



City of Rialto

Legislation Text

File #: TC-20-0321, Version: 1

For Transportation Commission Meeting [May 6, 2020]

TO: Honorable Chairperson and Commission

APPROVAL: Savat Khamphou, Public Works Director/City Engineer

FROM: Gene R. Klatt, Consultant Engineer, Lockwood Engineering

Focused Traffic Impact Analysis - Fuel Station, Convenience Market and Fast Foods on the Southeast Corner of Alder Avenue and Renaissance Parkway.

(ACTION ITEM)

BACKGROUND:

On June 25, 2019, the first scoping agreement was submitted for the proposed development at the southeast corner of Alder Avenue and Renaissance Parkway. On July 17, 2019, the Scoping Agreement was executed. The proposed project is the construction of a 16 fueling position fuel station, and a super convenience market with drive-thru fast food and a second fast food plus a third stand-alone fast food. There will be 16 gasoline pumps and 4 diesel fueling positions. Two fast foods, one with drive-thru will be adjacent to the 4,406 square foot convenience market with a third free standing fast food and drive-thru also on site. The first TIA was submitted on January 6, 2020, and it was reviewed with review comments prepared. On March 10, 2020, a revised second TIA was submitted to address review comments made on the first TIA. A third TIA was submitted April 7, 2020. The estimated completion is in 2020.

The **site location** is shown on **Page E1 of the TIA in Exhibit 1-1**, which is included as **Attachment 1**, while the **site plan** is shown on **Page E2 in Exhibit 1- 2 of the TIA**, which is included as **Attachment 2**.

The site proposes three (3) driveways. The driveway onto Renaissance Parkway is proposed as a right in/right out access driveway to be located approximately 200 feet east of Alder Avenue. The second and third driveways will be on Alder Avenue and, will be right in/right out access only on the northerly driveway approximately 300 feet south of Renaissance Parkway and right out only for the southerly driveway as the truck exits from the diesel pumps and will be located approximately 550 feet south of Renaissance Parkway. The driveways are dimensioned as 40-feet wide on Renaissance Parkway, 50-foot-wide for the northerly Alder Avenue driveway and 26 feet wide for the southerly exit only driveway. All are shown with radius returns and the southerly exit only driveway is angled to encourage right exit only movements. Alder Avenue will require additional dedication and improvement for the full six (6) lanes required. During project review, the Police Department recommended the median island be constructed in Alder Avenue to ensure no left in or left out movements would be attempted near the high volume/high speed intersection of Alder Avenue/Renaissance Parkway. Medians exist on Renaissance Parkway.

The trip impacts were estimated using data from ITE land use 960 - Fuel Station with Super Convenience Market, and 9,334 Fast Food with drive-thru, 10th Edition. Trips are shown on **Page T2 Table 4-2 of the TIA**, which is included as **Attachment 3**. Project daily trips from this development are estimated at 8,071 trips with the AM/PM peak hour being 698/569 trips after pass-by trip and internal capture reductions are factored in. The diesel pumps were also allowed a reduction of 25% from auto fuel pumps due to size and quantity of fuel typically dispensed. These are the additional new trips, not total trips from the site. The driveways will have total trips (including the pass-by capture trips) of approximately 8,492 trips with 929/759 AM/PM trips.

Traffic and intersection counts provided were collected in August 2019. This project was to review February 2020. 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 four (4) intersections operating at an unacceptable LOS in 2020 with the project and cumulative projects. The intersections along Alder Avenue from Renaissance Parkway to Casmalia Street as well as the intersection of Alder Avenue at Baseline Road were identified.

ANALYSIS/DISCUSSION:

The TIA analysis used 10th Edition ITE trip rates for the anticipated land use. The TIA analyzed forecast peak hour intersection operations to determine potential impacts on peak hour level of service for the anticipated 2020 opening year.

Direction entering the diesel pumps is controlled with access on the east side of the site behind the market and fast food. There is also parking for 4-7 large trucks so they may access the market and fast food services.

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 can be mitigated with improvements.

The 2020 plus cumulative conditions indicate five (5) intersections affected by this development. Alder Avenue/Casmalia Street, Alder Avenue/westbound SR-210, Alder Avenue/eastbound SR-210, Alder Avenue/Renaissance Parkway and Alder Avenue/Baseline Road are specifically mentioned. Four (4) of the intersections are included in the FSR report that the City has completed for the SR-210 interchange and widening project.

The TIA proposed mitigation of the impacts is with the payment of a fair share of the cost of the improvements at the four (4) intersections between Renaissance Parkway and Casmalia Street at a combined percentage of 25.36%. The range of impact at the four (4) intersections was between 8.09% and 37.53%. The average 25.36% yields a fair share estimated at \$590,302. The TIA also includes the fair share for improvements at Alder Avenue/Baseline Road of \$12,800 for a total estimated fair share of \$603,102. This is shown in **Table 7-2 on page T14**.

Conclusion

Staff was provided the first version of the TIA for this Project on January 6, 2020. The second version of the TIA was submitted on March 10, 2020. This project has roadway improvements adjacent to the project site, but they do not reflect the ultimate width of Alder Avenue. 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 \$603,102 for the intersection improvements and to 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:

- Set final conditions and recommendations related to approval.
- Accept a fair share contribution of \$603,102 and payment of applicable development impact fees as adequate mitigation.
- Condition the construction on the median island in Alder Avenue south of Renaissance Parkway to the southerly property line.
- Condition installation of improvements adjacent to the site are consistent with six (6) lanes on Alder Avenue.
- Recommend approval to the City Council.