

**REVISED 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~~ **March 25, 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.

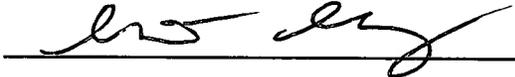
As the proposed project involves local roadways, additional detail is provided below:

- 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

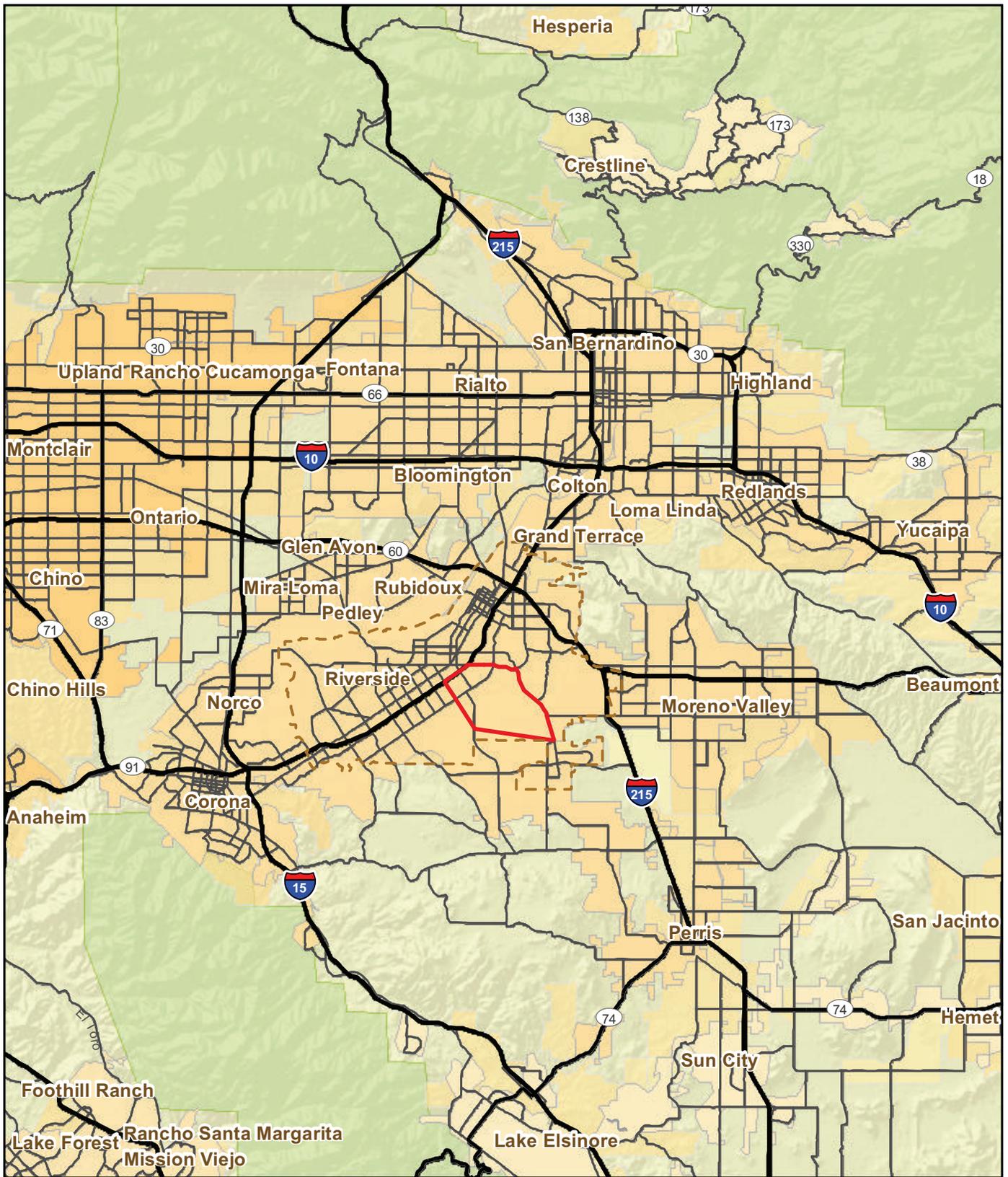
TELEPHONE: (951) 826-5277

