

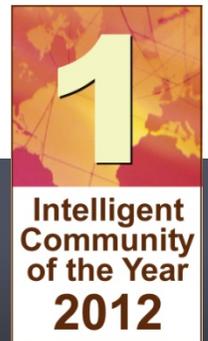
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Community Development Department

City Planning Commission - June 6, 2013

Planning Case(s) P11-0050 (EIR) & P12-0220 (GP)
Crystal View Terrace/Green Orchard Place
Overlook Parkway Project EIR

RiversideCa.gov





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Project Description

The purpose of this meeting is to consider a Project that 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 SR-91.



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Review Period

- The NOP was released on **February 9, 2011**
– Comments due **March 25, 2011**
- **Scoping Meeting was held March 9, 2011**
- Amended NOP was released on **November 2, 2011** – Comments due **December 1, 2011**



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Review Period

- Draft EIR was released for a 60-day public comment period on **December 4, 2012** – comments due on **February 1, 2013**
- Draft EIR comment period was extended to **March 1, 2013**



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Review Period

- Community Meeting was held for the Casa Blanca Community on **December 12, 2012**
- Community Meeting was held for the Orange Terrace Community on **December 13, 2012**
- Joint workshop with the Transportation Board and City Planning Commission was held **January 9, 2013**



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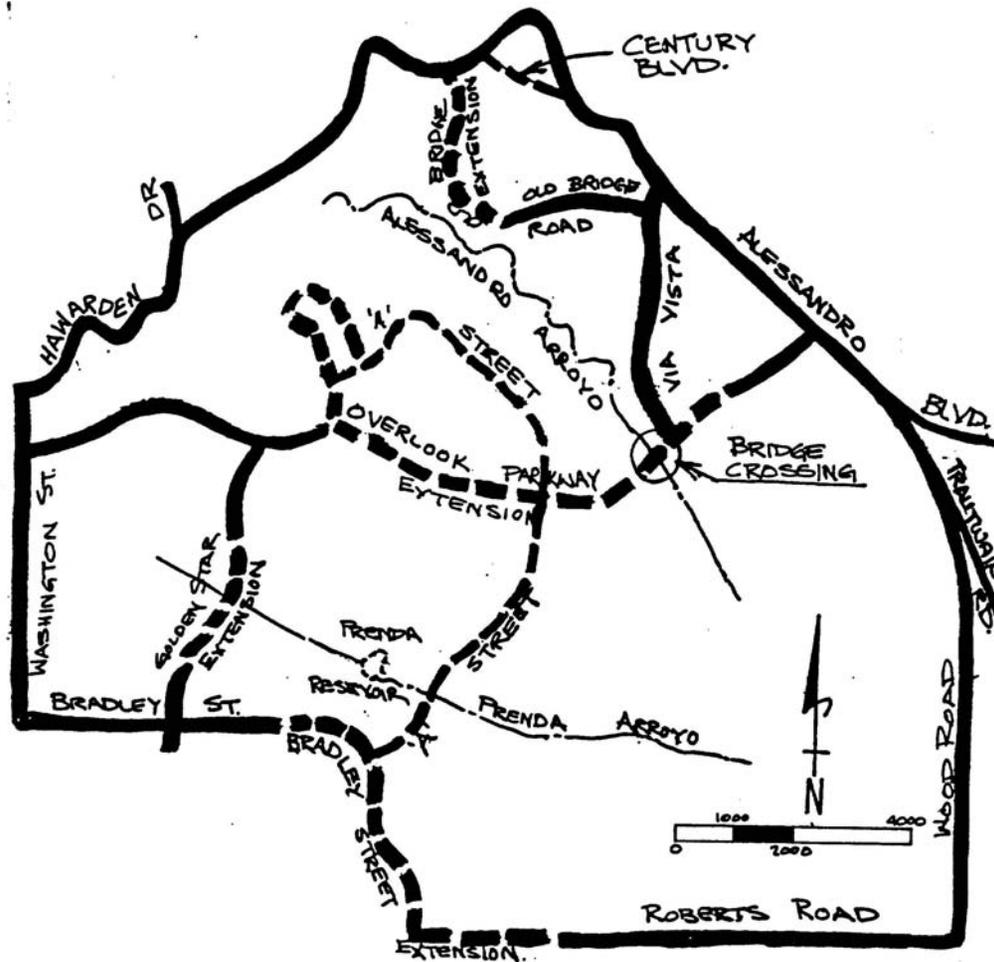
Background

