

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: Gas Station and Convenience Store

Lead Agency: City of Riverside Community & Economic Development Department Planning Division Contact Person: Yenifer Cid
 Mailing Address: 3900 Main Street, 3rd Floor Phone: (951) 826-5652
 City: Riverside Zip: 92522 County: Riverside

Project Location: County: Riverside City/Nearest Community: Riverside
 Cross Streets: Arlington Avenue and Monroe Street Zip Code: 92504

Longitude/Latitude (degrees, minutes and seconds): 33 ° 56 ' 44 " N / 117 ° 26 ' 41 " W Total Acres: 1.3

Assessor's Parcel No.: 191-150-031, 191-150-032, 191-150-033 Section: 6 Twp.: 3 South Range: 5 West Base: San Bernardino

Within 2 Miles: State Hwy #: State Route 91 Waterways: Santa Ana River Watershed
 Airports: Riverside Municipal Airport Railways: Metrolink Schools: Adams Elementary School

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: _____ 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: Design Review, Variance, PCN

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 4,650 Acres 1.3 Employees 20
 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: Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Land Use Designation: Office, Mixed Use Village; Zoning: R-1-7000 - Single Family Residential, Mixed Use Village

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

The 1.3-acre project site consists of three contiguous parcels that are currently vacant and undeveloped. The project involves development of a fueling station with 12 pump stations, 4,650 square foot convenience store, and a surface parking lot.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

<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 February 13, 2026 Ending Date March 4, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Keefer Consulting</u>	Applicant: <u>Steve Berzansky</u>
Address: <u>6149 Bluffwood Drive</u>	Address: <u>7111 Indiana Avenue, Suite 300</u>
City/State/Zip: <u>Riverside, California 92506</u>	City/State/Zip: <u>Riverside, California 92504</u>
Contact: <u>Keith Gardner</u>	Phone: <u>951-784-0840</u>
Phone: <u>951-533-2934</u>	

Signature of Lead Agency Representative: *ycid* Date: 2/11/2026

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