



# City of Rialto

## Regular Meeting

### Transportation Commission

*Chairperson Allan Kirst*

*Vice-Chairperson Joshua Holeman*

*Commissioner Kelvin Moore*

*Commissioner Johan S. Rodriguez*

*Commissioner Stacy Augustine*

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**Wednesday, January 6, 2021**

**6:00 PM**

**Via Zoom**

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*Complying with Social Distancing Protocols, the Transportation Commission will be participating in the meeting from remote locations via Zoom or Teleconferencing within the guidelines of Governor Newsom's Executive order N-29-20. You may submit, at least 24-hours before the meeting time, comments on any agenda item or any item not on the agenda, in writing, via mail to City of Rialto "Attn: Public Works Department," 150 S. Palm Avenue, Rialto, CA 92376; by email to [publicworks@rialto.ca.gov](mailto:publicworks@rialto.ca.gov); or may leave a recorded message at (909) 421-7279 of no more than five (5) minutes in length and the message will be played or read aloud during the agenda item.*

*In response to guidance from the San Bernardino County Health Department, as well as the Governor's Executive Order, the Council Chambers will not be open to the public during the Transportation Commission meeting on Wednesday, January 6, 2021. Please utilize the methods noted above to submit written, email or verbal comments to the Public Works Department.*

*Members of the public are afforded an opportunity to comment on any listed agenda items. Please notify the Public Works Department if you wish to do so. All agendas are posted in the City Hall Administration Building (150 South Palm Avenue, Rialto, CA 92376) at least 72-hours in advance of the meeting. All writings that relate to an agenda item for an open session of a regular meeting of the Transportation Commission distributed to all, or a majority, of the Commissioners also shall be made available, at the same time but not sooner than 72-hours before a regular meeting and on the City's website at [www.yourrialto.com](http://www.yourrialto.com). Any person having a question concerning any agenda items may call the Public Works Department at (909) 421-7279 to make an inquiry concerning the nature of the item described on the agenda.*

*Based upon the open meeting laws (the Brown Act), additional items may be added to the agenda and acted upon by the Transportation Commission only if it is considered to be a "subsequent need" or "emergency item" and is added by a two-thirds vote. Matters raised under Oral Communications may not be acted upon at that meeting other than as provided above.*

## **CALL TO ORDER**

## **ROLL CALL**

*Chairperson Allan Kirst, Vice-Chairperson Joshua Holeman, Commissioner Kelvin Moore, Commissioner Stacy Augustine, Commissioner Johan Rodriguez, Mayor Deborah Robertson*

## **MOMENT OF SILENCE/INVOCATION**

## **PLEDGE OF ALLEGIANCE**

## **APPROVAL OF MINUTES FROM REGULAR MEETING**

*Minutes from the December 2, 2020 Transportation Commission will be provided for approval at the next regularly scheduled meeting.*

## **ORAL COMMUNICATIONS**

## **POLICE DEPARTMENT LIAISON REPORT**

## **RUSD LIAISON REPORT**

## **NEW BUSINESS ITEMS**

[TC-20-0902](#) Traffic Impact Analysis - Warehouse, Office Building on the Northside of Renaissance Parkway at Laurel Avenue.  
(ACTION ITEM)

Attachments: [Attachment 1. Orbis Warehouse.pdf](#)  
[Attachment 2 Orbis Warehouse.pdf](#)  
[Attachment 3 Orbis Warehouse 12-22-2020.pdf](#)  
[Attachment 4 Orbis Warehouse.pdf](#)  
[Attachment 5 Orbis Warehouse.pdf](#)

## **ENGINEER'S REPORT**

## **FUTURE AGENDA ITEMS**

[TC-20-0899](#) Future Agenda Items

Attachments: [Future Agenda Items List.pdf](#)

## **COMMISSIONER REPORTS**

## **ADJOURNMENT**



# City of Rialto

## Legislation Text

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**File #:** TC-20-0902, **Version:** 1, **Agenda #:**

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For Transportation Commission Meeting [January 6, 2021]

TO: Honorable Chairperson and Commission

APPROVAL: Savat Khamphou, Interim City Engineer

FROM: Monae Pugh, Consultant Engineer, TKE Engineering

**Traffic Impact Analysis - Warehouse, Office Building on the Northside of Renaissance Parkway at Laurel Avenue.  
(ACTION ITEM)**

**BACKGROUND:**

On October 7, 2020, the first scoping agreement was submitted for the proposed development on Renaissance Parkway. On November 16, 2020, the Scoping Agreement was executed. The proposed project consists of constructing a warehouse/office building with a 127,209 square feet warehouse area and 8,000 square feet office. The estimated Project completion is in 2022.