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



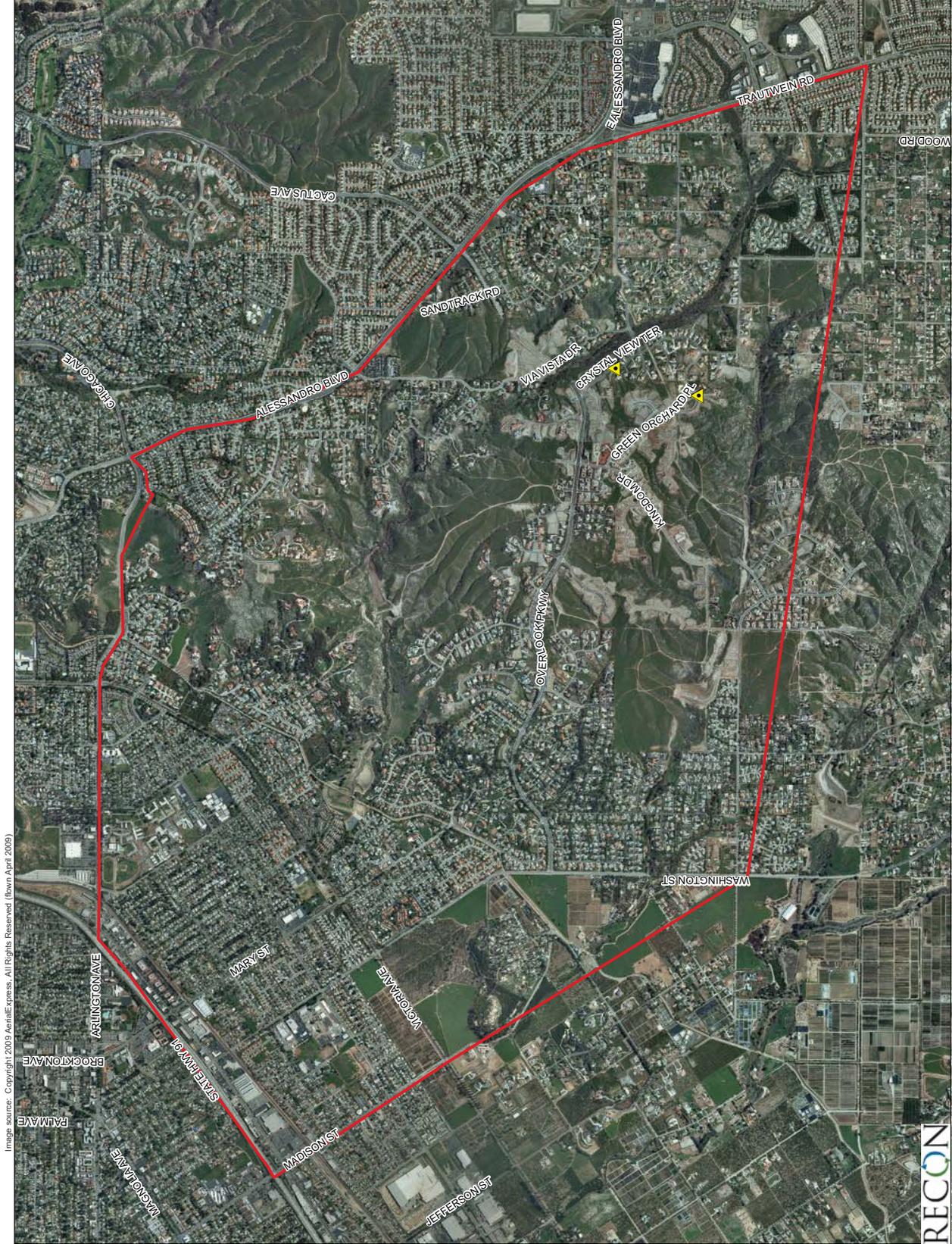


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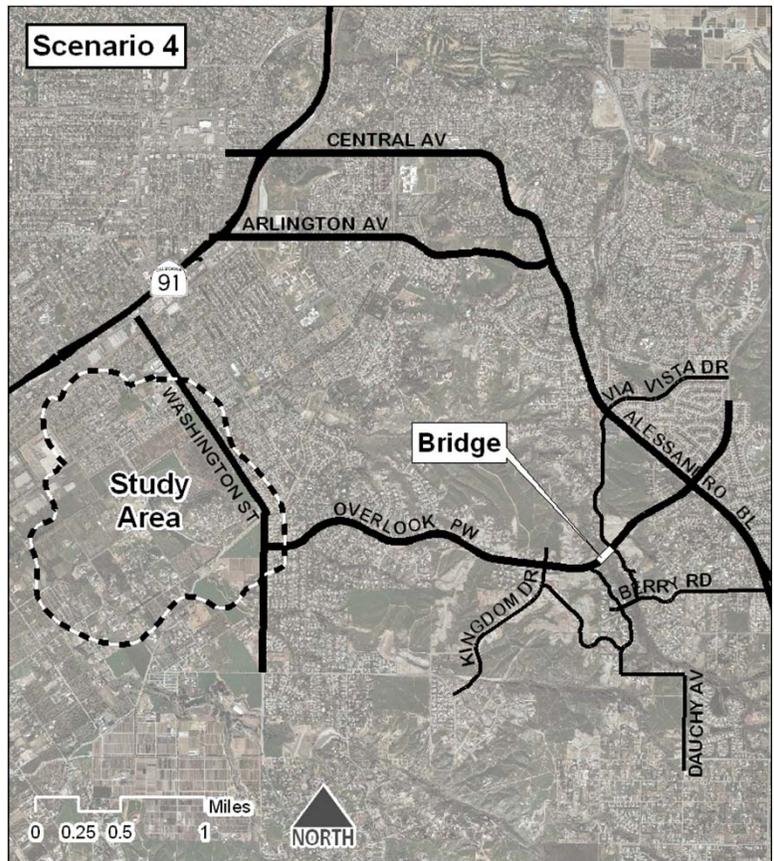
