

# Map My County Map



## Legend

- Blue Line Streams
- City Areas
- World Street Map



\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 770 1,539 Feet

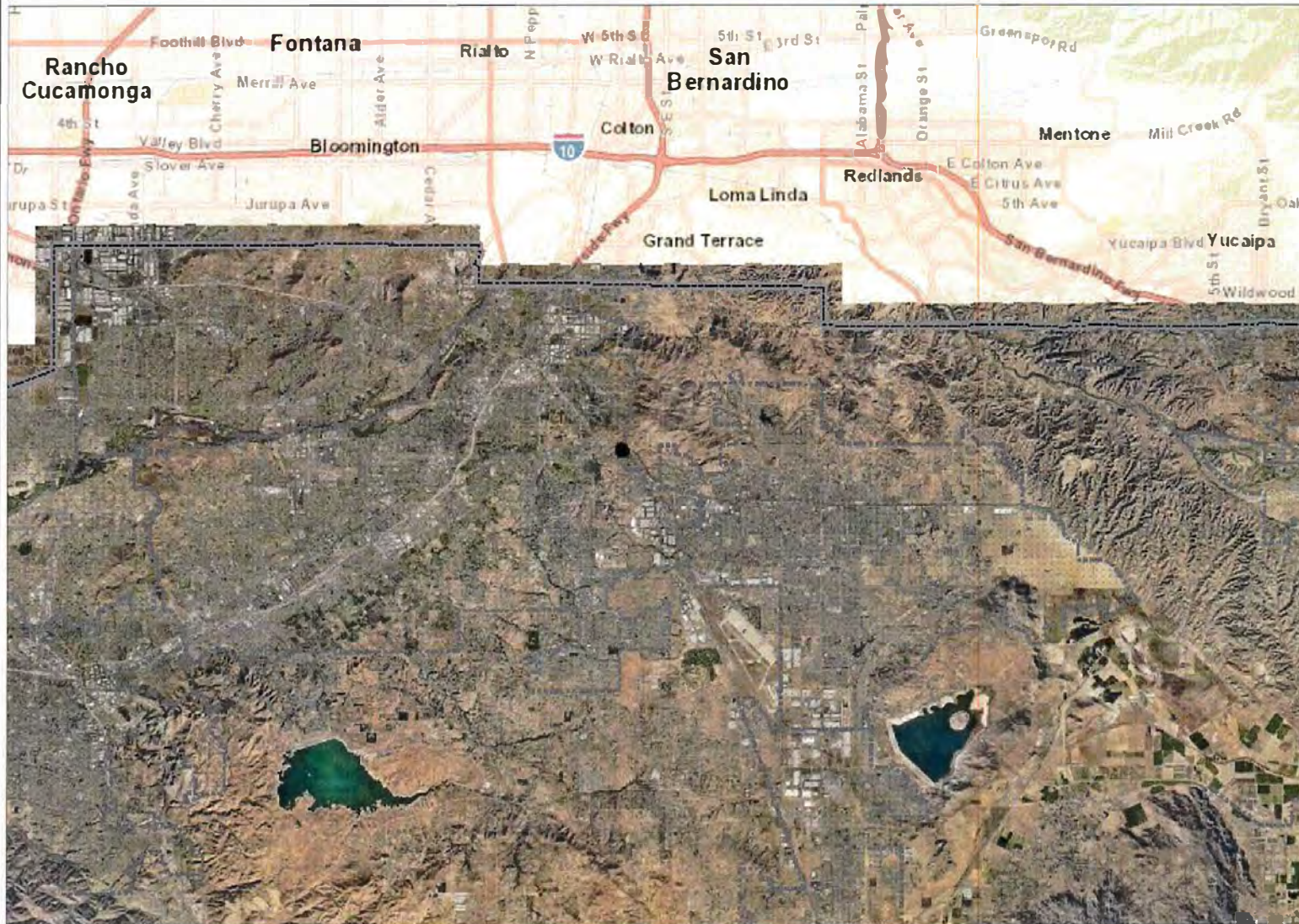
REPORT PRINTED ON... 4/26/2020 9:21:28 AM

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## Notes



# Map My County Map



## Legend

- City Areas
- World Street Map

## Notes



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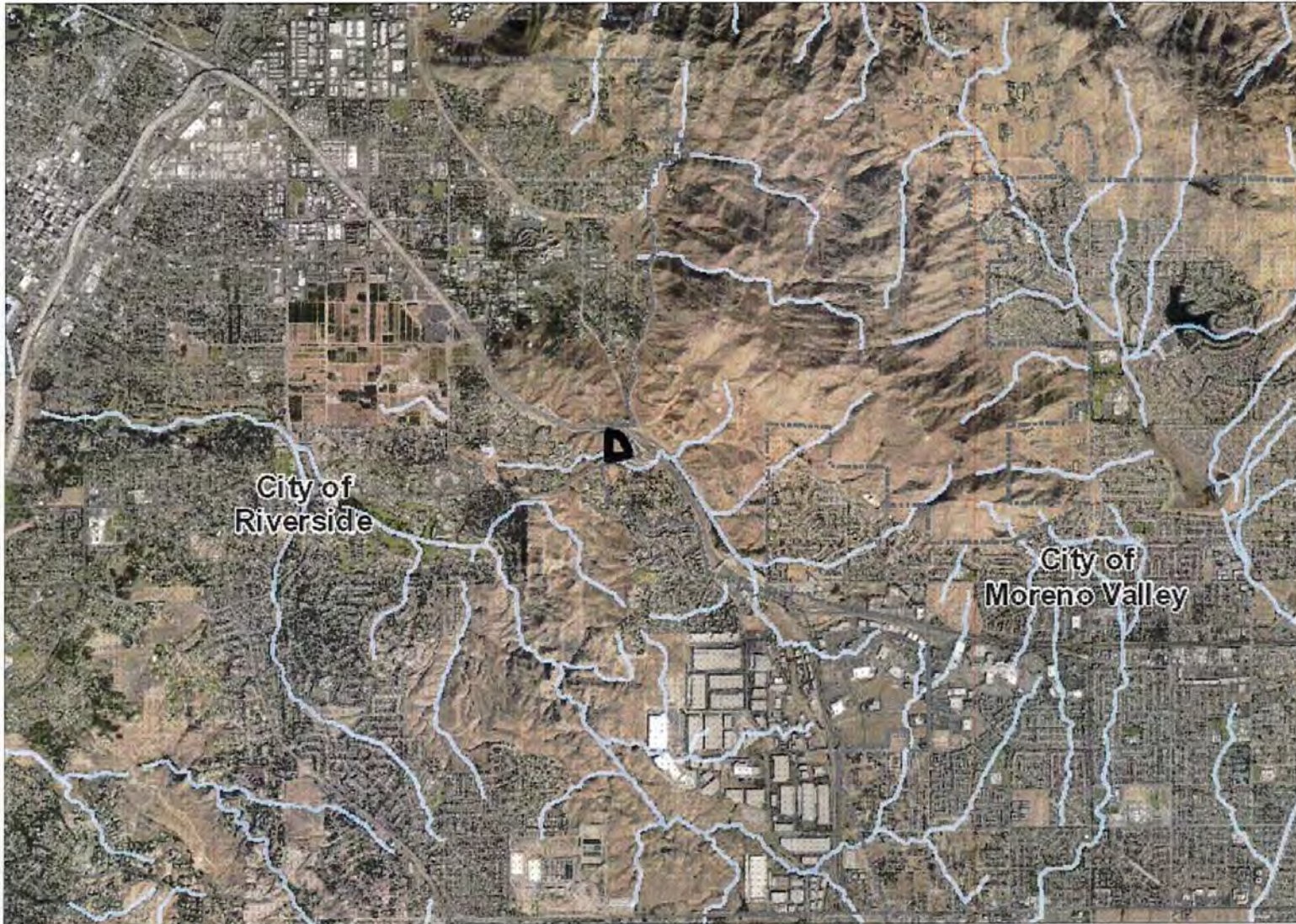
0 24 49,257 Feet

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# Map My County Map



## Legend

-  Blueline Streams
-  City Areas
-  World Street Map



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## Notes

0 6. 12,314 Feet

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# Map My County Map



## Legend

- Blue Line Streams
- City Areas
- World Street Map



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0 1 3,079 Feet

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## Notes



# Map My County Map



## Legend

- ☐ Parcels
- Blueline Streams
- City Areas
- World Street Map

## Notes



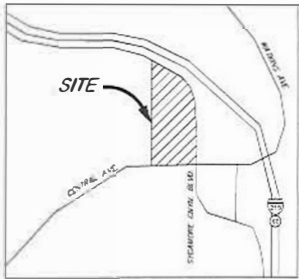
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0 385 770 Feet

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IN THE CITY RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**GENERAL PLAN AMENDMENT**  
**CRESTVIEW APARTMENTS**  
 OCTOBER 2019

**OWNER/APPLICANT**

44 ONCHEROS  
 1680 OBYLON DR. STE 207  
 SAN DIEGO CA 92121  
 TEL: (619) 444-6689

**ENGINEER**

SDH & ASSOCIATES, INC.  
 1400 NORTON PARKWAY 102  
 RIVERSIDE, CALIFORNIA 92518  
 TEL: (951) 463-3051  
 FAX: (951) 788-2314

**ASSESSOR'S PARCEL NO.**

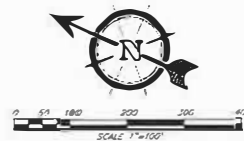
256-029-012-5

**SURROUNDING GENERAL PLAN DESIGNATION**

NORTH: HP - MIDDLE RESIDENTIAL  
 EAST: HP - MIDDLE RESIDENTIAL  
 SOUTH: P - PUBLIC PARK  
 WEST: VHDR - VERY HIGH DENSITY RES. / OS - OPEN SPACE

**LEGEND**

Symbol	Zoning Designation
	C - COMMERCIAL
	VHDR - VERY HIGH DENSITY RESIDENTIAL



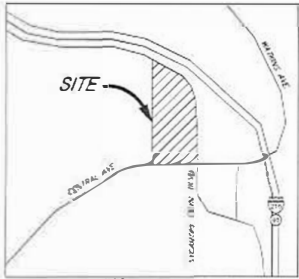
PROJECT NO.	SDH & ASSOCIATES, INC. 1400 NORTON PARKWAY 102 RIVERSIDE, CALIFORNIA 92518 TEL: (951) 463-3051 FAX: (951) 788-2314
SCALE: 1"=120'	BENCHMARK:
DATE: OCTOBER 2019	

BUSINESS TAX CERTIFICATE NO. 107894 EXP. 6-30-20  
 CITY OF RIVERSIDE

**GENERAL PLAN AMENDMENT**  
**CRESTVIEW APARTMENTS**

1 OF 1  
 SHEETS





**OWNER/APPLICANT:**  
 SDH ASSOCIATES  
 10000 MAIN ST, STE 201  
 SAN DIEGO, CA 92121  
 TEL (619) 404-6080

**ENGINEER:**  
 SDH & ASSOCIATES, INC.  
 10000 MAIN ST, STE 201  
 SAN DIEGO, CA 92121  
 TEL (619) 404-6080  
 FAX (619) 404-6080