The first TIA was submitted on November 24, 2020, and it was reviewed with review comments prepared. On December 7, 2020, a revised second TIA was submitted to address review comments made on the first TIA. A third TIA was submitted December 16, 2020 and reviewed. The final report was received December 19, 2020 and included updates relative to access and truck turning templates.

The **Project Location Vicinity map** is shown as **Attachment 1**; the **Site Plan** is shown as **Attachment 2**.

The site proposes two (2) driveways on Renaissance Parkway. The westerly driveway will align with the existing signalized intersection of Laurel Avenue and serve inbound trucks; trucks from this site will be prohibited from exiting this location. The easterly driveway is designated as a right-in, right-out driveway routing trucks to this driveway for egress. Project passenger cars will have full access at each driveway. It is anticipated that each driveway and contiguous drive aisles will have reciprocal access with future development.

The TIA trip distribution assigns 100% of ingress truck traffic to westerly driveway and 100% of egress truck traffic to the easterly driveway. Trucks shall be routed to use the Alder Avenue/SR 210 on-off ramps. Truck turning radius exhibits are included to differentiate the inbound and outbound truck turning templates for the Orbis Warehouse site. Additionally, the truck turning templates include future movements for the adjacent properties using the reciprocal driveways.

**Truck Turning Template Exhibit** is shown as **Attachment 3**. Driveway widths are 60' with 35' & 40' radius to support the truck movements.

The trip generation rates for this land use were derived from the 9<sup>th</sup> edition of the ITE “Trip Generation” manual for Land Use Warehouse. Total Trips are shown on **Page 19 Table 3 of the TIA**, which is included as **Attachment 4**.

Project daily trips from this development are estimated at 808 passenger car equivalent (PCE) trips with the AM/PM peak hour being 68/71 trips.

Study intersection counts provided were collected March 5, 2020 when schools were in session and pre-COVID stay-at-home order. The project will receive conditions upon final review of the action item from the Planning Department.

This site appears to comply with zoning on the property.

The TIA identified three (3) intersections operating at an unacceptable LOS in 2022 with the project and cumulative projects. The intersections along Alder Avenue include @ SR-210 WB Ramps; @ SR-210 EB Ramps I-10; @ Renaissance Parkway.

**ANALYSIS/DISCUSSION:**

The TIA analysis calculated trip generation rates for the anticipated land use. In addition, the TIA analyzed peak hour intersection operations to determine potential impacts on peak hour level of service for the anticipated 2022 opening year.

The TIA did include other proposed projects in the area and did show impacts at intersections that would be considered significant based on City policy. Impacts on Alder Avenue can be mitigated with ultimate Alder Avenue / SR 210 Interchange project. Impacts at Renaissance Parkway; additionally, the project will construct the north leg of Laurel Avenue/Project Driveway to include a signal modification and updated phasing and timing changes at this location.

The 2022 plus cumulative conditions indicate three (3) intersections affected by this development; three (3) along Alder Avenue and one (1) on Renaissance Parkway. The Alder Avenue intersections are included in the widening of Alder Avenue at SR-210 Interchange project to include road widening and adding turn lanes, relocating/replacing signal poles at intersections along Alder Avenue and right-of-way acquisition etc.

The TIA proposed mitigation of the impacts includes a fair share payment of a proportionate share of the improvements at the three (3) intersections on Alder Avenue in the amount of \$ 398,149.00 and 100% Project responsibility for the traffic signal modification of Laurel Avenue & Renaissance Parkway. **Fair Share Cost Table 15** is shown on page 49 of the TIA and shown as **Attachment 5**.

***Conclusion***

Staff was provided the first version of the TIA for this Project on November 24, 2020. The second version of the TIA was submitted on December 7, 2020 with a third TIA submittal date of December 16, 2020. The final report was received December 19, 2020 and included additional updates relative to access and truck turning templates. This project has roadway improvements adjacent to the project site on Renaissance Parkway however off-site truck turning templates may be compromised

due to the on-site drive aisle proximity with the Laurel intersection. Intersections studied are projected to operate at LOS D or better with improvements. The TIA concludes that payment of fair share fees in the amount of \$398,149.00 for the intersection improvements including the widening of Alder Avenue, along with other traffic impact fees and construction of site adjacent roadway improvements are adequate mitigation measures.

