NOTICE OF PREPARATION OF
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
CRYSTAL VIEW TERRACE/GREEN ORCHARD PLACE/OVERLOOK PARKWAY PROJECT (P11-0050)
FOR THE CITY OF RIVERSIDE, CALIFORNIA
(SCH NO. PENDING)

TO: See attached list FROM LEAD AGENCY: City of Riverside

Community Development/Planning
Gus Gonzalez
3900 Main Street
Riverside, CA 92522

DATE: February 9, 2011

SUBJECT: Notice of Preparation of a Draft Environmental Report (EIR) and Scoping Meeting

The City of Riverside will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. The EIR will include a project-level environmental analysis of four project scenarios, with the exception of a portion of Scenario 4 - which will be analyzed only at a programmatic level. The City needs to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our Agency when considering your permit or other approval for the project.

The project description, location and the potential environmental effects are contained in the attached materials. A copy of regional and local vicinity maps and other related plans are attached.

Due to time limits mandated by State law, your response must be sent by March 16, 2011.

Please send you response to Gus Gonzalez, Associate Planner or Doug Darnell, Senior Planner, at the address shown above. We will need the name and contact person in your agency. If you have any questions, please contact Gus Gonzalez at (951) 826-5277/GGonzalez@riversideca.gov or Doug Darnell at (951) 826-5219/DDarnell@riversideca.gov.

PROJECT TITLE: Crystal View Terrace/Green Orchard Place/Overlook Parkway Project

PROJECT APPLICANT: City of Riverside

PROJECT DESCRIPTION:

The City of Riverside Planning Division will prepare an EIR that will analyze the impacts of the potential scenarios listed below, including analyzing, among others, traffic circulation patterns, air quality, global warming/greenhouse gases, noise, biological resources, historical/cultural resources, agricultural resources, and paleontological resources. The Crystal View Terrace/Green Orchard Place/Overlook Parkway Project (proposed project) involves the local roadway system in the eastern portion of the City of Riverside and
southeast of Interstate 91 (I-91) (see Figure 1, Regional Location and Figure 2, Project Area on an Aerial Photograph).

The proposed project involves the analysis of all four (4) scenarios as follows:

**Scenario 1 - Gates closed to through traffic, no connection of Overlook Parkway:** Under Scenario 1, both Crystal View Terrace and Green Orchard Place gates would remain in place and be closed until Overlook Parkway over the Alessandro Arroyo is connected.

**Scenario 2 - Gates removed, no connection of Overlook Parkway:** Under Scenario 2, the gates at both Crystal View Terrace and Green Orchard Place would be removed, and there would be no connection of Overlook Parkway across the Alessandro Arroyo.

**Scenario 3 - Gates removed, Overlook Parkway connected:** Under Scenario 3, the gates at Crystal View Terrace and Green Orchard Place would be removed and Overlook Parkway would be connected over the Alessandro Arroyo.

**Scenario 4 - Gates removed, Overlook Parkway connected, and Overlook Parkway extended westerly:** Under Scenario 4, both Crystal View Terrace and Green Orchard Place gates would be removed and Overlook Parkway would be connected over the Alessandro Arroyo. In addition, Overlook Parkway would be extended west of Washington Street to provide a connection to SR 91. Under Scenario 4, different alignments for the westerly extension would be considered at a program level. If this scenario is chosen, additional CEQA analysis will be completed prior to development.

All four of these scenarios will be analyzed at a project-level in the EIR, with the exception of the potential westerly extension of Overlook Parkway under Scenario 4 – which will be analyzed only at a programmatic level. By addressing all four scenarios in an approximately equal level of detail, decision makers will have sufficient information in the EIR necessary to select with a preferred scenario. The discretionary actions associated with the proposed project include: approval of one of the scenarios described for the proposed project and certification of the EIR. In addition, for Scenario 2 the City would be required to approve an amendment to one or more of the policies in the General Plan 2025.

**PROJECT SETTING/ISSUES OF CONCERN:**

Crystal View Terrace, Green Orchard Place, and Overlook Parkway are located south of I-91 and west of Interstate 215 in the eastern portion of the City of Riverside. The local roadways are in an area developed primarily with residential uses in the Alessandro Heights and Canyon Crest neighborhoods. The residential land uses near Crystal View Terrace and Green Orchard Place are categorized as hillside residential and very low density. The project area includes an open space area for the Alessandro Arroyo that is west of Sycamore Canyon Wilderness Park. The project area is also located southeast of Victoria Avenue, a historic corridor and scenic parkway. Victoria Avenue is designated on the National Register and as Cultural Heritage Landmark No. 8 for the City.

As the proposed project involves local roadways, additional detail is provided below:

- Overlook Parkway is included as an east-west arterial from Washington Street to Alessandro Boulevard in the General Plan 2025; however, Overlook Parkway is not connected over the Alessandro Arroyo, approximately 500 feet between Crystal View Terrace and Via Vista Drive, and between Via Vista Drive and approximately 500 feet west of Sandtrack Road. The easternmost land connection for Overlook Parkway is planned in conjunction with the construction of an approved subdivision for residential development.