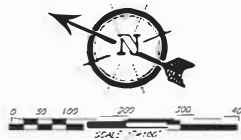
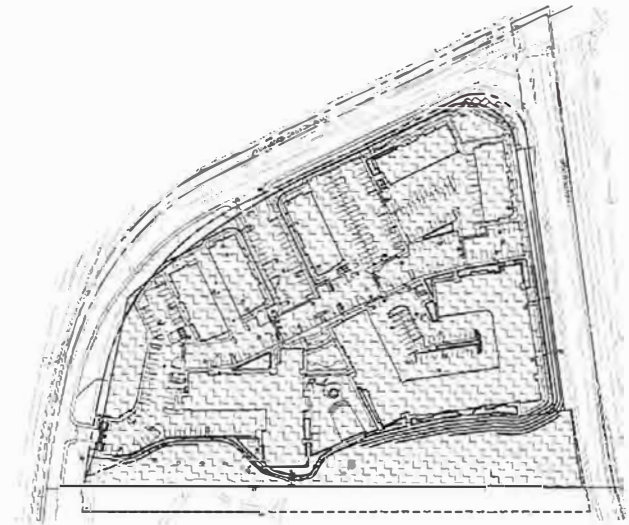
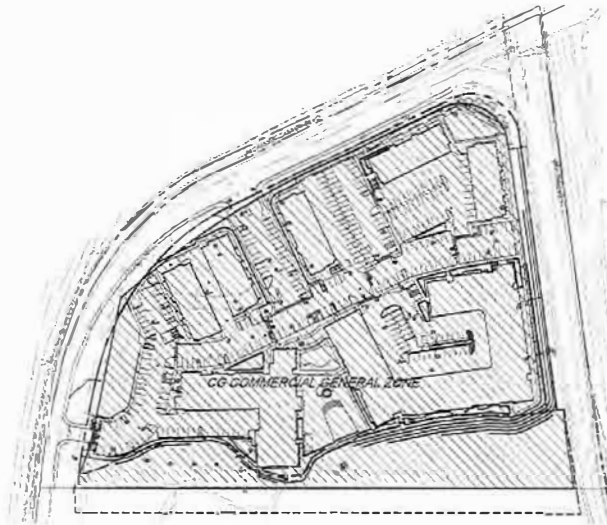
**ASSESSORS PARCEL NO.**  
 256-030-012-5

**SURROUNDING ZONING:**  
 NORTH: PS PERSONAL COMMERCIAL  
 EAST: COMMERCIAL  
 SOUTH: (COUNTY) C-1-S, R-1-S, R-2-S, R-1-SS  
 WEST: R-1 RESIDENTIAL CONSERVATION ZONE  
 R-1-SS SINGLE-FAMILY RESIDENTIAL

**LEGEND**

SYMBOL	ZONING DESCRIPTION
	CC COMMERCIAL GENERAL ZONE
	R-1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**ZONE CHANGE EXHIBIT**  
**CRESTVIEW APARTMENTS**  
 OCTOBER 2019



	PREPARED BY: SDH ASSOCIATES, INC. 10000 Main St, Suite 201 San Diego, CA 92121 TEL: (619) 404-6080	BUSINESS TAX CERTIFICATE NO. 107994 EXP. 6-30-20 CITY OF RIVERSIDE
	SCALE: 1"=100' DATE: OCTOBER 2019	BENEFICIARY: ZONE CHANGE EXHIBIT CRESTVIEW APARTMENTS

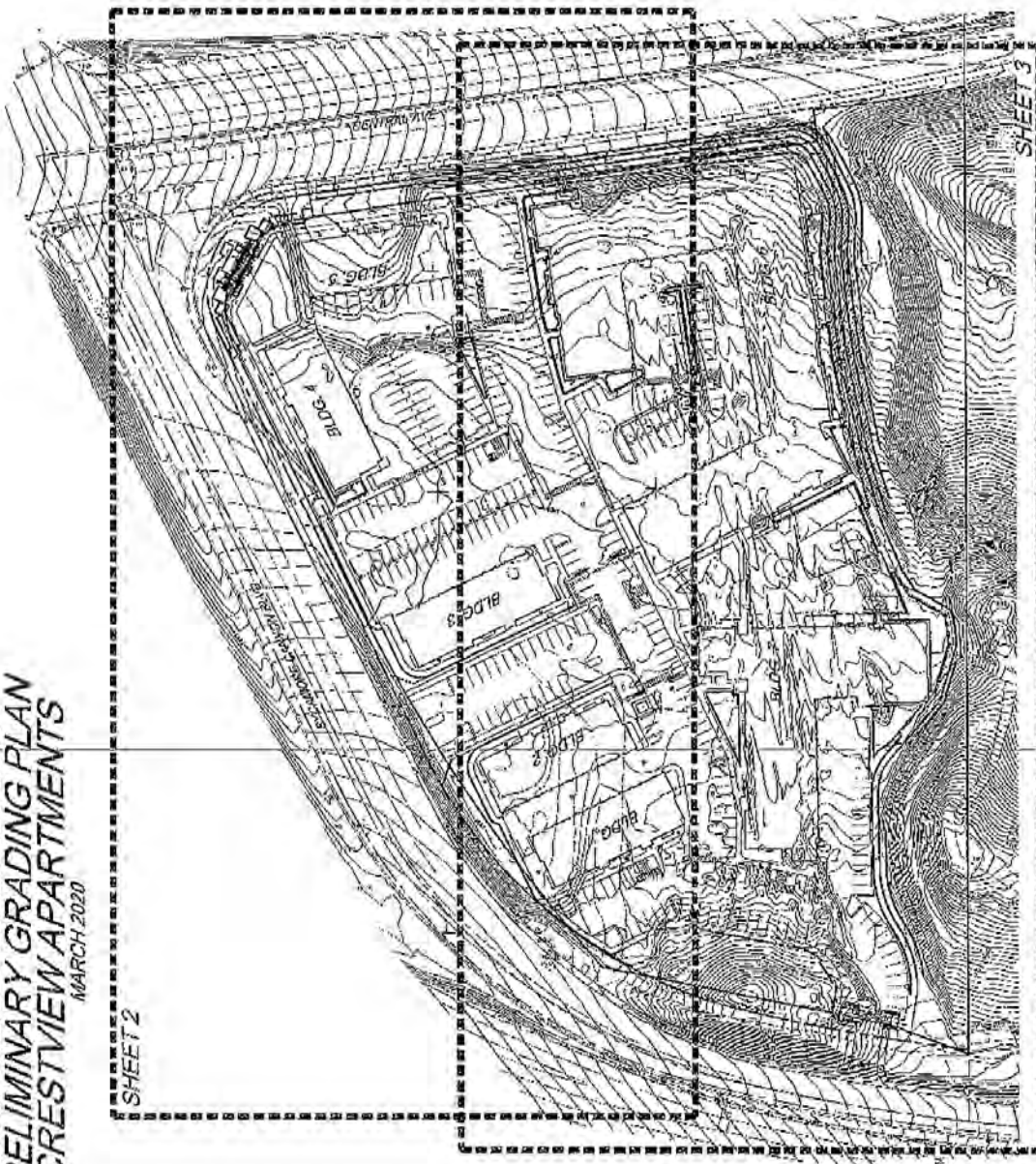






MARCH 2020

SHEET 2



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CITY OF RIVERSIDE

PRELIMINARY GRADING PLAN  
CRESTVIEW APARTMENTS

本公司代理之「HDS」牌  
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 3. 100% 純絲 4. 100% 純毛  
 5. 100% 純棉 6. 100% 純麻  
 7. 100% 純絲 8. 100% 純毛

SONATA IN G  
SONATA IN F

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**ANTHONY**  
AGRICULTURAL ENGINEER  
JEE CHANDAN AHE  
CHANDAN, CA 94020  
JEE (714) 610-5070

**SOL'S ENGINEER**  
AGRICULTURAL ENGINEER

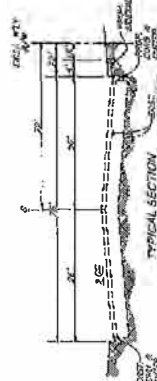
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OWNER: STATE OF TEXAS  
SHEET NO.: 217  
PROJECT: 437  
DRAWING: 437

**SHEET INDEX**  
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[illegible][illegible]

SASSOPORDO PARCEL NO.  
 237-000-012-2  
 SCHOOL DISTRICT  
 PROPOSED ZONING S-4  
 SEEING APPROVED BY COUNCILMAN GEORGE JUNE

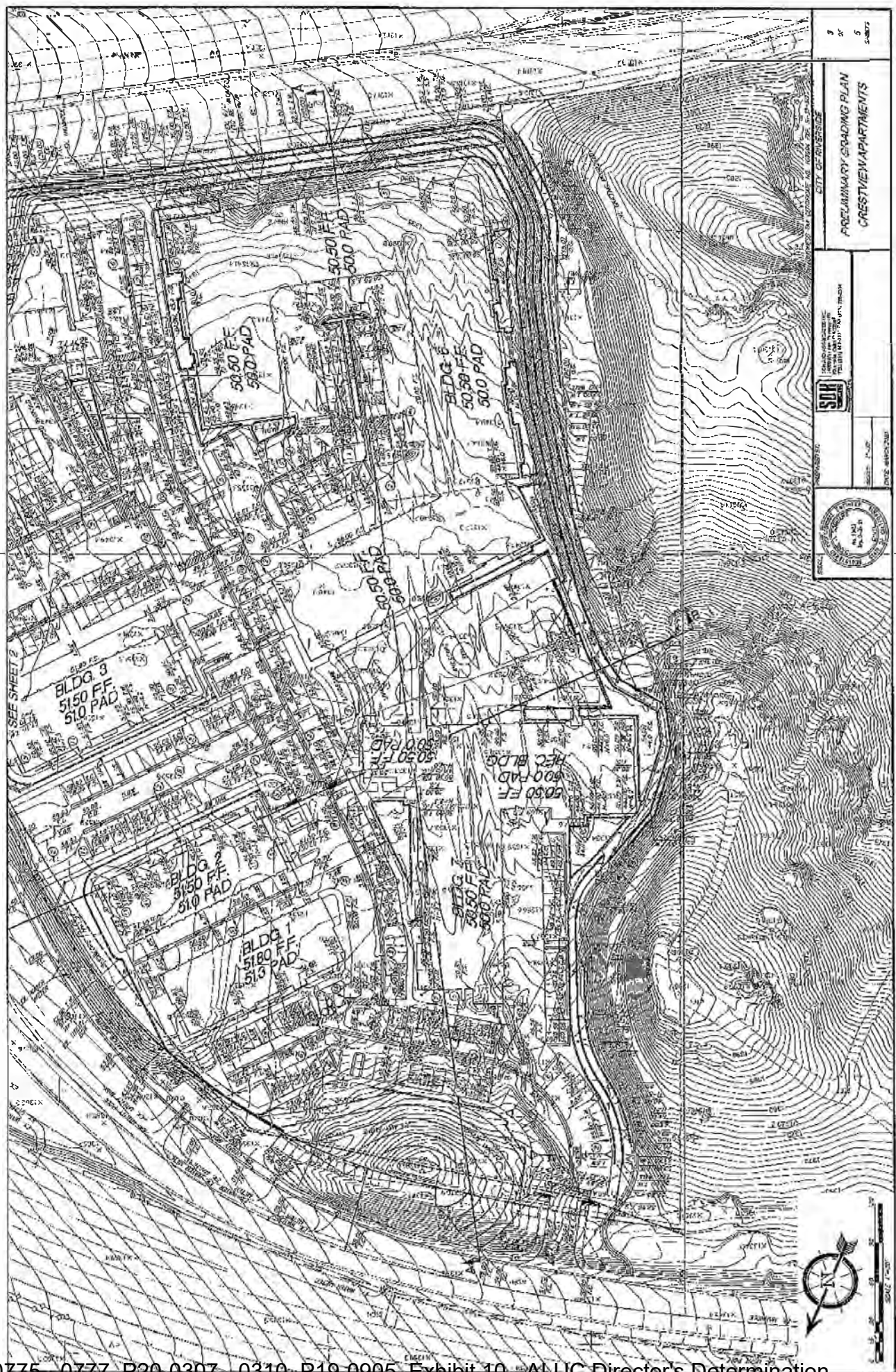
## CONSTRUCTING NOTES

[illegible]













# SYCAMORE CANYON APARTMENTS

DESIGN REVIEW SUBMITTAL  
FEBRUARY 20, 2020

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- L-2 CONCEPTUAL WALL AND FENCE EXHIBIT
- L-3 CONCEPTUAL RECREATIONAL EXHIBIT
- L-4 CONCEPTUAL COMMUNITY DOG PARK EXHIBIT

## PROJECT TEAM

### DEVELOPER:

KA ENTERPRISES  
5820 OSERLIN DRIVE, SUITE 201  
SAN DIEGO, CA 92121  
(858) 405-2952  
ATTN: KEN ASSI/ EUGENE MARINI  
ken@kaenterprises.net

### CIVIL:

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(951) 683-3691  
ATTN: STEVE SOMMERS  
steve@sdhinc.net

### LANDSCAPE:

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RIVERSIDE, CA 92506  
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ATTN: DOUG GROVE  
dgrove@rhaio.com

