



City of Rialto

Legislation Text

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For City Council Meeting [February 12, 2019]

TO: Honorable Mayor and City Council

APPROVAL: Sean Grayson, Interim City Administrator

FROM: Robb Steel, Assistant CA/Development Services Director
Robert Eisenbeisz, Director of Public Works/City Engineer

Request City Council to Approve (1) the First Amendment to the Reimbursement Agreement by and between the City of Rialto and Lewis-Hillwood Rialto Company LLC dated November 8, 2016 and (2) Adopt Budget **Resolution No. 7472** appropriating funding in the amount of \$224,456 for the Phase II Alder Interchange Preliminary Engineering Evaluation Report.

(ACTION)

BACKGROUND:

Recent traffic studies for various industrial projects within the Renaissance Specific Plan (RSP) area identified certain deficiencies of the SR-210 Alder Avenue interchange. A map of the SR-210/Alder Avenue Interchange is attached hereto as **Exhibit A**.

The Transportation Commission conditioned each of these development projects to pay certain fair share fees to make minor improvements to the east bound and west bound Alder Avenue on and off ramps to mitigate impacts caused by their projects. The traffic studies indicated that other improvements of the Alder Avenue interchange, including but not limited to widening the bridge structure might be necessary to accommodate future planned growth in the City. The Traffic Impact Analysis prepared for the approved Amendment to the Renaissance Specific Plan/Environmental Impact Report (EIR) also concluded that the Alder Interchange might not accommodate cumulative traffic volumes.

The Transportation Commission requested that the City and/or the master developer, Lewis-Hillwood Rialto (LHR), fund a feasibility study to determine the short-term and ultimate long-term improvements to the Alder Avenue Interchange to ensure that it can accommodate the projected traffic volumes at build out in 2040. On November 22, 2016, the City Council approved a Reimbursement Agreement (**Exhibit B**) with Lewis Hillwood Rialto LLC (LHR) to engage a traffic-engineering consultant to undertake a Feasibility Study for the Alder Interchange. The City agreed to reimburse up to \$275,000 for the cost of the Study. LHR engaged Advanced Civil Technologies to perform the Feasibility Study.

ANALYSIS/DISCUSSION:

Advanced Civil Technologies completed the Phase I Report and submitted it to Caltrans for review and comment. Caltrans provided comments and the Revised Feasibility Study Report is attached hereto as **Exhibit C**.

The Feasibility Study analyzes proposed roadway improvements at the Alder Avenue and SR-210 Interchange due to the projected traffic growth from planned development projects. To accommodate forecasted growth, the Feasibility Study recommends improvements that include (1) widening southbound Alder Avenue to include a right turn lane onto the westbound on-ramp; (2) restriping to add a second left turn lane onto Renaissance Parkway; (3) restriping to add a second left turn lane onto the WB on-ramp; and (4) adding a shared thru lane. The Feasibility Study also recommends (5) widening of northbound Alder Avenue to provide right turn lanes onto Casmalia Street and the eastbound on-ramp and (6) restriping Alder Avenue to add a second left turn lane onto Casmalia Street. The westbound off-ramp will be widened to provide a second left turn lane, while the eastbound off-ramp will be widened to provide a right turn lane. The proposed improvements will accommodate projected year (2040) traffic volumes, improve existing intersection operation, and facilitate traffic operations generated from regional growth and new development in the area.

Based on the project cost estimate, and comments received from Caltrans, staff recommends proceeding with the project improvement through an encroachment permit with Caltrans. This process provides for an expedited project approval, and it will advance the needed improvements for the construction in a more expeditious manner. On October 4, 2017, the Transportation Commission reviewed the Revised Feasibility Study and recommended that staff proceed with the Phase II Scope of Work for submittal to Caltrans.

The Phase II Scope of Work is attached hereto as **Exhibit D**. The scope includes preparation of a Preliminary Engineering Evaluation Report (PEER) satisfying Caltrans requirements. The City will process the project under a Caltrans encroachment permit application based upon the limited complexity and cost under \$3 million. The consultant and the City assume that the project will receive a Categorical Exemption under the California Environmental Quality Act (CEQA). The expected schedule for Study completion, submittal to Caltrans, and approval is 10 months.

The proposed cost is \$387,358 for the Phase II scope. The Phase I report cost was \$85,695, leaving a balance of \$162,902 under the Reimbursement Agreement. Staff recommends an increase to the Reimbursement Agreement in the amount of \$224,456 to fund the Phase II Scope of Work. The source of funding is the RSP EIR Fair Share Fee, paid by all developers within the Renaissance Specific Plan area to reimburse the City for the cost of preparing the original planning documents.

ENVIRONMENTAL IMPACT:

Pursuant to Section 15262 of the California Environmental Quality Act (CEQA), a project involving only feasibility or planning studies for possible future actions which the agency, board, or commission has not approved, adopted, or funded does not require the preparation of an EIR or Negative Declaration but does require consideration of environmental factors is statutory exempt from CEQA. The First Amendment to the Reimbursement Agreement reimburses LHR to conduct a feasibility study for the Alder/210 interchange and does not constitute a project under CEQA.

GENERAL PLAN CONSISTENCY:

The proposed First Amendment to Reimbursement Agreement is consistent with the following goals and objectives contained in the General Plan:

Goal 3-3: Attract, expand, and retain commercial and industrial businesses to reduce blighted conditions and encourage job growth.

Goal 3-6: Require that all developed areas within Rialto are adequately served with essential public services and infrastructure.

Policy 3-6.1: Coordinate all development proposals with other affected public entities to ensure the provision of adequate public facilities and infrastructure services.

Goal 3-7: Upgrade public infrastructure as an inducement to promote private investment.

LEGAL REVIEW:

The City Attorney has reviewed and approved the staff report and First Amendment to Reimbursement Agreement (**Exhibit E**).

FINANCIAL IMPACT:

Operating Budget Impact

The proposed amendment supports design work for a future capital project. There is no current operating budget impact other than the staff time devoted to the review and approval of the Scope of Work.

Capital Improvement Budget Impact

The current Reimbursement Agreement appropriated \$275,000 for the Phase I Feasibility Study from Account No. 301-241-0401-0001. The City owes payment of \$85,695 to LHR for the Phase I cost, with a balance of the original appropriation of \$162,902. The source of funding is the RSP EIR Fair Share Fee that the City collects from all developers within the Renaissance Specific Plan area (other than LHR) to recover the costs of the original planning and environmental work. The fund has a current unencumbered balance of approximately \$415,743.

The Phase II cost is \$387,358, requiring an additional appropriation to the Reimbursement Agreement of \$224,456. Staff recommends adoption of a Budget Resolution increasing appropriations of \$224,456 to Fair Share Agreement Fund No. 301-500-4312-2011 and increasing estimated revenues in Fair Share Agreement Fund No. 301-400-4312-7679.

Licensing

Prior to execution of the Reimbursement Agreement, the vendor engaged by LHR shall submit a business license application and pay a Business License tax at the scheduled rate.

RECOMMENDATION:

Staff recommends that the City Council (1) approve the First Amendment to the Reimbursement Agreement by and between the City of Rialto and Lewis-Hillwood Rialto Company LLC dated November 8, 2016 and (2) Adopt a Budget Resolution appropriating funding in the amount of \$224,456 (**Exhibit F**).