



**NOTICE OF HEARING BEFORE THE CITY PLANNING COMMISSION OF  
DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)  
CRYSTAL VIEW TERRACE/GREEN ORCHARD PLACE/OVERLOOK PARKWAY PROJECT (P11-0050)  
FOR THE CITY OF RIVERSIDE, CALIFORNIA  
(SCH NO. 2011021028)**

**PROJECT DESCRIPTION:** The Project includes four scenarios, each of which represents an alternative set of actions intended to help resolve potential vehicular circulation issues associated with the gates on Crystal View Terrace and Green Orchard Place; address the connection of Overlook Parkway easterly to Alessandro Boulevard; and potentially provide for a future connection to the State Route 91 (SR-91). The DEIR fully analyzes all four circulation scenarios that are described in detail in Section 2.6.

- **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 is connected to the east across the Alessandro Arroyo, to Alessandro Boulevard, and a connection westerly of Washington Street is built.
- **Scenario 2 - Gates removed, no connection of Overlook Parkway:** Under Scenario 2, the gates at both the Crystal View Terrace and Green Orchard Place would be removed, and there would be no connection of Overlook Parkway across the Alessandro Arroyo at this time. Overlook Parkway would remain on the Master Plan of Roadways (Figure CCM-4) in the General Plan 2025 for future buildout, but certain policies in the General Plan 2025 concerning the gates would need to be modified. In addition, relevant project conditions and mitigation measures for Tract Maps TM-29515 and TM-29628 will also need to be amended.
- **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. This scenario would require a General Plan amendment to remove policies addressing the potential connection route between Washington Street and SR-91 prior to completing Overlook Parkway across the arroyo.
- **Scenario 4 - Gates removed, Overlook Parkway connected, and Overlook Parkway extended westerly:** Under Scenario 4, both the Crystal View Terrace and Green Orchard Place gates would be removed and Overlook Parkway would be connected over the Alessandro Arroyo and east to Alessandro Boulevard. In addition, a new road (Proposed C Street) would be constructed west of Washington Street to provide a connection to SR-91. The Proposed C Street would extend approximately one mile from Washington Street north and west ending at the intersection of Madison Street and Victoria Avenue and adjacent roadways would be realigned.

The City Planning Commission will make recommendations on the DEIR to the City Council who will make the necessary discretionary actions associated with the proposed project including: approval of one of the scenarios described for the proposed project and certification of the Draft EIR. In addition, for Scenarios 2 and 3 the City would be required to approve an amendment to the General Plan 2025 to modify and/or delete one or more of the policies in the General Plan 2025. Scenario 2 also requires revisions to conditions and/or mitigation measures for Tract Maps TM-29515 and TM-29628 and if selected this document will serve as the additional CEQA analysis required for these maps.

**NOTES:** *It should be noted that this project has been tentatively reviewed by the Airport Land Use Commission (ALUC) and will require a hearing before the ALUC depending on what scenario is chosen. In addition, Tribal Consultations have been conducted.*

**PROJECT LOCATION:** The proposed Environmental Impact Report (EIR) and General Plan (GP) Amendment serves as the analysis required by General Plan 2025 Policy CCM-4.2, and therefore the project study area of the EIR is generally bounded by John F. Kennedy Drive and Hermosa Drive to the south, Adams Street and SR-91 to the west, Arlington Avenue to the north, and Alessandro Boulevard and Trautwein Road to the east and is approximately 7,500-acres in size. The land uses in the Project vicinity primarily include agricultural, rural residential, hillside residential, and very low density residential. The residential land uses near Crystal View Terrace and Green Orchard Place are categorized as hillside residential and very low density. A greater variety and intensity of land uses occurs between Victoria Avenue and SR-91, including commercial and higher density residential uses. Alessandro Boulevard, Arlington Avenue, Adams Street, Trautwein Road, and SR-91 are roadways that border the Project vicinity. The Project vicinity also includes Victoria Avenue, a historic corridor (National Register Landmark) and designated "Scenic Boulevard," "Special Boulevard" and "Parkway" on the Circulation and Community Mobility Element for the General Plan 2025.

**SIGNIFICANT EFFECTS:** All potential significant impacts could be mitigated to less than significant levels through mitigation identified in the Draft EIR, except for those related to the land use (policy inconsistency) for all scenarios, cultural resources (historic) for Scenario 4, noise (future traffic noise) for Scenarios 3 and 4; and transportation/traffic (intersections and links) for all scenarios. Off-site intersection improvements for all scenarios have the potential result in significant and unavoidable impacts; however, whether to implement off-site improvements is under the discretion of the decision-making body, and those improvements are not part of the proposed project.

**HAZARDOUS WASTE SITES:** Pursuant to Section 15087c6 of the Guidelines for California Environmental Quality Act there are no hazardous waste sites within the project area reviewed by this Draft EIR.

**PUBLIC HEARINGS:** The City of Riverside will hold a formal public hearing with the City Planning Commission on the above noted project and the Environmental Impact Report on June 6, 2013 at 6:00 p.m..

**PROJECT CONTACT:** Diane Jenkins, AICP, Principal Planner

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**PUBLIC REVIEW AND WRITTEN COMMENTS:** Copies of the Draft Environmental Impact Report have been available for inspection and/or purchase at the Planning Division of the Community Development Department, City Hall, 3900 Main Street, Riverside and also on the City's website at <http://www.riversideca.gov/planning/eir.asp> since December 12, 2012. As well, the document was also made available at the following libraries:

Casa Blanca Branch Library  
2985 Madison Street, 92504

Main Branch Library  
3581 Mission Inn Avenue, 92501

Orange Terrace Branch Library  
20010-A Orange Terrace Parkway, 92508

Any comments must be submitted, in writing, on or before June 6, 2013 to the following address.

City of Riverside, Community Development Department  
Planning Division  
Attn: Diane Jenkins, AICP, Principal Planner  
3900 Main Street  
Riverside, CA 92522

Decisions of the City Planning Commission are appealable to the City Council within ten calendar days of the meeting date. Appeal procedures are available from the Planning Division of the Community Development Department.

Interested persons are invited to appear at the hearing to express their opinions on the above matter.

If you challenge any of the above proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division of the Community Development Department of the City of Riverside at, or prior to, the public hearing.