- Overlook Parkway does not extend west past Washington Street; therefore, a direct connection to I-91 does not exist from Overlook Parkway.
- Crystal View Terrace is a local road and Green Orchard Place is a collector road that connects to Overlook Parkway, an arterial road and Kingdom Drive, a collector road, respectively. In connection with the approval of two separate tract maps, gates at Crystal View Terrace and Green Orchard Place were installed to address cut-through traffic until Overlook Parkway was completed across the Alessandro Arroyo. The gate on Crystal View Terrace is approximately 0.17 mile south of Overlook Parkway. The gate on Green Orchard Place is approximately 0.44 mile feet south of Kingdom Drive. The gates were installed as mitigation for two previously approved tract maps but designed to allow emergency vehicle access. The current EIR is being undertaken to determine whether the mitigation measures in the prior CEQA documents for the two tracts are still necessary or can be modified.

As lead agency, the City conducted a preliminary review of the proposed project and decided that a EIR would be required. For the proposed project, issues of concern include potentially significant impacts to Land Use/Neighborhood Character, Traffic/Circulation, Air Quality, Global Warming/Greenhouse Gases, Noise, Biological Resources, Historical/Cultural Resources, Agricultural Resources, and Paleontological Resources. These issues, and others, will be addressed in the forthcoming draft EIR.

SCOPING MEETING: The City of Riverside will hold a formal public Scoping Meeting on the above noted project on March 9, 2011 at 6:30 P.M. in the City Council Chambers, 3900 Main Street, Riverside, CA 92522.

SIGNATURE: 

TITLE: Gus Gonzalez, Associate Planner

TELEPHONE: (951) 826-5277

DATE: February 9, 2011

ATTACHMENTS:

1. Figure 1: Regional Location
2. Figure 2: Project Area on an Aerial Photograph
3. Figure 3A-D: Proposed Scenarios
4. Distribution List

G:\GENPLAN\Crystal_View-Green_Orchard-Overlook_EIR\NOP_Scoping_Meeting\NOP_Final.docx
FIGURE 1
Regional Location
FIGURE 2
Project Area
on an Aerial Photograph
Beverly Wingate RLC
Alessandro Arroyo Stewardship Committee
5885 Brockton Ave
Riverside, CA 92506

Bob Jerz Attn: Fire Prevention
City of Riverside, Fire Department
3900 Main Street, 3rd Floor
Riverside, CA 92522

Randy McDaniel, Project Manager
City of Riverside, Park and Recreation
3936 Chestnut Street
Riverside, CA 92501

Alessandro Arroyo Stewardship Committee
5885 Brockton Ave
Riverside, CA 92506

Electrical Engineering
City of Riverside, Public Utilities
3460 Orange Street
Riverside, CA 92501

City of Riverside, Public Utilities
3901 Orange Street
Riverside, CA 92501

Traci Dose, Supervising Crime Analyst
Riverside Police Department
Magnolia Station – 10540 Magnolia Ave.
Riverside, CA 92505

Rob VanZanten
City of Riverside, Public Works
3900 Main Street, 4th Floor
Riverside, CA 92522

Robert Filar
City of Riverside, Public Works Corp. Yard
8095 Lincoln Avenue
Riverside, CA 92504

Wendy Holland, Redevelopment Program Manager
City of Riverside, Redevelopment Division
3900 Main Street, 5th Floor
Riverside, CA 92522

Nathan Freeman, Redevelopment Coordinator
City of Riverside, Redevelopment Division
3900 Main Street, 5th Floor
Riverside, CA 92522

Nathan Freeman, Casa Blanca Project Area
City of Riverside, Redevelopment Division
3900 Main Street, 5th Floor
Riverside, CA 92522

J. Aklufi
Alessandro Heights Homeowner's Association
3403 Tenth Street, Ste 610
Riverside, CA 92501

Port of Long Beach Notification
E-mail:
crouch@polb.com
cpatton@portla.org
Lochsner@portla.org

Christopher Patton, Director of Environmental Management
Port of Los Angeles
425 S. Palos Verdes Street
San Pedro, CA 90731

Charter Communications
7337 Central Avenue
Riverside, CA 92504

AT&T California
Susan Morgan, Public Works Liaison
1265 Van Buren Street #180
Anaheim, CA 92807

Megan McIntyre
BNSF, Mgr Public Projects
740 East Carnegie Drive
San Bernardino, CA 92408

Clara Miramontes, Planning Manager
City of Perris
135 North D. Street
Perris, CA 92570

Scott Dawson, Inland Desert Region
California Dept of Fish & Game
Habitat Conservation
3602 Inland Empire Blvd., Ste C-220
Ontario, CA 91764

California State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

IGR/Local Development
CALTRANS
6th Floor Mail Stop 722
464 W. 4th Street
San Bernardino, CA 92401

c/o Weldon L. Brown Company
Canyon Crest Estates HOA
5029 La Mart Drive
Riverside, CA 92507

Dennis Garcia
Casa Blanca Community Action Group
7339 Peters St.
Riverside, CA 92504

