

# **REGULAR MEETING of the TRANSPORTATION COMMISSION**

## **MINUTES May 4, 2016**

The regular meeting of the Transportation Commission of the City of Rialto was held in the City Council Chambers located at 150 South Palm Avenue, Rialto, California 92376, on Wednesday, May 4, 2016.

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### **CALL TO ORDER**

Chairperson Dennis Barton called the meeting to order at 6:07 p.m.

### **ROLL CALL**

The roll was called and the following Commissioners were present: Dennis Barton, Midge Zupanic, Allan Kirst, Max Tidler, Stephanie Lewis and John Plasencia. Commissioner Kelvin Moore arrived at 6:10 p.m. Chairperson Barton recognized that Council Member Ed Palmer was in attendance at the meeting. City Staff/ Liaisons present: Robert Eisenbeisz, Public Works Director/City Engineer, Robb Steel, Assistant to CA/Development Services Director, Gina Gibson, Development Services Planning Manager, Greg Lantz, Development Services Economic Development Manager, Moises Peralta, Public Works Engineering Technician, Corporal Ron Russo, Rialto Police Department and Michele Aguirre, Commission Clerk.

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### **APPROVAL OF MINUTES**

- ◆ The minutes from the April 6th meeting were reviewed by the Commission and approved with corrections given.
- ◆ Commissioner Tidler moved to approve the minutes from the April 6th meeting with corrections given.
- ◆ Commissioner Plasencia seconded the motion.
- ◆ The motion was carried to approve the minutes of the April 6, 2016 meeting with corrections given.

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### **ORAL COMMUNICATIONS**

- ◆ None

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### **REGULAR ITEMS**

#### **Development Impact Fee Study Update**

- ◆ Robert Eisenbeisz introduced Deepak Kaushik, Senior Transportation Engineer from Iteris who provided a presentation on the City of Rialto's Traffic/Transportation Fee Program Project.

#### **Questions/Comments**

- ◆ Kaushik, Vigen Davidian and Eisenbeisz answered questions and responded to comments from the Commission with regard to:
  - The non-residential Transportation Impact Fee (TIF).
  - What was included when developing costs of improvements.

- Clarified that Non-Residential TIFs were included but not provided in the presentation.
- Comment on the low percentage for Non-Residential considering the amount of warehouse/non-residential development in the Renaissance area.
- If trucks are taken and converted to PCEs in the model and if they are consistent with what was being done in the TIAs.
- The numbers for single family households showing as doubled even though a lot of the residential areas have turned into warehouse zoning.
- Impact fees that do not cover existing deficiencies.
- If inflation has been factored in to the costs.

#### Concerns

- ◆ Commissioner Kirst expressed his concern with new development that would further impact existing problems.
  - A discussion ensued regarding potential ways that those deficiencies could possibly be resolved.

#### Suggestions, Requests & Recommendations

- ◆ Chairperson Barton asked to provide how cost were derived. He stated that in the past those items have not been included in TIAs.
- ◆ Chairperson Barton requested to see the Non-Residential TIFs when the next presentation is given.
- ◆ Chairperson Barton suggested taking a snapshot of a Renaissance project and a Traffic Analysis Zone (TAZ) to see if the TAZ matches the TIA.
- ◆ Chairperson Barton advised that before this project goes to Council that a inflation factor needs to be built in.

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#### **Introduction of Azzam Jabsheh**

- ◆ Robert Eisenbeisz introduced the recently hired Associate Civil Engineer, Azzam Jabsheh to the Commission and provided them with a brief summary of his previous Traffic Engineering background.
- ◆ The Commission welcomed Jabsheh to the City.

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#### **Crosswalk Relocation from Ninth Street and Meridian Avenue to Madrona Street and Meridian Avenue**

- ◆ Eisenbeisz reviewed the staff report and requested recommendations for this item. He advised that he has met with the Rialto Unified School District to review and discuss the issues.

#### Questions & Comments

- ◆ Eisenbeisz, Moises Peralta, Public Works Engineering Technician, and Gordon Leary, Rialto Unified School District (RUSD) answered questions and responded to comments from the Commission with regard to:
  - When work would start.
  - If the school district has agreed to close the gate at 9<sup>th</sup> Street.
  - If students are currently using the gate and how many.
  - If there was a crossing guard currently at that site.

