



RIVERSIDE COUNTY PLANNING DEPARTMENT

Public Notice of Preparation of a Draft Subsequent Environmental Impact Report

DATE: June 18, 2025

TO: Interested Parties

The Riverside County Planning Department is currently reviewing a development application (herein, "Project") in the Lake Mathews/Woodcrest Area Plan of unincorporated Riverside County. The Project is subject to compliance with the California Environmental Quality Act (CEQA). This notice is to inform public agencies and the general public that an Environmental Impact Report (EIR) will be prepared for the Project, and to solicit guidance as to the scope and content of the required EIR.

PROJECT CASE NO./TITLE: Woodcrest Retail Center Project – PLOT PLAN NO. 240018 (PPT240018), CONDITIONAL USE PERMIT NO. 250008 (CUP250008), GENERAL PLAN AMENDMENT NO. 240066 (GPA240066), CHANGE OF ZONE NO. 2500020 (CZ2500020) – (CEQ250003)

PROJECT LOCATION AND DESCRIPTION: The Woodcrest Retail Center Project (Project) proposes the construction and operation of approximately 61,020 square feet of retail and restaurant uses within an approximately 9.42-acre gross (9.0-acre net) Project site. The Project site is located within the Lake Mathews-Woodcrest area of unincorporated Riverside County. 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. PPT240018 proposes to construct a shopping center consisting of a 46,724 sq. ft. Stater Bros. Market, a 5,000 sq. ft. multi-tenant retail building, 3 building pads, "A" 3,227 sq. ft. (future convenience market/gas station), "B" 3,000 sq. ft. (future drive-thru restaurant) & "C" 2,500 sq. ft. (Future drive-thru restaurant), retaining an existing 1,483 sq. ft. Farmer Boys restaurant, demolish an existing 7-11 market/gas station, and multi-tenant strip mall; and will have a total of 360 parking spaces (including 13 accessible spaces, 29 clean air vehicle spaces & 29 future electric vehicle charging station spaces). CUP250008 is for the convenience store with alcohol sales with off-site consumption. GPA240066 is a 2024 Foundational Component GPA for 7 properties totaling 6.21 acres from Rural Community: Very Low Density Residential (RC: VLDR) and Community Development - Commercial Retail (CD: CR) to Community Development - Commercial Retail (CD: CR) to facilitate a relocation of an adjacent Stater Bros. and the development of additional commercial buildings. CZ2500020 proposes to change the zoning for 2 properties totaling approx. 4.91 acres from Light Agriculture - 1 Acre Minimum (A-1-1) to Scenic Highway Commercial (C-P-S) – APN: 273-130-019, 273-141-003, 273-141-007. Governmental approvals requested by the Project Applicant from Riverside County to implement the Project consist of the following:

1. Approval of a 2024 Foundational Component GPA for 7 Properties Totaling 6.21 Acres from Rural Community: Very Low Density Residential (RC: VLDR) and Community Development - Commercial Retail (CD: CR) to Community Development - Commercial Retail (CD: CR) to Facilitate a Relocation of an Adjacent Stater Bros and the Development of Additional Commercial Buildings.
2. Approval of a Zone Change from A-1-1 (Light Agricultural – 1 Acre Minimum Lot Size) to C-P-S (Scenic Highway Commercial) for APNs 273-130-014 and 273-130-019, approximately 4.91 acres of the Project site.
3. Approval of a Parcel Map/Parcel Map(s) and/or Lot Line Adjustment (LLA).
4. Site Plan Approval.
5. Approval of Infrastructure Improvement Plans, including but not limited to roads, sewer, water, stormwater management system, and dry utilities plans.
6. Approval of Conditional Use Permits for the Project drive-through restaurants.
7. Approval of a Conditional Use Permit for the Project convenience store with alcohol sales with off-site consumption.
8. Permitting for a proposed wireless communications antenna.

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LEAD AGENCY:

Riverside County Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409
Attn: Jose Merlan, Principal Planner

PROJECT SPONSOR:

Applicant: LJC Enterprises
Attn: Larry Canale
Address: P.O. Box 2739
Mammoth Lakes, CA 93546

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies, that the Riverside County Planning Department plans to oversee the preparation of an Environmental Impact Report (EIR) for the above-described Project. The purpose of this notice is to solicit input from the public as to the scope and content of the environmental information to be included in the EIR. Information in that regard should be submitted to this office as soon as possible, but **not later than thirty (30) days** after receiving this notice.

SCOPE OF ANALYSIS: It is anticipated that the proposed Project would have the potential to result in significant impacts under the following issue areas. A detailed analysis of the following issue areas will be included in the forthcoming EIR:

- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Noise
- Paleontological Resources
- Population / Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Mandatory Findings of Significance

PUBLIC SCOPING MEETING: A Scoping Session has been scheduled in order to bring together and resolve the concerns of affected federal, State and local agencies, the proponent of the proposed Project, and other interested persons; as well as inform the public of the nature and extent of the proposed Project, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR. The Scoping Session is not a public hearing on the merit of the proposed Project and NO DECISION on the Project will be made. Public testimony is limited to identifying issues regarding the Project and potential environmental impacts. The Project proponent will not be required to provide an immediate response to any concerns raised. The Project proponent will be requested to address any concerns expressed at the Scoping Session, through revisions to the proposed Project and/or completion of a Final Environmental Impact Report, prior to the formal public hearing on the proposed Project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

TIME OF SCOPING SESSION: 1:30 p.m. or as soon as possible thereafter

DATE OF SCOPING SESSION: July 14, 2025

Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/public-hearings>. For further information regarding this Project, please contact Project Planner Jose Merlan at (951) 955-0314 or email at jmerlan@rivco.org, or go to the County Planning Director's Hearing agenda web page at <https://planning.rctlma.org/directors-hearings>.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jose Merlan, Principal Planner
P.O. Box 1409, Riverside, CA 92502-1409

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT



Jose Merlan, Principal Planner, for John Hildebrand, Planning Director