



Riverside Unified School District
Operations Division – Planning and Development

3070 Washington Street, Riverside, CA 92504-4697 · (951) 788-7496 · (951) 778-5646

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

TO: Agencies, Organizations and Interested Parties

PROJECT TITLE: Eastside Neighborhood School

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

NOTICE IS HEREBY GIVEN that the Riverside Unified School District (RUSD or District), as Lead Agency under the California Environmental Quality Act (CEQA), will prepare a Draft Environmental Impact Report (Draft EIR) for the Eastside Neighborhood School project pursuant to the California Public Resources Code (PRC), Division 13, Section 21000 et seq. (CEQA Statute) and the California Code of Regulations (CCR), Title 14, Division 6, Chapter 3, Section 15000 et seq. (CEQA Guidelines).

The purpose of the Notice of Preparation is to (1) serve as a public notice of an EIR pursuant to the CEQA Guidelines Section 15082, and (2) advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared. The District, as Lead Agency, respectfully requests that any Responsible Agencies responding to this notice respond in a manner consistent with CEQA Guidelines Section 15082(b). Comments and suggestions should, at a minimum, identify the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the EIR, in addition to whether the responding agency will be a responsible or trustee agency for the proposed project, and any related issues raised by interested parties.

In compliance with CEQA Guidelines Section 15060(d) and 15082, the District will not be preparing an initial study and will begin work directly on the Draft EIR.

PROJECT LOCATION: The project site consists of Abraham Lincoln Continuation High School at 4341 Victoria Avenue, 9 parcels in Block B, 16 parcels in Block C, and Lincoln Park in the Eastside Neighborhood of Riverside, in Riverside County (see Figure 1, *Local Vicinity* and Figure 2, *Aerial Photograph*).

PROJECT DESCRIPTION: The District proposes to develop a TK-6 school with 31 classrooms to serve the Eastside Neighborhood. Thirty-one classrooms would be comprised of 1 transitional kindergarten, 4 kindergarten, 24 grades 1 through 6, and 2 labs. Approximately 1,274 students in the Eastside Neighborhood currently attend five surrounding District schools. Four of those Eastside Neighborhood serving schools are located outside the Eastside Neighborhood. The proposed project would provide a local neighborhood school for this area. Several scenarios were considered, and the District selected three options as the most viable and included for further evaluation.

All three options would require vacation of Park Avenue between 13th and 14th Streets, and acquisition of 25 parcels in Block B and C, totaling 4.27 acres (see Figure 3, *Parcel Blocks*). The proposed project would involve demolition of the existing structures on the acquired parcels and construction of about 67,300 to 71,000 square feet of building space depending on the option. Other project components vary by project option as described below.

Option 1 would require the acquisition of 4.27 acres, including 16 parcels in Block B and C developed with 11 dwelling units, 2 commercial businesses, a church, and 9 vacant parcels, totaling 25 parcels (see Figure 4, *Option 1*). Option 1

project site would be a total of 8.17 acres including the 4.27 acres to be acquired and the District owned 3.9-acre Lincoln High School. Lincoln HS students would transfer to a different facility within the District. An elementary school (TK—6) would be constructed on the entire 8.17-acre site.

Option 2 would require the acquisition of 4.27 acres totaling 25 parcels in Block B and C to construct an elementary school (TK—6) (see Figure 5, *Option 2*). The existing District-owned, 3.9-acre Lincoln High School would remain and maintain current operations, and a joint use agreement would be prepared to use the adjacent 3.3-acre Lincoln Park as playfields for the elementary school during school hours.

Option 3 would require the acquisition of 4.27 acres totaling 25 parcels in Block B and C. The District-owned, 3.9-acre Lincoln High School would be demolished and cleared (except for Unit G) and a new smaller high school and an elementary school (TK—6) would be constructed on an 8.17-acre site (see Figure 6, *Option 3*).

