page.

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**".

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
S	Caltrans District # 8	X	Public Utilities Commission
	Caltrans Division of Aeronautics	S	Regional WQCB # 8, 9
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
X	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
X	Energy Commission	X	SWRCB: Water Rights
S	Fish & Game Region # 6		Tahoe Regional Planning Agency
X	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
X	Forestry and Fire Protection, Department of	X	Water Resources, Department of
X	General Services, Department of		Other:
X	Health Services, Department of		Other:
	Housing & Community Development		
X	Native American Heritage Commission		

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

Starting Date October 9, 2026 Ending Date November 23, 2026

Lead Agency (Complete if applicable):

Consulting Firm:	Michael Baker International	Applicant:	County of Riverside
Address:	40810 County Center Drive, Suite 200	Address:	4080 Lemon Street, 12th Floor
City/State/Zip:	Temecula, CA 92591	City/State/Zip:	Riverside, CA 92502
Contact:	Alicia Gonzalez, Project Manager	Phone:	(951) 955-1888
Phone:	(909) 974-4933		

Signature of Lead Agency Representative: A Gonzalez **Date: 10/9/26**

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

Winchester Community Plan (GPA No. 1207) Project Description

The Winchester Community Plan (GPA No. 1207) project (project area) 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 (49,275 acres) boundary.

The Draft EIR for the Winchester Community Plan (GPA No. 1207) project was circulated for a 45-day public review period that began on July 5, 2022 and concluded on August 19, 2022. It is noted that the County of Riverside extended the Draft EIR public review period from August 19, 2022 to September 23, 2022. Following the end of the public review period for the Draft EIR, the County prepared a Final EIR and published the Final EIR on August 16, 2024 with the State Clearinghouse. The County also published the Final EIR on the Winchester Community Plan project website and distributed a link to the document to commenters on the Draft EIR. In addition to addressing public comments, the Final EIR included minor revisions to the Draft EIR resulting from minor corrections or updates to Draft EIR information, including minor revisions made in response to several public comments submitted on the Draft EIR.

Following publication of the Final EIR on August 16, 2024, the County placed the project on hold to address regional transportation concerns raised by neighboring jurisdictions and communities. To address these concerns, the County prepared the Transportation Analysis for the Winchester Community Plan (Fehr & Peers, July 24, 2026). The Transportation Analysis evaluates the capacity of future transportation infrastructure within the cities of Menifee, Murrieta, and Temecula, as well as unincorporated areas of southwestern Riverside County. The analysis is intended to serve as a regional planning tool to help the County and neighboring jurisdictions identify and coordinate future transportation improvements needed to address cumulative traffic impacts associated with regional growth.

The County has also revised the Proposed Land Use Plan by modifying certain land use designations and adding/removing select parcels from the project area. These changes are a result of the public review process and would not result in population or employment levels that exceed those evaluated in the Draft EIR.

In accordance with Public Resources Code Section 21092.1 and California Environmental Quality Act (CEQA) Guidelines Section 15088.5, the County has elected to recirculate specific portions of the Winchester Community Plan Draft EIR (SCH No. 2019049114) to incorporate the Transportation Analysis and revisions to the Land Use Plan. The information added to the Draft EIR, specifically in the Project Description and Transportation sections, does not identify a new significant environmental impact or a substantial increase in the severity of a previously identified environmental impact. Rather, the new information clarifies and refines the Draft EIR and provides additional information to the County's decision-makers and the public. Although CEQA does not require recirculation based on these changes, the County has elected to recirculate specific portions of the Draft EIR to promote full disclosure and transparency and to obtain additional public input.