### Suggestions, Requests & Recommendations

- ◆ Chairperson Barton requested assurance from RUSD that the gate would be closed. Leary advised that he would obtain a letter to that effect.
- ◆ Commissioner Plasencia advised that there is a lot of traffic and requested to have a sign posted advising to use the crosswalk at Madrona Street. Chairperson Barton advised that there was currently a sign stating that the gate would be closed.

### Action

- ◆ Commissioner Tidler moved to approve staff's recommendation to continue the required 30-day posting, notifying the public of the recommended removal of the crosswalk, for public comment and/or input.
- ◆ Commissioner Lewis seconded the motion.
- ◆ All voted in favor of approving staff's recommendation to continue the required 30-day posting, notifying the public of the recommended removal of the crosswalk, for public comment and/or input.

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### **Pepper Avenue Specific Plan – TIA**

- ◆ Eisenbeisz introduced Gene Klatt who reviewed the staff report and requested recommendations for this item. He advised that the document was only a program level TIA.

### Questions & Comments

- ◆ Klatt, Eisenbeisz and Gina Gibson answered questions and responded to comments from the Commission with regard to:
  - What the traffic counts were currently on Pepper Avenue.
  - When the on/off ramps would be open.
    - A discussion ensued regarding the ramp openings, the PS&E packages, the need by the State to have more environmental work for the Kangaroo Rat and the Santa Ana Woolly Star and the NEPA process.
  - What the meaning of "shade" was on page 8 of the report.
  - If the General Plan showed a median on Pepper Avenue.
  - Bike Lanes
  - Comments on the fair share and the appearance of being low.
  - If the City was paying for the TIA.
  - Recommendations for the TIA

### Suggestions, Requests & Recommendations

- ◆ Chairperson Barton advised that the ramps need to be widened and suggested that this would be the time to do this.
  - A discussion ensued regarding the ramp widenings and what that process was.

### Action

- ◆ Commissioner Lewis moved to go forward with staff's recommendations.
- ◆ Commission Moore seconded the motion.
- ◆ All voted in favor of moving forward with staff's recommendations.

**State Pipe Project - TIA**

- ◆ Eisenbeisz introduced Klatt who reviewed the staff report and requested recommendations for this item. He discussed the additional documents provided, meetings held with the owner/operators, the various changes made to the original TIA and right-of-way widths.

Questions & Comments

- ◆ Klatt and Eisenbeisz answered questions and responded to comments from the Commission with regard to:
  - If sidewalks were required.
  - The southbound left-turn lane and if not, construction would contribute to the fair share.
  - If relocations were included in the cost estimates.
  - Length of the right-turn lane.
  - If owner is paying into the Renaissance Specific Plan fee program.
  - If Locust Avenue was being used as the main in/out and Alder Avenue as the access to the SR-210 freeway.
  - Comment on how long it would take to complete a Project Study Report (PSR).
  - The disposal of heavy metals.
    - McCullough addressed the Commission to speak on the comment of traffic at Alder Avenue and SR-210. He provided a brief history of the company, what he would be doing with the additional space and advised that with this change there would actually be less truck traffic coming from the site. He also responded to questions and comments from the Commission.
  - If staff was satisfied with the revisions and fair share contributions.

Concerns

- ◆ Commissioner Kirst expressed his continued concern with placing more traffic at Alder Avenue and SR-210. He stated that the location has already reached capacity and has not seen what improvements would be made or when/how those improvements would be paid for.
- ◆ Commissioner Zupanich also agreed with Commissioner Kirst's concerns. She stated that a plan still has not been provided to show how that issue will be addressed.
  - A discussion ensued regarding possibly starting a PSR for that location and the current issues existing at that location.
- ◆ Commissioner Kirst advised that without the improvements needed for the Alder Avenue/SR-210 area, the City was doing a disservice to the developers and residents.
- ◆ Chairperson Barton stated that the Commission has been asking for these improvements for a year and did not think that reducing/eliminating bike lanes was the way to go.
- ◆ Commissioner Zupanich stated that the impacts at the location are currently being seen. She stated that with the addition of the project which will be completed within the next few years, the problem would be worse.