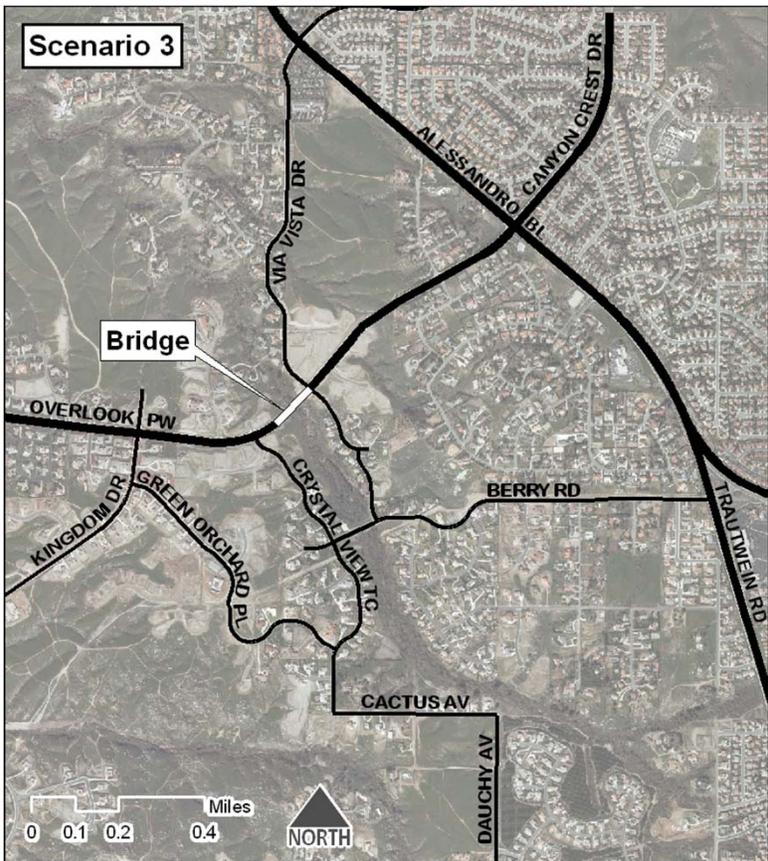
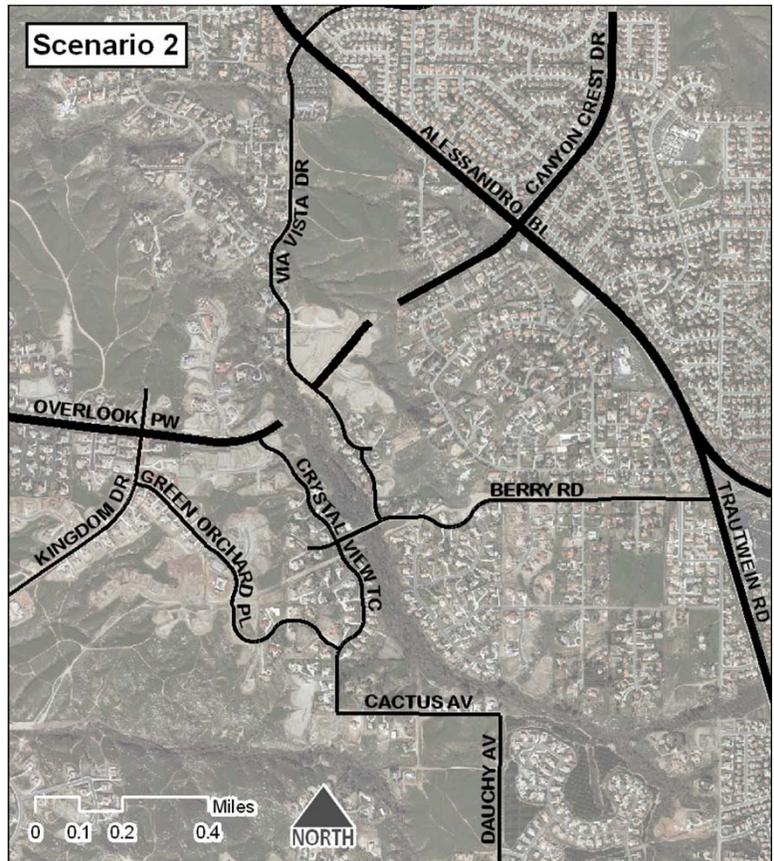
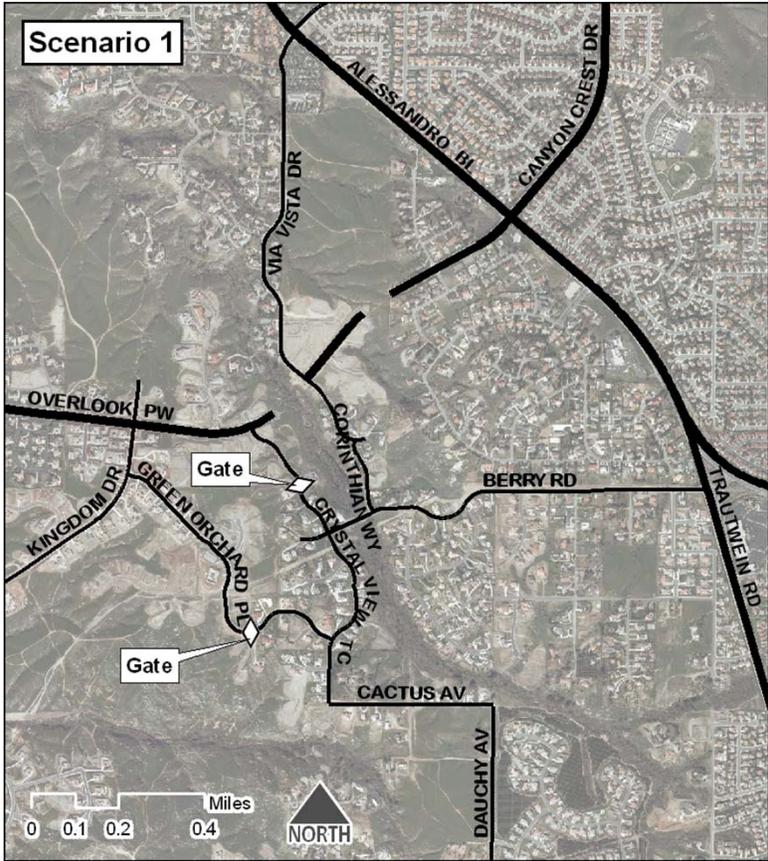
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Project Vicinity
Gates



