



STAFF REPORT
4/12/2017

TO: Honorable Mayor and City Council Members

FROM: Luis Lopez, Development Services Director

SUBJECT: Resolution No. 2017-16 adopting an Addendum to the Certified La Entrada Specific Plan Environmental Impact Report (State Clearinghouse No. 2012071061) and approving the Avenue 50 Extension Project within the La Entrada Specific Plan area.

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt the attached Resolution No 2017-16 of the City Council adopting an Addendum to the certified La Entrada Specific Plan Environmental Impact Report (State Clearinghouse No. 2012071061) and approving the Avenue 50 Extension Project within the La Entrada Specific Plan area.

BACKGROUND:

This item was continued from the March 22, 2017 City Council meeting. The previously approved La Entrada Specific Plan, located in the northeastern portion of the City, anticipated the extension of Avenue 50 from its existing terminus southwest of the Specific Plan area boundary, across the All American Canal channel, and into the La Entrada community.

Although the Avenue 50 Extension was anticipated in the La Entrada Specific Plan, and its impacts analyzed and disclosed in the Environmental Impact Report prepared and certified for the same, minor modifications and refinements to the Avenue 50 Extension design have since been made. These changes mostly include changes to anticipated roadway alignments and design configuration of the bridge and Avenue 50 connector streets near the All-American Canal.

City staff has determined that these modifications and refinements do not require the preparation of a subsequent environmental impact report or negative declaration. However, these modifications and refinements nonetheless require minor changes to the previously certified EIR. Therefore, an Addendum to the previously certified EIR has been prepared for the City Council's consideration and adoption, along with approval of the Avenue 50 Extension Project.

DISCUSSION/ANALYSIS:

The La Entrada Specific Plan, previously approved by the City on November 13, 2013 proposes the development of a master-planned community in the northeastern portion of the City on approximately 2,200 acres. The Specific Plan includes a mix of residential, commercial, open space, education, and recreational uses, as well as associated infrastructure to support buildout of the Specific Plan. The La Entrada Specific Plan included and described the extension of Avenues 50 and 52 from their existing termini near the west side of the Specific Plan area to provide access into the Specific Plan area.

Also on November 13, 2013 the City adopted Resolution No. 2013-53 certifying the Final Environmental Impact Report (“EIR”) for the La Entrada Specific Plan (State Clearinghouse No. 2012071061), which analyzed the environmental impacts from development of the Specific Plan, including the extension of Avenue 50. The EIR identified seven significant unavoidable adverse impacts that would result from the proposed project including: aesthetics, agricultural resources, air quality, geology and soils, global climate change, public services and utilities and traffic impacts. All other impacts were determined to be less than significant, or less than significant with the incorporation of mitigation. Concurrent with its approval, the City adopted a Statement of Overriding Considerations, and found that the benefits of approving the La Entrada Specific Plan outweighed the Specific Plan’s significant and unavoidable environmental impacts.

Although the Avenue 50 Extension was anticipated in the previously certified EIR, the alignment has subsequently been modified and refined in order to accommodate the height of the bridge over the All American Canal and accommodate the 250 kV electrical transmission corridor along the east side of the Canal. The Avenue 50 Extension Project would allow for these modifications and includes a temporary diversion channel, canal modifications, a canal crossing, utility relocations and extension, drainage improvements, and new roadway easement.

The Avenue 50 Extension Project

Specifically, the Avenue 50 Extension Project (the “proposed Project”) is anticipated to consist of the construction of approximately 0.75 miles of new roadway (Avenue 50), including a bridge over the Coachella Branch of the All American Canal (“Canal”). Avenue 50 west of the Canal currently exists as a four-lane arterial from SR-86 to Peter Rabbit Lane, where it tapers to a two-lane roadway then terminates at the Canal, just east of Fillmore Street. The easternmost segment of Avenue 50, approximately 0.35 miles, is a graded dirt road, restricted to local access. The new road would extend the alignment of Avenue 50 east from approximately Fillmore Street, across the Canal, to the I-10/Avenue 50 interchange project boundary. Avenue 50 east of the Canal would be a six-lane road featuring a raised landscaped median, and parkways on each side of the roadway.

The Avenue 50 Extension Project includes the following components: (1) a temporary canal diversion channel; (2) temporary cofferdams and other canal modifications; (3) the Avenue 50 Canal crossing, which would be installed on box culverts constructed within the Canal; (4)

utility relocations and extensions; (5) drainage improvements including arch culverts and water quality basins; and (6) a new road easement along an existing but undedicated dirt road.

The Addendum to the previously certified La Entrada Specific Plan EIR

The previously certified EIR for the La Entrada Specific Plan anticipated and described the extension of Avenue 50 through the Specific Plan area and over the All American Canal.

When taking subsequent discretionary actions in furtherance of a project for which an EIR has already been certified, Public Resources Code section 21166 and State CEQA Guidelines section 15162 *only* require subsequent environmental review when one of the following circumstances occur:

- a) Substantial changes in the analyzed project have occurred that require major revisions of the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- b) Substantial changes with respect to the circumstances under which the analyzed project was approved have occurred that require major revisions of the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; or
- c) New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified has come to light, and shows any of the following: (i) that the project would have one or more significant effects not discussed in the certified EIR; (ii) that significant effects previously examined would be substantially more severe than shown in the certified EIR; (iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the City Council declined to adopt such measures; or (iv) that mitigation measures or alternatives considerably different from those analyzed previously would substantially reduce one or more significant effects on the environment, but which the City Council declined to adopt.

Where none of the above circumstances have occurred, but changes in the previously analyzed project have occurred that nonetheless require minor changes to the EIR, a lead agency may prepare and adopt an addendum to a previously certified EIR.

As detailed in the Addendum to the previously certified La Entrada Specific Plan EIR, none of the circumstances identified in Public Resources Code section 21166 or State CEQA Guidelines section 15162 have occurred.

A Habitat Assessment and CVMSHCP Consistency Analysis (Michael Baker International 2016; see Appendix A of the Addendum) was prepared to determine if the Avenue 50 Extension Project would result in any new or substantially more severe biological resources impacts. This study determined that the modifications proposed for the Avenue 50 Extension