- A discussion ensued regarding what is being seen in other studies, what short term items could be completed, the PSR, and the need to find funding for it.

#### Suggestions, Requests & Recommendations

- ◆ Chairperson Barton requested to have a workshop at the June meeting to discuss what the City has, what has been collected, where the City will go from there and the plan for the PSR.

#### Action

- ◆ Commissioner Kirst moved to accept the revised TIA with the caveat that the City start developing a PSR to deal with the issues at Alder Avenue and SR-210, Renaissance Parkway and Casmalia Street.
- ◆ Commissioner Zupanic seconded the motion.
- ◆ All voted in favor of moving to accept the revised TIA with the caveat that the City start developing a PSR to deal with the issues at Alder Avenue and SR-210, Renaissance Parkway and Casmalia Street.

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#### **Commercial Development – TIA**

- ◆ Eisenbeisz reviewed the staff report, what would/could be included in the proposed development and the requested recommendations for this item.
- ◆ The Commission requested to hear from the developer to see why some of the issues found in the TIA were not being addressed.
- ◆ Mr. Steve Wilde representative of the owner (buyer) addressed the Commission to advise that he has been in discussions with the City and thanked Planning staff for their work on this item. He introduced the Traffic Engineer from Urban Crossroads to address specific questions from the Commission.

#### Questions & Comments

- ◆ Mr. Pranesh Tarikere, Traffic Engineer for Urban Crossroads, Wilde and Eisenbeisz addressed the Commission to answer questions and respond to comments with regard to:
  - Why the TIA did not address and/or include the needs at Alder Avenue and the inclusion of left-turn pockets if necessary and/or required.
  - If the project shows a dual left-turn requirement and the project contributes to that need, why would the project not share in the cost?
  - Based on Tarikere's response, clarification was made that what Tarikere was stating was that regardless of whether there is a requirement, the intersection is analyzed as a whole regardless of the need for a dual left which was clearly shown.
  - How much traffic would be anticipated at the hotel and overnight. If the 2 restaurants and fueling station would be open 24-hours a day and how much traffic would be flowing in/out of facility on a 24-hour basis.
  - If trips would be pass through vehicles, if there would be any trucks and if all 4 facilities would be open 24-hours a day.
  - If there would be adequate parking.

### Concerns

- ◆ Commission Tidler advised that his concern is with multiple facilities that would all impact the interchange causing gridlock. Provided an explanation of what the standard approach was to ensure that contributions were fair for all.
- ◆ Commission Kirst stated the he was disturbed that the analysis only looked at overall movements instead of specific movements as traffic comes from all directions instead of from just one specific route.
- ◆ Chairperson advised that the TIA was inadequate. He stated that all other projects seen in that development and area have identified projects and fair share costs for the impacts/mitigations. He stated that when the Commission sees a TIA and report that identifies costs, impacts and mitigations, it would be consistent with other TIAs seen in the past for Renaissance. Eisenbeisz asked if it would be acceptable for the developer to provide a supplement to the report with the additional information that focused on what the fair shares were and what the improvements would be for the immediate needs.
- ◆ Commission Zupanic expressed her confusion as Wilde advised that fair share contributions would be made but the staff report states *"Other than construction of street improvements which are conditions of development, this project puts forth the opinion that there are no mitigations to be made and no fair share contributions to be made."* Eisenbeisz stated that although that's what the TIA states he is hearing that there is a willingness to work on the fair share contributions based on a proportionate share.

### Suggestions, Requests & Recommendations

- ◆ Eisenbeisz suggested having a supplemental chapter completed that focused on the fair shares and improvements.
- ◆ Chairperson Barton suggested entertaining a motion to table the item to the June 1<sup>st</sup> meeting to allow the developer to provide additional information.

### Action

- ◆ Commissioner Kist moved to table the item to the June 1<sup>st</sup> meeting to allow the developer to provide additional information.
- ◆ Commissioner Moore seconded the motion.
- ◆ Wilde asked the Commission what the motion does in terms of moving ahead to the planning process and going to DRC with the project. Gina Gibson provided an explanation to the question.
- ◆ Chairperson Barton advised that he would personally like to see the additional information first.
- ◆ Gibson asked about the Commission's 30-day review period policy.
- ◆ Chairperson Barton asked the Commission and the Commission agreed, to forgo the 30-day review policy but advised that the information must be consistent with what has been seen previously.
- ◆ Commissioner Kirst revised the motion to include the condition that the Commission would waive the 30-day review period policy and that the

information being provided was consistent with what has been seen in the past.