### ARCHITECT:

ARCHITECTS ORANGE  
144 NORTH ORANGE STREET  
ORANGE, CA 92666  
(714) 639-9860  
ATTN: SERAFIN MARANAN  
serafinm@architectsorange.com

## VINCINITY MAP



## PHOTOMETRIC:

- P-1 SITE LIGHTING PHOTOMETRIC PLAN
- P-2 LIGHTING FIXTURE SPECIFICATIONS

DATE: 02-20-2020  
JOB NO.: 2018-549

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92666  
(714) 639-9860







## CRESTVIEW APARTMENTS

KA ENTERPRISES  
5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121  
(858) 404-6080

RIVERSIDE, CA

VIEW FROM CENTRAL AVE. LOOKING NORTH WEST

FEBRUARY 20, 2020  
JOB NO.: 2018-549

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860







FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION

## CRESTVIEW APARTMENTS

KA ENTERPRISES  
5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121  
(858) 404-6080

RIVERSIDE, CA

ARCHITECTURE MASSING VIEWS - 1

DATE: 02-20-2020  
JOB NO.: 2018-549

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92666  
(714) 639-9860

A-2.1







FRONT ELEVATION



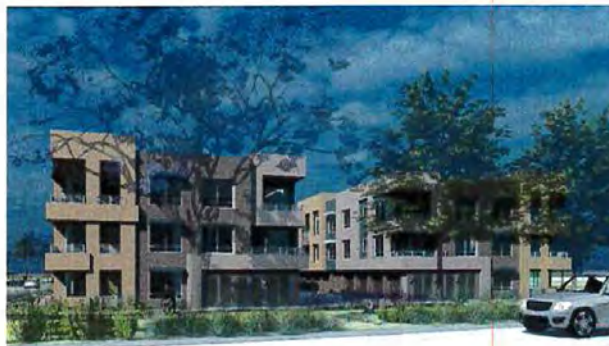
FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION

## CRESTVIEW APARTMENTS

KA ENTERPRISES  
5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121  
(858) 404-6080

RIVERSIDE, CA

ARCHITECTURE MASSING VIEWS - 2 DATE: 02-23-2020  
JOB NO.: 2018-549

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92666  
(714) 639-9860

A-2.2







FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION

## CRESTVIEW APARTMENTS

KA ENTERPRISES  
5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121  
(858) 404-6080

RIVERSIDE, CA

ARCHITECTURE MASSING VIEWS DATE: 02-20-2020  
JOB NO.: 2018-549

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860





# EXTERIOR ELEVATION KEYNOTES

## MATERIAL LEGEND:

1. EXTERIOR PLASTER WALL
2. ARCHITECTURAL DECORATIVE AWNING
3. VINYL WINDOW
4. ROOF GARDEN
5. GARAGE DOOR
6. METAL RAILING
7. GLASS RAILING
8. ALUMINUM FIXED STOREFRONT
9. PAINTED STUCCO PATIO WALL
10. DECORATIVE GATE



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

## CRESTVIEW APARTMENTS

KA ENTERPRISES

5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121  
(858) 404-6080

RIVERSIDE, CA

TYPE 1a - FRONT, REAR, RIGHT & LEFT ELEVATIONS

SCALE : 3/32" = 1'-0"  
DATE: 02-20-2020  
JOB NO.: 2018-549

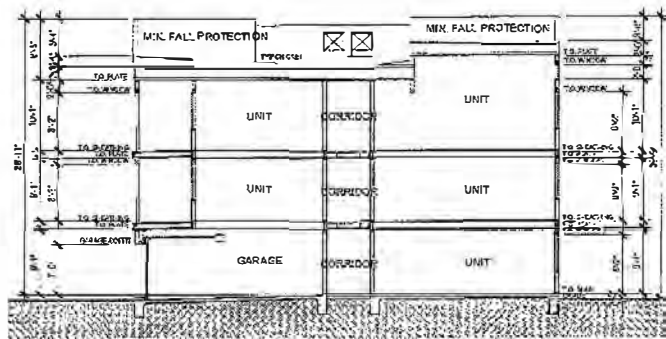
ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860

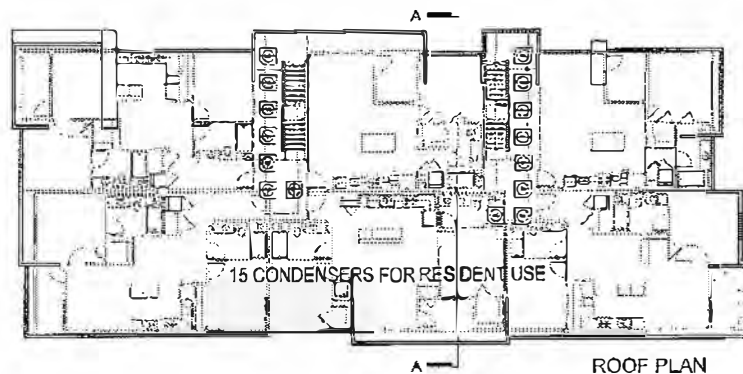


A-6

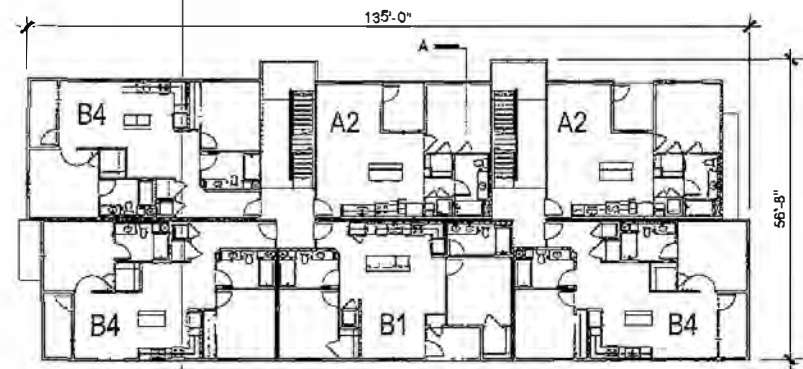




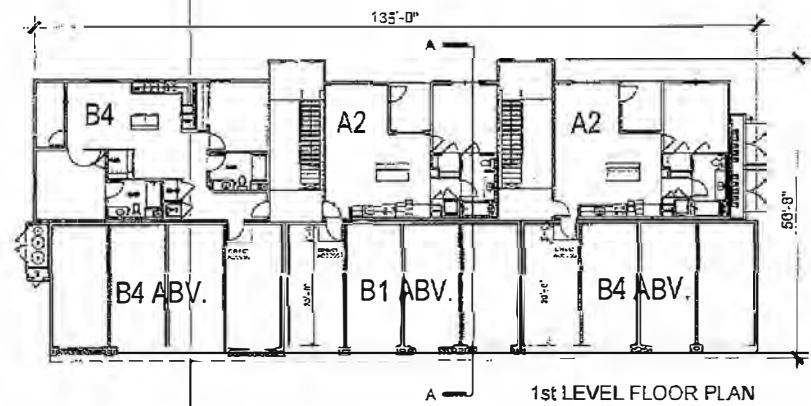
TYPICAL SECTION A-A



ROOF PLAN



2nd & 3rd LEVEL FLOOR PLAN



1st LEVEL FLOOR PLAN

TYPE 1a - BUILDING COMPOSITE  
LEVEL 1, 2, 3, ROOF & SECTION A-A

SCALE: 3/32" = 1'-0"  
DATE: 02-20-2020  
JOB NO.: 2018-549

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860

A-7



CRESTVIEW APARTMENTS

RIVERSIDE, CA

KA ENTERPRISES

5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121  
(858) 404-6080



# EXTERIOR ELEVATION KEYNOTES

## MATERIAL LEGEND:

1. EXTERIOR PLASTER WALL
2. ARCHITECTURAL DECORATIVE AWNING
3. VINYL WINDOW
4. ROOF GARDEN
5. GARAGE DOOR
6. METAL RAILING
7. GLASS RAILING
8. ALUMINUM FIXED STOREFRONT GLAZING SYSTEM
9. PAINTED STUCCO PATIO WALL
10. DECORATIVE GATE



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

## CRESTVIEW APARTMENTS

KA ENTERPRISES

5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121  
(858) 404-6080

RIVERSIDE, CA

TYPE 1b - FRONT, REAR, RIGHT & LEFT ELEVATIONS

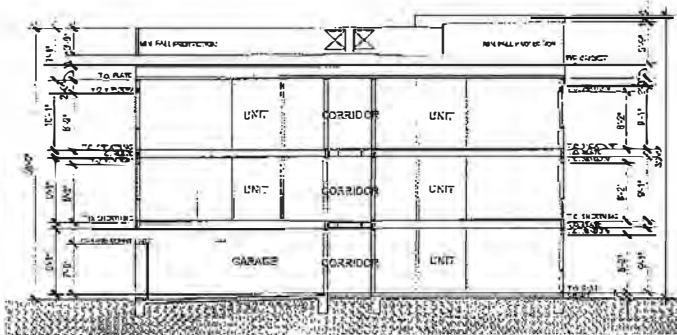
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DATE: 02-20-2020  
JOB NO.: 2018-549

ARCHITECTS ORANGE

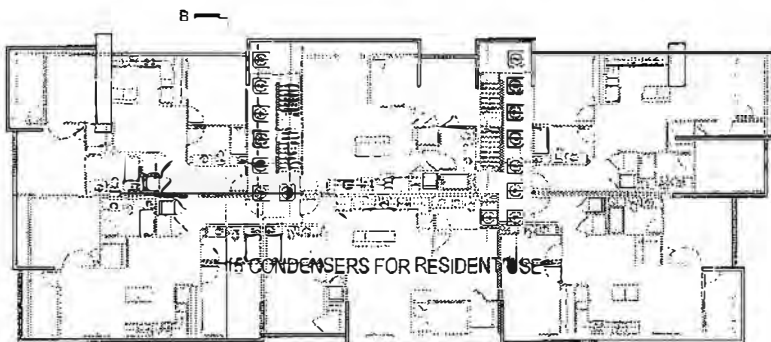
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860



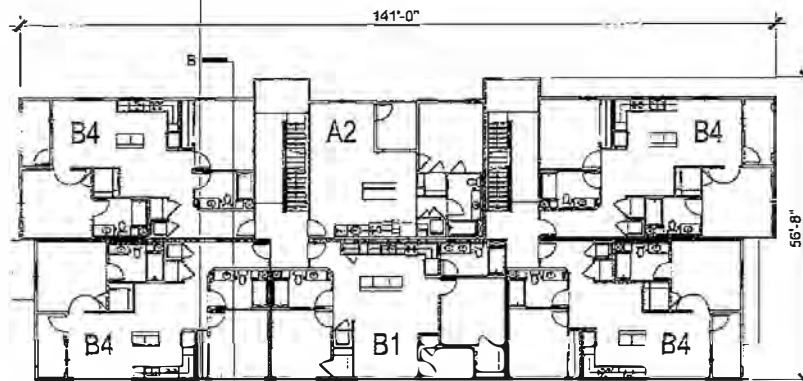




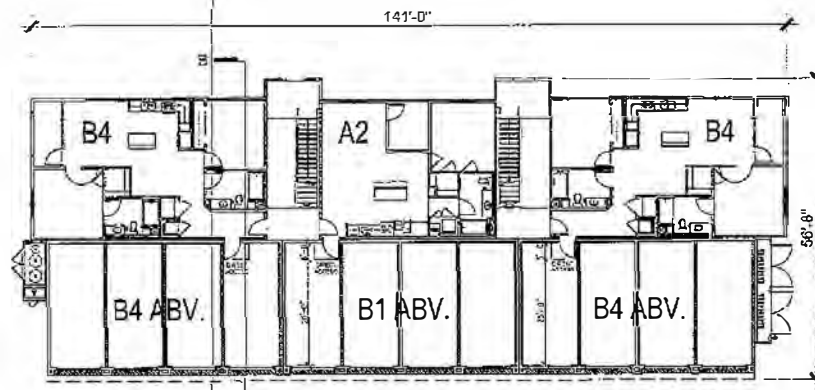
TYPICAL SECTION B-B



ROOF PLAN



2nd & 3rd LEVEL FLOOR PLAN



1st LEVEL FLOOR PLAN

TYPE 1b - BUILDING COMPOSITE SCALE: 3/32" = 1'-0"  
LEVEL 1, 2,3 & ROOF PLANS & SECTION B-B DATE: 02-20-2020  
JOB NO.: 2018-549