POTENTIAL ENVIRONMENTAL EFFECTS: In accordance with Section 15082 of the CEQA Guidelines, the District has prepared this Notice of Preparation to provide agencies, organizations, and interested parties with information describing the proposed project and its potential environmental effects. Environmental factors that will be analyzed in the Draft EIR are:

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology & Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology & Water Quality | <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities & Service Systems | <input type="checkbox"/> Wildfire | |

PUBLIC REVIEW PERIOD: The 30-day public review period for the NOP is from **Monday, May 10, 2021, to Wednesday, June 9, 2021**. In accordance with the time limits mandated by State law, if there are any concerns about the scope and content of the information to be addressed in EIR, please send written comments to the District, at the address below, at the earliest possible date but not later than **June 9, 2021**. This NOP is also available at:

- RUSD, Facilities Planning and Development Department (address below)
- RUSD website: <http://bit.ly/EastsideSchool>

PUBLIC COMMENTS: Please indicate a contact person and send your comments to:

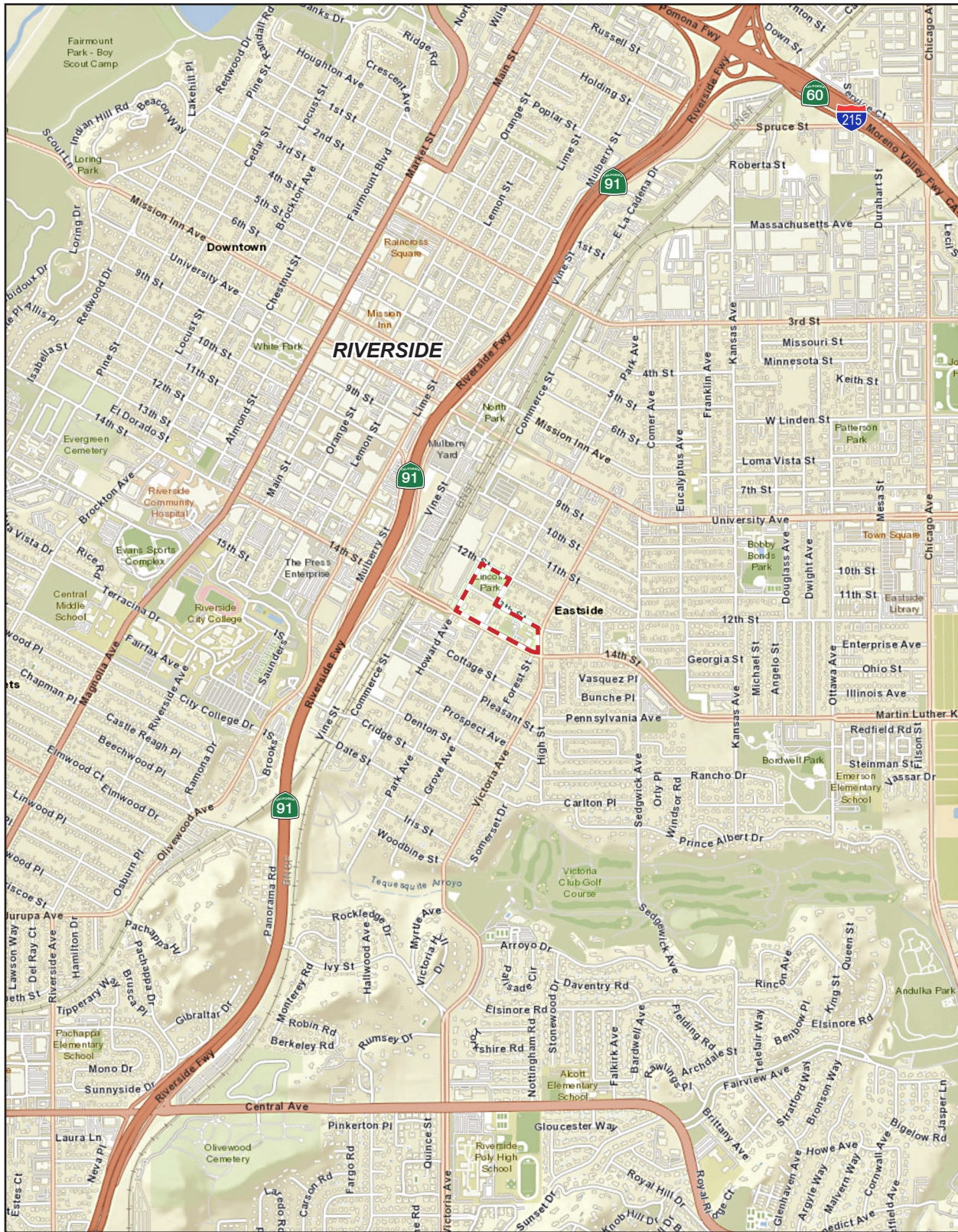
Riverside Unified School District
Facilities Planning and Development Office
3070 Washington Street, Riverside, CA 92504
ATTN: Gaby Adame, Assistant Director, Planning and Development

Comments can also be sent by e-mail to gadame@riversideunified.org Please include “CEQA Eastside” in the subject line. If you require additional information, please contact Gaby Adame at (951) 788-7496 ext. 84704.

