



**Community & Economic Development Department**

**Planning Division**

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

## NOTICE OF PREPARATION

**FROM LEAD AGENCY:** Candice Assadzadeh, Senior Planner  
City of Riverside  
Community & Economic Development  
Department Planning Division  
3900 Main Street, 3<sup>rd</sup> floor  
Riverside, California 92522

**DATE:** June 30, 2020

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report (EIR) for the Crestview Apartments Project

The City of Riverside will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed residential project known as the Crestview Apartments Project (Project). The City is requesting input from you or your agency or organization as to the scope and content of the environmental information that is relevant to your agency or organization's statutory responsibilities or interests in connection with the proposed Project.

This Notice of Preparation (NOP) identifies the Project applicant, contains the proposed Project description including Project setting and location, and identifies the potential environmental effects of the proposed Project. A vicinity map is included in this NOP.

Due to time limits mandated by State law, your response must be received at the earliest possible date, **but not later than 30 days** after receipt of this NOP. The public comment period for this NOP begins on June 30, 2020 and is set to close at 5:00 p.m. on July 30, 2020.

Please send written responses to Candice Assadzadeh at the address shown above or via e-mail at [cassadzadeh@riversideca.gov](mailto:cassadzadeh@riversideca.gov). Please include the name and contact person in your agency.

**DOCUMENT AVAILABILITY:** The Initial Study is available on the City's website at <https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents> or contact Candice Assadzadeh at 951-826-5667 or via e-mail at [cassadzadeh@riversideca.gov](mailto:cassadzadeh@riversideca.gov) to obtain a PDF of the Initial Study.

**PROJECT TITLE:** Crestview Apartments - Planning Cases P19-0775 (General Plan Amendment), P19-0776 (Zoning Code Amendment), P19-0777 (Design Review), P19-0905 (Environmental Impact Report), P20-0307 (Variance), P20-0308 (Grading Exception), P20-0309 (Grading Exception), and P20-0310 (Summary Vacation)

**PROJECT APPLICANT:** Ken Assi, 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 SETTING:** The approximately 9.44-acre project site is currently vacant. The property to the north of the project, across Sycamore Canyon Boulevard and State Route 60, is vacant. Land use to the east, across Sycamore Canyon Boulevard, is a recently approved commercial development. Property to the south of the project site, across Central Avenue, is also vacant. Land use to the west of the project site is the City of Riverside's Quail Run Open Space Park.

**PROJECT GENERAL PLAN AND ZONING DESIGNATIONS:** The project site currently has a General Plan Land Use designation of C - Commercial. It is zoned CG – Commercial General.

**PROJECT DESCRIPTION:** The proposed project includes 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.

Primary and secondary access to the site is provided from Sycamore Canyon Boulevard on the eastern boundary of the site. The driveway on the northern boundary of the site on Sycamore Canyon Boulevard will be used for egress by future residents and as an emergency access. Both driveways will be gate controlled. Construction is anticipated to take approximately 18 months to be completed. It will begin around October 2021 and end around April 2023. The project is anticipated to be operational in 2023.

**Project Alternatives:** Identification of potential alternatives to the Crestview Apartments will be addressed as part of the EIR. Analysis of a "No Project" alternative is required by law. In addition to the "No Project" Alternative, at least two additional alternatives will be evaluated. The evaluation of alternatives will provide a comparative analysis of alternatives to the proposed development.

The EIR will identify the degree to which each alternative might reduce one or more of the impacts associated with the development of the Crestview Apartments project, whether or not the alternative could result in other or increased impacts, the viability of the alternative, and the degree to which the alternative is consistent with the City and Applicant's goals and objectives.

**Cumulative Impact Analysis:** The EIR will include a discussion of the potentially significant cumulative impacts of the Crestview Apartments project when considered with other past, present, and reasonably foreseeable future projects in the area.

**Other Required Sections:** The EIR will also include other information typically required for an EIR. These other sections include the following: 1) Introduction; 2) Project Description; 3) Effects Found Not to Be Significant; 4) Environmental Impact Analysis; 5) Growth-Inducing

Impacts; 6) Significant Unavoidable Environmental Effects; 7) Significant Irreversible Changes; 8) Consistency with Regional Plans; 9) Discussion and Analysis of Energy Conservation based on Appendix F and G of CEQA Guidelines; 10) Mitigation Measures; 11) References; and 12) List of Preparers.

Based on the analysis contained in the Initial Study and Appendices, the following topics have been determined to have no impact or a less than significant impact and therefore will not be analyzed further in the forthcoming EIR:

- Agriculture & Forest Resources
- Hazards & Hazardous Materials (except for wildland hazards, which will be analyzed in the Wildfire section of the EIR)
- Hydrology / Water Quality
- Mineral Resources
- Population/Housing
- Public Services (except for Fire Protection, which will be analyzed in the EIR)
- Recreation

And based on the analysis contained in the Initial Study, the following topics have been determined to have a potentially significant impact and will be addressed in the forthcoming EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/ Soils
- Greenhouse Gas Emissions
- Land Use/Planning
- Noise
- Fire Protection (from Public Services)
- Transportation
- Tribal Cultural Resources

- Utilities/ Service Systems
- Wildfire

Relevant technical reports will be provided as EIR appendices.