## CRESTVIEW APARTMENTS

RIVERSIDE, CA

KA ENTERPRISES

5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121  
(858) 404-6080

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860

A-9





# EXTERIOR ELEVATION KEYNOTES

## MATERIAL LEGEND:

1. EXTERIOR PLASTER WALL
2. ARCHITECTURAL DECORATIVE AWNING
3. VINYL WINDOW
4. ROOF GARDEN
5. GARAGE DOOR
6. METAL RAILING
7. GLASS RAILING
8. ALUMINUM FIXED STOREFRONT GLAZING SYSTEM
9. PAINTED STUCCO PATIO WALL
10. DECORATIVE GATE



NORTH ELEVATION



SOUTH ELEVATION

## CRESTVIEW APARTMENTS

KA ENTERPRISES  
5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121  
(858) 404-6080

RIVERSIDE, CA

## TYPE II - NORTH & SOUTH ELEVATIONS

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860

SCALE : 3/32" = 1'-0"  
DATE: 02-20-2020  
JOB NO.: 2018-549





# EXTERIOR ELEVATION KEYNOTES

## MATERIAL LEGEND:

1. EXTERIOR PLASTER WALL
2. ARCHITECTURAL DECORATIVE AWNING
3. VINYL WINDOW
4. ROOF GARDEN
5. GARAGE DOOR
6. METAL RAILING
7. GLASS RAILING
8. ALUMINUM FIXED STOREFRONT  
GLAZING SYSTEM
9. PAINTED STUCCO PATIO WALL
10. DECORATIVE GATE



EAST ELEVATION



WEST ELEVATION

## CRESTVIEW APARTMENTS

KA ENTERPRISES  
5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121  
(858) 404-6080

RIVERSIDE, CA

## TYPE II - EAST & WEST ELEVATIONS

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860

SCALE: 3/32" = 1'-0"  
DATE: 02-20-2020  
JOB NO.: 2018-549



A-11



# EXTERIOR ELEVATION KEYNOTES

## MATERIAL LEGEND:

1. EXTERIOR PLASTER WALL
2. ARCHITECTURAL DECORATIVE AWNING
3. VINYL WINDOW
4. ROOF GARDEN
5. GARAGE DOOR
6. METAL RAILING
7. GLASS RAILING
8. ALUMINUM FIXED STOREFRONT GLAZING SYSTEM
9. PAINTED STUCCO PATIO WALL
10. DECORATIVE GATE



NORTH COURTYARD ELEVATION



SOUTH COURTYARD ELEVATION

## CRESTVIEW APARTMENTS

KA ENTERPRISES  
5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121  
(858) 404-6080

RIVERSIDE, CA

TYPE II - NORTH & SOUTH COURTYARD ELEVATIONS

SCALE: 3/32" = 1'-0"  
DATE: 02-20-2020  
JOB NO.: 2018-549

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92666  
(714) 639-9860



A-12

# EXTERIOR ELEVATION KEYNOTES

## MATERIAL LEGEND:

1. EXTERIOR PLASTER WALL
2. ARCHITECTURAL DECORATIVE AWNING
3. VINYL WINDOW
4. ROOF GARDEN
5. GARAGE DOOR
6. METAL RAILING
7. GLASS RAILING
8. ALUMINUM FIXED STOREFRONT  
GLAZING SYSTEM
9. PAINTED STUCCO PATIO WALL
10. DECORATIVE GATE



EAST COURTYARD ELEVATION



WEST COURTYARD ELEVATION

## CRESTVIEW APARTMENTS

### KA ENTERPRISES

5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121  
(858) 404-6080

RIVERSIDE, CA

## TYPE II - EAST & WEST COURTYARD ELEVATIONS

SCALE: 3/32" = 1'-0"

DATE: 02-20-2020  
JOB NO.: 2018-549

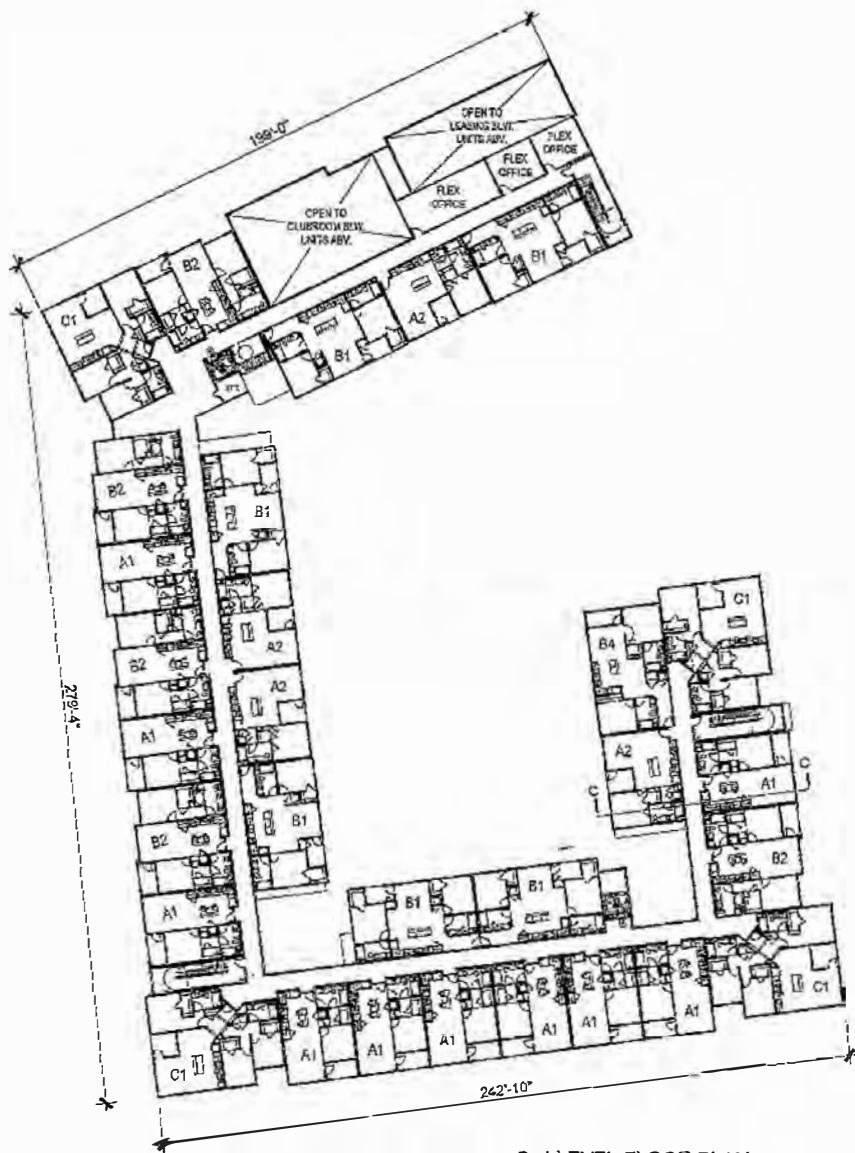
### ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860

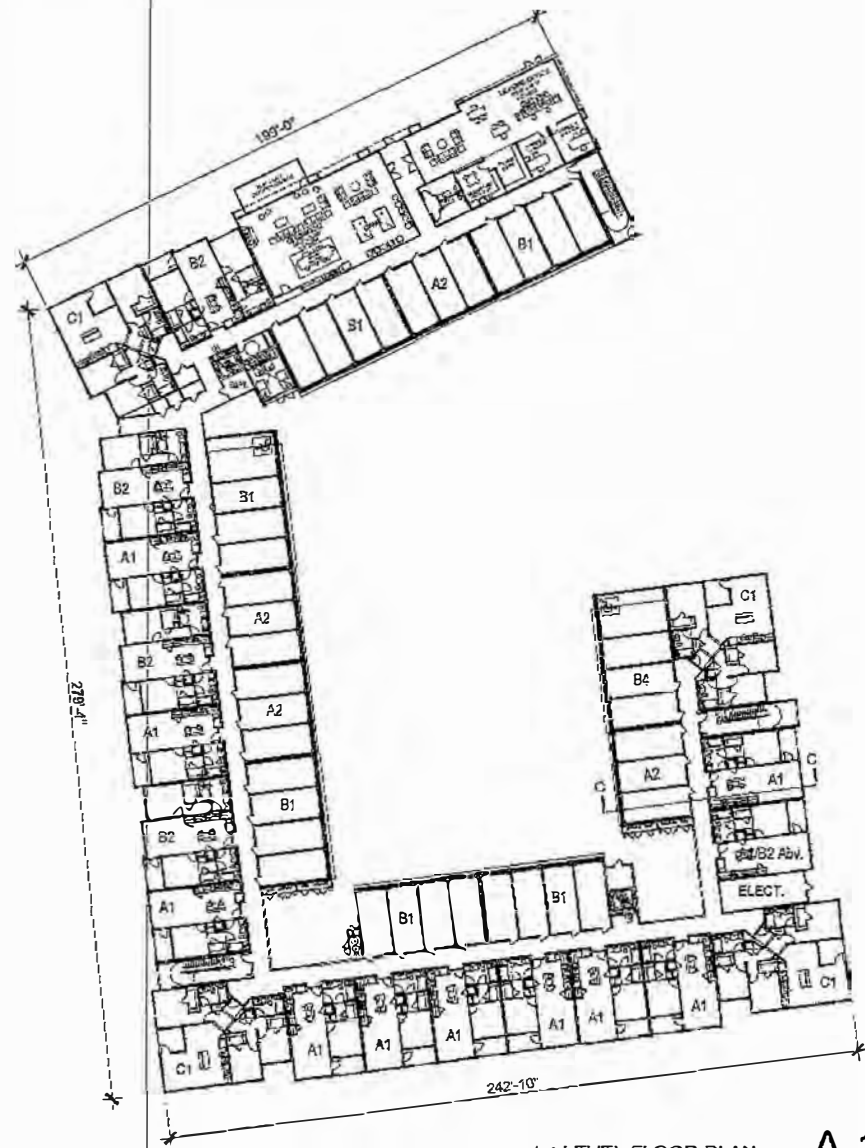
A-13







2nd LEVEL FLOOR PLAN



1st LEVEL FLOOR PLAN

## CRESTVIEW APARTMENTS

KA ENTERPRISES  
5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121  
(858) 404-6080