SCOPING MEETING: The District will hold a scoping meeting from 5:00 p.m. to 7:00 p.m., on **Wednesday, May 19, 2021**. The meeting will be held virtually. For instructions on how the public may view and participate in the public scoping meeting, please visit the following link: <http://bit.ly/EastsideSchool>

The purpose of the scoping meeting is to present the proposed project, describe the Environmental Impact Report (EIR) process and to receive public comments. The District invites interested parties to participate in the scoping meeting for the proposed project in order to learn more about the project, ask questions, and submit comments.

Figure 1 - Local Vicinity



--- Project Boundary



Source: ESRI, 2021

Figure 2 - Aerial Photograph



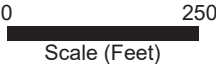
--- Project Boundary

0 275
Scale (Feet)



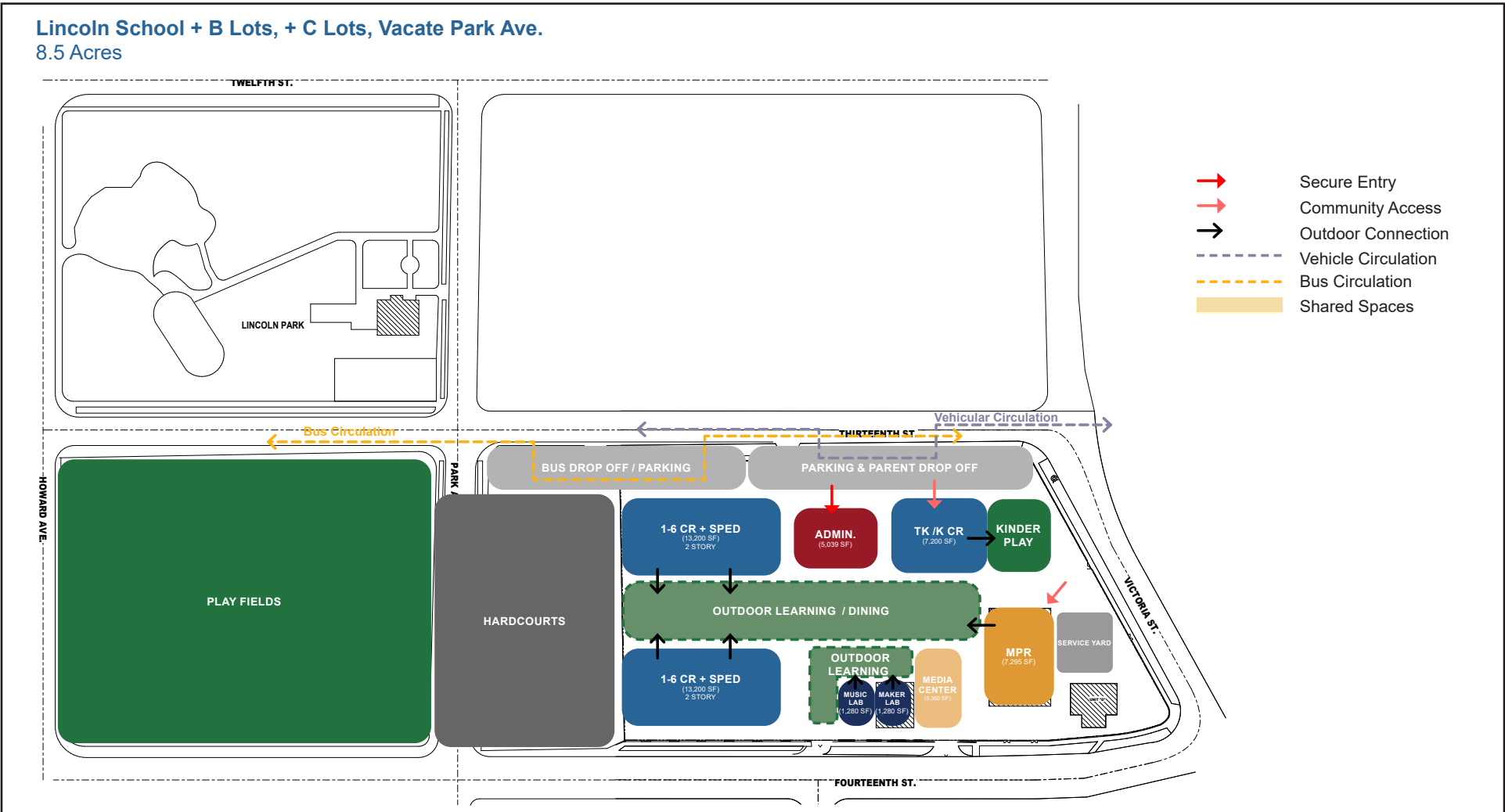
Source: Nearmap, 2021

Figure 3 - Parcel Blocks



Source: ESRI, 2021

