



## City of Riverbank Development Services Department

Planning Division ≈ Building Division ≈ Neighborhood Improvement Division

6707 Third Street, Riverbank, CA 95367 Office (209) 863-7128 FAX (209) 869-7126

**PUBLISH DATE:** January 6, 2016

**DEPT:** PLANNING

**LEGAL**

### **CITY OF RIVERBANK** **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Riverbank Planning Commission will conduct a public hearing to consider a Modification to an Ordinance, described below at 6:00 p.m. on Tuesday, January 19, 2016, in Council Chambers 6707 Third Street, Riverbank, California.

#### **Project Description:**

**PATTERSON ROAD PLAN LINE. PROJECT DESCRIPTION:** The proposed Resolution will recommend to the City Council approval of the Interim and Ultimate Plan Line for Patterson Road between Roselle Avenue to the west and Claus Road to the east in compliance with the City of Riverbank 2005-2025 General Plan. The Interim Plan consists of expanding the west-bound travel lane to two-lanes and preserving the parking between Terminal Avenue and Tina Avenue. The ultimate plan consists of incorporating an 8 foot bicycle lane on the north side of Patterson Road as well as landscape improvements adjacent to the BNSF/Sierra Northern Railway. In addition, Parking will continue to be preserved between Terminal Avenue and Tina Avenue. For detailed layout of the Interim and Ultimate Plan Lines, please go to the City of Riverbank Development Services website:

<http://www.riverbank.org>

#### **The City of Riverbank will hold a Public Hearing as follows:**

**Planning Commission Meeting**  
**January 19, 2016 at 6:00 pm**  
**City Hall Council Chambers - 6707 Third Street - Riverbank, California**

**ALL INTERESTED PARTIES** are invited to attend the public hearing on **January 19, 2016** at the time and place specified above to express opinions or submit evidence for or against the subject matter being considered. Written comments via e-mail to [dkenney@riverbank.org](mailto:dkenney@riverbank.org) by postal service, or hand delivered to **6707 Third Street, Suite A, Riverbank, California, 95367**, will be accepted by the Development Services Department up to 5:00 p.m. on said date. All written comments received by said time will be distributed to the Planning Commission for consideration. Oral comments will be received by the Planning Commission prior to the close of the Public Hearing on the subject matter being considered. The Planning Commission will receive all testimony prior to taking action. Testimony cannot be given over the telephone. If you challenge the City's action on these matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City at, or prior to, the public hearing.

Meeting facilities are accessible to persons with disabilities. Any person requiring special assistance to participate in the meeting should notify the Administration Dept. at (209) 863-7122 or [cityclerk@riverbank.org](mailto:cityclerk@riverbank.org) at least seventy-two (72) hours prior to the meeting. For questions regarding the public hearing matter contact Donna Kenney, Planning & Building Manager, at (209) 863-7124; [dkenney@riverbank.org](mailto:dkenney@riverbank.org).

Any public record materials pertaining to the presentation of the subject matter being considered will be made available for review at the Development Services Counter at 6717 Third Street, Riverbank, and (if technologically possible) at <http://www.riverbank.org> upon distribution to a majority of the Planning Commission (typically 72 hours prior to the meeting).



PATTERSON ROAD  
PLANNING COMMISSION  
MEETING OF

JANUARY 16, 2016



# OUTLINE

## PowerPoint Outline

- Executive Summary
- Existing Conditions
- Site Constraints
- Concept Plan Goals
- Patterson Road Concept Plan
- Property Owners Input
- Staff Recommendation



# EXECUTIVE SUMMARY

- Patterson Road serves as a major thoroughfare for the City of Riverbank and is designated as an Arterial in the 2005-2025 General Plan Circulation Element as well as a designated Truck Route.
- The focus of the 2005-2025 General Plan and the Downtown Specific Plan of 2015