The project appears to be consistent with zoning and the General Plan.

**RECOMMENDATIONS:**

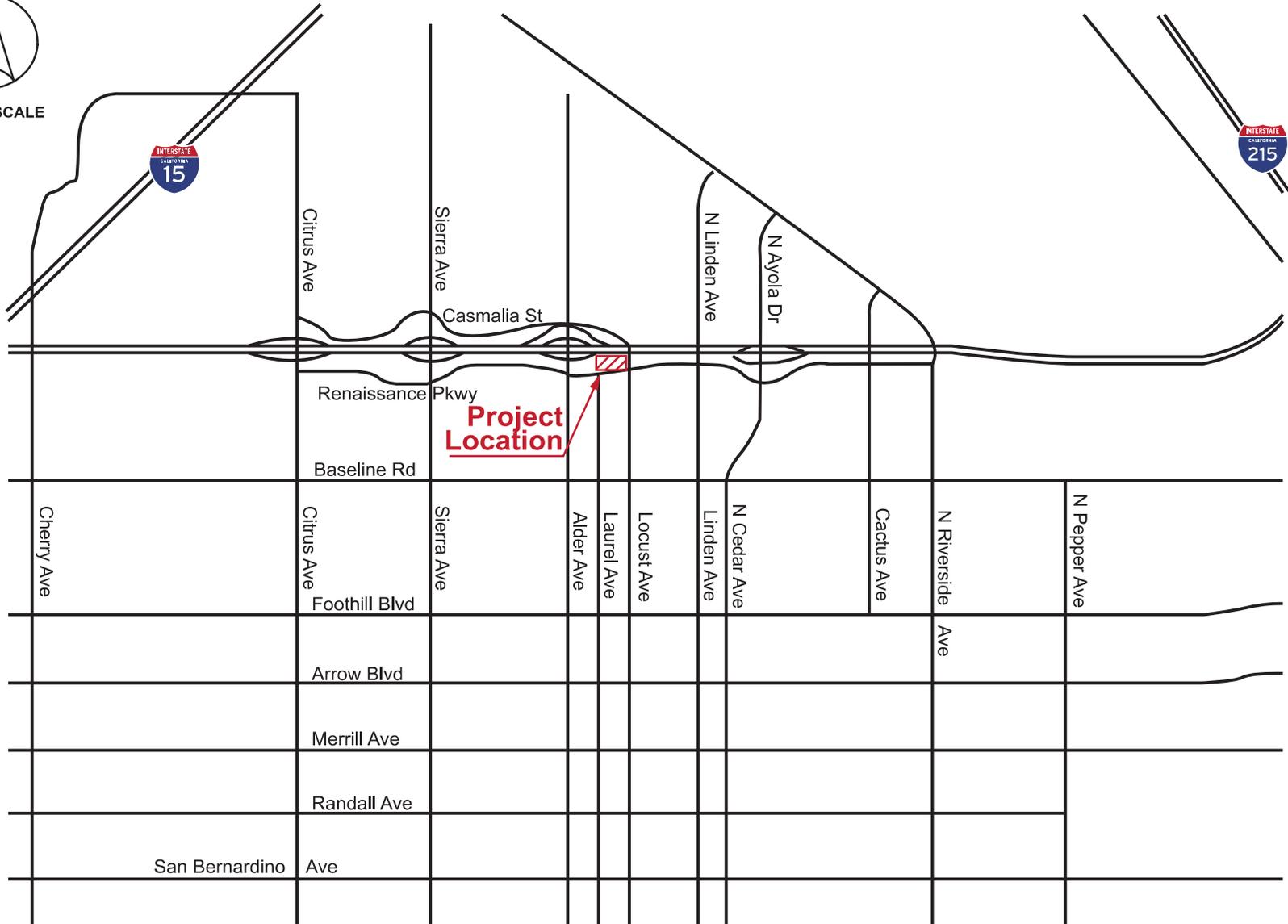
Staff requests that the Transportation Commission provide direction for the following items:

- Set final conditions and recommendations related to approval.
- Accept a fair share contribution of \$398,149 and payment of applicable development impact fees as adequate mitigation.
- Condition installation of improvements adjacent to the site consistent with Renaissance Parkway classification of major arterial; 108' right -of-way and 78' curb to curb.
- Condition signal modification at Laurel Avenue/Project Driveway as a project funded design and construct feature.
- Recommend approval to the City Council.