- **1991 Ordinance – Chapter 16.48 of Muni Code**
 - **Overlook Parkway Crossing of the Alessandro Arroyo Development Fee**
 - Applied to all building permits in the Alessandro Heights Area



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Background



AREA BOUNDARY FOR MITIGATION FEE FOR OVERLOOK PARKWAY CROSSING AT ALESSANDRO ARROYO



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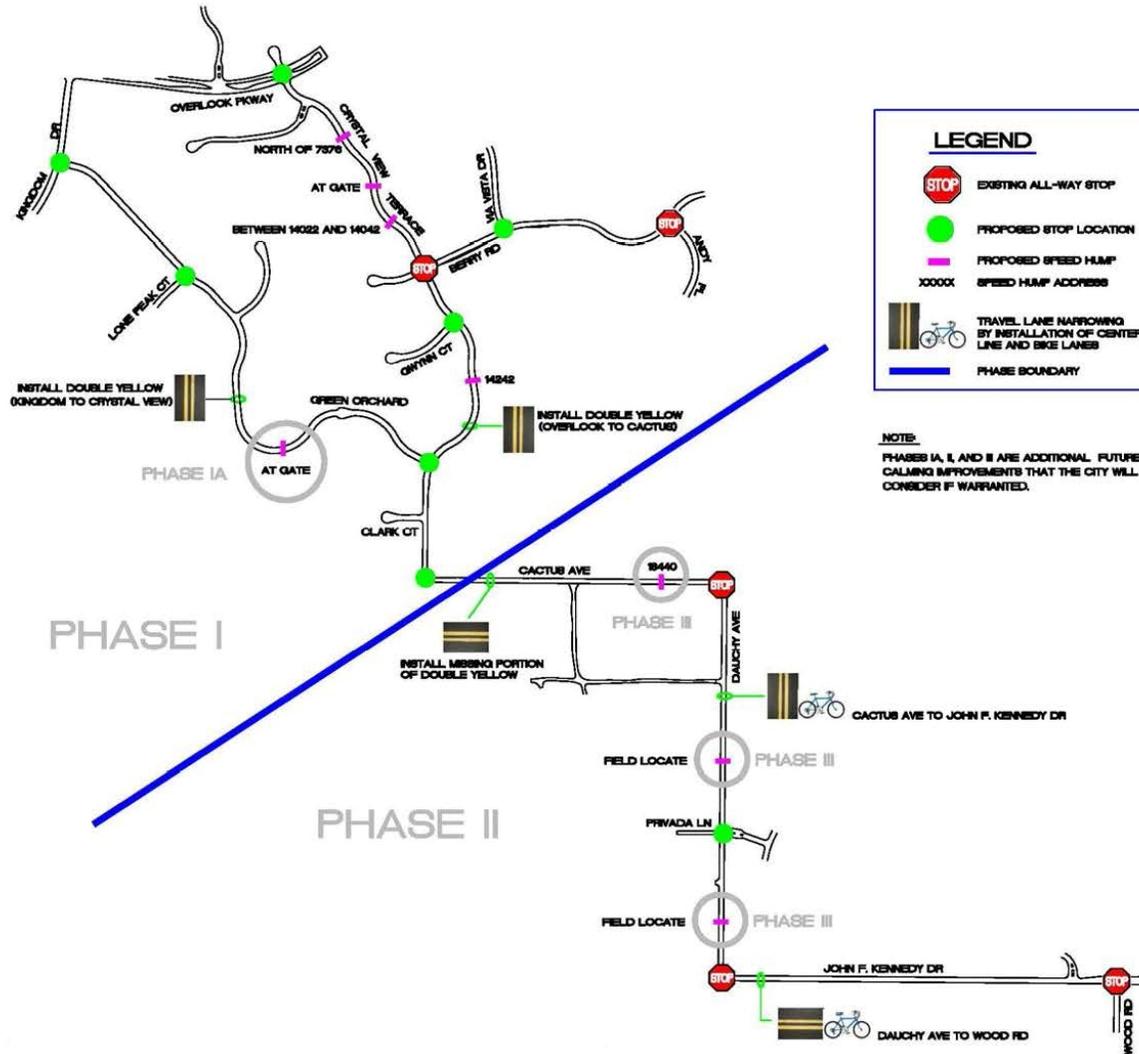
Background