FIGURE 2
Project Area
on an Aerial Photograph



Beverly Wingate RLC
Alessandro Arroyo Stewardship Committee
5885 Brockton Ave
Riverside, CA 92506

.Captain Mike Blakely, Deputy Chief
City of Riverside, Police Department
Office of the Chief, Orange Station
4102 Orange Street
Riverside, CA 92501

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

Wendy Holland, Redev. Program Manager
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

Charter Communications
7337 Central Avenue
Riverside, CA 92504

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

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

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

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

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

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

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

Nathan Freeman, Redev. Coord. Wards 3, 4 & 5
City of Riverside, Redevelopment Division
3900 Main Street, 5th Floor
Riverside, CA 92522

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

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

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

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

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

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

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

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

Summer Delgado, Electric Eng., Sys. Planning
City of Riverside, Public Utilities
3901 Orange Street
Riverside, CA 92501

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

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

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

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

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

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

Tina Grande
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

RCTC
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 105h Street, Ste. 805
Riverside, CA 92501

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

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

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

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

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

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

Arlee Montalvo
Friends of Riverside's Hills
4477 Picacho Drive
Riverside, CA 92507

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

Ken Mueller
Riverside Unified School Dist
3070 Washington Street
Riverside, CA 92504

Janet Dixon
Rvrsd Unified School Dist
3070 Washington Street
Riverside, CA 92504

Regional Environmental Officer for California,
Western Region Environmental Office
US Air Force
333 Market Street, Suite 625
San Francisco, CA 94105-2196

Attn: Mark Stuart
Department of Water Resources
P.O. Box 942836
Sacramento, CA 94236

Mr. Patrick Christman, Director, Gov. External
Affairs, Marine Corps Installation West
US Marine Corps
Building 1164 - Box 555246
Camp Pendleton, CA 92055-5246

Sheila Donovan, Community Plans and Liaison
Coordinator
US Navy
1220 Pacific Highway
San Diego, CA 92132-5190

Mr. Baha Y. Zarah, Western Regional
Environmental Officer of California
US Air Force
50 Fremont St., Suite 2450
San Francisco, CA 94105

Mr. Todd Dirmeyer, Dir. of Public Works
Combat Support Training Center
Fort Hunter-Liggett
B232 California Ave
Fort Hunter Liggett, CA 94568

U.S. Army Corps of Engineers
Los Angeles District
P.O. Box 532711
Los Angeles, CA 90053

