



## Exhibit A

### SCOPING AGREEMENT FOR TRAFFIC IMPACT ANALYSIS

This following form shall be used to acknowledge preliminary approval of the scope for the traffic impact analysis (TIA) of the following project. The TIA must follow the City of Rialto Traffic Impact Analysis – Report Guidelines and Requirements, adopted by the City Council on \_\_\_\_\_.

#### City of Rialto

#### Traffic Impact Analysis

#### Scoping Agreement

Case No. MC2025-0001, PPD2025-0001

Related Cases -

SP No. \_\_\_\_\_

EIR No. \_\_\_\_\_

GPA No. \_\_\_\_\_

ZC No. \_\_\_\_\_

Project Name: New Manufacturing Building

Project Address: Larch Ave Rialto (APN# 0128-151-17)

Project Description: Development of a new manufacturing building of 7,500 SF, including an office of 600 SF

#### Consultant

#### Developer

Name: K2 Traffic Engineering, Inc. by Kay Hsu, PE, TE Miros Enterprises LLC by Carlos Rangel

Address: 1442 Irvine Blvd, Suite 210, Tustin, CA 92780 9161 Sierra Ave, Suite 108, Fontana, CA 92335

Telephone: (714) 832 - 2116 909-383-0819

Fax: N/A N/A



**1. Trip Generation Source:** ITE Trip Generation, 11th Edition (See Exhibit 2 for Trip Generation)

Existing GP Land Use Vacant Proposed Land Use Manufacturing

Current Zoning: General Manufacturing (M-2) Proposed Zoning: General Manufacturing (M-2)

Total Daily Project Trips: 46

	Current Trip Generation			Proposed Trip Generation		
	In	Out	Total	In	Out	Total
AM Trips	<u>-</u>	<u>-</u>	<u>-</u>	<u>4</u>	<u>1</u>	<u>5</u>
PM Trips	<u>-</u>	<u>-</u>	<u>-</u>	<u>2</u>	<u>4</u>	<u>6</u>
Internal Trip Allowance	Yes	x	<u>No</u> ( <u>N/A</u> % Trip Discount)			
Pass-By Trip Allowance	Yes	x	<u>No</u> ( <u>N/A</u> % Trip Discount)			

For appropriate land uses, a pass-by trip discount may be allowed not to exceed 25%. Discount trips shall be indicated on a report figure for intersections and access locations.

**2. Trip Geographic Distribution:** N - % S - % E 50 % W 50 %

(Detailed exhibits of trip distribution must be attached with Trucks as a separate exhibit)

**3. Background Growth Traffic**

Project Completion Year: 2026 Annual Background Growth Rate: 1.5 %

Other Phase Years N/A

Other area projects to be considered: List of cumulative projects to be provided by Planning Division, if applicable

(Contact Planning for Lists. Correlate projects to exhibit map and also indicate which projects have been included in study area forecasts for existing + background growth + project + cumulative)

Model/Forecast methodology: \_\_\_\_\_

**4. Study Intersections:** (NOTE: Subject to revision after other projects, trip generation and distribution are determined, or comments from other agencies received.)

- |                                   |           |
|-----------------------------------|-----------|
| 1. <u>Rialto Ave at Larch Ave</u> | 6. _____  |
| 2. _____                          | 7. _____  |
| 3. _____                          | 8. _____  |
| 4. _____                          | 9. _____  |
| 5. _____                          | 10. _____ |



**5. Study Roadway Segments:** (NOTE: Subject to revision after other projects, trip generation and distribution are determined, or comments from other agencies received.)

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_
- 5. \_\_\_\_\_

- 6. \_\_\_\_\_
- 7. \_\_\_\_\_
- 8. \_\_\_\_\_
- 9. \_\_\_\_\_
- 10. \_\_\_\_\_

**6. Other Jurisdictional Impacts**

Is this project within any other Agency's Sphere of Influence or within one-mile of another jurisdictional boundary?