RIVERSIDE, CA

TYPE II - BUILDING COMPOSITE LEVEL 1 & 2

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92666  
(714) 639-9860

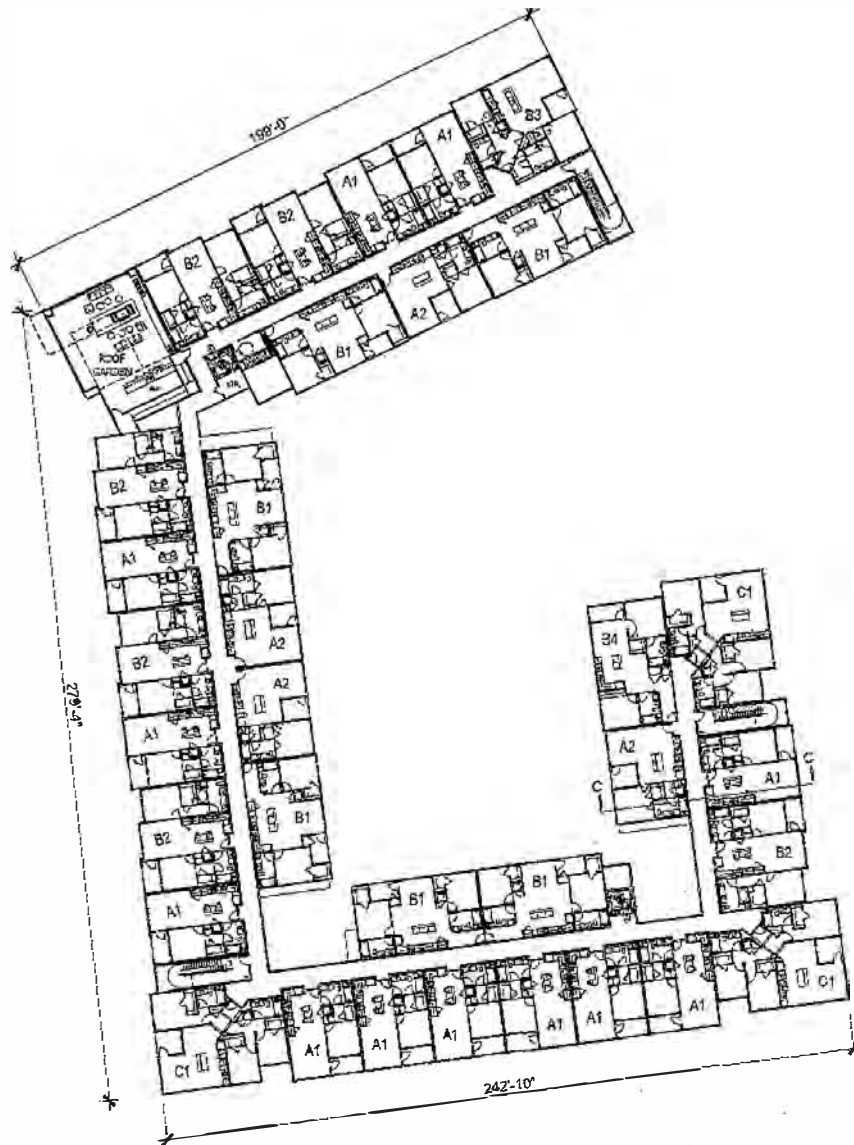


A-14

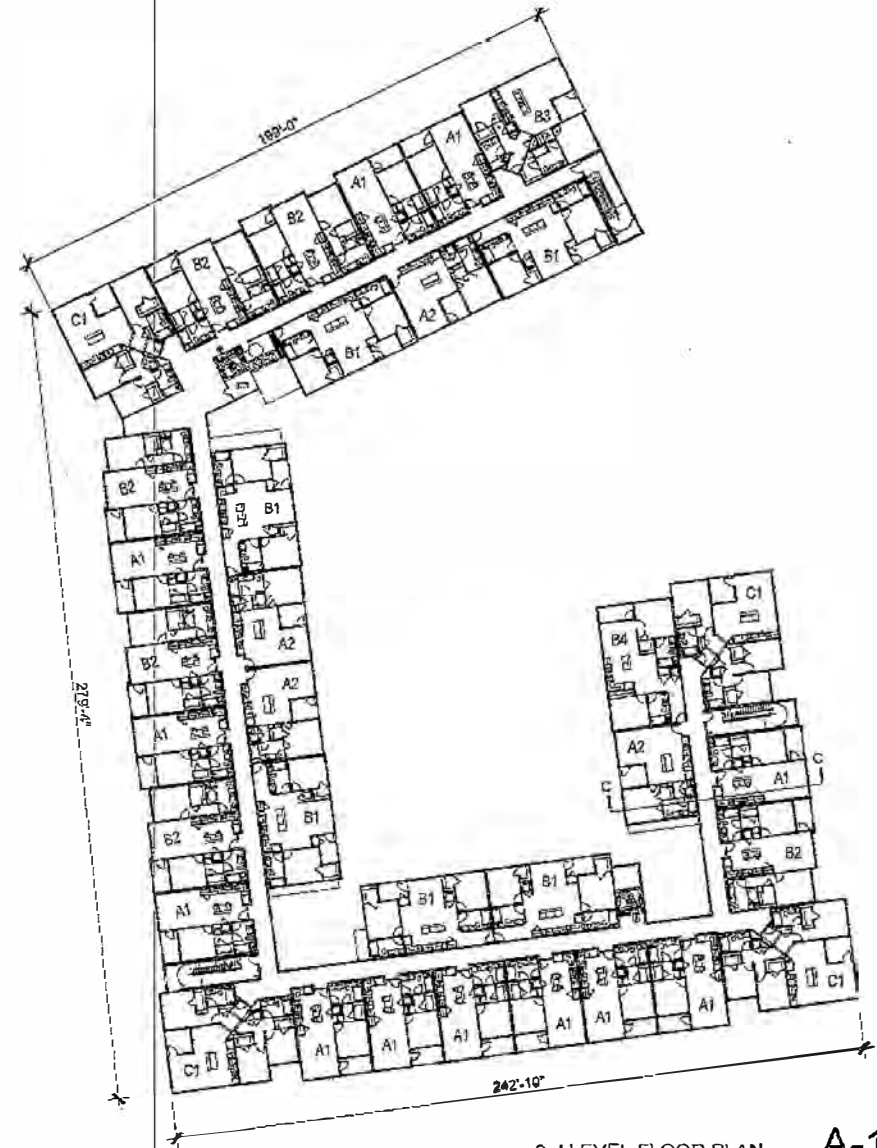
SCALE: 1:20

DATE: 02-20-2020

JOB NO.: 2318-549



4th LEVEL FLOOR PLAN



3rd LEVEL FLOOR PLAN

## CRESTVIEW APARTMENTS

KA ENTERPRISES  
5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121  
(951) 404-6080

RIVERSIDE, CA

TYPE II - BUILDING COMPOSITE LEVEL 3 & 4

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92666  
(714) 639-9860

A-15

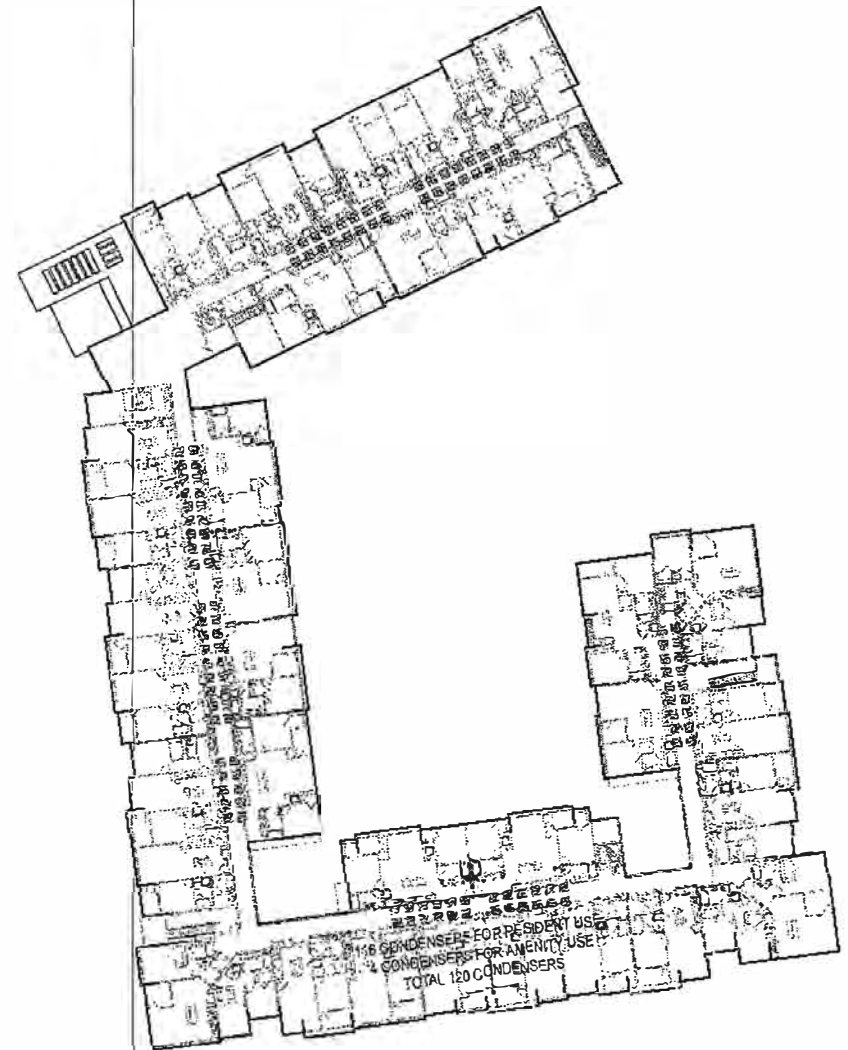




## CRESTVIEW APARTMENTS

KA ENTERPRISES  
5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121  
(858) 404-6080

RIVERSIDE, CA

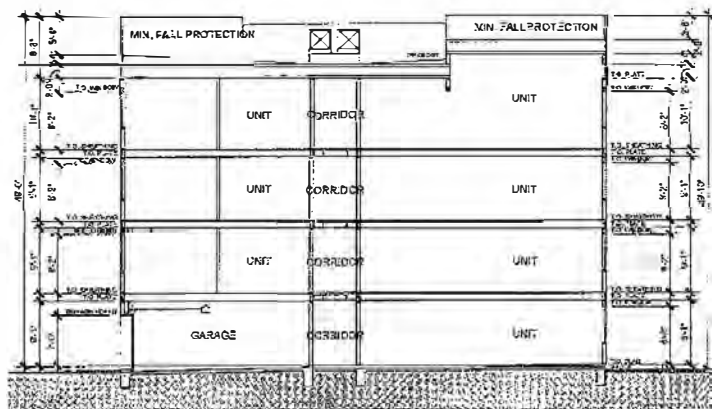


ROOF PLAN  
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JOB NO.: 2018-549

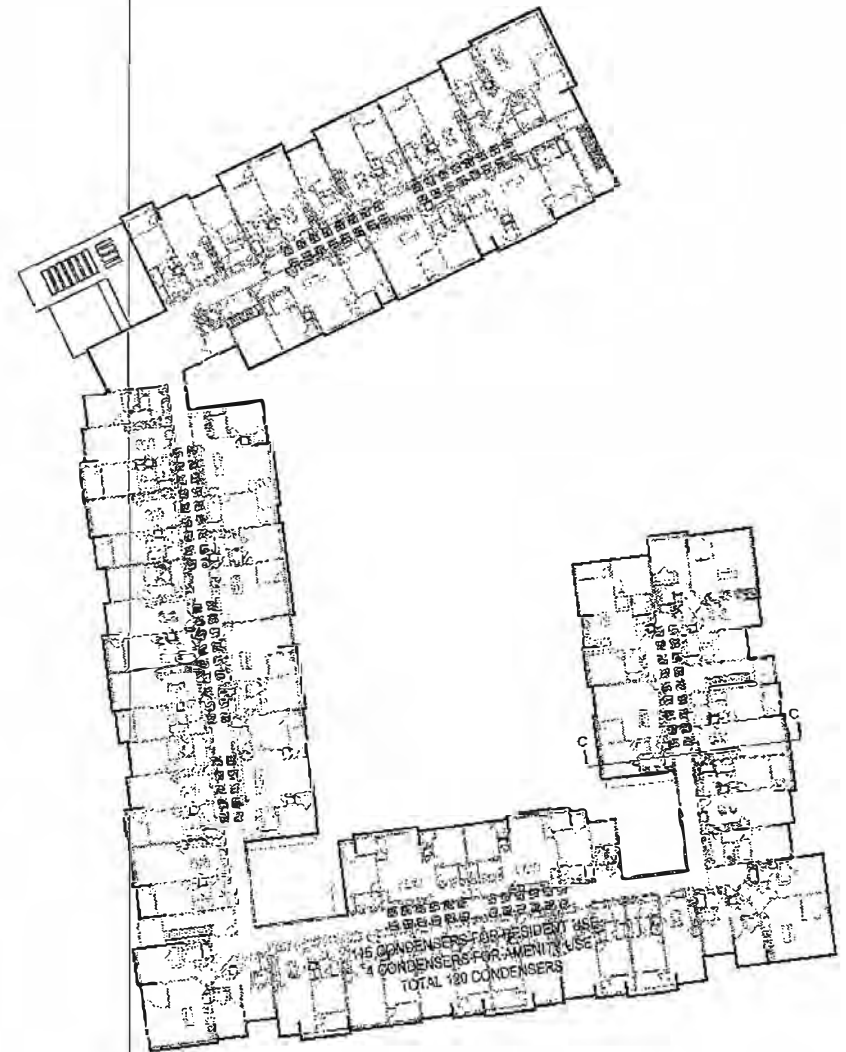
TYPE II - ROOF PLAN  
ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860