**SCOPING MEETING:** A virtual scoping meeting will be held about this project.

**Meeting Information:** Wednesday, July 22, 2020  
6:00 – 8:00 p.m. (Pacific Standard Time)  
View the virtual meeting live webcast at:  
<https://event.webinarjam.com/channel/Crestview>

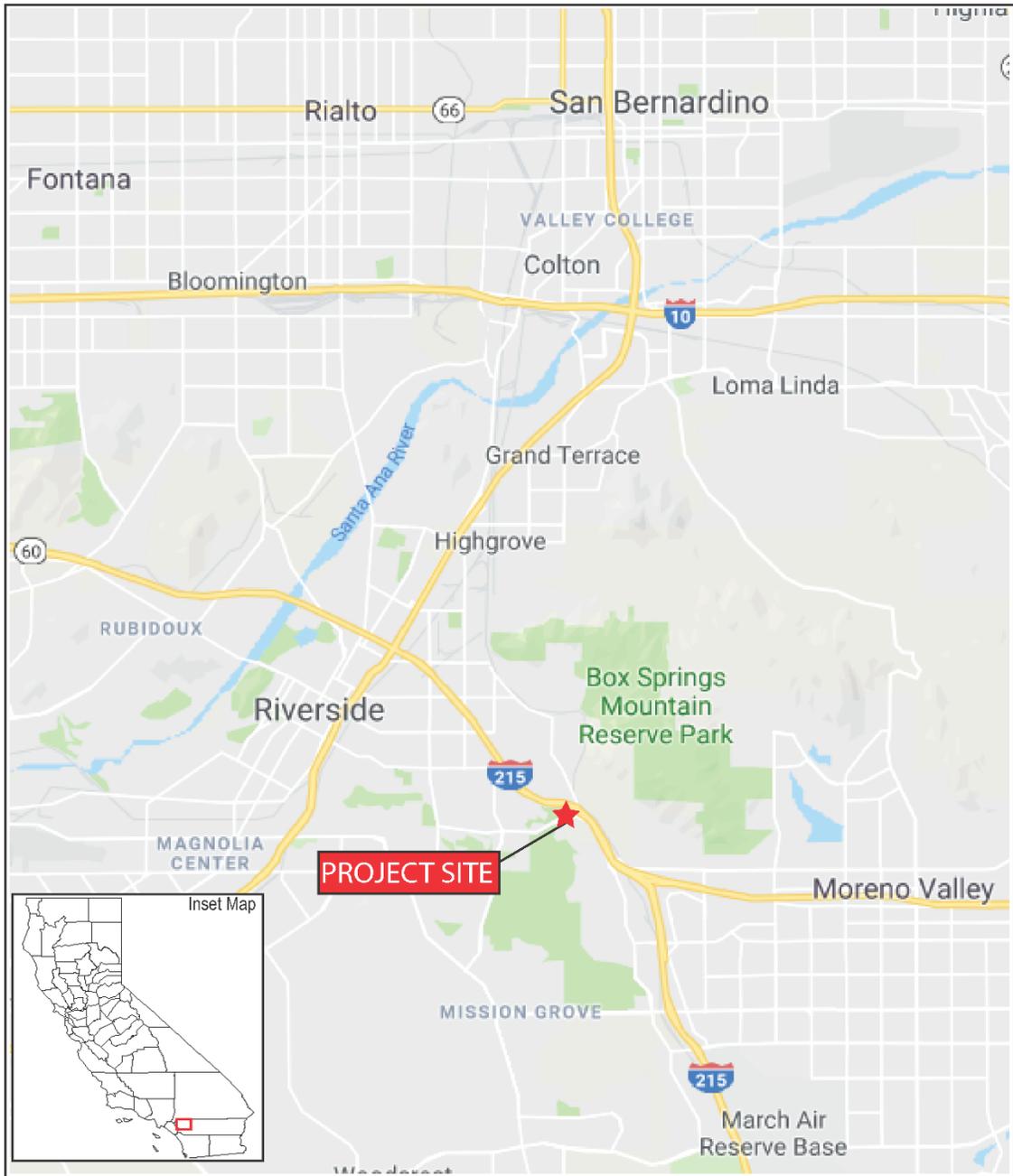
Note: No pre-registration is required. Entering the web address above will directly take you to the broadcast room sign-in. First name and email address are required to enter the broadcast room to keep track of attendees. Questions and comments will be received using the chat feature and addressed by the presenters.