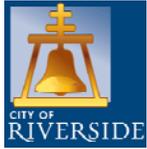
- **December 14, 2010** the City Council:
 - Initiated the environmental review process
 - Directed that the gates remain open during the study period
 - Authorized installation of the Phase 1 traffic safety measures
 - Authorized the supplemental appropriation for the EIR



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Background





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Background

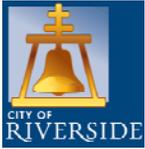
- Since the late 1920's the City has been working to provide circulation solutions within the Project area. In the staff report staff has prepared a timeline of the events that have taken place over the years in this area that relate to the circulation system. It is **Exhibit 4 – Timeline.**



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Background

- Related to the removal of the gates:
- Tract Maps
 - **May 2001** – TM-29515 required the placement of the gate on Green Orchard Place
 - **February 2006** – TM-29628 required the placement of the gate on Crystal View Terrace



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Background





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Background

- Related to Overlook Parkway
 - **1954** – Madison Street was proposed to connect to Alessandro Boulevard
 - **1969** – Madison Street was proposed to connect to Alessandro Boulevard – 1990 General Plan
 - **1977** – the City Council determined the precise alignment of Madison Street to Alessandro Boulevard



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Background

- Related to Overlook Parkway
 - **1981** – Circulation and Transportation Element changes the name of the Madison Street connection to Overlook Parkway
 - **1990** – an EIR for the Alessandro Heights – Standards for Grading and Arroyo Preservation considered four possible bridge types for the Overlook Parkway crossing of the Alessandro Arroyo



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Background

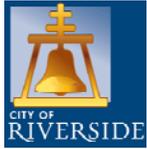
- Related to Overlook Parkway
 - **1990** – Four Possible Bridge Types
 - Earth fill crossing with culvert
 - Short-span bridge with central support
 - Short-span bridge with arched support
 - Multi-span bridge



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Background

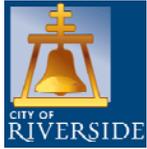
- Related to Overlook Parkway
 - **1992** – the City Council tentatively deleted the Overlook Parkway connection from the General Plan pending an EIR
 - **1994** – the General Plan 2010 was approved reflecting this decision



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Background

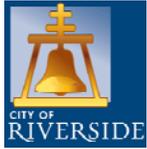
- Related to the General Plan 2025
 - **June 2003** – City Council/City Planning Commission voted to keep Overlook Parkway on the General Plan



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Background

- Related to the General Plan 2025
 - **April 2004** – Citizen Advisory Committee (CAC) for the General Plan 2025 Program reviewed the possibility of deleting Overlook Parkway from the Master Plan of Roadways



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Background

- Related to General Plan 2025
 - **July 2004** – Boyle Engineering Corporation prepared the Overlook Parkway Alignment and Feasibility Study for the Public Works Department



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Background

- Related to the General Plan 2025
 - Overlook Parkway Alignment and Feasibility Study
 - **Alternate A** – started at the Washington Street/Overlook Parkway intersection and joined Madison Street at Victoria Avenue





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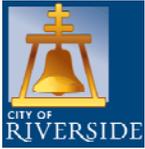
Background

- Related to the General Plan 2025
 - **Overlook Parkway Alignment and Feasibility Study**
 - **Alternate B** – consisted of extending Overlook Parkway to Madison Street, providing access at Dufferin Avenue