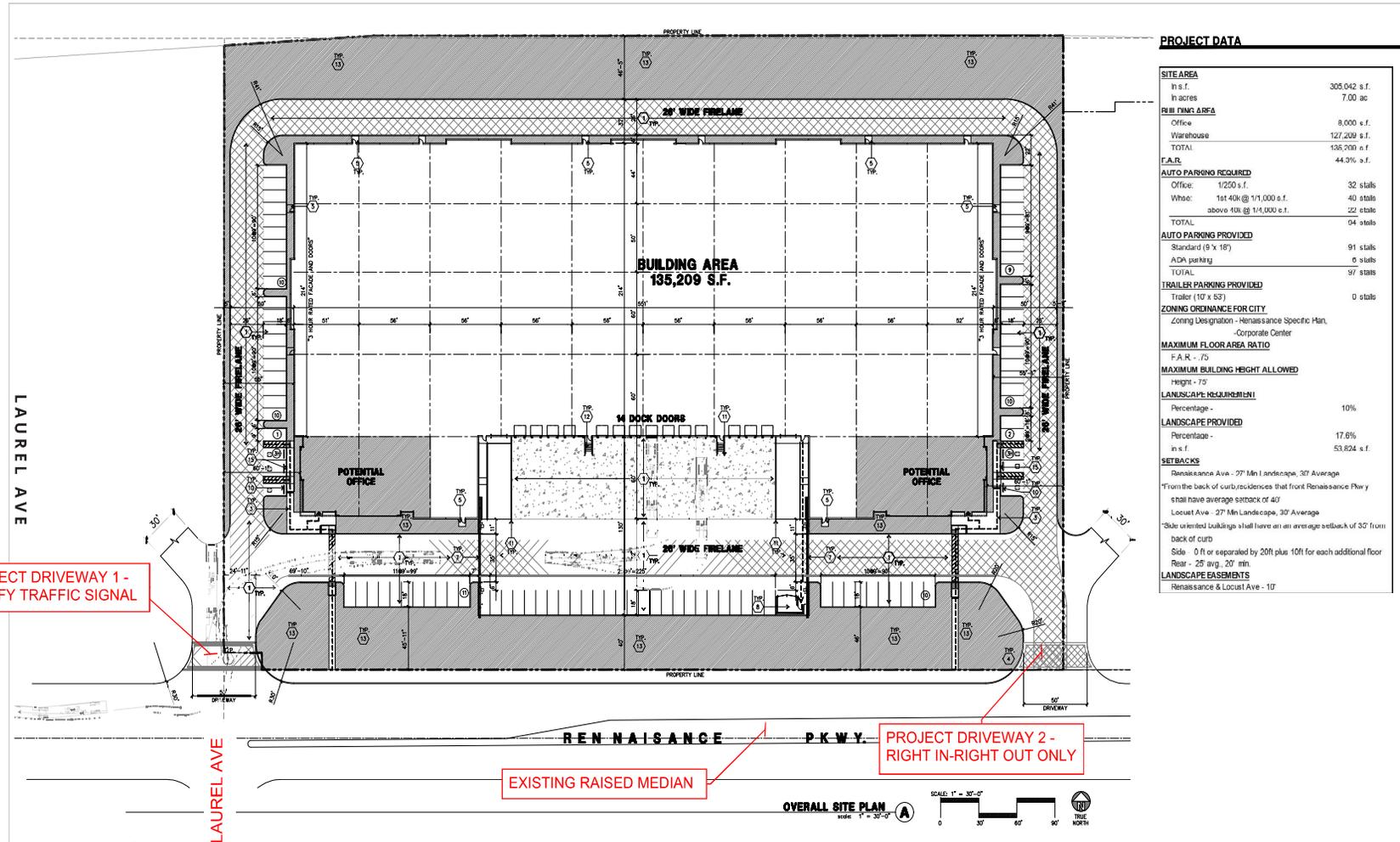
Rialto Orbis Warehouse

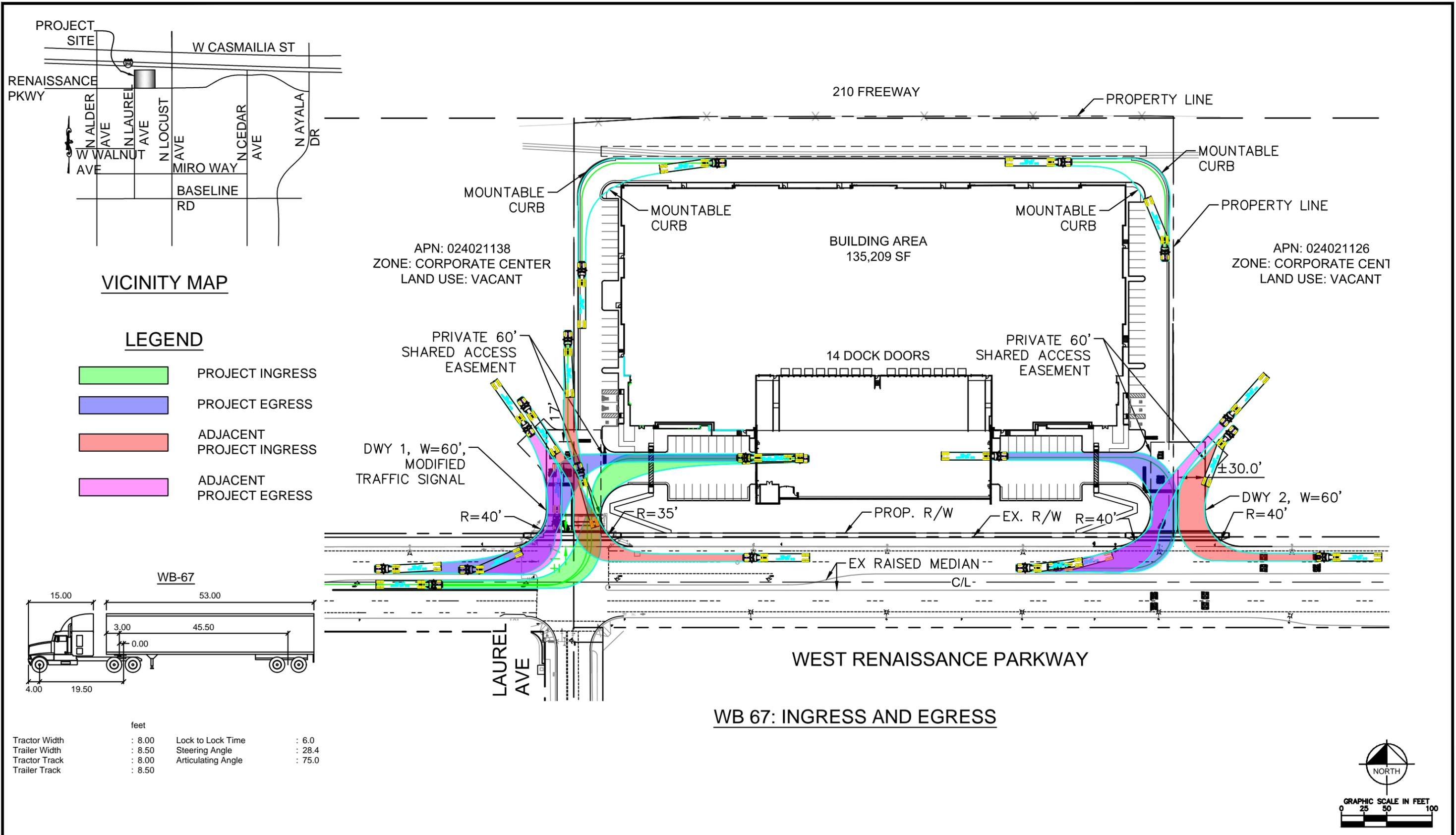


NOT TO SCALE



Rialto Orbis Warehouse





WB 67: INGRESS AND EGRESS

**TABLE 3  
TRIP GENERATION ESTIMATES  
ORBIS WAREHOUSE**

<b>TRIP GENERATION RATES <sup>1</sup></b>										
ITE Land Use	ITE Code	Unit	Daily	AM Peak Hour			PM Peak Hour			
				In	Out	Total	In	Out	Total	
Warehousing	150	KSF	3.560	0.237	0.063	0.300	0.080	0.240	0.320	
<b>PROJECT TRIP GENERATION</b>										
Project Land Use		Quantity	Unit	Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Warehousing		135.209	KSF	481	32	9	41	11	32	43
Passenger Vehicles	60.00%			289	19	5	24	7	19	26
Trucks	40.00%			192	13	4	17	4	13	17
<b>PROJECT TRIPS - PASSENGER CAR EQUIVALENTS (PCE)</b>										
Vehicle Type	Vehicle Mix <sup>2</sup>	Daily Vehicles	PCE Factor	Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Passenger Vehicles	60.0%	289	1.0	289	19	5	24	7	19	26
2-Axle Trucks	0.8%	4	1.5	6	0	0	0	0	0	0
3-Axle Trucks	11.2%	54	2.0	108	7	2	9	2	7	9
4+ Axle Trucks	28.0%	135	3.0	405	27	8	35	9	27	36
<b>Total Truck PCE Trips</b>				519	34	10	44	11	34	45
<b>Total Project PCE Trips</b>				<b>808</b>	<b>53</b>	<b>15</b>	<b>68</b>	<b>18</b>	<b>53</b>	<b>71</b>