- ◆ Commissioner Moore seconded the motion
- ◆ All voted in favor of moving to table the item to the June 1<sup>st</sup> meeting to allow the developer to provide additional information with the condition that the Commission would waive their 30-day review policy and that the information provided was consistent with what has been seen in the past.

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## **ENGINEER'S REPORT**

- ◆ Robert Eisenbeisz reported on and answered questions on the following items:
  - Terra Vista Drive and Live Oak Avenue Issue.
  - Street Light Acquisition Project
  - Upcoming full closure on Willow Avenue between San Bernardino Avenue and Valley Boulevard due to the Super Wal-Mart project
  - Ayala Drive Project
  - Emhart Pipeline Project
  - Curb, Gutter & Sidewalk Project
  - Slurry Seal Project

### **Questions & Comments**

- ◆ Commission Kirst asked if the issues at Alder Avenue would adequately address traffic by 2019 based on the interim measures that were discussed. Eisenbeisz advised that pursuing interim measures may improve it but was still worth looking at even if it could create a better level of service than what currently exists.
- ◆ Commission Kirst advised that the new traffic signal at Foothill Boulevard/Home Depot and at Linden Avenue needs to be coordinated. Eisenbeisz advised that Jabsheh will be looking at this issue.

*Commissioner Lewis exited the meeting at 8:25 p.m.*

- ◆ Chairperson Barton reported that the issues at the Metrolink railroad crossing has not changed. Eisenbeisz advised that he would follow-up on this.

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## **POLICE DEPARTMENT LIAISON REPORT**

- ◆ Corporal (Cpl.) Ron Russo reported on the following items:
  - Changes to Traffic Division since the appointment of Randy DeAnda to Chief.
  - Increase in Motor Officers from 1.5 to 4
  - Multi School Jurisdiction Sweeps for traffic violations which resulted in 72 citations and will be conducted once a month.
  - National Distracted Driver Month where an undercover officer was posted at specific locations, which resulted in 36 citations and 2 impounds.
  - Received OTS funding for bicycle and pedestrian safety details which would work in the evenings.
  - Nighttime Enforcement to help decrease fatal collisions.
- ◆ Commissioner Plasencia asked if the Commercial Vehicle Enforcement was still being conducted. Cpl. Russo stated no.

- ◆ Chairperson Barton asked who was taking care of the truck issues. Cpl. Russo advised that the 4 Motor Officers would be covering that task.
- ◆ Commissioner Moore expressed his concern with the truck traffic from the new warehouse developments which is creating a big issue.
- ◆ Chairperson Barton thanked the Police Department for conducting the school sweeps.
- ◆ Chairperson Barton reported that he has seen more trucks on non-truck routes and trucks parking in residential areas. Cpl. Russo advised that when anyone sees something to give the Police Department a call.

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#### **RUSD LIAISON REPORT**

- ◆ No report.

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#### **FUTURE AGENDA ITEMS**

- ◆ No changes or additions.

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#### **COMMISSIONER REPORTS**

- ◆ Commissioner Moore reported that the Ralph's at Riverside and Galway was closing soon. Robb Steel confirmed that Ralphs was closing and provided an explanation of the companies Development Services was trying to obtain for that site.
- ◆ Commissioner Plasencia – No Report
- ◆ Commissioner Tidler – No Report
- ◆ Commissioner Zupanic – No Report
- ◆ Commissioner Kirst – No Report
- ◆ Chairperson Barton reported that the May 2<sup>nd</sup> kick-off meeting for the Citywide Safe Routes to School was a very good meeting.
- ◆ Eisenbeisz added that the Monster TIA would not be presented until July.

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#### **ADJOURNMENT**

- ◆ Commissioner Tidler made a motion to adjourn the meeting.
- ◆ Commissioner Zupanic seconded the motion.
- ◆ The motion was carried and the meeting adjourned at 8:45 p.m.