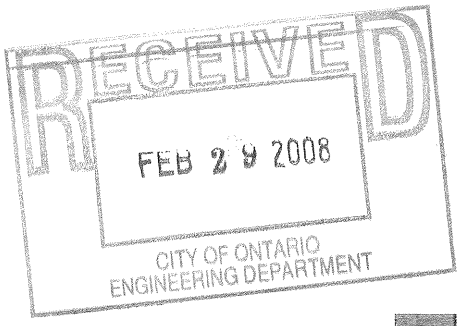
Addendum to the Traffic Study for the Guasti Specific Plan Project in the City of Ontario

February 27, 2008



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David Bouquillon
Oliver McMillan
3296 E. Guasti Road
Ontario, CA 91761

SUBJECT: Traffic Study Addendum for the Guasti Specific Plan Project in the City of Ontario

Dear Mr. Bouquillon:

KOA Corporation is pleased to present the attached addendum study for the Guasti Specific Plan Project in the City of Ontario. The site plan was recently revised and there is a significant change to the proposed project site from what was reflected in the previous traffic study completed in January 2007. This addendum was prepared to obtain new traffic volumes and recommended geometry for the interior circulation system for the proposed project. The original report was entitled "Traffic Study for the Guasti Specific Plan Project in the City of Ontario".

This traffic study addendum is being completed to determine the on-site needs of the project. A traffic study was originally completed as a part of the "Guasti Plaza Specific Plan", which analyzed all off-site conditions.

Please contact our office if you have any questions about the report, or if you need additional information to complete your submittal. If there are any comments that require response or revisions, please notify our office as soon as possible for prompt revision.

It has been a pleasure to prepare this study for Oliver McMillan and the City of Ontario.

Sincerely,

Mujib Ahmed, P.E.
Vice President

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CITY OF ONTARIO
MEMORANDUM

TO: **Mike Eskander, Senior Associate Planner**
Chuck Mercier, Senior Planner

FROM: **Raymond Lee, Principal Engineer** RLee

DATE: **March 4, 2008**

SUBJECT: **Addendum to the Traffic Study for the Guasti Specific Plan Project**

Attached please find the final version of the addendum for your record. If you have any questions regarding the addendum, please let me know.

RYL:ryl

TABLE OF CONTENTS

1. INTRODUCTION 1

PROJECT DESCRIPTION AND LOCATION 2

2. PROJECT TRIPS 4

EXISTING LAND USE TRAFFIC 4
PROJECT TRIP DISTRIBUTION 4
PROJECT TRIP GENERATION 11
PROJECT TRAFFIC GENERATION 12

3. WITH PROJECT CONDITIONS 18

4. ROADWAY CIRCULATION 24

GARRETT SQUARE AT OLD GUASTI ROAD 24
WINERY ROAD AT GUASTI ROAD 24
WINERY ROAD AT BROOKSIDE ROAD 25
GERTRUDE LANE AT NORTH WINERY ROAD 25
GERTRUDE LANE AT SOUTH WINERY ROAD 25
GERTRUDE LANE AT OLD GUASTI ROAD 25
SECUNDO LANE AT BROOKSIDE ROAD 26
SECUNDO LANE AT NORTH WINERY ROAD 26
LUISA LANE AT SOUTH WINERY ROAD 26
LUISA LANE AT OLD GUASTI ROAD 26
PARKING STRUCTURE 1 AT GUASTI ROAD 27
PARKING STRUCTURE 1 BROOKSIDE ROAD 27
VILLA LANE AT GUASTI ROAD 27
VILLA LANE AT PARKING STRUCTURE 1 28
VILLA LANE AT BROOKSIDE ROAD 28
VILLA LANE AT NORTH WINERY ROAD 28
VILLA LANE AT SOUTH WINERY ROAD 28
VILLA LANE AT OLD GUASTI ROAD 28
BLANE LANE AT GUASTI ROAD 29
BLANE LANE AT BROOKSIDE ROAD 29
BLANE LANE AT OLD GUASTI ROAD 29
STREET 5 AT GUASTI ROAD 29
STREET 5 AT BROOKSIDE ROAD 30
TURNER AVENUE 30
TURNER AVENUE AT GUASTI ROAD 30
TURNER AVENUE AT PARKING STRUCTURE 4 30
TURNER AVENUE AT OLD GUASTI ROAD 30
BROOKSIDE ROAD 31

