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 # 2025060993

Project Title: Woodcrest Retail Center Project (PPT240018, GPA240066, CZ2500020, CUP250008)

Lead Agency: County of Riverside
Contact Person: Jose Merlan
Mailing Address: 4080 Lemon Street, 12th Floor
Phone: 951-955-3200
City: Riverside
Zip: 92501
County: Riverside

Project Location: County: Riverside
City/Nearest Community: Lake Mathews/Woodcrest
Cross Streets: Van Buren Boulevard/Washington Street
Zip Code: 92501
Longitude/Latitude (degrees, minutes and seconds): 33 ° 52 ′ 58.8432 ″ N / 117 ° 22 ′ 1.1352 ″ W
Total Acres: 9.0 net
Assessor's Parcel No.: 273-130-014, -019; 273-141-003, -004, -005, -006, -007
Section: 26
Twp.: 3 S
Range: 5 W
Base:
Within 2 Miles: State Hwy #: none
Waterways: none
Airports: none
Railways: none
Schools: 4

Document Type:

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ☐ Mit Neg Dec
- ☒ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.) _____
- Other: _____

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other: _____

Local Action Type:

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

Development Type:

- ☐ Residential: Units _____ Acres _____
- ☐ Office: Sq.ft. _____ Acres _____ Employees _____
- ☒ Commercial: Sq.ft. 61,020 Acres 9.0 Employees 125
- ☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
- ☐ Educational: _____
- ☐ Recreational: _____
- ☐ Water Facilities: Type _____ MGD _____
- ☐ Transportation: Type _____
- ☐ Mining: Mineral _____
- ☐ Power: Type _____ MW _____
- ☐ Waste Treatment: Type _____ MGD _____
- ☐ Hazardous Waste: Type _____
- ☐ Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Vacant, Commercial Uses / A-1-1 Light Agricultural, C-P-S Scenic Highway Commercial / RC-VLDR Rural Community, CR Commercial Retail

Project Description: *(please use a separate page if necessary)*

See Project Description at Attachment 1.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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**".

S Air Resources Board
___ Boating & Waterways, Department of
___ California Emergency Management Agency
___ California Highway Patrol
S Caltrans District # 8
___ Caltrans Division of Aeronautics
___ Caltrans Planning
___ Central Valley Flood Protection Board
___ Coachella Valley Mtns. Conservancy
___ Coastal Commission
___ Colorado River Board
S Conservation, Department of
___ Corrections, Department of
___ Delta Protection Commission
___ Education, Department of
___ Energy Commission
S Fish & Game Region # 6
___ Food & Agriculture, Department of
___ Forestry and Fire Protection, Department of
___ General Services, Department of
___ Health Services, Department of
___ Housing & Community Development
S Native American Heritage Commission

___ Office of Historic Preservation
___ Office of Public School Construction
S Parks & Recreation, Department of
___ Pesticide Regulation, Department of
___ Public Utilities Commission
S Regional WQCB # 8
___ Resources Agency
___ Resources Recycling and Recovery, Department of
___ S.F. Bay Conservation & Development Comm.
___ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
___ San Joaquin River Conservancy
___ Santa Monica Mtns. Conservancy
___ State Lands Commission
___ SWRCB: Clean Water Grants
S SWRCB: Water Quality
___ SWRCB: Water Rights
___ Tahoe Regional Planning Agency
S Toxic Substances Control, Department of
S Water Resources, Department of

___ Other: ___
___ Other: ___

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

Starting Date 9/29/26 Ending Date 11/12/26

Lead Agency (Complete if applicable):

Consulting Firm: Applied Planning
Address: 11762 De Palma Road, 1-C 310
City/State/Zip: Corona, CA 92883
Contact: Ross Geller
Phone: 909-937-0333

Applicant: LJC Enterprises
Address: P.O. Box 2739
City/State/Zip: Mammoth Lakes, CA 93546
Phone: 951-760-0760

Signature of Lead Agency Representative: ___ **Date:** 9/16/26

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