Community & Economic
Development Department
Planning Division

3900 Main Street, 3rd Floor • Riverside, CA 92522
951.826.5371 • fax 951.826.5981
RiversideCA.gov/Planning

NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION
FOR THE CITY OF RIVERSIDE, CALIFORNIA

PLANNING CASE PR:2021-000894 (GPA, RZ, CUP, DR, PCRN, VR): Proposal by Steve Berzansky of Steven Walker Communities to consider the following entitlements for the construction of a vehicle fueling station with a 4,650 square foot convenience store on 1.3 acres: 1) General Plan Amendment to amend a portion (0.62 acres) of the project sites land use designation from O - Office to MU-V – Mixed Use – Village; 2) Zoning Code Amendment to Rezone 0.62 acres from R-1-7000 – Single Family Residential Zone to CR – Commercial Retail Zone and 0.7 acres from MU-V – Mixed Use – Village Zone to CR – Commercial Retail Zone; 3) Conditional Use Permit to permit a vehicle fueling station and off sale of alcohol (Type 20 Beer and Wine); 4) Design Review of project plans; 5) Public Convenience or Necessity to allow for an over concentration of off-sale alcohol licenses in Census Tract 315.04; and 5) A Variance to allow a reduced separation from a business licensed for the off-sale general of alcoholic beverages. The Planning Division of the Community & Economic Development Department recommends that the Planning Commission determine the project will not have a significant effect on the environment and adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP).

NOTES: *It should be noted that Tribal Consultations have been conducted pursuant to S.B. 18 and A.B. 52.*

PROJECT LOCATION: The vacant 1.3-acre project site is on three contiguous parcels, located at 6902, 6892, and 6836 Arlington Avenue, situated on the southeast corner of Arlington Avenue and Monroe Street, in Ward 3.

HAZARDOUS WASTE SITES: Pursuant to Section 15087.c.6 of the Guidelines for California Environmental Quality Act the City acknowledges the non-existence of hazardous waste sites within the project area reviewed by this Mitigated Negative Declaration.

PROJECT CONTACT: Yenifer Cid, Associate Planner **PHONE:** (951) 826-5652
ycid@riversideca.gov

PUBLIC REVIEW AND WRITTEN COMMENTS: The review period for submitting written comments on the Mitigated Negative Declaration pursuant to State CEQA Guidelines Section 15105 commences on **Friday, October 23, 2026** and will close on **Wednesday, November 11, 2026** at 5:00 p.m. If you have any questions regarding the project or Mitigated Negative Declaration, please contact by e-mail or phone as indicated above.

Comments should be addressed to: Yenifer Cid, Associate Planner
City of Riverside, Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

DOCUMENT AVAILABILITY: The Mitigated Negative Declaration is available at the City

Planning Division, located at the address above, and may also be viewed on the City's website at https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents as well as the Office of Planning & Research's website at https://ceqanet.opr.ca.gov.

PUBLIC HEARING: Public comments can be submitted by e-comment at www.engageriverside.com until two hours before the meeting. Or call 951-826-8688 at 9:00 a.m. on meeting day for Telephone Public Comment. To participate via Zoom, use the following link: https://zoom.us/j/92696991265. Comments may be sent electronically to the Contact Planner listed above or via regular mail at City of Riverside Community & Economic Development Department, Planning Division, 3900 Main Street, Riverside, CA 92522.

Para información en español llame al 951-826-5371.

Decisions of the City Planning Commission are appealable to the City Council within ten calendar days following the respective meeting date. Appeal procedures are available from the Planning Division. If you challenge the above proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, the public hearing.

Copies of the staff report are available 12 days preceding the hearing at https://riversideca.legistar.com/Calendar.aspx

Please refer to the meeting agenda at https://riversideca.legistar.com/Calendar.aspx for up-to-date information regarding the in-person or virtual Planning Commission meeting.

DATE: October 23, 2026

Laurel Reimer, City Planner