

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 #

Project Title: North Shore Dolar General

Lead Agency: County of Riverside Contact Person: Scott Nespor
 Mailing Address: 4080 Lemon Street, 12th Floor Phone: 760-863-7050
 City: Riverside Zip: 92501 County: Riverside

Project Location: County: Riverside City/Nearest Community: Unincorporated / Community of North Shore
 Cross Streets: Wes Access Road and Marina Drive Zip Code: 92254

Longitude/Latitude (degrees, minutes and seconds): 33 ° 31 ' 13 " N / 115 ° 56 ' 4 " W Total Acres: 1.37
 Assessor's Parcel No.: 723-225-002, 004, -006, -008, and -010 Section: 34 Twp.: 7S Range: 10E Base: SBBM
 Within 2 Miles: State Hwy #: SR-111 Waterways: Salton Sea
 Airports: Railways: Union Pacific Schools: Coachella Valley Unified

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other:
 Mit Neg Dec Other:

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: Plot Plan Review

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 9,100 Acres 1.37 Employees 10
 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 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/ Mixed Use (MU) / Mixed Use Area (MUA)

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

The applicant for the proposed Project is requesting approval from the County of Riverside to construct an approximately 9,100 SF commercial retail building for a convenience market, parking lot, ornamental landscaping, and two detention basins on a 1.37 acre site. The proposed Project site is located within the Eastern Coachella Valley portion of the County of Riverside, in the community of North Shore. The site is comprised of five parcels identified by Riverside County Assessor's Parcel Numbers 723-225 -002,004, -006, -008, and -010 The Project site is currently vacant but currently disturbed by the use of motor vehicles, trash dumping, and, in some areas, grading. The Project site has a General Plan Land Use designation of Mixed Use Area (MUA) and zoning designation of Mixed Use (MU).

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".

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

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

Starting Date April 26, 2023 Ending Date May 15, 2023

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>NNN Retail Development</u>
Address: _____	Address: <u>15882 Wakefield Lane,</u>
City/State/Zip: _____	City/State/Zip: <u>San Diego, CA 92127</u>
Contact: _____	Phone: <u>858-352-0007</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 04/25/23

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