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 ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☒ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☒ Rezone ☐ Prezone ☒ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ 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 ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☐ Septic Systems ☐ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☒ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☒ 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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____ Air Resources Board	_____ Office of Historic Preservation
_____ Boating & Waterways, Department of	_____ Office of Public School Construction
_____ California Emergency Management Agency	_____ Parks & Recreation, Department of
_____ California Highway Patrol	_____ Pesticide Regulation, Department of
_____ Caltrans District # _____	_____ Public Utilities Commission
_____ Caltrans Division of Aeronautics	_____ Regional WQCB # _____
_____ 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
_____ Conservation, Department of	_____ Santa Monica Mtns. Conservancy
_____ Corrections, Department of	_____ State Lands Commission
_____ Delta Protection Commission	_____ SWRCB: Clean Water Grants
_____ Education, Department of	_____ SWRCB: Water Quality
_____ Energy Commission	_____ SWRCB: Water Rights
_____ Fish & Game Region # _____	_____ Tahoe Regional Planning Agency
_____ Food & Agriculture, Department of	_____ Toxic Substances Control, Department of
_____ Forestry and Fire Protection, Department of	_____ Water Resources, Department of
_____ General Services, Department of	
_____ Health Services, Department of	_____ Other: _____
_____ Housing & Community Development	_____ Other: _____
_____ Native American Heritage Commission	

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

Starting Date October 23, 2026 Ending Date November 11, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Keefer Consulting
Address: 6149 Bluffwood Drive
City/State/Zip: Riverside, California 92506
Contact: Keith Gardner
Phone: 951-533-2934

Applicant: Steve Berzansky
Address: 7111 Indiana Avenue, Suite 300
City/State/Zip: Riverside, California 92504
Phone: 951-784-0840

Signature of Lead Agency Representative: ycid **Date:** 10/20/2026

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