NORTH WINERY ROAD 31
SOUTH WINERY ROAD 31
OLD GUASTI ROAD 31
5. CONCLUSIONS 33

Tables

TABLE 1 TRIP GENERATION RATES 11
TABLE 2 PROJECT TRAFFIC GENERATION, PER BUILDING 13
TABLE 3 PROJECT TRAFFIC GENERATION, PER PARKING AREA 14
TABLE 4 AM/PM PEAK HOUR INTERSECTION PERFORMANCE WITH PROJECT CONDITIONS – UNSIGNALIZED INTERSECTIONS 22
TABLE 5 AM/PM PEAK HOUR INTERSECTION PERFORMANCE WITH PROJECT CONDITIONS – SIGNALIZED INTERSECTIONS 23

List of Figures

FIGURE 1- PROJECT SITE PLAN 3
FIGURE 2A - PROJECT TRIP DISTRIBUTION (PARKING STRUCTURE 1) 5
FIGURE 2B - PROJECT TRIP DISTRIBUTION (ON STREET PARKING #3. #6, #7, #8 & #10) 6
FIGURE 2C - PROJECT TRIP DISTRIBUTION (PARKING STRUCTURE 2 / ON STREET PARKING #5, #9, #12, & #15) 7
FIGURE 2D - PROJECT TRIP DISTRIBUTION (PARKING STRUCTURE 3 / SURFACE LOT #1/ ON STREET PARKING #1, #2, & #4) 8
FIGURE 2E - PROJECT TRIP DISTRIBUTION (PARKING STRUCTURE #4) 9
FIGURE 2F - PROJECT TRIP DISTRIBUTION (SURFACE LOT #2/ ON STREET PARKING #11, #13 & #14) 10
FIGURE 3 – PROJECT TRIPS GENERATED BY PARKING 15
FIGURE 4 – PROJECT –RELATED TRAFFIC VOLUMES – AM PEAK HOUR 16
FIGURE 5 – PROJECT –RELATED TRAFFIC VOLUMES – PM PEAK HOUR 17
FIGURE 6 – TRAFFIC VOLUMES WITH PROJECT TRAFFIC - AM PEAK HOUR 19
FIGURE 7 – TRAFFIC VOLUMES WITH PROJECT TRAFFIC - PM PEAK HOUR 20
FIGURE 8 – RECOMMENDED GEOMETRICS 21

Appendices

Appendix A- Intersection Level-of-Service Worksheets for "With Project" Conditions
Appendix B – Traffic Signal Warrant Worksheet for Guasti Road at Villa Lane

1. Introduction

A traffic study was performed by KOA Corporation for this project on January 17, 2007 titled "Traffic Study for the Guasti Specific Plan Project in the City of Ontario"; however, the site plan was recently revised and due to the significant change of the proposed project site a new analysis is required. This report is an addendum to the previous report done by KOA Corporation.

The following list reflects the areas in which the revised site plan was changed from the original version:

- Different land use assumptions
- The removal of one parking structure and several areas of on street parking and surface lots
- Realignment of streets.

This addendum will incorporate all these revisions to reflect the latest version on the proposed project site.

The on site circulation has also been revised due to street realignment. For example, North Winery Road and South Winery Road are considered to be one-way streets flowing in the west and east directions respectively. In addition, a two-way left turn lane will be constructed along Guasti Road from Winery Road to Turner Avenue.

The appendices of this addendum contain background materials for this analysis. These materials include analysis worksheets. All other reference materials can be found in the previous traffic study completed in January 2007.

Project Description and Location

Street names may differ from the previous report due to the realignment and renaming of streets. Below is a list of the intersections analyzed in this addendum:

- Garrett Square at Old Guasti Road
- Winery Road at Guasti Road
- Winery Road at Brookside Road
- Gertrude Lane at North Winery Road
- Gertrude Lane at South Winery Road
- Gertrude Lane at Old Guasti Road
- Secundo Lane at Brookside Road
- Secundo Lane at North Winery Rd
- Luisa Lane at South Winery Rd
- Luisa Lane at Old Guasti Road
- Guasti Road at Parking Structure 1
- Villa Lane at Parking Structure 1
- Brookside Road at Parking Structure 1
- Villa Lane at Guasti Road
- Villa Lane at Brookside Road
- Villa Lane at North Winery Road
- Villa Lane at South Winery Road
- Villa Lane at Old Guasti Road
- Blane Lane at Guasti Road
- Blane Lane at Brookside Road
- Blane Lane at Old Guasti Road
- Street 5 at Guasti Road
- Street 5 at Brookside Road
- Turner Avenue at Guasti Road
- Turner Avenue at Parking Structure 4
- Turner Avenue at Old Guasti Road

The project site is currently a vacant lot. The project will consist of an approximately 48.8-acre site, to be developed as a mixed-use community. A site plan of the project is shown on Figure 1.