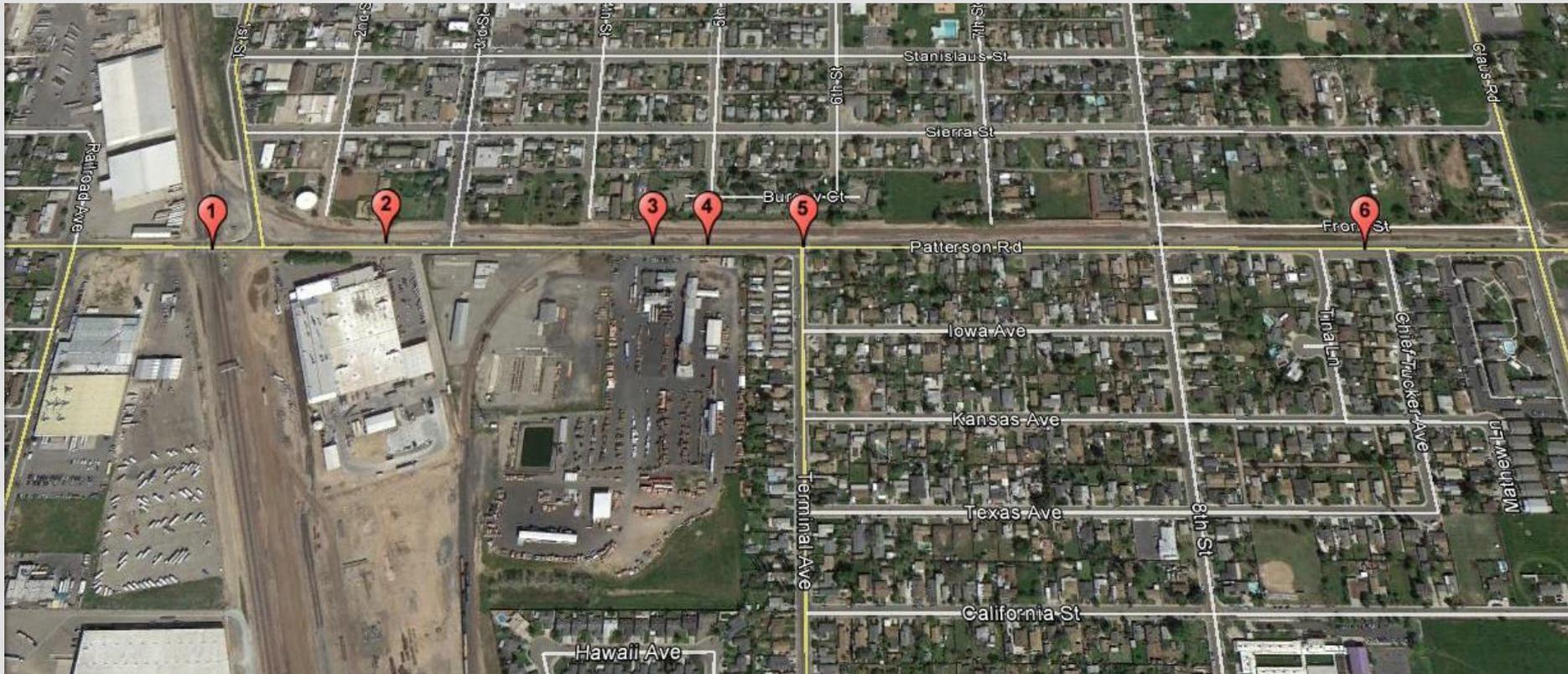


# PATTERSON ROAD - CURRENT CONDITIONS

- Land owned by BNSF Railroad reduces available land for expansion
- Disconnected Sidewalk on South Side
- Disconnected Bicycle Lane on North and South Side
- Easy access to BNSF/Sierra Northern Railroad Lines for Pedestrians – Safety Concern



# PATTERSON ROAD - CURRENT CONDITIONS





# PATTERSON ROAD - CURRENT CONDITIONS

#1





# PATTERSON ROAD - CURRENT CONDITIONS

**#2**





# PATTERSON ROAD - CURRENT CONDITIONS

**#3**





# PATTERSON ROAD - CURRENT CONDITIONS

#4





# PATTERSON ROAD - CURRENT CONDITIONS

**#5**





# CONSTRAINTS

- **Right-of-Way** is not consistent along Patterson Road and ranges from 55 feet to 80 feet.
- **Parking** along Patterson Road will limit the options for conceptual Patterson Road improvements.



