

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020069047

Project Title: Crestview Apartments

Lead Agency: City of Riverside

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Project Location: Riverside Riverside
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Project site is situated at the northwest corner of Central Avenue and Sycamore Canyon Boulevard in the City of Riverside, on a single parcel: 256-050-012. The project consists of developing 9.44 acres with a multi-family residential complex containing a total of 237 one-, two-, and three-bedroom apartment units in seven buildings, consisting of five 3-story and two 2-4 story buildings. The project includes the following amenities: on site 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.

The required approvals and entitlements include: General Plan Amendment, Zoning Code Amendment, Design Review, Variance, Grading Exceptions, Summary Vacation (to acquire excess City street right-of-way), and EIR.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant impacts related to the following are analyzed in the EIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Land Use and Planning, Noise, Transportation, Tribal Cultural Resources, Utilities and Service Systems, Fire Protection and Wildfire.

Mitigation measures include: photometric (lighting) plan, avoidance of nesting bird season and pre-construction nesting bird and burrowing owl surveys, temporary fencing and biological monitor during construction, temporary noise barrier, avoidance of the riparian plant community and wildlife corridor, archaeological and paleontological monitor, treatment and disposition of inadvertent discovery of archaeological or tribal cultural resources, cultural sensitivity training, deep dynamic compaction ground improvement, fair share contribution for intersection improvements, sidewalk connection, high visibility crosswalk with pedestrian signal on Central Avenue, ADA compliant bus turnout, install water and power supply prior to delivery of combustible building materials, fuel treatment zones, improved fire walls and sprinkler systems, use of non-combustible construction materials for non-habitable structures, and fire safety training for employees.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Issues raised by the public and agencies during the Notice of Preparation (NOP) of the EIR include: aesthetics, light, and views, air pollution, traffic (construction and operational), compliance with National Pollution Discharge Elimination System (NPDES), water quality, the existing natural drainage, biological resources, habitat and native plant species, wildlife corridor, cultural resources, energy and climate change, greenhouse gas emissions, geology and soils, rock formations, land use and planning, compliance with Measure C and Proposition R, recreation, water supply, public services, utilities, existing SoCalGas distribution pipeline system, wildfire, University of California Riverside's (UCR) Long Range Development Plan, and cumulative impacts.

Provide a list of the responsible or trustee agencies for the project.

California Air Resources Board
Caltrans District #8
California Department of Conservation
California State Water Resources Control Board
California Department of Fish and Wildlife, Region #6
Native American Heritage Commission
Regional Water Quality Control Board #8
South Coast Air Quality Management District
Western Riverside County Regional Conservation Authority
US Fish and Wildlife Service