PROP. ROADWAY
IMPROVEMENTS

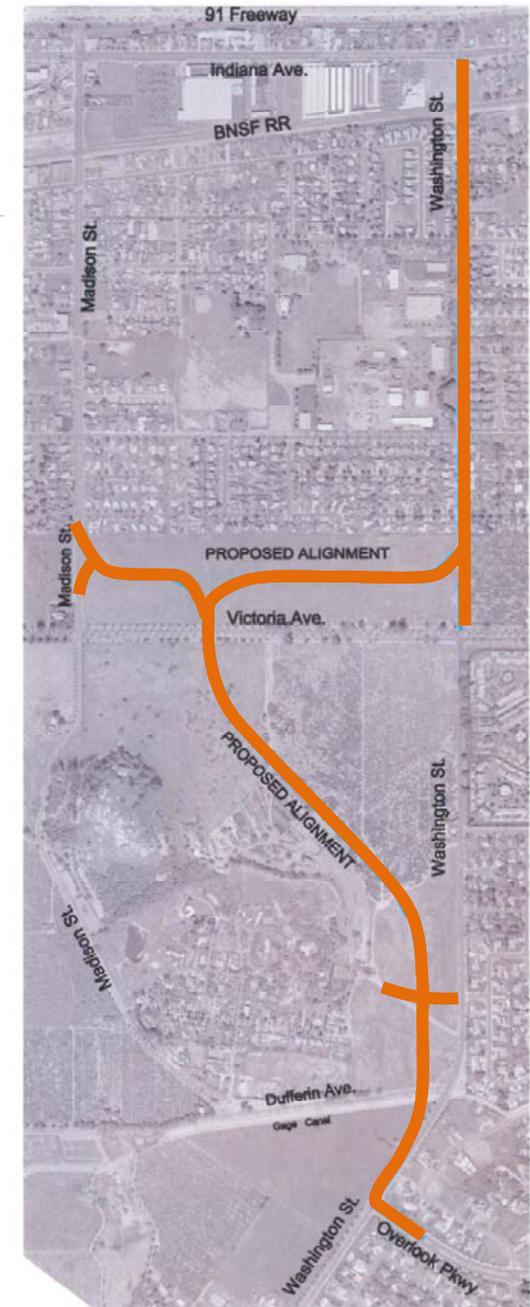




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Background

- Related to the General Plan 2025
 - Overlook Parkway Alignment and Feasibility Study
 - **Alternate C** – consisted of an underpass at Victoria Avenue, with connections to the Overlook/Washington intersection





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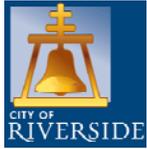
Background

- Related to the General Plan 2025
 - Overlook Parkway Alignment and Feasibility Study
 - **Alternative D** – was the “no build” alternative consisting of improvements to existing streets Traffic was to be directed to Madison Street by way of Lincoln Avenue and Washington Street