# CONSTRAINTS

- Railroad Constraints





# CONSTRAINTS - ROW

- Right-of-Way Constraints





# CONSTRAINTS - ROW

- Parking Constraints





# THRESHOLDS TRAFFIC VOLUMES

Table 1  
Level of Service Thresholds Based on Daily Traffic Volume

Classification / Terrain	Pavement Width	Shoulder Width	Level of Service Threshold				
			A	B	C	D	E
Two Lane Collector			-	-	7,700	11,600	12,900
Two Lane Undivided Urban Arterial			-	10,200	13,500	14,800	15,700
Four Lane Divided Urban Arterial			-	22,800	29,500	31,700	33,400
Six Lane Divided Urban Arterial			-	35,100	45,000	47,900	50,300

Source: City of Riverbank GPU EIR, Table 4.15-2



# THRESHOLDS TRAFFIC VOLUMES

If no improvements were made:

- The segment between Roselle Avenue and 1<sup>st</sup> Street would operate at a LOS E
- The remaining sections are operating at LOS B or C



# FUTURE TRAFFIC VOLUMES

**Table 2  
Roadway Segment Levels of Service**

Street	From	To	Class	Lanes	Current Conditions		General Plan EIR	
					Daily Volume	LOS	Daily Volume	LOS
<b>Patterson Road</b>	Callander Avenue	Roselle Avenue	Arterial	2	7,300	B	13,200	<b>C</b>
<b>Santa Fe Street</b>	Roselle Avenue	1st Street	Collector	2	Future	-	not a part	-
<b>Patterson Road</b>	Roselle Avenue	1st Street	Arterial	2	15,270	E	23,400	<b>F</b>
<b>Patterson Road</b>	1st Street	Terminal Avenue	Arterial	2	10,500	C	16,900	<b>F</b>
<b>Patterson Road</b>	Terminal Avenue	8th Street	Arterial	2	6,735	B	12,300	<b>C</b>
<b>Patterson Road</b>	8th Street	Claus Road	Arterial	2	5,100	B	17,775	<b>F</b>

**Bold is conditions in excess of LOS D minimum.**



# CONCEPT PLAN GOALS

- **Lane Capacity**
  - Configure Patterson Road to accommodate four (4) lanes of travel, where Right-of-Way permits
  - Consistent with the General Plan Circulation Element and General Plan Environmental Impact Report



# CONCEPT PLAN GOALS

- **Safety for Pedestrians and Cyclists**
  - Increase Safety for Pedestrians and Cyclists who travel this section of Patterson Road
  - Develop (Class 1) 8 foot Bicycle Path, separated from roadway on the north side of Patterson Road
  - Continuous unobstructed 5 foot sidewalk on south side of Patterson Road

