

**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 your 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.

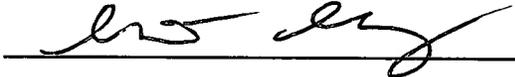
As the proposed project involves local roadways, additional detail is provided below:

- 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

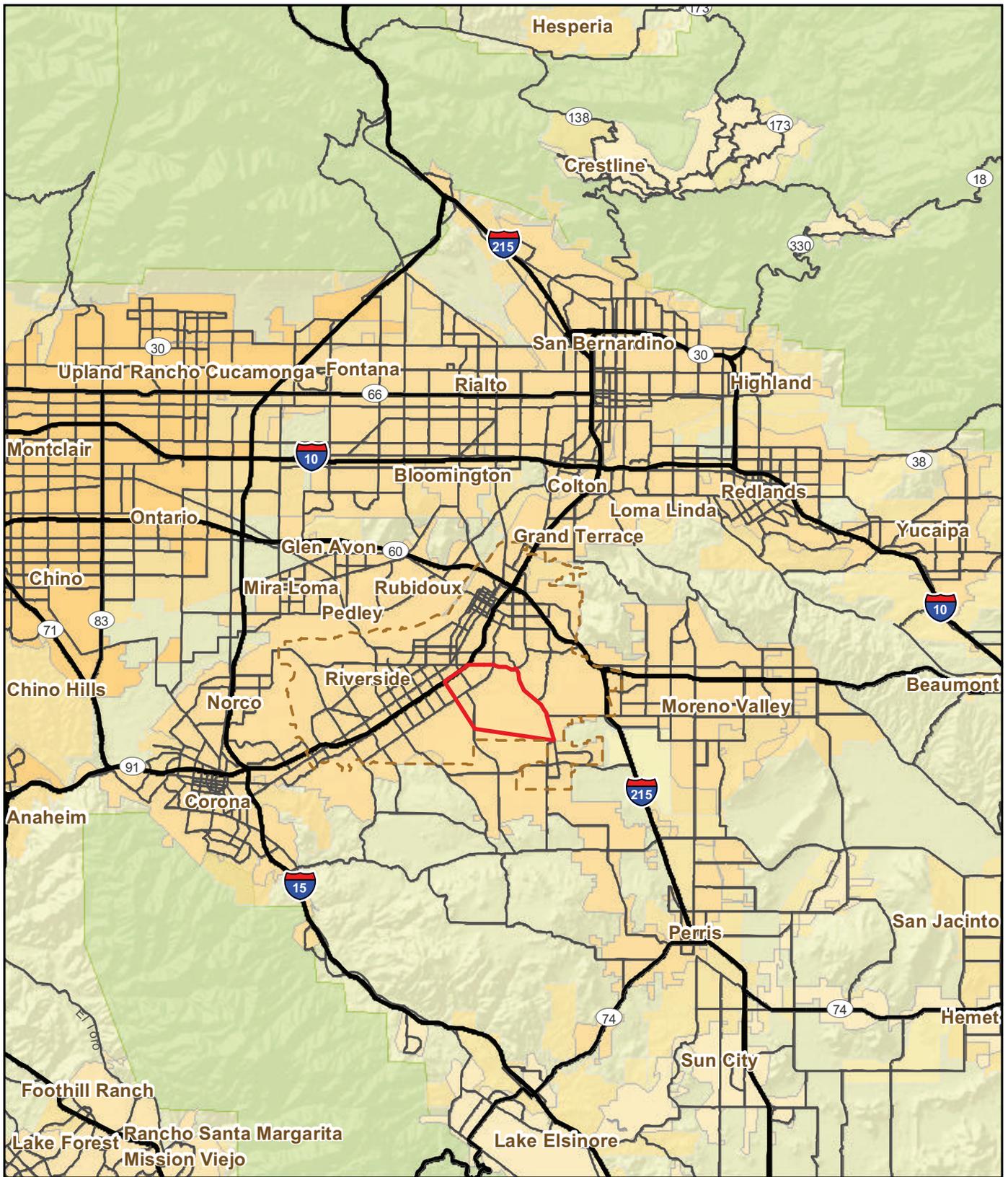
TELEPHONE: (951) 826-5277

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

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-  Riverside City Limit
-  Project Vicinity