\_\_\_\_\_  YES  
\_\_\_\_\_ NO

If so, name of Jurisdiction: City of Fontana

**7. Site Plan** (please attach 11" x 17" legible copy) (See Exhibit 1 for Site Plan)

**8. Specific issues to be addressed in the Study (in addition to the standard analysis described in the Guideline)** (to be filled out by the City of Rialto Public Works Department) (NOTE: If the traffic study states that "a traffic signal is warranted" (or "a traffic signal appears to be warranted," or similar statement) at an existing un-signalized intersection under existing conditions, 8-hour approach traffic volume information must be submitted in addition to the peak hourly turning movement counts for that intersection.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**9. Existing Conditions**

Traffic count data must be new or within one year. Provide traffic count dates if using other than new counts.

Date of counts: Conduct new counts if a traffic study is required

**NOTE Fees are due and must be submitted with, or prior to submittal of this form. The City will not process the Scoping Agreement prior to the receipt of the processing fee.**

Fees Paid: Yes Date 2/11/2025



**Recommended:**

Scoping Agreement Submittal date 11/15/2024

Scoping Agreement Resubmittal date \_\_\_\_\_

*Kayla*

11/15/2024

Applicant/Engineer

Date

**Land Use Concurrence:**

Development Services Department

Date

**Approved by:**

*Michael Lloyd*

2/14/2025

Contract Engineer for  
Public Works Department

Date

**NOTE:**

The Applicant/Engineer acknowledges that the Scoping Agreement is intended to assist in the preparation of any required TIA. It is preliminary in nature and the City does not have sufficient data to determine the ultimate conditions that may be imposed for the project. It does not provide nor limit the requirements imposed on the Project but is intended only to provide initial input into the parameters for review of the traffic generated by the Project and the initial areas to be considered and studied. Subsequent changes to scope of required analysis to be included in the TIA may be required by the Transportation Commission, Planning Commission, and/or the City Council upon Public Works Director/City Engineer review and approval.

**FOR CITY STAFF USE ONLY:**

TIA NEEDED: \_\_\_ YES X NO

INITIALS MDL

# EXHIBIT 1. SITE PLAN

<p><b>DESIGNER</b> DIXI DESIGN 1231 CACTUS AVE SUITE "E" RIALTO, CA 92376 PHONE: (909) 949-5563 CELL: (909) 949-5563 EMAIL: info@dixi.com</p>	<p><b>OWNER</b> MIROS ENTERPRISES LLC CONTACT: CARLOS RANGEL CELL: (909) 633-3943</p>	<p><b>PROJECT ADDRESS:</b> <b>LARCH AVE</b> <b>RIALTO, CA 92376</b> <b>APN # 0128-151-17-0000</b></p>	<p><b>CONSTRUCTION TYPE</b> MANUFACTURE COFFICINERY BUILDING CODE 2022 CBC - 2022 CEC CITY OF RIALTO, CA, CODES, ETC. AND CALIFORNIA LOCAL ORDINANCES</p>	<p><b>LOT AREA = 20,000/46 AC.</b></p> <table border="1"> <tr> <td>MANUFACTURE</td> <td>6,500.00 SQ. FT.</td> </tr> <tr> <td>OFFICE</td> <td>2,000.00 SQ. FT.</td> </tr> <tr> <td>TOTAL</td> <td>8,500.00 SQ. FT.</td> </tr> </table>	MANUFACTURE	6,500.00 SQ. FT.	OFFICE	2,000.00 SQ. FT.	TOTAL	8,500.00 SQ. FT.	<p><b>PARKING ANALYSIS</b> TOTAL PARKING REQUIRED = 15 SPACES TOTAL PARKING PROVIDED = 15 SPACES 1 HANDICAPPED PARKING PROVIDED</p>	<p><b>HANDICAPPED PARKING</b></p>	<p><b>WHEEL STOP DETAIL</b></p>	<p><b>ACCESSIBLE PARKING SURFACE</b></p>	<p><b>ACCESSIBLE PARKING SURFACE</b></p>	<p><b>HAMMERHEAD TURNAROUND DETAIL</b></p>	<p><b>CURB RAMP</b></p>	<p><b>PARKING ENTRANCE SIGN</b></p>
MANUFACTURE	6,500.00 SQ. FT.																	
OFFICE	2,000.00 SQ. FT.																	
TOTAL	8,500.00 SQ. FT.																	