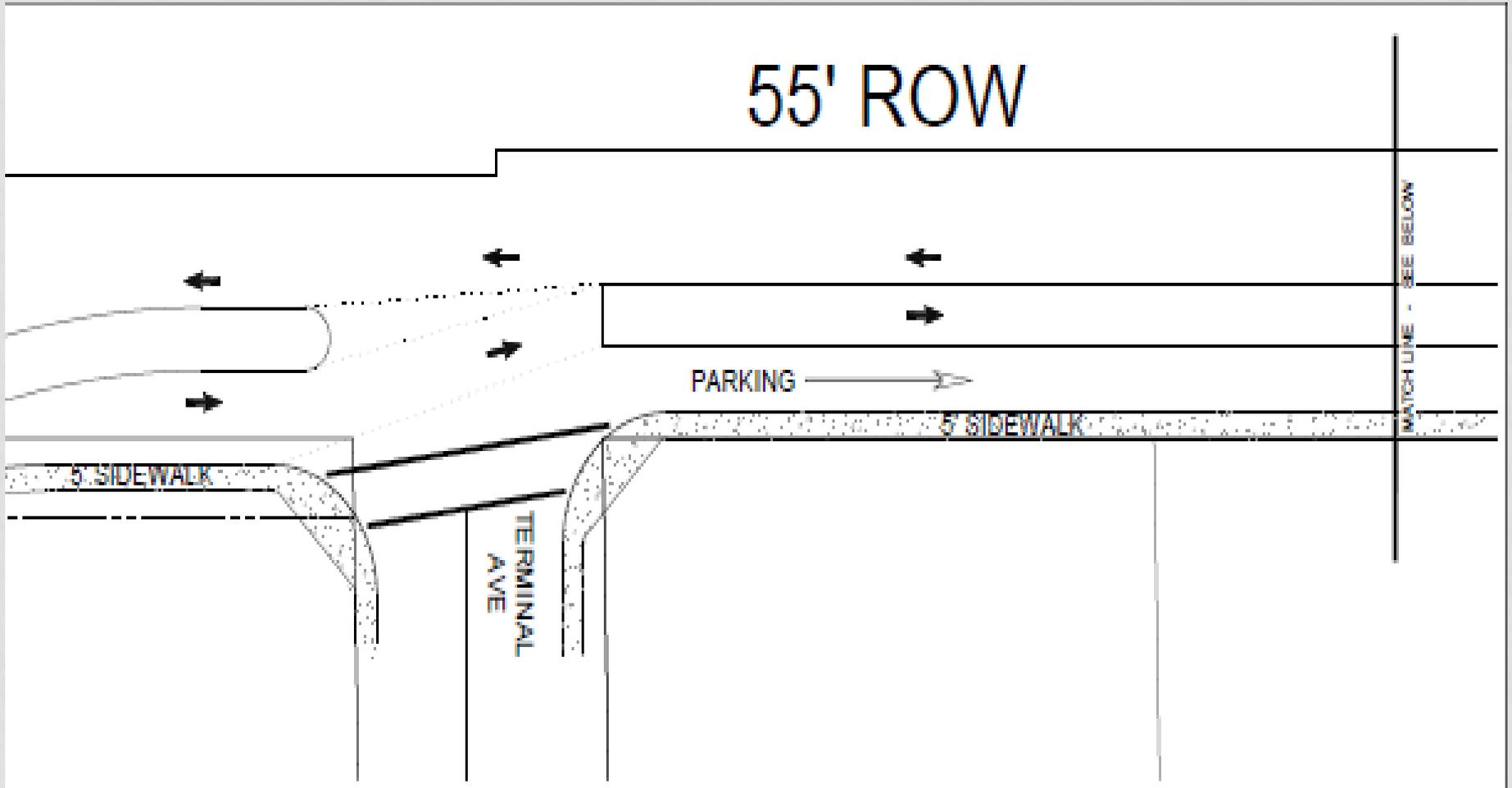


# CONCEPT PLAN GOALS

- **“Complete Streets”**
  - A Complete Street is a street that accommodates and is for all modes of transportation including:
    - Vehicles
    - Pedestrians
    - Bicyclists
    - ADA Transportation