A-16





TYPICAL SECTION C-C



3rd LEVEL FLOOR PLAN

SCALE: 1/20

DATE: 02-20-2023

JOB NO.: 2018-549

TYPE II - ROOF PLAN & TYPICAL SECTION C-C

## CRESTVIEW APARTMENTS

RIVERSIDE, CA

KA ENTERPRISES

5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121

(951) 404-6080

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92666

(714) 639-9860

A-16





# EXTERIOR ELEVATION KEYNOTES

## MATERIAL LEGEND:

1. EXTERIOR PLASTER WALL
2. ARCHITECTURAL DECORATIVE AWNING
3. VINYL WINDOW
4. ROOF GARDEN
5. GARAGE DOOR
6. METAL RAILING
7. GLASS RAILING
8. ALUMINUM FIXED STOREFRONT
9. PAINTED STUCCO PATIO WALL
10. DECORATIVE GATE



NORTH ELEVATION



SOUTH ELEVATION

## CRESTVIEW APARTMENTS

KA ENTERPRISES  
5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121  
(858) 404-6080

RIVERSIDE, CA

## TYPE III - NORTH & SOUTH ELEVATIONS

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860

SCALE: 3/32" = 1'-0"  
DATE: 02-20-2020  
JOB NO.: 2018-549



A-17

# EXTERIOR ELEVATION KEYNOTES

## MATERIAL LEGEND:

1. EXTERIOR PLASTER WALL
2. ARCHITECTURAL DECORATIVE AWNING
3. VINYL WINDOW
4. ROOF GARDEN
5. GARAGE DOOR
6. METAL RAILING
7. GLASS RAILING
8. ALUMINUM FIXED STOREFRONT GLAZING SYSTEM
9. PAINTED STUCCO PATIO WALL
10. DECORATIVE GATE



EAST ELEVATION



SOUTH ELEVATION

## CRESTVIEW APARTMENTS

KA ENTERPRISES  
5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121  
(858) 404-6080

RIVERSIDE, CA

## TYPE III - EAST & WEST ELEVATIONS

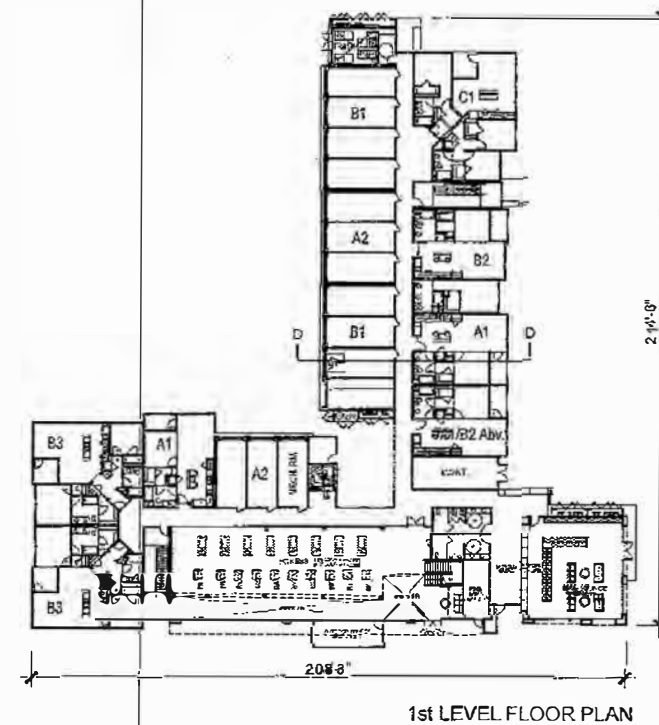
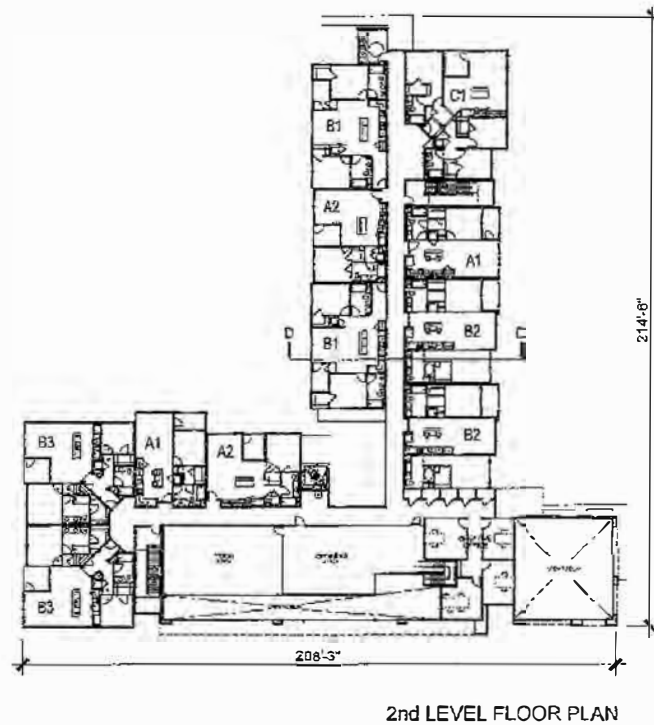
ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860

SCALE: 3/32" = 1'-0"  
DATE: 02-23-2020  
JOB NO.: 2018-549

A-18







## CRESTVIEW APARTMENTS

KA ENTERPRISES  
5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121  
(858) 404-6080

RIVERSIDE, CA

TYPE III - BUILDING COMPOSITE LEVEL 1 & 2

SCALE: 1:20

DATE: 02-20-2020

JOB NO.: 2018-549

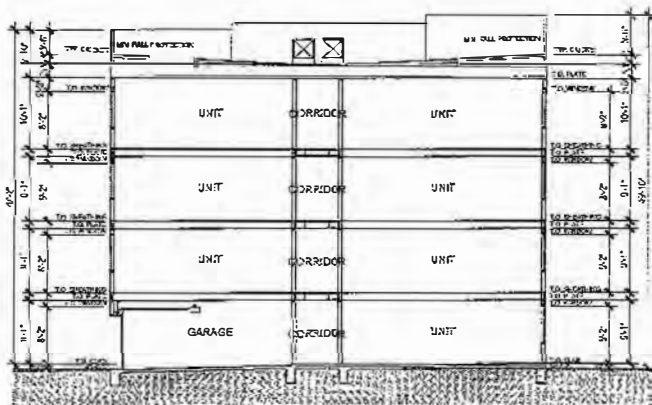
ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92866

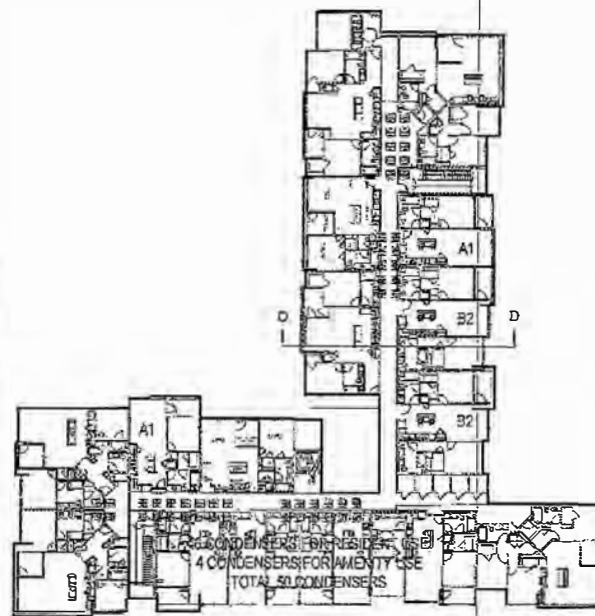
(714) 639-9860

A-19





SECTION D-D



ROOF PLAN



3rd & 4th LEVEL FLOOR PLAN

## CRESTVIEW APARTMENTS

KA ENTERPRISES  
5820 BERLIN DRIVE SUITE 201, RIVERSIDE CA 92121  
(858) 404-6080

RIVERSIDE, CA

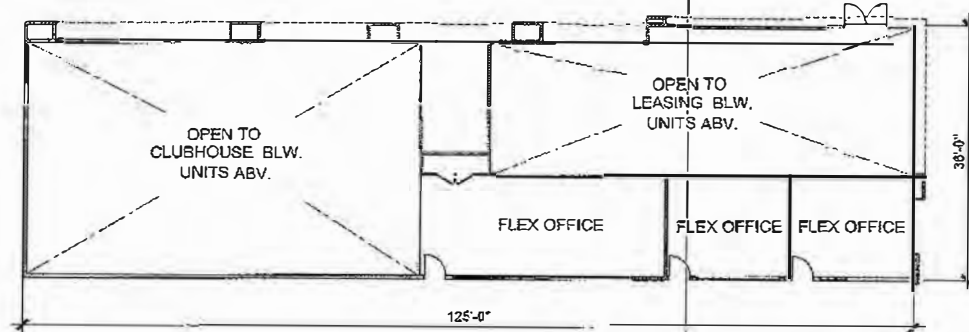
TYPE III - BUILDING COMPOSITE SCALE: 1:20  
LEVEL 3, 4, ROOF & SECTION DATE: 02-20-2020  
JOB NO.: 2018-549

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92666  
(714) 639-9860

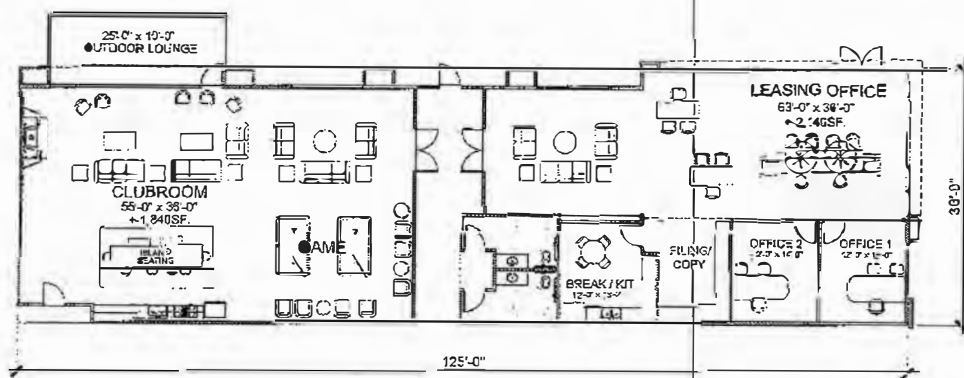
A-20







SECOND FLOOR PLAN



FIRST FLOOR PLAN

## CRESTVIEW APARTMENTS

KA ENTERPRISES  
5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121  
(858) 404-6030