PROP. ROADWAY IMPROVEMENTS

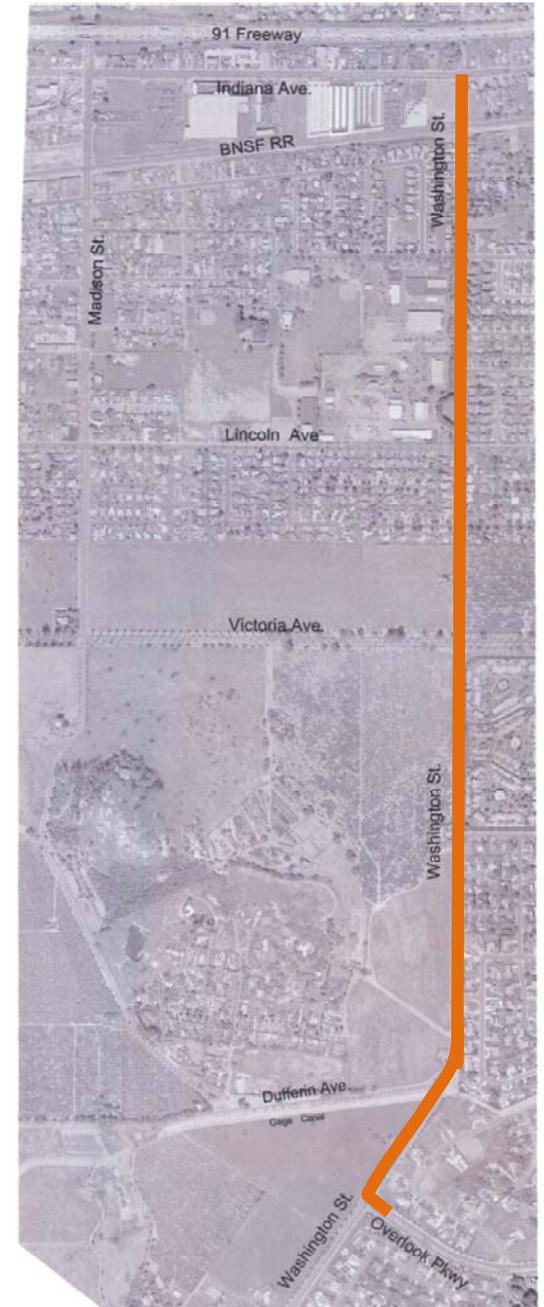


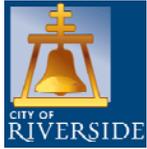


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Background

- Related to the General Plan 2025
 - Overlook Parkway Alignment and Feasibility Study
 - **Alternative E** – was also a “no build” alternative, consisting of improvements to existing streets. Widening of Washington Street would have required significant right-of-way takes





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Background

- Related to the General Plan 2025
 - **November 2007** – City Council adopted the General Plan 2025 and the Master Plan of Roadways with Overlook Parkway



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Background

- CEQA requires that an EIR include a description of the physical environmental conditions in the vicinity of the Project existing at the time the NOP was prepared



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Background

- Gates Closed Baseline
 - Required condition from earlier environmental reviews

- Gates Open Baseline
 - Frequently the condition of the gates regardless of the required condition



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Project Objectives

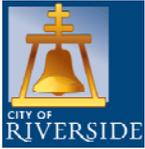
- Public safety concerns related to both emergency vehicle access and increased traffic volumes within residential neighborhoods associated with the gates on Green Orchard Place and Crystal View Terrace;
- Traffic patterns related to the Overlook Parkway connection and the connection westerly of Washington Avenue consistent with the General Plan 2025;



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Project Objectives

- Comprehensive circulation system, including multiple modes of transportation such as bikeways and pedestrian routes consistent with the General Plan 2025; and
- Historic integrity of Victoria Avenue and the Gage Canal as well as designations which protect the Arlington Heights Greenbelt, and Proposition R and Measure C consistent with the General Plan 2025