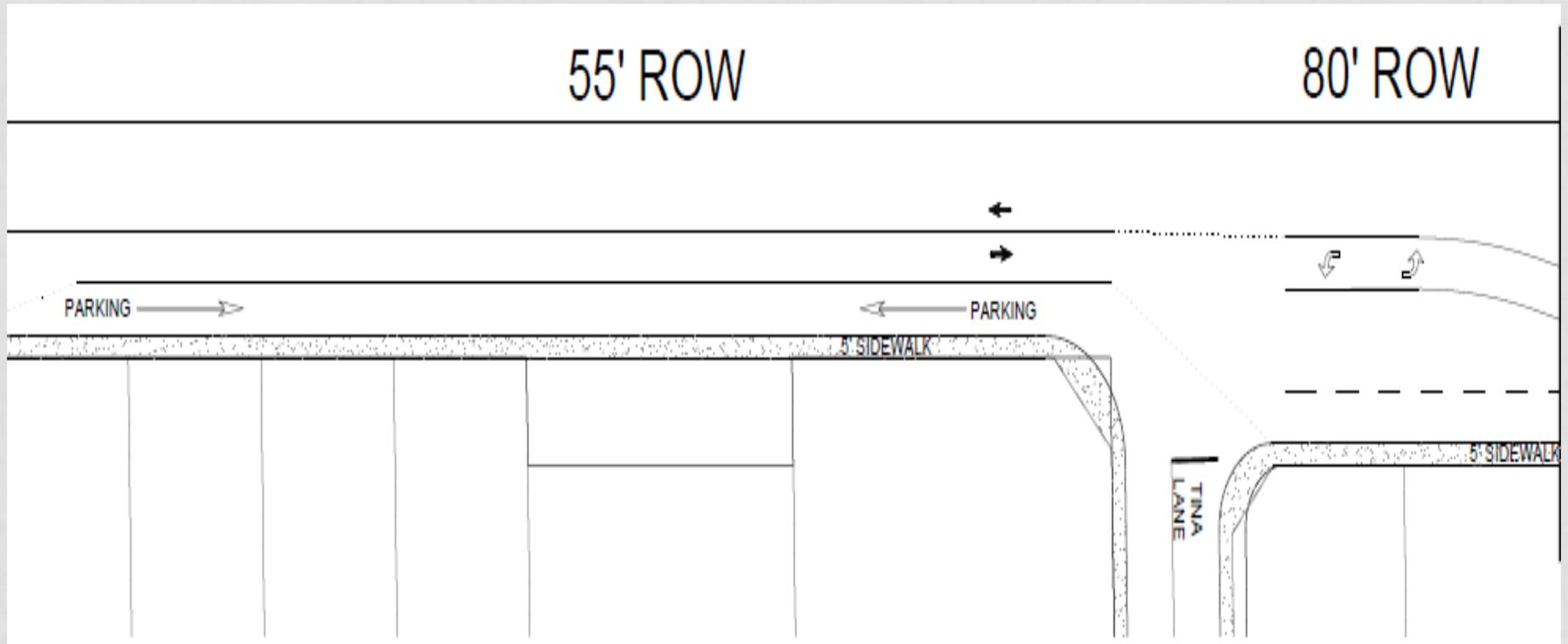


# INTERIM CONCEPT PLAN



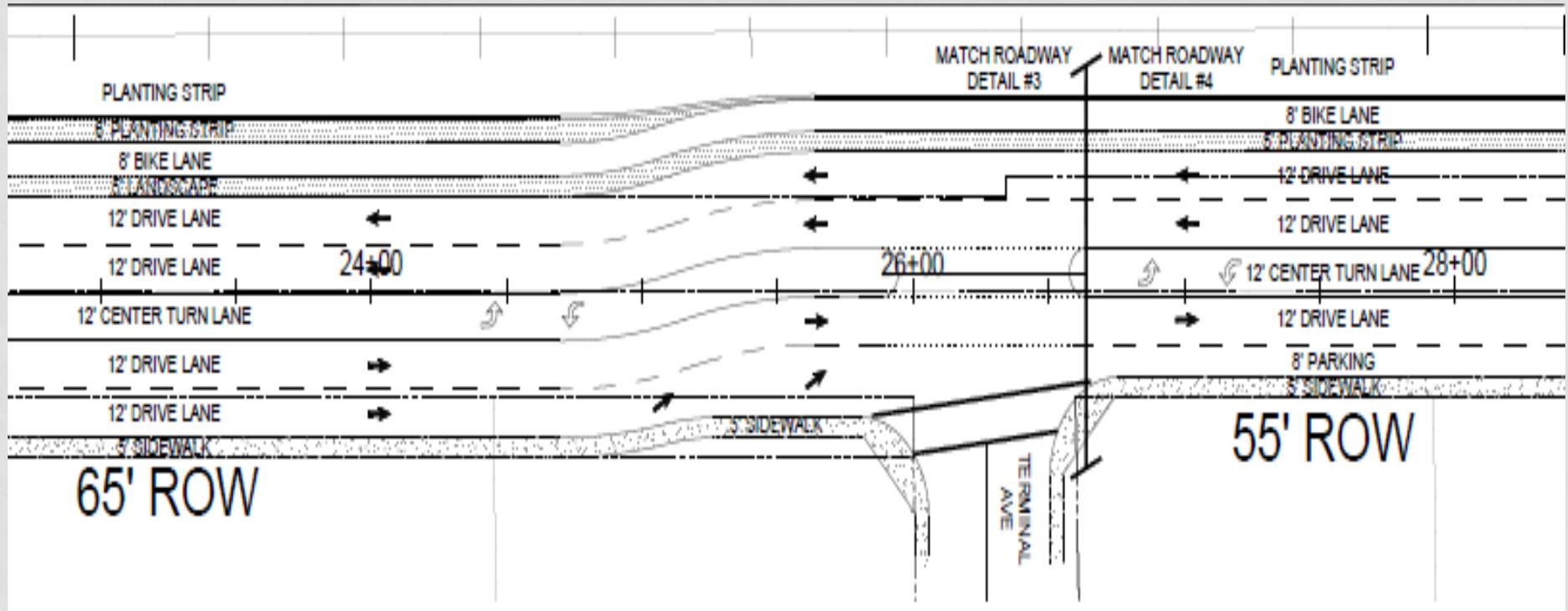


# INTERIM CONCEPT PLAN



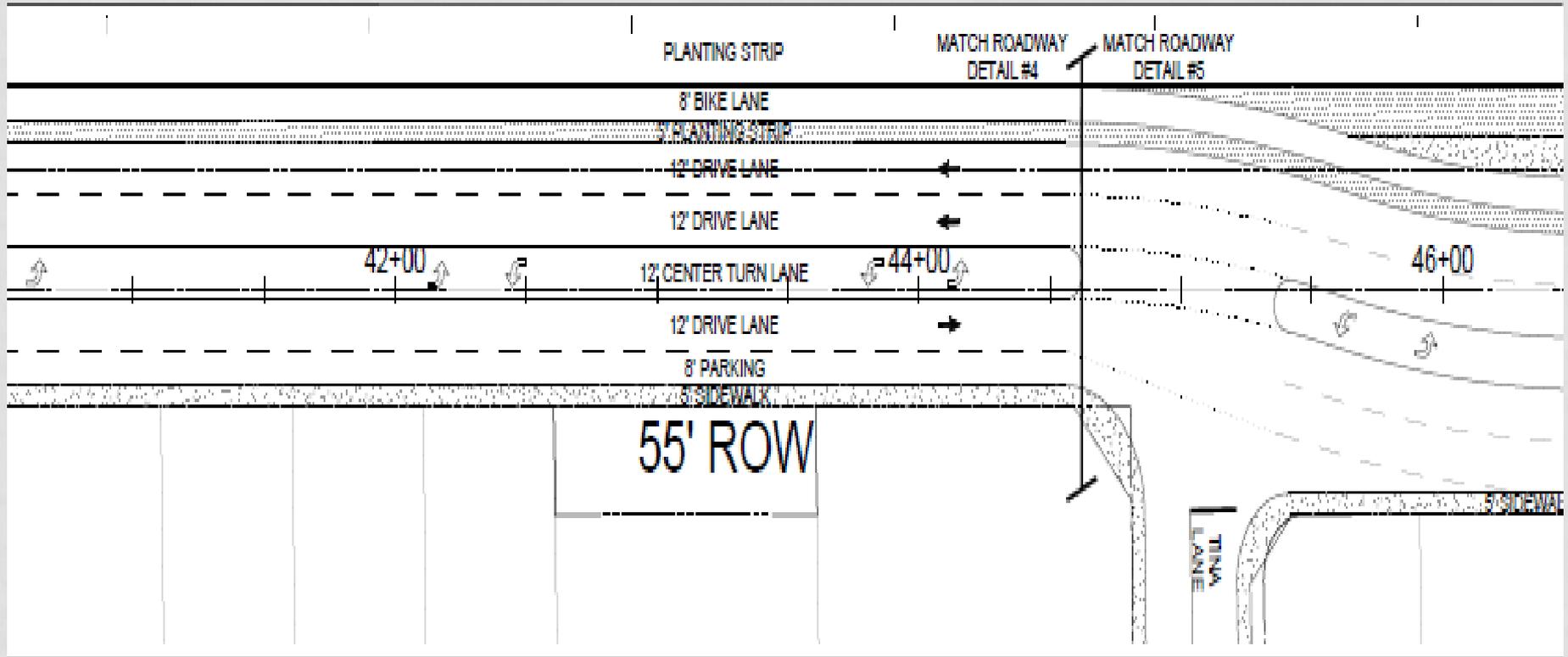


# ULTIMATE CONCEPT PLAN





# ULTIMATE CONCEPT PLAN





# PROPERTY OWNERS INPUT

Two public workshops were held on:  
February 25, 2015 and March 28, 2015

- Property owners concerns:
  - Property owners are concerned with losing parking along the south side of Patterson Road.
- Property owners interests:
  - Property owners are interested in improving Patterson Road to safety accommodate all modes of transportation.



# STAFF RECOMMENDATIONS

- Approve the Interim and Ultimate Plan Line for Patterson Road
- City staff suggests the negotiation of a twenty foot easement from the railroads.