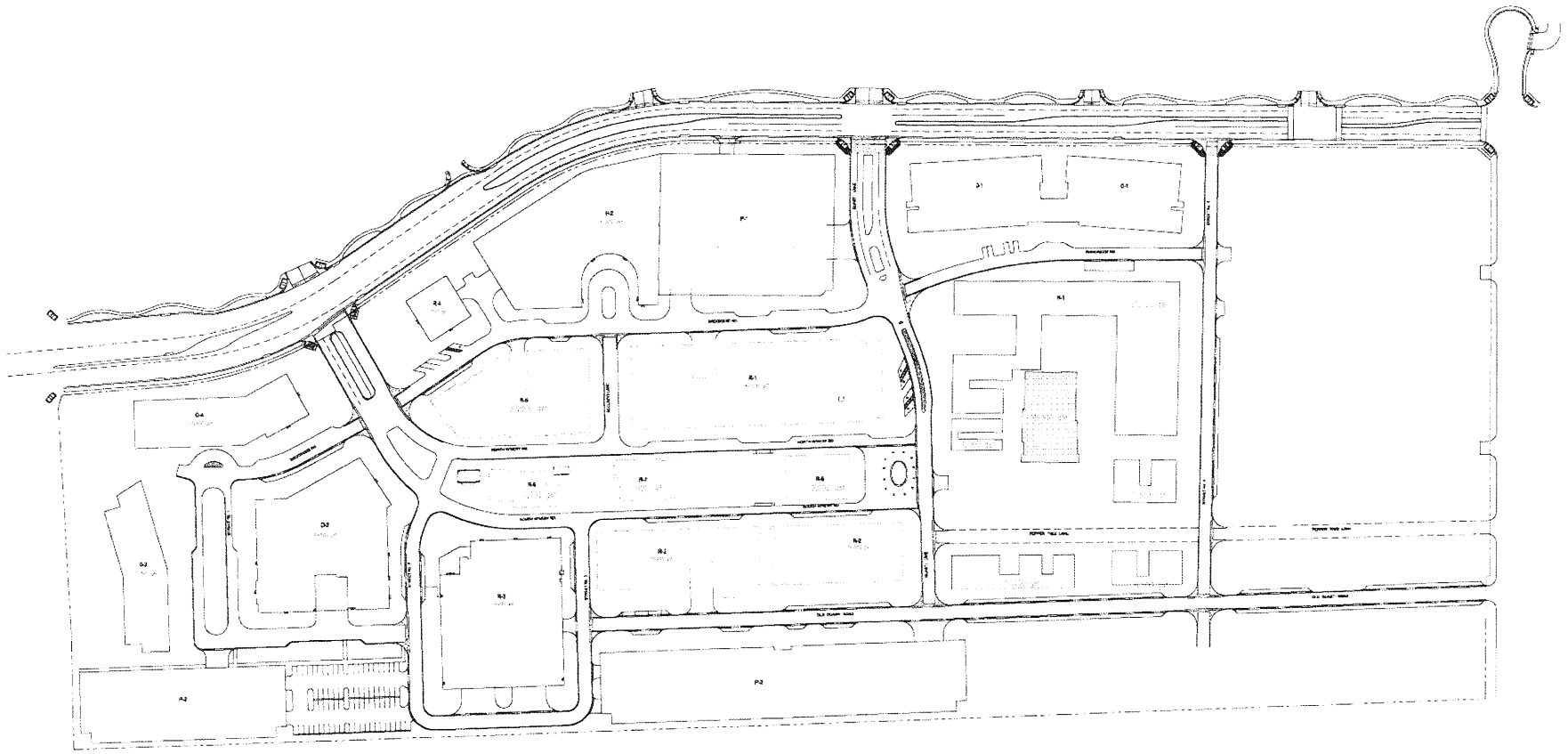

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Figure 1
Project Site Plan

2. Project Trips

Project-related traffic consists of trips on any portion of the street system that will begin or end on the project site as a result of the development of the proposed project. Project-related traffic is a function of the extent and type of development proposed for the site. This information is used to establish traffic generation for the site.

The project will consist of an approximately 48.8-acre site, to be developed as a mixed-use community. The updated site plan was used to determine project trips through the project area.

Existing Land Use Traffic

The project site is currently vacant. No traffic is currently generated from the site; therefore, the current trip generation for the project site is zero.