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Scenario 1

- Gates Closed to Through Traffic

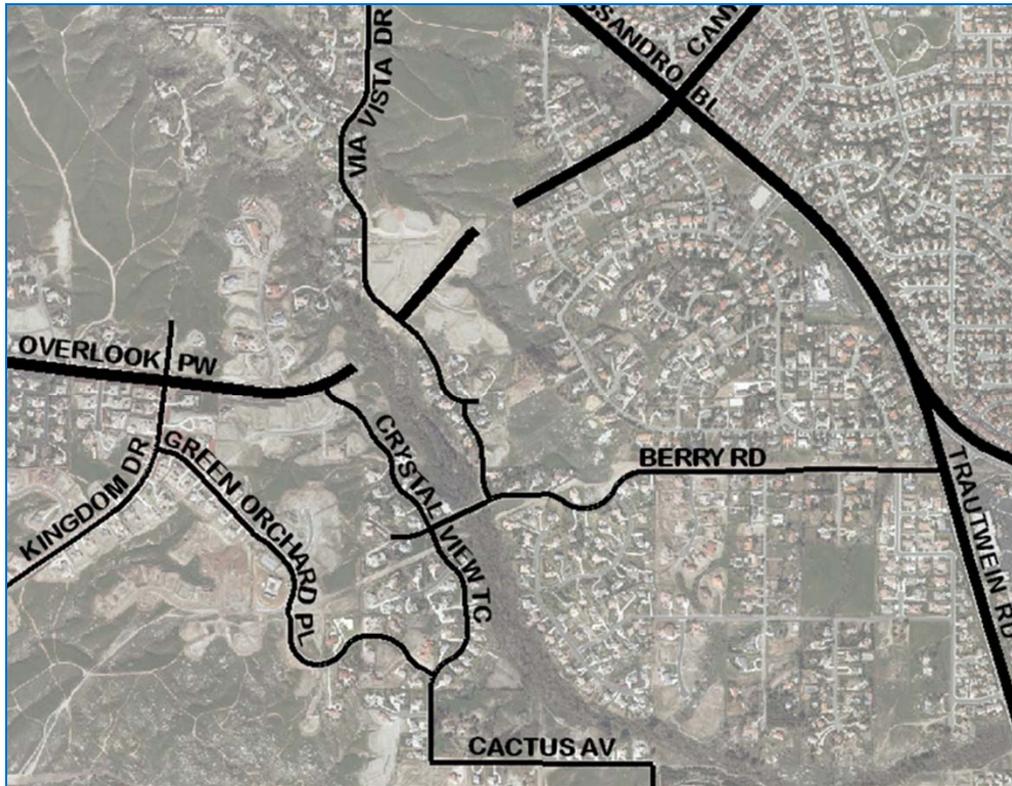




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Scenario 2

- Gates Removed



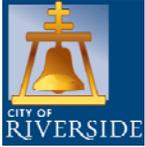


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Scenario 3

- Gates Removed, Overlook Connected





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Scenario 4

- Gates Removed, Overlook Connected, Western Extension (Proposed C Street)





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Four Scenarios

Scenario 1	Scenario 2	Scenario 3	Scenario 4
<p>Gates Closed To Through Traffic</p>  	<p>Gates Removed</p>  	<p>Gates Removed, Overlook</p>  	<p>Gates Removed, Overlook Connected, Proposed C Street</p> 
	<p>General Plan Amendment</p>	<p>General Plan Amendment</p>	<p>General Plan Amendment</p>



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General Plan Conformance

- Scenarios 2 , 3 & 4 will require a GP amendment
 - Amending text, objectives, policies and the Master Plan of Roadways as needed depending on the Scenario
 - All four Scenarios leave Overlook Parkway on the General Plan



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List of Environmental Issues

3.1 Agricultural Resources

3.2 Air Quality

3.3 Biological Resources

3.4 Cultural/Historic/
Paleontological Resources

3.5 Drainage/Hydrology/Water
Quality

3.6 Energy

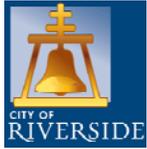
3.7 Geology and Soils

3.8 Greenhouse Gases

3.9 Land Use and
Aesthetics

3.10 Noise

3.11 Transportation/Traffic



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Comments

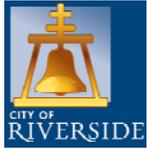
- Over 150 written comments have been received on the DEIR
- Final EIR will include written responses to all comments



Statement of Overriding Considerations

Scenario 1	Scenario 2	Scenario 3	Scenario 4
<p>Impacts related to:</p> <ol style="list-style-type: none">1) Land use policy consistency;2) Roadway links in 2011; and3) roadway links and intersections in 2035	<p>Impacts related to:</p> <ol style="list-style-type: none">1) Land use policy consistency;2) existing roadway links; and3) roadway links & intersections in 2035	<p>Impacts related to:</p> <ol style="list-style-type: none">1) Land use policy consistency2) GhG emissions;3) traffic noise on existing roadways;4) permanent ambient noise increases associated with vehicular traffic; and5) roadway links and intersections in 2011 & 2035	<p>Impacts related to:</p> <ol style="list-style-type: none">1) Land use policy consistency;2) historical resources, visual character;3) traffic noise on new and existing roadways;4) permanent ambient noise increases associated with vehicular traffic; and5) roadway links and intersections in 2011 & 2035

There would be the need for improvements to intersections along Victoria Avenue due to cumulative traffic impacts in 2035. Even with MM's proposed a significant impact to both historic resources and scenic resources from off-site improvements under all scenarios would occur. As no feasible mitigation exists, these impacts would remain significant and unavoidable for all four scenarios.



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Common Questions

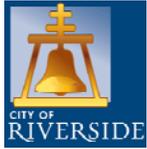
- Where can you find what the overall good will be of each of the scenarios?
- Does the Draft EIR analyze the repercussions on surrounding roadways for each scenario?



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Common Questions

- Is there a quantitative and qualitative analysis of traffic in the greenbelt today versus building C Street? Will building C Street protect the majority of the greenbelt from other cut-through traffic?