<sup>1</sup> Source: Institute of Transportation Engineers (ITE) <u>Trip Generation Manual</u> , 9th Edition <sup>2</sup> Source: City of Rialto Traffic Impact Analysis Report Guidelines and Requirements, December, 2013 PCE = Passenger Car Equivalent KSF = Thousand Square Feet										

<b>TABLE 15</b>			
<b>TRAFFIC IMPACT MITIGATION FAIR-SHARE COST</b>			
<b>#1 - Alder Avenue at SR-210 WB Ramps</b>			
	<b>Unit Cost</b>	<b>Quantity</b>	<b>Total</b>
Alder Avenue Improvement Project <sup>1</sup>	\$ 4,206,168 <sup>3</sup>	1	\$ 4,206,168
Project Fair Share percentage <sup>2</sup>			2.2%
Project Cost			\$ 92,338
<b>#2 - Alder Avenue at SR-210 EB Ramps</b>			
Alder Avenue Improvement Project <sup>1</sup>	\$ 4,206,168 <sup>3</sup>	1	\$ 4,206,168
Project Fair Share percentage <sup>2</sup>			3.5%
Project Cost			\$ 146,082
<b>#3 - Alder Avenue at Renaissance Parkway</b>			
Alder Avenue Improvement Project <sup>1</sup>	\$ 4,206,168 <sup>3</sup>	1	\$ 4,206,168
Project Fair Share percentage <sup>2</sup>			3.8%
Project Cost			\$ 159,728
<b>Total Project Cost</b>			<b>\$ 398,149</b>
<b>#4 - Laurel Ave/Driveway 1 at Renaissance Parkway - Signal modifications, including northbound/southbound protected left-turn phasing to be completed as a Project Design and Construction Feature</b>			