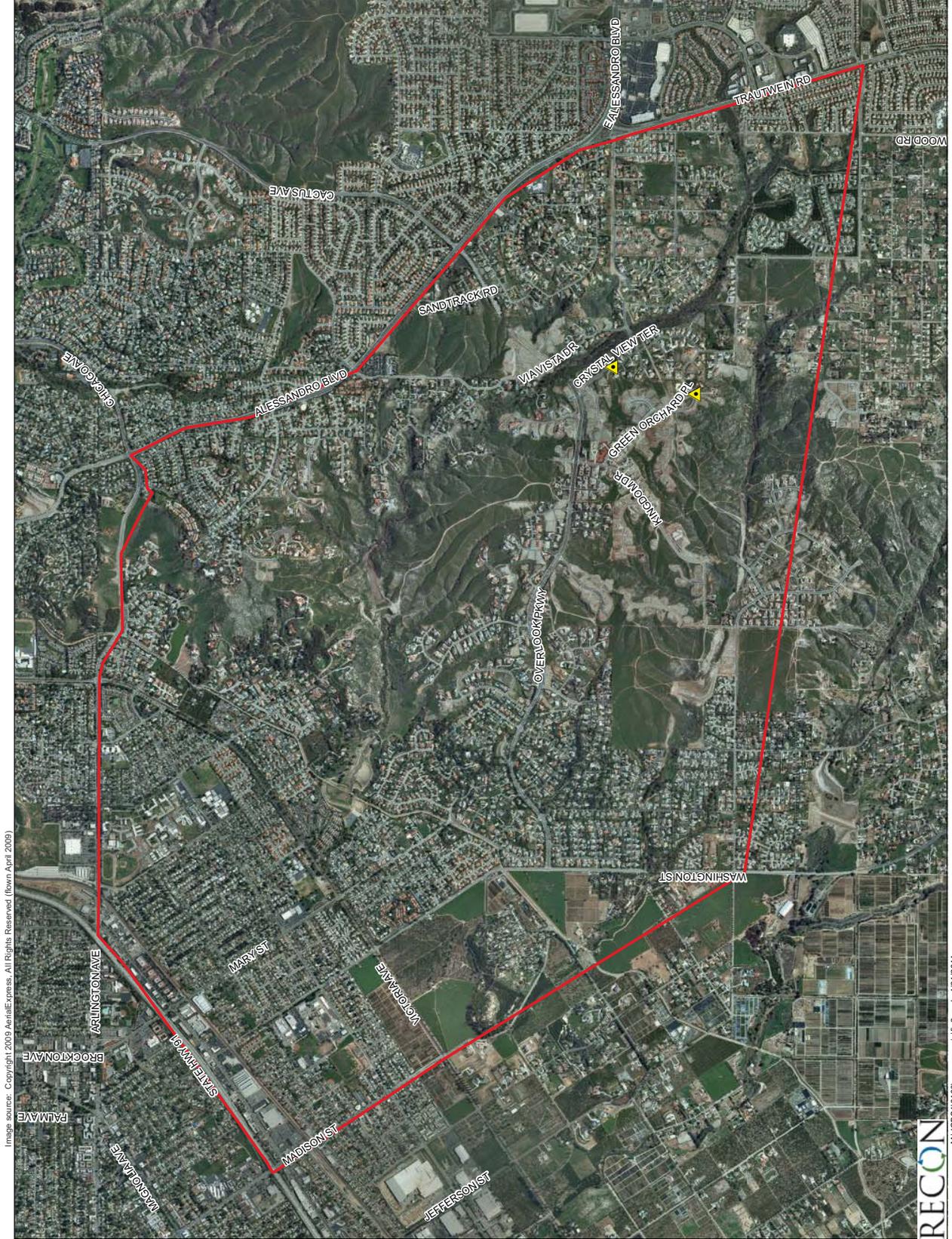
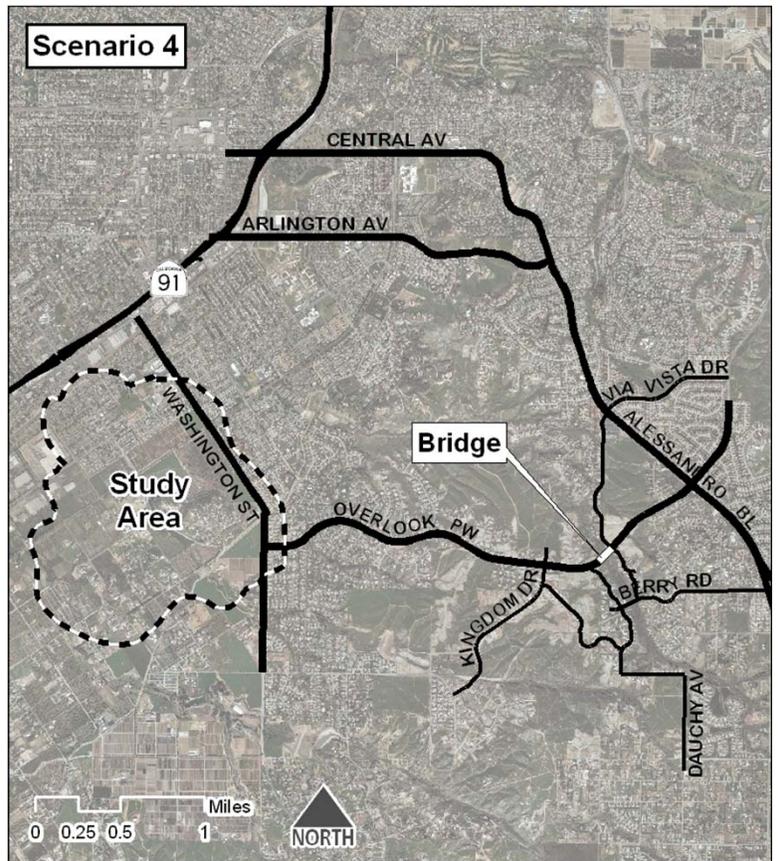
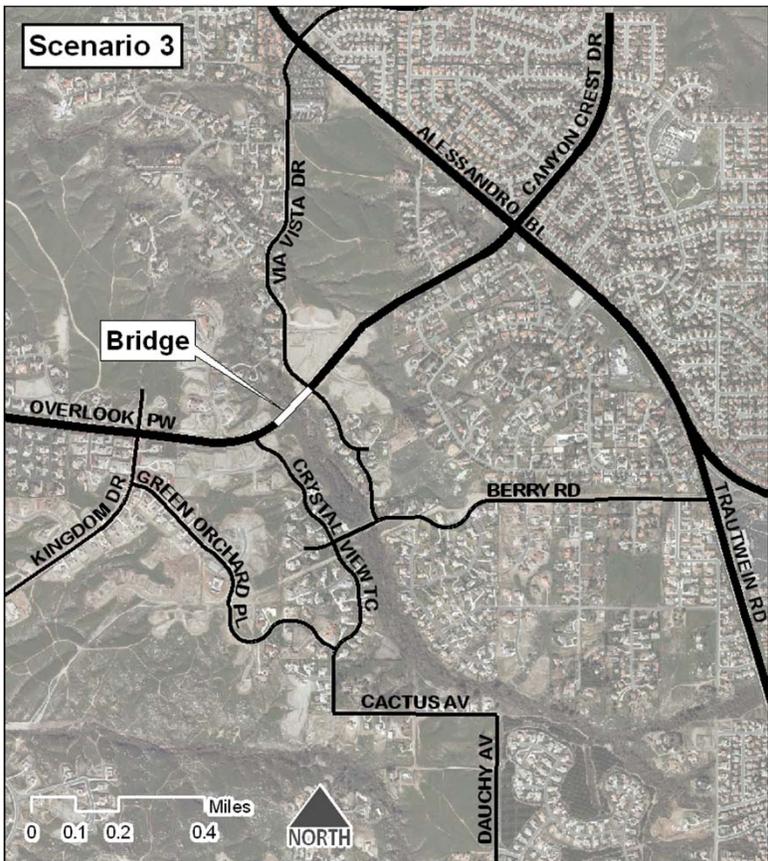