Carolyn Syms Luna
County of Riverside
Planning Dept.
P.O. Box 1409
Riverside, CA 92502

John Guerin
County of Riverside ALUC
4080 Lemon Street, 14th Floor
Riverside, CA 92501

Tina Grande
County of Riverside Executive Office
4080 Lemon St., 4th Floor
Riverside, CA 92501

Juan Perez, Transportation, 8th Flr
County of Riverside
P.O. Box 1090
Riverside, CA 92502

County of Riverside
Executive Office
4080 Lemon St., 4th Floor
Riverside, CA 92501

Kathleen Browne
County of Riverside Planning Dept.
P.O. Box 1409
Riverside, CA 92502

CDOT - District 8 IGR/CEQA Review
Planning and Local Assistance
464 West 4th Street, 6th Floor, MS 722
San Bernardino, CA 92401-1400

Pamela Pavela, Public Info & Conservation Representative
Western Municipal Water District
14205 Meridian Way
Riverside, CA 92518

RRTC
P.O. Box 12008
Riverside, CA 92502
Pete Dangermond  
The Dangermond Group  
2400 O St  
Sacramento, CA  95816

Cindy Roth  
Greater Riverside Chambers of Commerce  
3985 University Avenue  
Riverside, CA  92501

Southern California Assoc. of Governments  
3403 105th Street, Ste. 805  
Riverside, CA  92501

Julie Houser, Divisions Coordinator  
Greater Riverside Chambers of Commerce  
3895 University Avenue  
Riverside, CA  92501

Southern California Assoc. of Governments  
818 W. Seventh Street, 12th floor  
Los Angeles, CA  90017

Rosalyn Squires  
The Gas Company  
9400 Oakdale Ave ML 9314  
Chatsworth, CA  91313

Director of Development Services  
City of Rialto  
150 S. Palm Avenue  
Rialto, CA  92376

Rosalyn Squires  
The Gas Company  
9400 Oakdale Ave ML 9314  
Chatsworth, CA  91313

Office of Planning & Research  
1400 Tenth Street, P.O. Box 3044  
Sacramento, CA  95812

Richard Block  
Friends of Riverside’s Hills  
424 Two Trees Road  
Riverside, CA  92506

Leonard Nunney  
Friends of Riverside’s Hills  
4477 Picacho Drive  
Riverside, CA  92507

Scott Walter Wheaton, Project Manager  
The Gas Company  
4495 Howard Avenue  
Riverside, CA  92507

Gertman Thomas  
Southern Calif. Gas Co.  
P. O. Box 3003  
Redlands, CA  92373

Tim A. Pearce  
The Gas Company  
251 E. First Street  
Beaumont, CA 92223

Bill Toepfer  
Kinder Morgan Pipe Line  
2359 S. Riverside Avenue  
Bloomington, CA  92316

MARB  
452 SPTG/CEV  
March AFB, CA  92518

Jack Porter  
MARB Community Planner  
610 Meyer Dr., Bldg 2403  
March ARB, CA  92551-2166

Dan Fairbanks, AICP, Planning Manager  
March JPA  
23555 Meyer Drive  
Riverside, CA  92518

Gabrielle Mankin  
Mission Grove/Orange Crest  
Neighborhood Partnership  
7080 City View Cr.  
Riverside, CA  92506

Northwest Mosquito & Vector Control Dist  
1966 Compton Av  
Corona, CA  92881

Steve Smith  
South Coast Air Quality Management District  
21865 Copley Drive  
Diamond Bar, CA  91765

Joyce Fielder  
AT&T  
1452 Edinger Avenue, Room 1200  
Tustin, CA  92780-6246

AT&T  
Premis-S L I C  
1452 Edinger Avenue, Room 1200  
Tustin, CA 92780-6246

Shelli Lamb / Kerwin Russell  
Riverside/Corona Conservation Resource District  
4500 Glenwood Drive  
Riverside, CA  92501

Gail Egenes  
Riverside Land Conservancy  
4075 Mission Inn Avenue  
Riverside, CA  92501

Dan J. Miller  
Southern/Union Pacific Transportation  
19100 Slover Avenue  
Bloomington, CA  92316

Ray Hicks, Region Manager  
Southern Calif. Edison/LPAD Eastern Division  
1351 E. Francis St  
Ontario, CA  91761

Southern CA Regional Rail Authority  
Laurene Lopez  
700 Flower Street, Suite 2600  
Los Angeles, CA  90017

Mac McQuern  
Riverside Land Conservancy  
4075 Mission Inn Avenue  
Riverside, CA  92501

Ms. Lorelle Moe-Luna  
Riverside Transit Agency  
1825 Third Street  
Riverside, CA  92507-3416

Tom Franklin,  
Riverside Transit Agency  
1825 Third Street  
Riverside, CA  92507-3416

Sam Wattana  
Riverside Transit Agency  
1825 Third Street  
Riverside, CA  92517-3416

Ms. Lorelle Moe-Luna  
Riverside Transit Agency  
1825 Third Street  
Riverside, CA  92507-3416