



**PLANNING CASES P11-0050 (EIR) & P12-0220 (GPA) CRYSTAL VIEW  
TERRACE/GREEN ORCHARD  
PLACE/OVERLOOK PARKWAY PROJECT**

**Community & Economic Development  
Department**

**City Council  
November 17, 2015**

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## **PROJECT DESCRIPTION**

- To consider a project aimed at addressing vehicular circulation within an approximately 7,500 acre focus area in the southeasterly quadrant of the City.
- Due to the ramifications of the project, a project level Environmental Impact Report (EIR) was prepared to analyze four circulation scenarios (Scenarios 1-4) for potential environmental impacts.
- A General Plan Amendment (GPA) was initiated for this project, as three of the four potential circulation scenarios would require changing and/or eliminating current policies contained in the General Plan 2025.



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## PROJECT BACKGROUND

- 1969 - “Madison Street Extension” on 1990 General Plan Circulation Diagram to connect to Alessandro Blvd
- 1991 – Adoption of “Overlook Parkway Crossing of the Alessandro Arroyo Development Fee”
- May 2001 – Approval of Tentative Tract Map 29515 – Requirement for vehicle gates across Green Orchard Place



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## PROJECT BACKGROUND CONT

- June 2003 – Joint City Council/Planning Commission workshop – decision to leave Overlook Parkway on the new General Plan (2025)
- April 2004 – CAC Meeting for the General Plan 2025 – Leave Overlook Parkway on the General Plan , with bridge over the Alessandro Arroyo to be striped for two lanes only.



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## PROJECT BACKGROUND CONT

- February 2006 – Approval of Tentative Tract Map 29628 – Requirement for vehicle gates across Crystal View Terrace
- November 2007 – General Plan 2025 adopted by City Council, with updated Objectives and Policies related to improving remaining segments of Overlook Parkway



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## PROJECT BACKGROUND CONT

- December 14, 2010 – The City Council:
  - Initiated the Environmental Review process;
  - Directed that the gates on Green Orchard Place and Crystal View Terrace remain open during the study period;
  - Authorized installation of Phase 1 traffic safety measures; and
  - Authorized supplemental appropriation for the project EIR.



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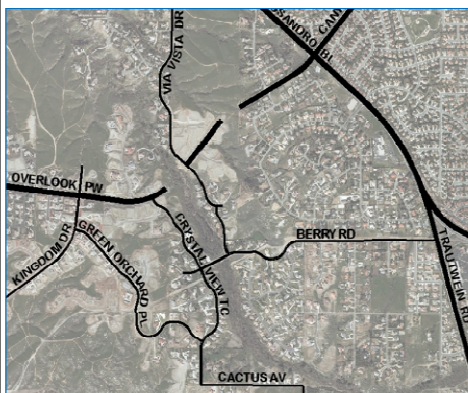
## SCENARIO 1 - GATES CLOSED TO THROUGH TRAFFIC



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## SCENARIO 2 - GATES REMOVED



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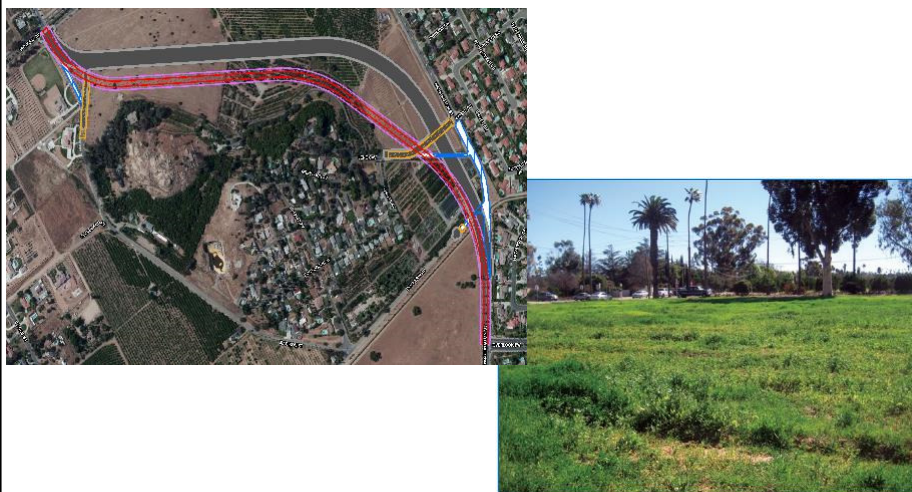
## SCENARIO 3 – GATES REMOVED, OVERLOOK PARKWAY CONNECTED



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## SCENARIO 4 – EXTENSION OF OVERLOOK ("C" STREET)



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## **ENVIRONMENTAL CONSIDERATIONS**

1. Agricultural Resources
2. Air Quality
3. Biological Resources
4. Cultural/Historic/Paleontological Resources
5. Drainage/Hydrology/Water Quality



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## **ENVIRONMENTAL CONSIDERATIONS CONT**

6. Energy
7. Geology and Soils
8. Greenhouse Gases
9. Land Use and Aesthetics
- 10.Noise
- 11.Transportation/Traffic



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## RECOMMENDATIONS

That the City Council:

1. Close the Public Hearing;
2. Select a scenario identified in the Environmental Impact Report; and
3. Direct staff to return to the City Council with the required Resolutions, Findings of Fact, Statements of Overriding Considerations and a Mitigation Monitoring and Reporting Program for certification and adoption.



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