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Common Questions

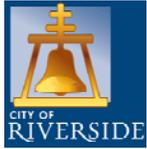
- Does traffic in the greenbelt increase if Overlook Parkway is not built?
- If C Street is built is there a reduction in the cut-through traffic in greenbelt?



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Common Questions

- Was the area around Hawarden Drive studied?
- If Overlook Parkway is built, what would it do to traffic volumes on Canyon Crest Drive?



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Common Questions

- Is there a discussion and analysis of the traffic signal design at Washington Street and Victoria Avenue?



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Common Questions

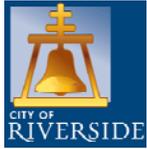
- Is there a quantification of cut-through traffic (ex. at the intersection of Victoria Avenue and Mary Street)? The concern is that a lot of County residents use this as a cut-through during peak hours?



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Common Questions

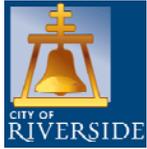
- To address and mitigate people's concerns with the speed of traffic on Overlook Parkway, can numerous stop signs, wide bike lanes, etc. be installed to slow down motorists and make Overlook Parkway less desirable to use as cut-through?



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Common Questions

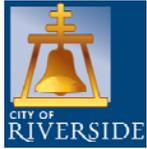
- *If Scenario 4 is chosen, is Madison Street capable of handling more traffic, by removing some of the somewhat temporary traffic calming elements that have been installed and/or making the roadway wider at street intersections?*



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Common Questions

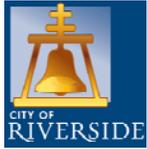
- Did the traffic report assume separated grade crossing at railroads (i.e. with Scenario 4, on Madison Street)?
- What other alternatives were considered besides the four scenarios?



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Common Questions

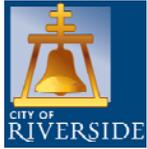
- Does the Draft EIR talk about differences in emergency response times with Overlook Parkway completed versus not being completed?
- Is there a discussion of social justice issues with respect to the Casa Blanca neighborhood?



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Summary

- Concur with the methodology and findings of the DEIR
- Findings of Fact and SOC's will be prepared for City Council consideration for the Council's proposed Scenario



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Recommendation

That the City Planning Commission:

- 1. PROVIDE COMMENTS** relative to the Draft EIR (Planning Case P11-0050)

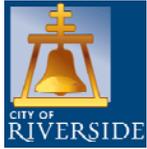


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Recommendation

DETERMINE that:

- the Draft EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- the four scenarios provided for review and approval have been analyzed to an equal level within the Draft EIR;
- all four Scenarios will have a significant effect on the environment and Statement of Overriding Considerations (SOC's) will be required prior to any approval of one of the Project Scenarios; and
- no feasible alternatives to the proposal have been identified that will avoid or substantially lessen the significant environmental effects of the four Scenarios as identified in the Draft EIR.



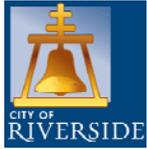
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Recommendation

CONCUR with the findings and mitigation measures contained in the Draft EIR.

Staff has not recommended a Scenario for approval; however, the City Planning Commission may recommend a Scenario to City Council if they so wish. If so, proceed as follows:

- Scenario 1 (no other action necessary);
- Scenario 2: recommend approval of P12-0220 the General Plan Amendment case modifying Policy CCM-4.4 and Implementation Tool 14 and other necessary General Plan 2025 text as necessary and modifying relevant project conditions and mitigation measures for Tract Maps TM-29515 and TM-29628;



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Recommendation

CONCUR with the findings and mitigation measures contained in the Draft EIR.

Staff has not recommended a Scenario for approval; however, the City Planning Commission may recommend a Scenario to City Council if they so wish. If so, proceed as follows:

- Scenario 3: recommend approval of P12-0220 the General Plan Amendment case modifying Objective CCM-4 and its related policies and General Plan 2025 text as needed; or
- Scenario 4; recommend approval of P12-0220 the General Plan Amendment case modifying General Plan 2025 text as needed and Figure 4 the Master Plan of Roadways to depict the actual alignment of the Proposed C Street (from Washington Street to Victoria Avenue).