

Summary Form for Electronic Document Submittal

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 #: 2025060993

Project Title: Woodcrest Retail Center Project

Lead Agency: County of Riverside

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Project Location: Lake Mathews - Woodcrest Community Riverside
City *County*

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

The Project includes proposed development of a retail shopping center on an approximately 9.42-acre gross (9.0-acre net) site located in the unincorporated community of Woodcrest in the northeastern portion of the Lake Mathews/Woodcrest area of Riverside County. 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. Primary uses proposed by the Project include: Retail Grocery Store, Retail Shops, Drive-Through Restaurants, Convenience Store w/Retail Gas Station with 6 Multi-Product Dispensers MPDs (or 12 fuel points). Please refer also to the detailed Project Description presented at EIR Section 3.0 Project Description.

The Project includes requests for Certification of the EIR, approval of: General Plan Amendment, Change of Zone, Conditional Use Permits, Parcel Map/Parcel Map(s) and/or Lot Line Adjustment (LLA), Site Plan.

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

The EIR analyses substantiate certain potentially significant impacts under the following topics: Noise and Vibration, Biological Resources, Cultural Resources/Tribal Cultural Resources, and Paleontological Resources. The EIR includes mitigation that would reduce these impacts to levels that would be less-than-significant. Mitigation measures include: Noise and Vibration MM 4.6.1 (demarcation of construction limits and establishment of buffer zones to preclude potential vibration impacts at nearest receptors); Biological Resources MM 4.7.1 through 4.7.4 (burrowing owl and nesting bird pre-construction surveys, [if required] no-disturbance buffers, owl relocation and/or compensation per CDFW and CESA, limits of work demarcation, appropriate location of temporary work and stockpiles; Cultural Resources/Tribal Cultural Resources MM 4.8.1 through to MM 4.8 (Environmental Constraints Sheet, Feature Relocation, Native American Monitor Requirements, Artifact Disposition, Phase IV Cultural Resources Monitoring Report, Human Remains, Unanticipated Resources, and Project Archaeologist Requirements; Paleontological Resources MM 4.8.9 (retention of a qualified County-approved Project Paleontologist, location-specific monitoring, buffer zone for any encountered resources, any significant fossil remains to be curated at County-designated fossil repository, with preparation of a final summary report. The EIR substantiates that all Project environmental are less-than-significant or less-than-significant as mitigated. The Project would not result in any significant and unavoidable environmental impacts.

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

During the EIR Notice of Preparation (NOP) process, public agencies and community members requested analysis of certain topics. Those topics and responsive EIR discussions are summarized below:

Office of Planning and Research, State Clearinghouse (SCH). The SCH assigned SCH No. 2025060993, distributed the NOP to responsible and trustee agencies, and administered the June 18 through July 18, 2025, review period. The NOP and agency comments are included at EIR Appendix A.

" California Native American Heritage Commission (NAHC) — Trustee Agency. NAHC provided guidance regarding cultural resources, tribal cultural resources, and AB 52/SB 18 consultation. The County's tribal consultation process and resource analysis are addressed at EIR Section 4.8, Cultural Resources/Tribal Cultural Resources, and Appendix B, Tribal Scoping Record.

" California Department of Fish and Wildlife (CDFW) — Trustee Agency and potential Responsible Agency. CDFW provided biological-resource recommendations and mitigation guidance. EIR Section 4.7 and Appendix H evaluate biological resources and conclude that impacts would be less than significant or less than significant with mitigation.

" California Department of Toxic Substances Control (DTSC) — Commenting State Agency. DTSC commented on hazardous-materials protocols for demolition and imported soil. EIR Section 4.9 and the Phase I ESA address these issues; Project BMPs would address potential construction-related hazards, and impacts would be less than significant.

" Riverside County Department of Waste Resources (RCDWR) — Commenting County Agency. RCDWR commented on solid-waste generation, landfill capacity, and waste-reduction measures. The Initial Study concludes that the Project would not exceed available landfill capacity and that impacts would be less than significant.

" Riverside Transit Agency (RTA) — Commenting Public Transit Agency. The County and Applicant will coordinate improvements with RTA. All improvements shall be ADA compliant as required by the County. See also EIR Section 4.2.

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

The following agencies have jurisdiction over specific components of the Project and may act as responsible agencies, to the extent that they must exercise discretionary approval authority over a Project-related permit, agreement, facility connection, infrastructure improvement, or other authorization:

- South Coast Air Quality Management District (SCAQMD);
- Santa Ana Regional Water Quality Control Board (SARWQCB);
- Riverside County Flood Control and Water Conservation District (RCFD & WCD);
- Western Municipal Water District (WMWD); and
- Van Buren Sewer Community Facilities District (Van Buren Sewer CFD).

Additionally, the California Department of Fish and Wildlife (CDFW) and the California Native American Heritage Commission (NAHC) are trustee agencies with jurisdiction over, respectively, fish and wildlife resources and Native American archaeological and tribal cultural resources. CDFW may also function as a responsible agency if the Project requires a CDFW-issued approval (none anticipated at this time).