<p><sup>1</sup> Source: Draft Feasibility Study Report (May, 2017). Note: Improvements are part of the larger Alder Avenue Improvement Project that calls for roadway widening and intersection improvements between Casmalia Street and Renaissance Parkway.</p> <p><sup>2</sup> Higher of AM or PM project fair share percentage</p> <p><sup>3</sup> Source: Alder Avenue/SR-210 Interchange <u>Feasibility Study Report</u> and City Staff</p>			



# City of Rialto

## Legislation Text

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**File #:** TC-20-0899, **Version:** 1, **Agenda #:**

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### **Future Agenda Items**

## **FUTURE AGENDA ITEMS**

1. Discussion on Identifying a Plan for Improvements South of the I-10 Freeway
2. Transportation Planning/Funding Major Improvements
3. Information on Regional Discussions
4. Transportation Plan as it Relates to Active Transportation
5. Local Fees for Transportation Improvements
6. Future Improvements to Riverside Avenue, Sierra Avenue and the I-15 Junction
7. Riverside Avenue Bridge Widening Over the UPRR
8. Alder Avenue/SR-210 – Proposed Feasibility Study
9. Traffic issue at Persimmon and Locust Avenues
10. Linden Avenue north of Casmalia Street Road Condition
11. Agua Mansa Corridor