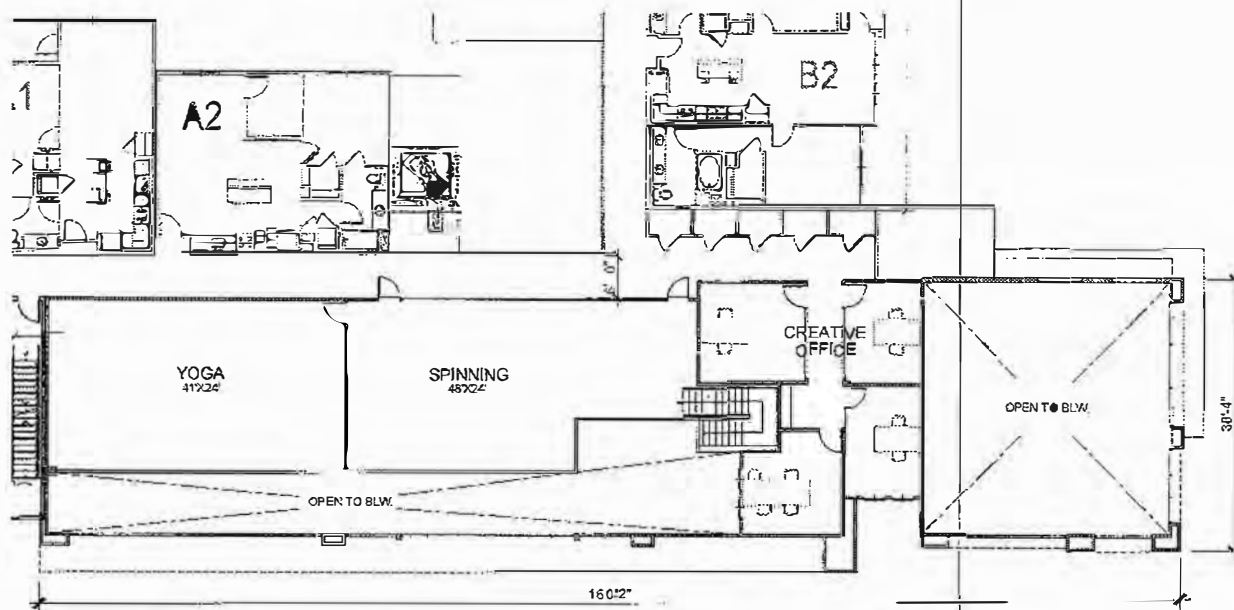
RIVERSIDE, CA

## LEASING / CLUBHOUSE FLOOR PLANS

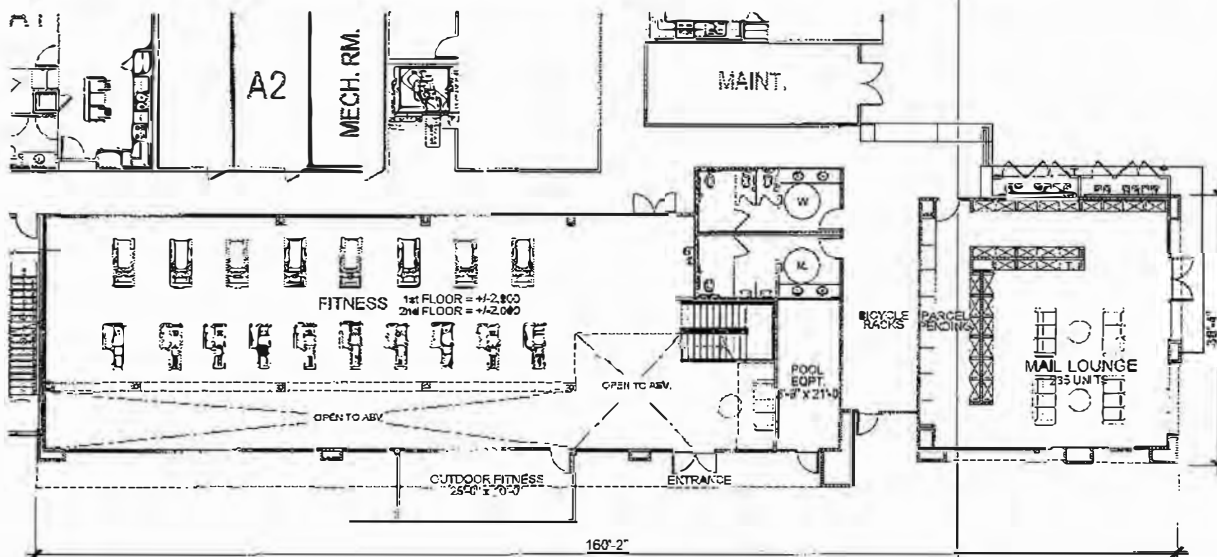
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DATE: 02-20-2020  
JOB NO.: 2018-547  
ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860

A-21





SECOND FLOOR PLAN



FIRST FLOOR PLAN

## CRESTVIEW APARTMENTS

KA ENTERPRISES  
5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121  
(858) 404-6080

RIVERSIDE, CA

## FITNESS FLOOR PLANS

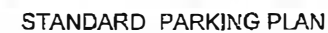
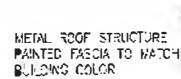
ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860

SCALE: 1/8" = 1'-0"  
DATE: 02-20-2020  
JOB NO.: 2018-549

A-22



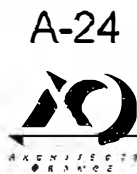


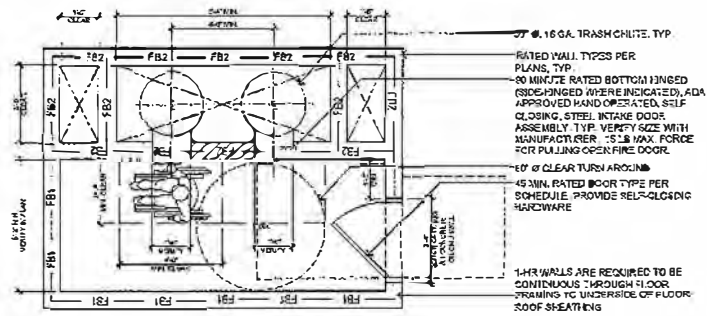


## RIVERSIDE, CA

PARKING EXHIBIT DATE: 02-20-2020  
JOB NO.: 2018-549

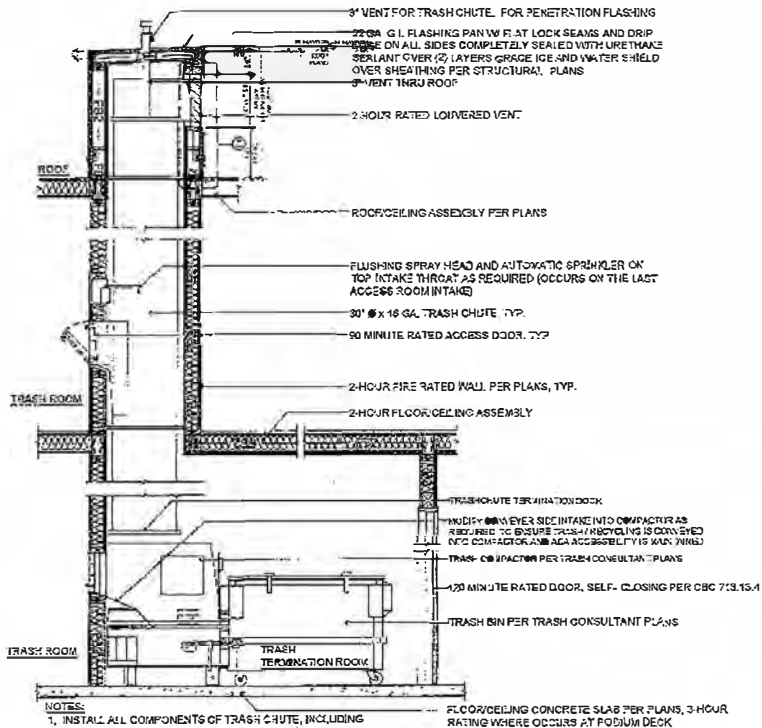
**ARCHITECTS ORANGE**  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860





- NOTES:
1. ENSURE TRASH CHUTE HARDWARE, LEVEL AND DOORS CONFORM TO ALL LOCAL AND STATE REQUIREMENTS.
  2. VERIFY DOOR ROUGH OPENINGS PRIOR TO MASONRY WALL PLACEMENT, WHERE OCCURS.

### TRASH CHUTE ROOM TYP. CLEARANCES



- NOTES:
1. INSTALL ALL COMPONENTS OF TRASH CHUTE, INCLUDING DOORS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
  2. FLOOR/CEILING CONCRETE SLAB PER PLANS, 3-HOUR RATING WHERE OCCURS AT PODIUM DECK

### TRASH ROOM - CHUTE SECTION (FRAMED WALLS)

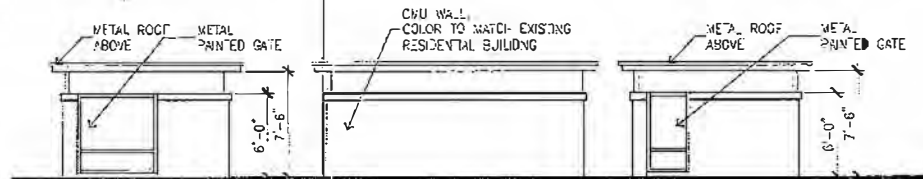
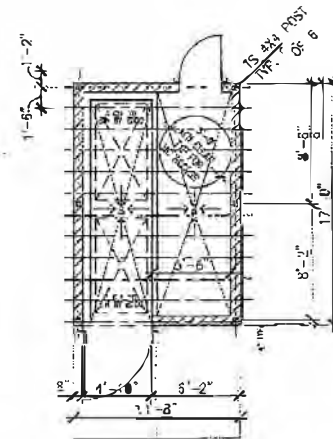
## CRESTVIEW APARTMENTS

RIVERSIDE, CA

KA ENTERPRISES

5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121

(858) 404-6080



### 2 BIN TRASH ENCLOSURE

## TRASH ENCLOSURE EXHIBIT

DATE: 02-20-2020

JOB NO.: 2018-549

### ARCHITECTS ORANGE

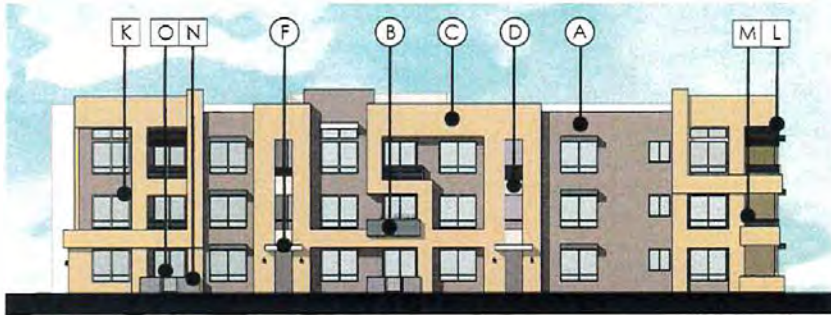
144 NORTH ORANGE ST., ORANGE, CA 92666

(714) 639-9860

A-25







**A**  
STUCCO,  
SHERWIN WILLIAMS  
SW 7037 BALANCE  
BEIGE



**B**  
STUCCO,  
SHERWIN WILLIAMS  
SW 0016 BILLARD GREEN



**C**  
STUCCO,  
SHERWIN WILLIAMS  
SW 6396 DIFFERENT GOLD



**D**  
STUCCO,  
SHERWIN WILLIAMS  
SW 7042 SHOJI WHITE



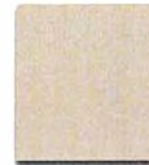
**E**  
STUCCO,  
SHERWIN WILLIAMS  
SW 7330 BARCELONA  
BEIGE



**F**  
STUCCO,  
SHERWIN WILLIAMS  
SW 7570 EGRET WHITE



**G**  
STUCCO,  
SHERWIN WILLIAMS  
SW 0038 LIBRARY  
PEWTER



**H**  
STUCCO,  
SHERWIN WILLIAMS  
SW 7635 PAUSADE



**I**  
STUCCO,  
SHERWIN WILLIAMS  
SW 9089 LAMA WOOD



**J**  
STUCCO,  
SHERWIN WILLIAMS  
SW 7612 MOUNTAIN  
STREAM



**K**  
VINYL WINDOWS -  
WHITE



**N**  
EXTERIOR PLASTER



**L**  
ALUMINUM BALCONY  
LOUVER



**O**  
FABRICATED METAL  
GATE



**M**  
BALCONY METAL  
RAILINGS

## CRESTVIEW APARTMENTS

RIVERSIDE, CA

KA ENTERPRISES

5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121  
(858) 404-6080

MATERIAL BOARD DATE: 02-20-2020  
JOB NO.: 2018-549

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860

A-26





Looking southeast across the project site.



Looking northwest at the project site, from Sycamore Canyon Boulevard.





Looking south at the project site, from Sycamore Canyon Boulevard.



Looking northwest across the project site, from Sycamore Canyon Boulevard.





Looking west, from Central Avenue.



Looking northwest at the project site, from Central Avenue.



# Rincon Band of Luiseño Indians

## CULTURAL RESOURCES DEPARTMENT

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One Government Center Lane | Valley Center | CA 92082  
(760) 749-1051 | Fax: (760) 749-8901 | rincon-nsn.gov



March 24, 2021

**Sent via email: [cassadzadeh@riversideca.gov](mailto:cassadzadeh@riversideca.gov)**

City of Riverside  
Community & Economic Development Department  
Planning Division  
Attn.: Candice Assadzadeh  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522

**Re: Crestview Apartments; State Clearinghouse No. 2020069047**

Dear Ms. Assadzadeh,

This letter is written on behalf of the Rincon Band of Luiseño Indians (“Rincon Band” or “Band”), a federally recognized Indian Tribe and sovereign government. Thank you for providing us with the Notice of Availability of a Draft Environmental Impact Report (DEIR) for the above referenced project. The identified location is within the Territory of the Luiseño people, and is also within Rincon’s specific area of Historic interest.