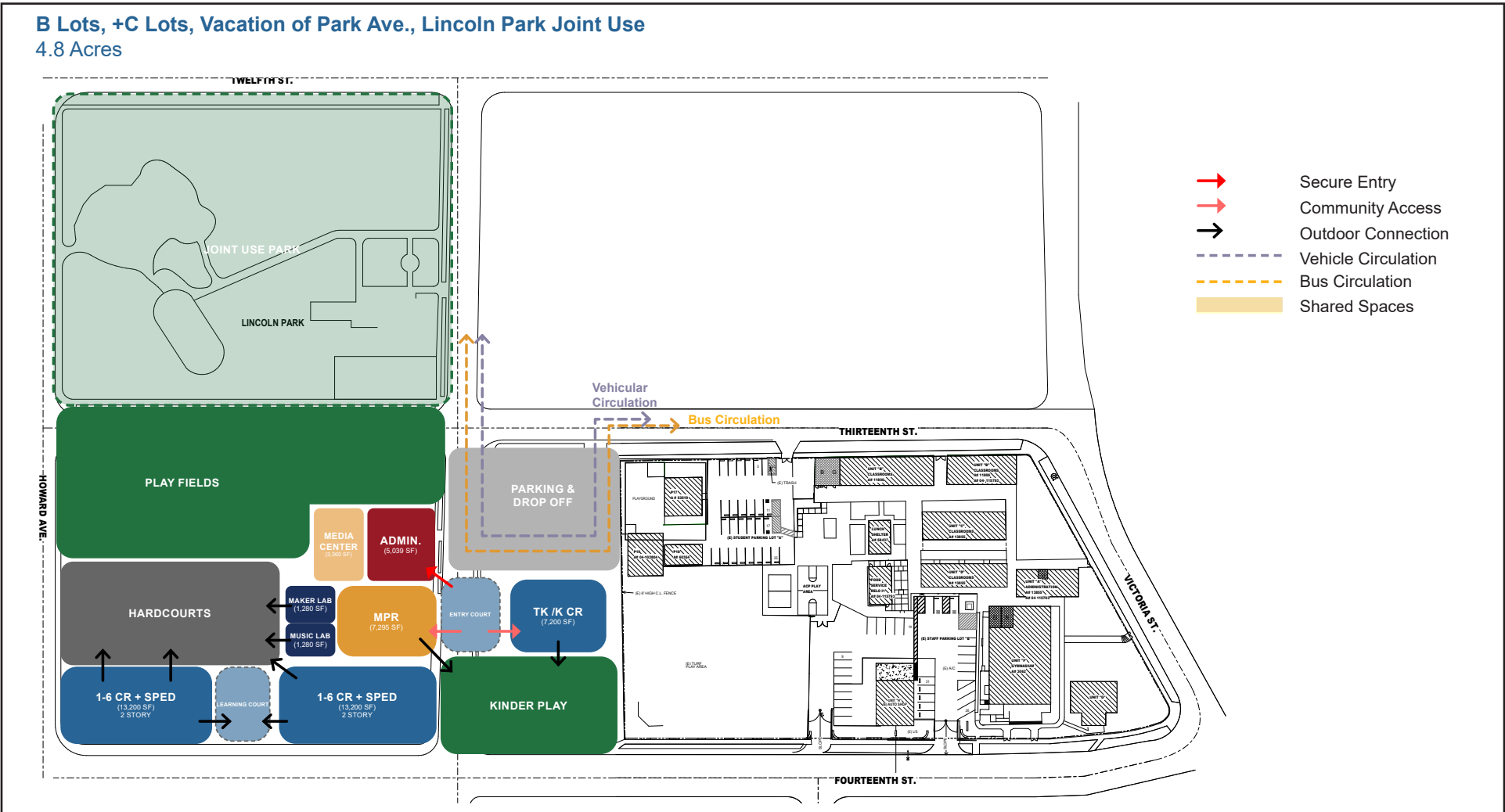
Figure 4 - Option 1



Source: PBK/WLC, 2020



Figure 5 - Option 2

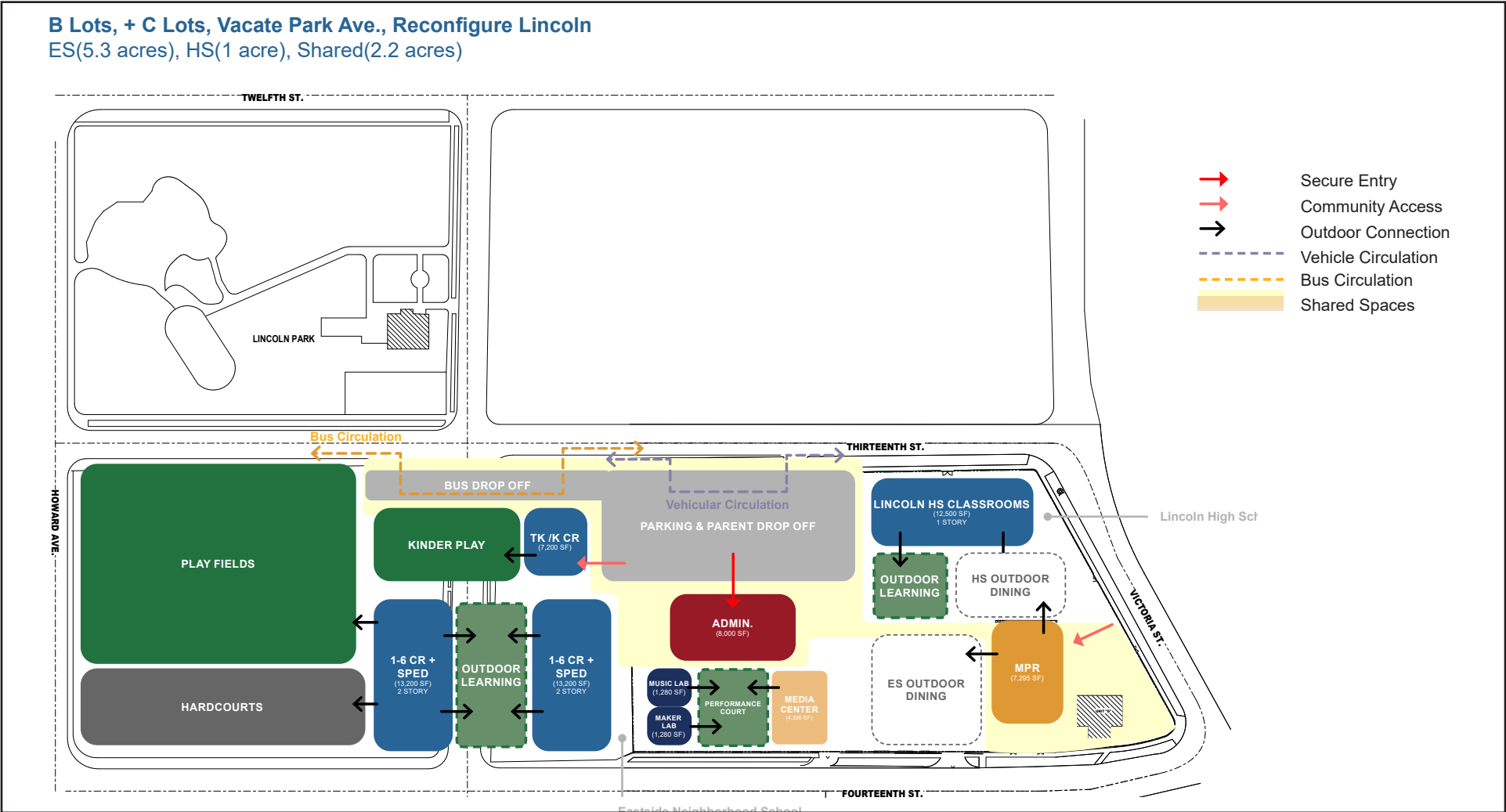


Source: PBK/WLC, 2020



Figure 6 - Option 3

B Lots, + C Lots, Vacate Park Ave., Reconfigure Lincoln
 ES(5.3 acres), HS(1 acre), Shared(2.2 acres)



- Secure Entry
- Community Access
- Outdoor Connection
- - - Vehicle Circulation
- - - Bus Circulation
- Shared Spaces

0 175
 Scale (Feet)



Source: PBK/WLC, 2020