



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: September 28, 2026

PROJECT TITLE: Woodcrest Retail Center Project – Applications currently on file with the County include: Plot Plan Transmitted (PPT) - PPT240018; General Plan Amendment (GPA) - GPA240066; Change of Zone (CZ) - CZ2500020, and Conditional Use Permit (CUP) - CUP250008. Please refer also to Draft EIR (DEIR) Section 3.0 *Project Description* for a listing of required County discretionary actions and permitting.

SCH NUMBER: 2025060993

PROJECT APPLICANT: LJC Enterprises
P.O. Box 2739
Mammoth Lakes, CA 93546

LEAD AGENCY: County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92502

CONTACT: Jose Merlan, Principal Planner

REVIEW PERIOD: September 29, 2026 to November 12, 2026

The County of Riverside (County) prepared and is circulating the Draft Environmental Impact Report (EIR) for the proposed Woodcrest Retail Center Project (Project) for public review and comment pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15087. In accordance with CEQA, the Draft EIR is intended to inform public agency decision makers and the public of the potentially significant environmental effects of this proposed Project, identify possible ways to minimize any potentially significant effects, and describe and provide comparative analysis of a reasonable range alternatives to the Project.

The Draft EIR has been prepared pursuant to the CEQA Public Resources Code (§21000-21189.3) and CEQA Guidelines (§15000-15387). For purposes of CEQA compliance, the County of Riverside is Lead Agency for this Project, responsible for preparing this EIR in accordance with the CEQA Guidelines. As mandated by the CEQA Guidelines, the EIR has been subject to the County's internal review process and reflects the County's independent review and judgment and objectivity with regard to the scope, content, and adequacy of the analysis.

Project Location: The approximately 9.42-acre gross (9.0-acre net) Project site is located in the unincorporated community of Woodcrest in the northeastern portion of the Lake Mathews/Woodcrest area of Riverside County. Woodcrest is a predominantly residential community in western Riverside County, and is located immediately south of the City of Riverside. The Project site is located at the northwest corner of the

intersection of Van Buren Boulevard (E –W) and Washington Street (N – S). The Project site comprises current assessor parcel numbers (APNs): 273-130-014, 273-130-019, 273-141-003, 273-141-004, 273-141-005, 273-141-006, and 273-141-007.

Project Description:

The Project evaluated in the Draft EIR includes applications filed by LJC Enterprises (herein, “Project Applicant”) for a General Plan Amendment (GPA240066), Change of Zone (CZ2500020), Plot Plan (PPT240018), Conditional Use Permit (CUP250008) – GPA240066 is a proposal for a Foundational Component General Plan Amendment for APNs 273-130-019 and 273-130-014 from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development - General Retail (CD: CR) to facilitate a relocation of an adjacent Stater Bros and the development of additional commercial buildings. CZ2500020 is a proposal to change the zoning for APNs 273-130-019 and 273-130-014 from Light Agriculture -1 Acre Minimum (A-1-1) to Scenic Highway Commercial (C-P-S). PPT240018 is a proposal to construct a shopping center with a total building area of 62,443 square feet consisting of a 43,403 sq. ft. Stater Bros. Market, a 5,000 sq. ft. multi-tenant retail building, a 2,500 sq. ft. drive-thru restaurant building, a 3,500 drive-thru restaurant building, a 4,650 sq. ft. convenience store and gas station with canopy, and an existing 3,390 sq. ft. Farmer Boys drive-thru restaurant building on a 9.42 gross acre (9.0 net) site. An existing 7-11 market/gas station, and multi-tenant strip mall will be demolished located at the southeast corner of the site. CUP250008 is a proposal for the convenience store to include alcohol sales for off-site consumption. Please refer also to the detailed Project Description presented at EIR Section 3.0, *Project Description*.

EIR Environmental Topics

Environmental topics evaluated in detail in the EIR are listed below:

- Air Quality;
- Biological Resources;
- Cultural Resources/Tribal Cultural Resources;
- Energy;
- Greenhouse Gas (GHG) Emissions/Global Climate Change;
- Hazards and Hazardous Materials;
- Hydrology/Water Quality;
- Land Use and Planning;
- Noise;
- Population and Housing; and
- Transportation/Traffic.

Summary of Impacts:

The EIR substantiates that certain impacts under the general topics: Noise and Vibration, Biological Resources, Cultural Resources, and Paleontological Resources would be potentially significant. The EIR includes mitigation that would reduce these impacts to levels that would be less than significant.

The EIR also includes Best Management Practices (BMPs) and Project Design Features (PDFs). These BMPs

and PDFs promote compliance with relevant environmental regulations, maximize effectiveness of actions and operations, and further minimize general environmental effects. The EIR BMPs and PDFs do not comprise mitigation as defined under CEQA. They would, however, act to preclude potential environmental effects or would further reduce already less-than-significant environmental impacts identified in the EIR.

Additionally, EIR Section 5.0, *Other CEQA Considerations*, presents discussions of other mandatory CEQA topics including:

- Cumulative Impact Analysis;
- Alternatives Analysis;
- Growth-Inducing Impacts of the Proposed Action;
- Significant Environmental Effects; and
- Significant and Irreversible Environmental Changes.

In combination, the EIR Initial Study (EIR Appendix A) and EIR body text substantiate that all potential environmental impacts would be less than significant, or less than significant as mitigated.

Document Availability: Copies of the Draft EIR are available for review at the County of Riverside Planning Department offices at 4080 Lemon Street, 12th Floor, Riverside, CA 92502. The document is also available on the County's website at <https://planning.rctlma.org/environmental-notice-ceqa>.

Commenting on the Draft EIR: Comments may be submitted during the review period of **September 29, 2026 to November 12, 2026**.

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.

All comments should be sent to the Riverside County Planning Department, Attention: Jose Merlan, Principal Planner, 4080 Lemon Street, 12th Floor, Riverside, CA 92502, or via email to jmerlan@rivco.org

Comments must be received prior to the close of public review period at **5:00 p.m. on November 12, 2026**. For comments submitted via email, please include "EIR Comments : Woodcrest Retail Center Project" in the subject line and the name of the commenter in the body of the email and the comments should indicate if you would like to be notified of public hearings.

Public Hearings: No public hearings to consider the EIR and Project have been scheduled as of this date. The County will provide public notices identifying the date, time, and place of public hearings in accordance with the County's public hearing noticing requirements once dates have been identified.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).