We have reviewed the provided documents and we are in agreement with the measures which include archaeological and tribal monitoring, a monitoring report, and protocols for discovery of cultural material and human remains. We do request that the Rincon Band be notified of any changes in project plans. In addition, we request a copy of the final monitoring report, when available.

If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 297-2635. Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Cheryl Madrigal  
Tribal Historic Preservation Officer  
Cultural Resources Manager



RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

237277

March 23, 2021

City of Riverside  
Planning Department  
3900 Main Street  
Riverside, CA 92522

Attention: Candice Assadzadeh

Re: Crestview Apartments, APN 256-050-012

The Riverside County Flood Control and Water Conservation District (District) does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check City land use cases or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District's review is based on the above-referenced project transmittal, received March 17, 2021. The District **has not** reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

- ☒ This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- ☐ This project involves District proposed Master Drainage Plan facilities, namely \_\_\_\_\_. The District will accept ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required.
- ☐ This project proposes channels, storm drains 36 inches or larger in diameter, or other facilities that could be considered regional in nature and/or a logical extension of the adopted \_\_\_\_ Master Drainage Plan. The District would consider accepting ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required.
- ☐ This project is located within the limits of the District's \_\_\_\_\_ Area Drainage Plan for which drainage fees have been adopted. If the project is proposing to create additional impervious



surface area, applicable fees should be paid by cashier's check or money order only to the Flood Control District or City prior to issuance of grading or building permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.

- ☐ An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, \_\_\_\_\_. For further information, contact the District's Encroachment Permit Section at 951.955.1266.
- ☐ The District's previous comments are still valid.

**GENERAL INFORMATION**

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,



DEBORAH DE CHAMBEAU  
Engineering Project Manager

cc: Riverside County Planning Department  
Attn: Phayvanh Nanthavongdouangsy

SLJ:blm



Transmission Technical  
Services Department

9400 Oakdale Ave  
Chatsworth, CA 91311  
SC9314

*March 26, 2021*

Candice Assadzadeh  
City of Riverside  
CAssadzadeh@riversideca.gov

**Subject: State Clearinghouse No. 2020069047**

**DCF: 0568-21NC**

The Transmission Department of SoCalGas does not operate any facilities within your proposed improvement. However, the Distribution Department of SoCalGas may maintain and operate facilities within your project scope.

To assure no conflict with the Distribution's pipeline system, please e-mail them at:

[SCGSERegionRedlandsUtilityRequest@semprautilities.com](mailto:SCGSERegionRedlandsUtilityRequest@semprautilities.com)

Best Regards,

SoCalGas Transmission Technical Services  
[SoCalGasTransmissionUtilityRequest@semprautilities.com](mailto:SoCalGasTransmissionUtilityRequest@semprautilities.com)



**From:** [Zerda, Daniel](#)  
**To:** [Assadzadeh, Candice](#)  
**Subject:** [External] State Clearinghouse No. 2020069047 ALUC Comments  
**Date:** Thursday, April 1, 2021 12:43:21 PM

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Hi Candice,

Thank you for your transmittal of the above referenced project. The related GPA (P19-0775), Zone Change (P19-0776), and Design Review (P19-0777) were reviewed and found consistent in ALUC case ZAP1414MA20. Please let me know if you have any questions.

Additionally, when you have more transmittals for us, as well as general questions, please feel free to send them my way. Thank you.

-Best Regards,

Daniel Zerda  
Student Intern  
Transportation and Land Management Agency  
County of Riverside  
(951)955-0982

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[County of Riverside California](#)



# DELANO & DELANO

May 3, 2021

VIA E-MAIL

Candice Assadzadeh  
Senior Planner, City of Riverside  
Community & Economic Development Department  
Planning Division  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522

Re: Crestview Apartments Draft Environmental Impact Report (P20-310); SCH # 2020069047

Dear City of Riverside:

This letter is submitted on behalf of Friends of Riverside's Hills in connection with the proposed Crestview Apartments Project ("Project") and related Draft Environmental Impact Report ("DEIR").

I. Introduction

The California Environmental Quality Act ("CEQA"), Pub. Res. Code §§ 21000 – 21177, must be interpreted "so as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language." *Friends of Mammoth v. Board of Supervisors* (1972) 8 Cal. App. 3d 247, 259. An EIR is "aptly described as the 'heart of CEQA'"; its purpose is to inform the public and its responsible officials of the environmental consequences before they are made. *Laurel Heights Improvement Assoc. v. University of California* (1988) 47 Cal.3d 376, 392; CEQA Guidelines § 15151.

A sufficient EIR demonstrates "adequacy, completeness and a good-faith effort at full disclosure." *Berkeley Keep Jets Over the Bay Committee v. Board of Port Commissioners* (2001) 91 Cal.App.4th 1344, 1355 (quoting *Rio Vista Farm Bureau Center v. City of Solano* (1992) 5 Cal.App.4th 351, 368). If an EIR fails to provide agency decision-makers and the public with all relevant information regarding a project that is necessary for informed decision-making and informed public participation, the EIR is legally deficient and the agency's decision must be set aside. *Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal. App. 3d 692, 712.



II. The DEIR's Discussion of Project Impacts is Inadequate

The DEIR fails to adequately analyze land use, aesthetic, and community character impacts.

- The DEIR failed to apply the threshold for scenic vistas; it states that the Project would have a less than significant impact on a scenic vista. DEIR at 5.1-25. Immediately west of the Project site is the City of Riverside's Quail Run Open Space Park. DEIR at 5.1-3. Since the Project site is currently vacant, the view of the Park is unobscured from several angles. The Project will construct seven buildings, two at 50 feet height and five at almost 40 feet. DEIR at 5.1-9. The Project is also requesting a Grading Exception to allow retaining walls greater than 6 feet in an area open to the public view. DEIR at 5.6-17. The analysis of impacts avoids the Project's impacts to views of and from the Park caused by the construction of three-story apartment buildings and retaining walls.
- The DEIR fails to support its conclusion that the Project will not degrade the existing visual character or quality of public views of the site with substantial evidence. DEIR at 5.1-26. The DEIR claims that the Project site is in an urbanized area, but the Site is immediately adjacent to the Quail Run Open Space Park. DEIR at 5.1-26. The fact that the Project will comply with the City's Design Guidelines and the Zoning Code is not evidence that supports a finding that Project would not degrade the existing quality of public views of the adjacent Quail Run Park. *See* DEIR at 2.0-8. The Project's utilization of land will inevitably destroy the visual open space that gives the community a view of the Park. DEIR at 5.8-15.
- The analysis has not adequately applied the CEQA Threshold to analyze whether the Project would cause a significant environmental impact due to a conflict with any land use plan. DEIR at 1.0-35. The people of the City of Riverside adopted City Measure R in 1979. Section IV of Measure R provides that the Residential Conservation Zone as described in the Riverside Municipal Code is applied to all property with an average natural slope of fifteen percent or more. Riverside Municipal Code § 19.10.050(A)(3). All lots having an average natural slope of fifteen to thirty percent shall be limited to one single-family dwelling unit per five acres. *Id.* The Project site has an average natural slope of 25.9 percent. DEIR at 3.0-4; 5.6-17. However, the Project is not included in the Residential Conservation Zone. DEIR Figure 3.0-4. The DEIR must address environmental impacts caused by the Project's conflict with Measure R.

The DEIR fails to adequately analyze impacts to biological resources.

- The Project will impact a portion of one a blue line stream in the City. DEIR at 2.0-9. The Project site's existing steep slope drains into the stream and the drainage course contains willow riparian and anuran community. DEIR at 3.0-4; 5.3-7. This drainage feature is considered a California Department Fish and Wildlife streambed, giving the agency authority over diversion or obstruction of the natural flow in the beds, channels, and banks. DEIR at 5.3-13—5.3-14; 5.3-19; Figure 5.3-4. The analysis states that the Project is subject to Section 17.28.020 because of the presence of the blue line stream. DEIR at 5.6-17. The analysis fails to explain how the application of Section 17.28.020 to the Project impacts the affected blue line stream.
- The DEIR improperly deferred analysis of impacts. The DEIR states that any impacts to the willow riparian plant community and its associated drainage that may occur as a result of the Project will require a Determination of Biologically Equivalent or Superior Preservation to be prepared. DEIR at 5.3-25. The Project site includes willow riparian plant community that may be altered or lost by the development of the Project, yet the Determination has not been included in the EIR. DEIR at 5.3-25. The analysis must state reasons why the Project does or does not require a Determination of Biologically Equivalent or Superior Preservation and include the Determination in the EIR if necessary.
- The DEIR failed to adequately analyze impacts to wildlife movement corridors, in part by relying on an assumption that bobcats have no incentive to occur on the upland portion of the Project site. DEIR at 5.3-16. This assertion conflates the use of the Project site for habitat as opposed to a movement corridor. The analysis acknowledges a habitat corridor may be adequate for one species and inadequate for another others. DEIR at 5.3-16. The fact other wildlife like coyotes have been observed in adjacent developed areas and that a portion of the southwest corner of the Project site has the potential to be used by other wildlife suggests wildlife would use the Project site for movement even though it is heavily disturbed. *See* DEIR at 2.0-9; 5.3-16.

The DEIR fails to adequately analyze impacts to air quality.

- The attached comments by Mr. Hagemann and Mr. Rosenfeld of Soil/Water/Air Protection Enterprise ("SWAPE"), which are hereby incorporated by reference, raise additional concerns regarding the air quality analysis. The comments from SWAPE discuss, among other things, the DEIR's failure to adequately evaluate air quality impacts, failure to adequately address emissions and health risk impacts, and failure to adequately mitigate impacts.



- The DEIR fails to address the Project's contribution to an existing air quality violation for fine particulate matter under both the State and Federal standards and the State standard for coarse dust particles. The Project is located in the South Coast Air Basin, which is characterized by poor air quality. DEIR at 5.2-1; 5.2-21. Under Federal designations, the Project site is in nonattainment for ozone (O3) and particulate matter (PM2.5). DEIR at 5.2-4. Under State standards, the Project site is in nonattainment for ozone (O3), coarse dust particles (PM10) and fine particulate matter (PM2.5). DEIR at 5.2-4; *see also* City of Riverside General Plan Air Quality Element at AQ-4. The DEIR asserts that the Project will not result in an increase in frequency or severity of existing air quality violations, but the Project's construction will result in daily emissions of, among other things, particulate matter and coarse dust particles.

The DEIR fails to adequately analyze impacts to energy use and greenhouse gas emissions.

- The DEIR concludes that the Project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment because the Project will result in approximately 300 metric tons of carbon dioxide per year less than its selected screening threshold. DEIR at 5.7-34. The DEIR does not cite to the authority for the 3,000 metric ton per year threshold for small projects, nor does it demonstrate how the Project qualifies as a small project under the screening threshold.
- The DEIR notes that the California Energy Commission adopted Title 24, which requires new homes to have solar photovoltaic systems so they will use about 53% less energy than homes built under prior standards. DEIR at 5.2-18. The EIR states that adherence to the 2019 Title 24 standards, which requires solar PV systems for its three-story multifamily buildings, "would" increase building efficiency. EIR at 5.5-24. The analysis assumed compliance with the effective standards. DEIR at 5.2-18. An assumption is not substantial evidence that the Project is compliant with an applicable renewable energy code. The Project is in Occupancy Group R-2, low rise residential, because it is designed as multi-family with three habitable stories or less. *See* California Code of Regulations (CCR) Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings Section 100.1. The Project is required to comply with the mandatory requirements of Section 110.10 for solar ready buildings. *Id.* Table 100.0-A "Application of Standards". Low-rise multifamily buildings shall locate a solar zone on the roof or overhang of the building or of another structure within 250 feet of the building such as covered parking. *Id.* Section 110.10(b)(1)(B). A solar zone is a section of roof designated and reserved for future installation of a solar electric or