

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☒ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

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

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☒ Commercial: Sq.ft. 61,020

Acres 9.0

Employees 125

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

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

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<u>S</u> Air Resources Board	Office of Historic Preservation
Boating & Waterways, Department of	Office of Public School Construction
California Emergency Management Agency	<u>S</u> Parks & Recreation, Department of
California Highway Patrol	Pesticide Regulation, Department of
<u>S</u> Caltrans District # <u>8</u>	Public Utilities Commission
Caltrans Division of Aeronautics	<u>S</u> Regional WQCB # <u>8</u>
Caltrans Planning	Resources Agency
Central Valley Flood Protection Board	Resources Recycling and Recovery, Department of
Coachella Valley Mtns. Conservancy	S.F. Bay Conservation & Development Comm.
Coastal Commission	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
Colorado River Board	San Joaquin River Conservancy
<u>S</u> Conservation, Department of	Santa Monica Mtns. Conservancy
Corrections, Department of	State Lands Commission
Delta Protection Commission	SWRCB: Clean Water Grants
Education, Department of	<u>S</u> SWRCB: Water Quality
Energy Commission	SWRCB: Water Rights
<u>S</u> Fish & Game Region # <u>6</u>	Tahoe Regional Planning Agency
Food & Agriculture, Department of	<u>S</u> Toxic Substances Control, Department of
Forestry and Fire Protection, Department of	<u>S</u> Water Resources, Department of
General Services, Department of	
Health Services, Department of	Other: _____
Housing & Community Development	Other: _____
<u>S</u> Native American Heritage Commission	

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

Starting Date 9/25/26 Ending Date 11/9/26

Lead Agency (Complete if applicable):

Consulting Firm: <u>Applied Planning</u>	Applicant: <u>LJC Enterprises</u>
Address: <u>11762 De Palma Road, 1-C 310</u>	Address: <u>P.O. Box 2739</u>
City/State/Zip: <u>Corona, CA 92883</u>	City/State/Zip: <u>Mammoth Lakes, CA 93546</u>
Contact: <u>Ross Geller</u>	Phone: <u>951-760-0760</u>
Phone: <u>909-937-0333</u>	

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

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

Woodcrest Retail Project EIR NOC Attachment 1: Project Description

The Woodcrest Retail Project EIR (SCH No. 2025060993) evaluates two potential Project development scenarios, described in greater detail at EIR Section 3.0 *Project Description*. These scenarios, the Base development scenario and the “Parcel 1 Option” development scenario, reflect the Applicant’s vision for potential development of the site. The Base development scenario and the Parcel 1 Option are summarized at Table 1.

Table 1
Project Development Concept

Site Plan Designation		Use(s)	Building Area
Parcel 1	Pad A	Convenience Store w/Retail Gas Station	3,227 sf store w/6 Multi-Product Dispenser (MPD) Fuel Canopy (12 fuel points)
Parcel 1 Option	Pad E	Drive-Through Restaurant	2,500 sf
	Pad F	Retail/Sit-Down Restaurant	5,400 sf
Parcel 2	Pad B	Drive-Through Restaurant	3,500 sf
Parcel 3	Pad D	Drive-Through Restaurant (Farmer Boys)	3,390 sf
Parcel 4	Shops A	Retail *	5,000 sf
Parcel 5	Pad C	Drive-Through Restaurant	2,500 sf
Parcel 6	Market	Grocery Store (Stater Bros.)	43,403 sf
Lot A	---	Drainage/Stormwater Management	---
TOTAL PROJECT (Base)			61,020 Square Feet
TOTAL PROJECT (Parcel 1 Option)			65,693 Square Feet

Source: Woodcrest Retail Center Site Plan Concept, March 2025.

Notes: *A proposed wireless communications antenna would be located within Parcel 4.

For purposes of the EIR analysis, the Base development scenario is evaluated as the reasonably foreseeable, maximum-impact development scenario for environmental effects. In this regard, where environmental effects may be notably different in type or scope, the Base development scenario would generate the greatest potential impacts. That is, while both development scenarios include a mix of retail commercial uses including a grocery store, shops, and fast-food drive-through uses, there are certain environmental effects unique to the Base development scenario that would not occur under the Parcel 1 Option. Specifically, the Base development scenario includes a retail gas station, which could result in site-specific effects associated with fuel dispensing and related equipment. These effects include stationary- and mobile-source emissions, hazardous emissions and hazardous materials considerations, and other gas station-specific operational effects. The

applicable EIR Sections address these effects separately, and the EIR technical analyses provide further detail. In all other respects, environmental impacts of either development scenario would not be substantially different in type or scope.

By evaluating the Base development scenario, the EIR considers the full reasonably foreseeable scope and range of potential Project environmental impacts. If the Applicant ultimately pursues the Parcel 1 Option development scenario, the EIR analyses demonstrate that the Parcel 1 Option would not result in environmental impacts beyond those already evaluated and addressed for the Base development scenario. The inclusion of the Parcel 1 Option therefore provides additional analysis of a reduced-impact development concept; it does not constitute a change in the Project description or an effort to defer environmental review.

Through final design and development review, the County would verify that the final Project design, site configuration, and operational characteristics remain within the parameters evaluated in the EIR and would not result in impacts materially different from, or greater than, those analyzed and disclosed therein.

Schools Within 2 Miles of the Project Site

School	Mailing Address	Approximate Distance from Project Site
Somerset Educational Services	17241 Van Buren Boulevard, Riverside, CA 92504	Approximately 0.25 miles west of the Project site.
Woodcrest Elementary School	16940 Krameria Avenue, Riverside, CA 92504	Approximately 0.15 miles south of the Project site.
Woodcrest Christian School	18401 Van Buren Boulevard, Riverside, CA 92508	Approximately 1.5 miles west of the Project site.
Woodcrest Montessori Education Center	16191 Washington Street, Riverside, CA 92504	Adjacent to the northern Project site boundary.