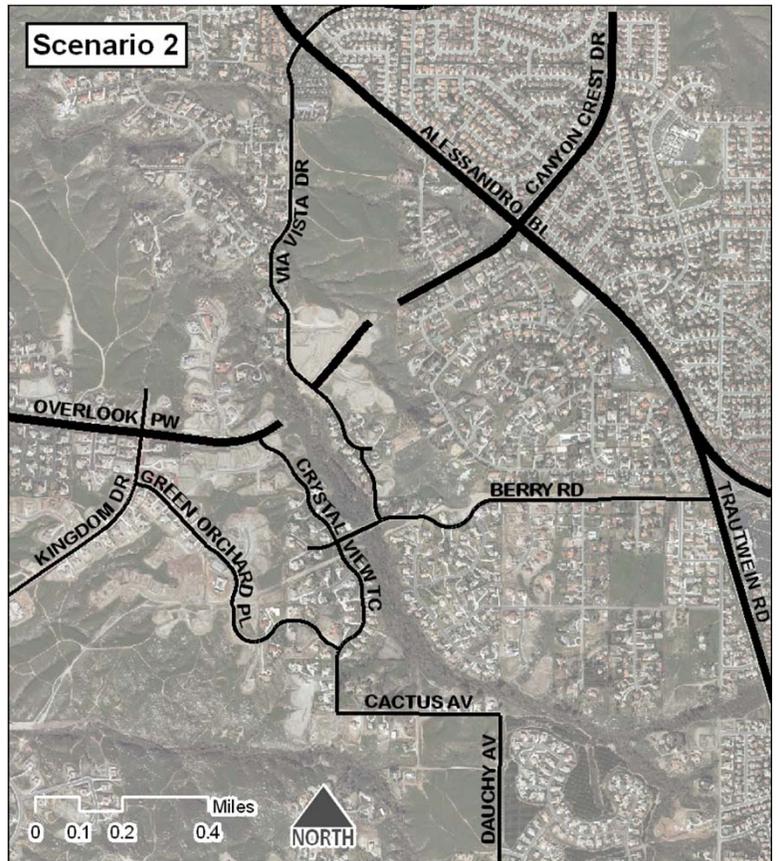
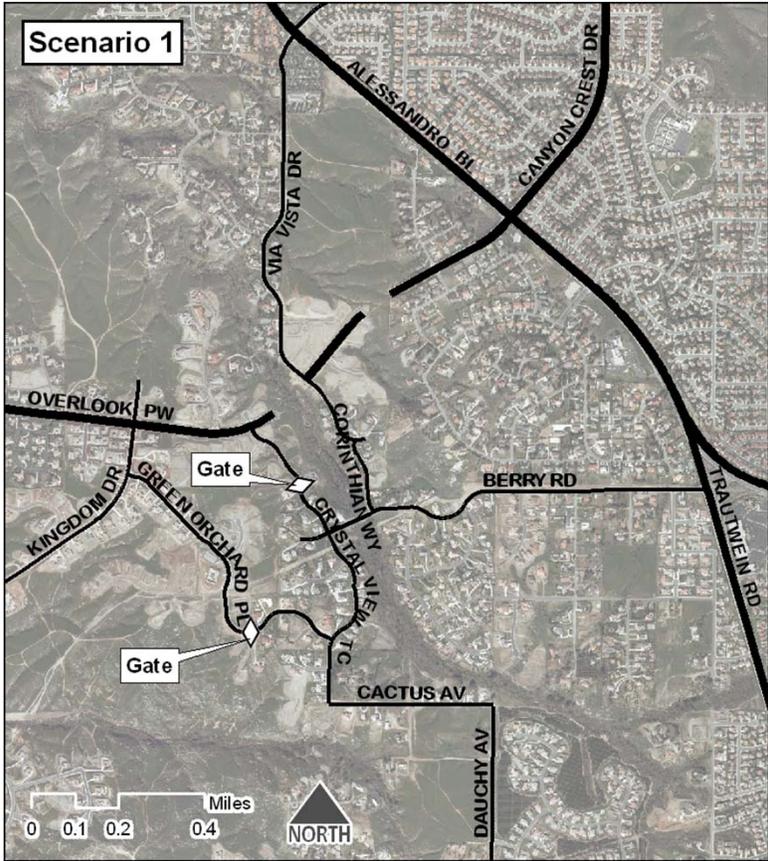


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M:\0554\03\common_gis\fig2.mxd 1/24/2011

FIGURE 2
Project Area
on an Aerial Photograph



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