Hal Snyder
Victoria Avenue Forever
6475 Victoria Avenue
Riverside, CA 92506

Daniel M. Hays
Victoria Avenue Restoration Project
2640 Anna Street
Riverside, CA 92506

Community Foundation of Riverside County
Victoria Avenue Without Wires
P.O. Box 1064
Riverside, CA 92502

Keith G. Owens
Western Municipal Water District
P.O. Box 5286
Riverside, CA 92517-5286

John V. Rossi, General Manager
Western Municipal Water District
P.O. Box 5286
Riverside, CA 92517-5286

Water Quality Control Board/Santa Ana Region
3737 Main St., #500
Riverside, CA 92501-3348

Right of Way & Land Prog.
Metropolitan Water Dist
Po Box 54153
Los Angeles, CA 90054

Mr. Phil Crosbie, Chief Strategic Plans, S3, NTC
Fort Irwin, National Training Center
P.O. Box 10172
Ft. Irwin, CA 92310

Substructures and Real Prop. Mgmt
Metropolitan Water District
700 North Alameda St
Los Angeles, CA 90012

Steven Herrera
Division of Water Rights
State Dept of Water Res
1001 I Street, 14 Floor
Sacramento, CA 95812

Attn: Cliff Winston
Department of Water Resources
Real Estate Branch, Room 425
1416 9th Street
Sacramento, CA 95814

Debbie Kelley
6990 Withers Road
Riverside, CA 92506

Jay Kim
6140 Canyon Estates Court
Riverside, CA 92506

Chairman Robert Martin
Morongo Band of Mission Indians
12700 Pumarra Rd.
Banning, CA 92220

Attn: Joseph Ontiveros, Cultural Resources
Manager
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

Attn: Richard C. Wade, Paralegal
Luebben Johnson & Barnhouse LLP
7424 4th Street NW
Los Ranchos de Albuquerque, NM 87107

Doreen Stadlander
U.S. Fish and Wildlife Service
6010 Hidden Valley Road
Carlsbad, CA 92011

David H. Wright, General Manager
Public Utilities
3901 Orange Street
Riverside, CA 92501

Kevin Milligan, Assistant General Manager
Public Utilities, Water
3901 Orange Street,
Riverside, CA 92501

Stephen H. Badgett, General Manager
Public Utilities, Electric
3901 Orange Street
Riverside, CA 92501

Gary L. Noff, Assistant General Manager
Public Utilities, Resources
3901 Orange Street
Riverside, CA 92501

Jim Lowery, Field Operations Manager
Public Works, Street Services
8095 Lincoln Avenue
Riverside, CA 92504

Dale Edwards, Manager EPO
California Energy Commission
1516 Ninth Street, MS-40
Sacramento, CA 95814

Nadell Gayou, Senior Engineer
Dept. of Water Resources
901 P Street, 2nd Floor
Sacramento, CA 95814

Sandy Hesnard
CALTRANS Division of Aeronautics
1120 N Street, Room 3300
Sacramento, CA 94274-0001

Terri Pencovic
CALTRANS, Dept. of Transportation Planning
P.O. Box 942874, MS-32
Sacramento, CA 94274-0001

Douglas Ito
Air Resources Board, Transportation Projects
1001 I Streetm PTSDAQTPB
Sacramento, CA 95814

Frank Roddy
State Water Resources Control Board
Division of Water Quality
1001 I Street
Sacramento, CA 94244-2120

Debbie Treadway
Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

Leo Wong
Public Utilities Commission
505 Van Ness Avenue
San Francisco, CA 94102

Rebecca Salazar
Department of Conservation
801 K Street, MS-24-02
Sacramento, CA 95814

Adnan Al-Sarabi
Regional Planning Programs Section
Water Quality Control
3737 Main Street, #500
Riverside, CA 92501-3348

Michelle Messenger
Office of Historic Preservation
P.O. Box 942896
Sacramento, CA 94296-0001