

## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

### Crestview Apartments

### State Clearinghouse No. 2020069047

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 15087, this notice is to advise that the City of Riverside, as lead agency, has completed and is issuing notification of the availability of a Draft Environmental Impact Report (EIR), State Clearinghouse No. 2020069047, for the project as described below.

**PROJECT TITLE:** Crestview Apartments

**PROJECT APPLICANT:** Ken Assi of KA Enterprises

**PROJECT LOCATION:** The Project site is situated at the northwest corner of Central Avenue and Sycamore Canyon Boulevard in the City of Riverside. The Project site is comprised of the following single parcel: 256-050-012.

**PROJECT DESCRIPTION:** The Project consists of developing 9.44 acres with a multi-family residential complex containing a total of 237 one-, two-, and three-bedroom residential apartment units in seven buildings, consisting of five 3-story buildings and two 2-4 split story-buildings. A total of 94 units are proposed to be one-bedroom, 126 are proposed to be two-bedroom, and 17 are proposed to be three-bedroom units. The proposed project includes the following amenities: onsite leasing office, garages, carports, mail lounge, putting green, outdoor resort style pool and spa, dog run area with a dog wash station, fitness center, clubhouse, shade structures with barbecues and tables, and a walking perimeter loop trail (1/2 mile loop) with learning or exercise stations.



Implementation of the proposed Project will require the following discretionary approvals:

- **General Plan Amendment (P19-0775)** – To amend approximately 9.44 acres of the proposed Project area from C – Commercial to VHDR – Very High Density Residential;
- **Zoning Code Amendment (P19-0776)** – To rezone approximately 9.44 acres of the proposed Project area from CG – Commercial General Zone to R-4 – Multiple Family Residential Zone;
- **Design Review (P19-0777)** – For the proposed site design and building elevations review;

- **Variance (P20-0307)** – 1) To allow perimeter solid masonry walls and tubular steel fencing up to 6 feet in height within the front yard setbacks along Central Avenue and Sycamore Canyon Boulevard, where 3 foot high solid walls and 4 foot open fencing are permitted by the Zoning Code; and 2) to allow on site improvements to encroach into the 15 foot landscaped front yard setback along Central Avenue, required in the R-4 Zone when adjacent to an arterial;
- **Grading Exception (P20-0308)** – To allow the height of retaining walls not open to public view to be up to 11.7 feet, where the Grading Code allows a maximum height of 6 feet; and to allow the height of retaining walls visible from the public right of way (Central Avenue and Sycamore Canyon Boulevard) to be up to 5 feet, where the Grading Code allows a maximum height of 3 feet;
- **Grading Exception (P20-0309)** – To allow slopes having a ratio of 3.9:1 or steeper to be up to 28 feet in vertical height, where the Grading Code limits slopes having a ratio of 3.9:1 or greater to a maximum vertical height of 20 feet;
- **Summary Vacation (P20-0310)** – For the acquisition of excess City right-of-way along Sycamore Canyon Boulevard and Central Avenue totaling 19,200 square feet or 0.44 acres; and
- **Environmental Impact Report (P19-0905).**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The Draft EIR determined that the following issue areas have potentially significant environmental impacts that will be mitigated to a level below significance: Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Land Use and Planning, Noise, Transportation, and Wildfire.

**PUBLIC REVIEW PERIOD:** The Draft EIR is available for public review and comment beginning Friday, March 19, 2021 and ending Monday, May 3, 2021. An electronic copy of the Draft EIR is available for public review on the City's website: <https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents>. If unable to access the electronic copy, please contact Candice Assadzadeh, Senior Planner, at (951) 826-5667 or [cassadzadeh@riversideca.gov](mailto:cassadzadeh@riversideca.gov).

Due to current COVID-19 guidance from the California Department of Public Health, and the current closure of government facilities, copies of the Draft EIR will be made available for public viewing at the following City facilities when they return to normal hours of operation: (1) Riverside City Hall, Community & Economic Development Department, Planning Division, 3900 Main Street, Third Floor, Riverside, CA 92522; (2) the Riverside Main Public Library, 3911 University Avenue, Riverside, CA 92501; and (3) Riverside Public Library, SPC Jesus S. Duran Eastside Library, 4033-C Chicago Avenue, Riverside, CA 92507. Questions related to Draft EIR availability should be directed to the project contact.

Responses to this Draft EIR should be sent to Candice Assadzadeh, Senior Planner, no later than 5:00 p.m. on Monday, May 3, 2021 at the following address:

**LEAD AGENCY:**

City of Riverside  
 Community & Economic Development Department  
 Planning Division  
 3900 Main Street, 3rd Floor  
 Riverside, California 92522  
 Attn: Candice Assadzadeh, Senior Planner  
 (951) 826-5667  
[cassadzadeh@riversideca.gov](mailto:cassadzadeh@riversideca.gov)

**PUBLIC HEARING:** Notification of the date, time and place of future public hearings will be provided in compliance with City and California Environmental Quality Act (CEQA) requirements.

**HAZARDOUS MATERIALS STATEMENT:** The applicant has certified that the project site is not a listed toxic site pursuant to Government Code Section 65962.5.

**NOTES:** It should be noted that this project has been found to be consistent with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan by the Riverside County Airport Land Use Commission. In addition, Tribal Consultations have been conducted.