Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #:2019049114

Project Title: Winchester Community Plan (GPA No. 1207)

Lead Agency: County of Riverside

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Project Location: Unincorporated *City* Riverside *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would not result in any new significant or potentially significant effects beyond those identified in the Draft EIR. The Draft EIR disclosed significant and unavoidable impacts related to vehicle miles traveled (VMT). To reduce transportation-related impacts, the Draft EIR included Mitigation Measures TRA-1 and TRA-2, with TRA-1 subsequently revised in the Final EIR. These measures were incorporated into the project's Mitigation Monitoring and Reporting Program (MMRP), available at: https://ceqanet.lci.ca.gov/2019049114/4.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Regional transportation impacts; refer to Recirculated Draft EIR Section 4.0, *Revisions to the Draft EIR*.

Provide a list of the responsible or trustee agencies for the project.

None applicable.