**SIGNATURE:** Candice Assadzadeh.

**TITLE:** Candice Assadzadeh, Senior Planner – City of Riverside

**TELEPHONE:** 951-826-5667

**DATE:** 06-30-2020

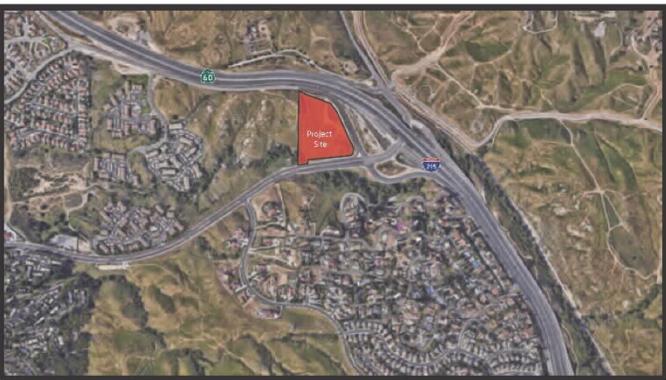
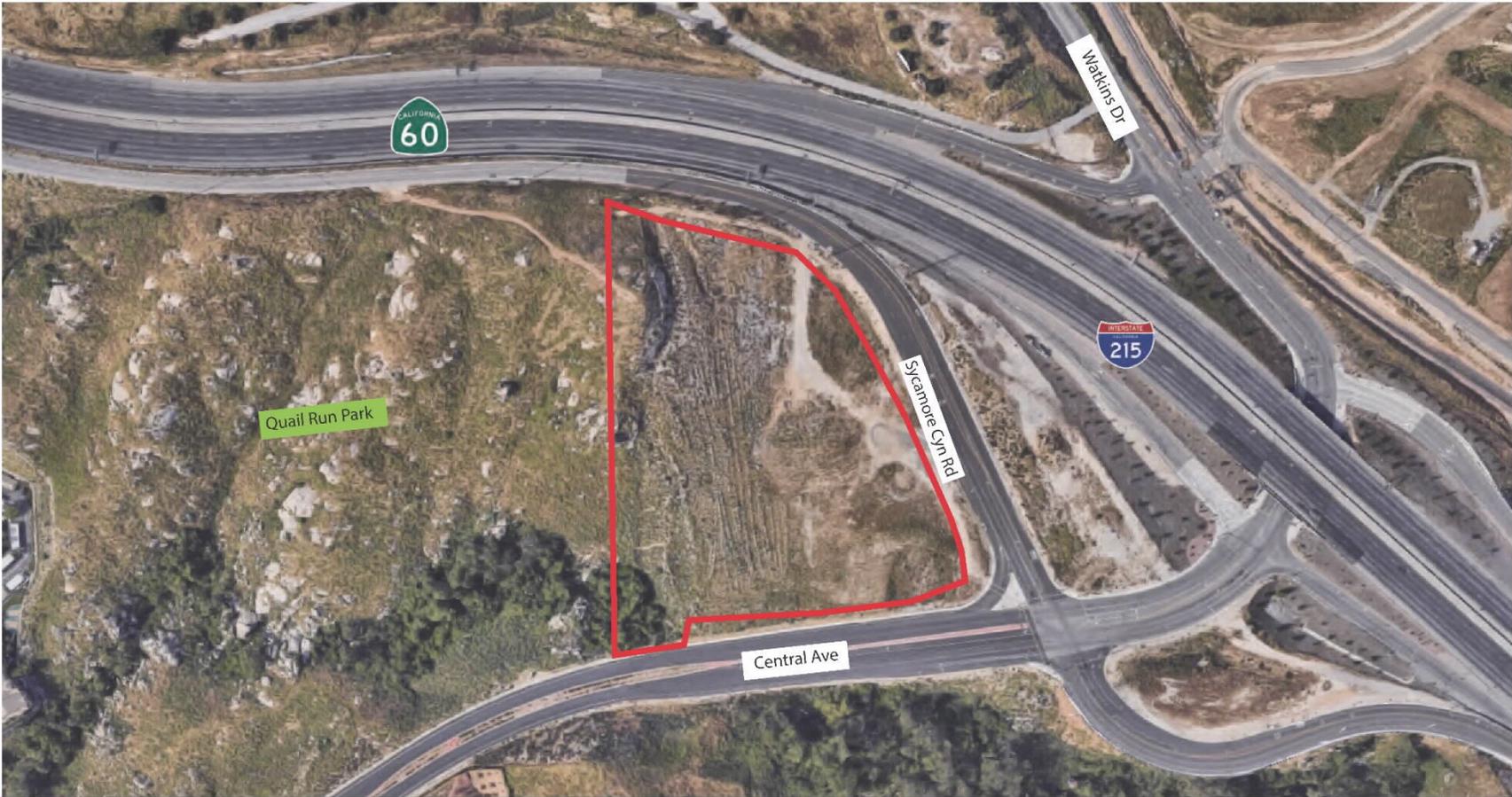


Source: Google Maps (2019)

## Crestview Apartments

City of Riverside, CA

### Exhibit 1 | Regional Context



# Crestview Apartments

City of Riverside, CA

## **Exhibit 2** | Project Site Map



Source: Google Maps (2019)