Project Trip Distribution

Trip distribution is the process of identifying the probable destinations, directions or traffic routes that will be utilized by project traffic. The potential interaction between the proposed land uses and surrounding regional access routes are considered to identify the route where the project traffic will distribute.

Trip distribution was determined for each parking area. This will show how the traffic will enter/exit the site from the surrounding roadways and which internal roadways will be used to access each parking area. The anticipated trip distribution for the proposed development is presented on Figures 2-A through 2-F. These figures show the proportion of project traffic that will use the street segments and pass through intersections.

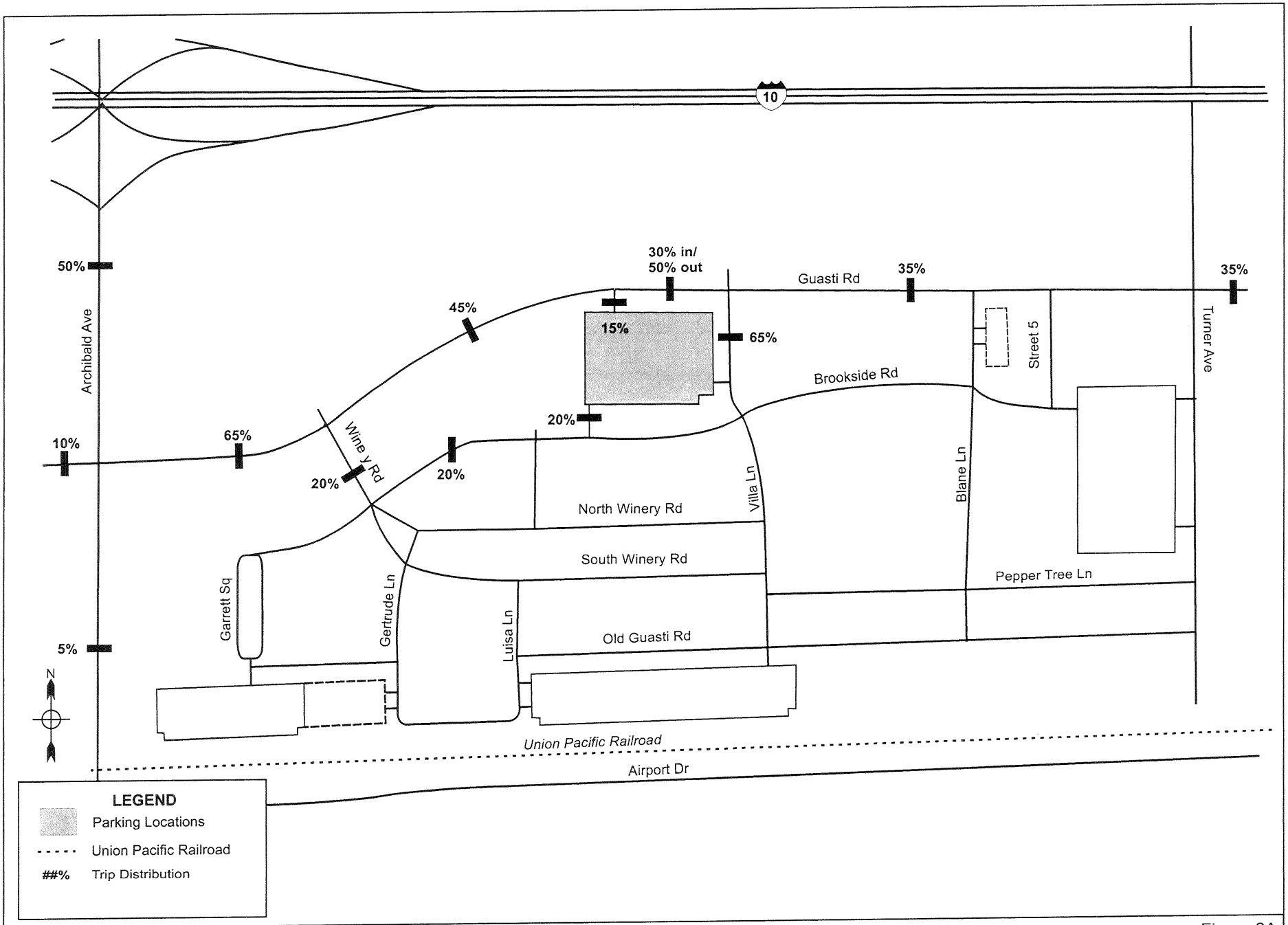

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Figure 2A

Trip Distribution - Parking Structure #1