**PROPERTY LINE 100'**  
**PROPERTY LINE 200'**  
**PROPERTY LINE 700'**

**BUILDING**  
7,500.00 sq.ft.

**MANUFACTURE**  
TOTAL GARAGE 5,500.00 sq.ft.

**OFFICE**  
2,000.00 sq.ft.

**LARCH AVE.**

**KEYNOTES**

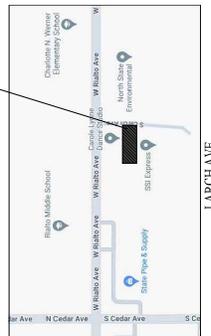
- 1 MIN. 4'-0" WIDE PATH OF TRAVEL FROM PUBLIC WAY TO FRONT DOOR.
- 2 CONCRETE 15" x 15" SLATE BRICK LIGHT BEIGE COLOR BY MAJORELLE PROVIDE 4" WIDE PAINTED BLUE STRIPES AT 3'-0" O.C. PROVIDE 4" WIDE PAINTED BLUE STRIPES AT 3'-0" O.C. AT PROPERTY LINE.
- 3 E-CONCRETE DRIVEWAY PER CITY STANDARDS.
- 4 NEW REUSE ENCLOSURE.
- 5 CONSTRUCT HANDICAP RAMP PER 2013 CBC ADA.
- 6 LANDSCAPE AREA TO PREVENT THE LIGHT FROM ADVERSELY AFFECTING ADJACENT PROPERTIES.
- 7 DECORATIVE BLOCK WALL WITH CAP.
- 8 SLUMP BLOCK COLOR BUFF WITH CAP COLOR OLD RUBERLO AT THE PROPERTY LINE.
- 9 FIRE TURN AROUND.

**SHEET INDEX**

SHEET #	A-1	SITE PLAN
SHEET #	A-2	PROPOSED FLOOR PLAN
SHEET #	A-3	PROPOSED FLOOR PLAN
SHEET #	A-4	PROPOSED ROOF PLAN
SHEET #	3-D	PRELIMINARY LANDSCAPE PLAN
SHEET #	L-1	PRELIMINARY LANDSCAPE PLAN

**SITE PLAN**  
SCALE: 1/16" = 1'-0"

<p>DESIGNER <b>DIXI DESIGN</b> 1231 N. CACTUS AVE # E RIALTO, CA 92376 (909) 949-5563 CREATIVE DEVELOPMENT &amp; QUALITY LIFE &amp; DESIGN</p>	<p>NEW BUILDING / MANUFACTURE 7,500.00 SQ. FT.</p>	<p>APPLICANT / OWNER MIROS ENTERPRISES LLC LARCH AVE. RIALTO, CA 92376 APN # 0128-151-17-0000</p>	<p>CITY NAME <b>PROPOSED SITE PLAN</b></p> <p>SHEET No. <b>A-1</b></p> <p>SCALE <b>1/16" = 1'-0"</b></p> <p>DATE PLOTTED <b>10/24</b></p>
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## **EXHIBIT 2. TRIP GENERATION**

**TABLE A1. TRIP GENERATION RATE**

LAND USE*	UNIT	Daily	AM Peak			PM Peak		
			Total	IN	OUT	Total	IN	OUT
Manufacturing (140)- Passenger Car	1000 Sq. Ft.	4.75	0.68	76%	24%	0.74	31%	69%
Manufacturing (140)- Truck	1000 Sq. Ft.	0.45	0.03	56%	44%	0.03	41%	59%

\* Data source: ITE's Trip Generation, 11th Edition

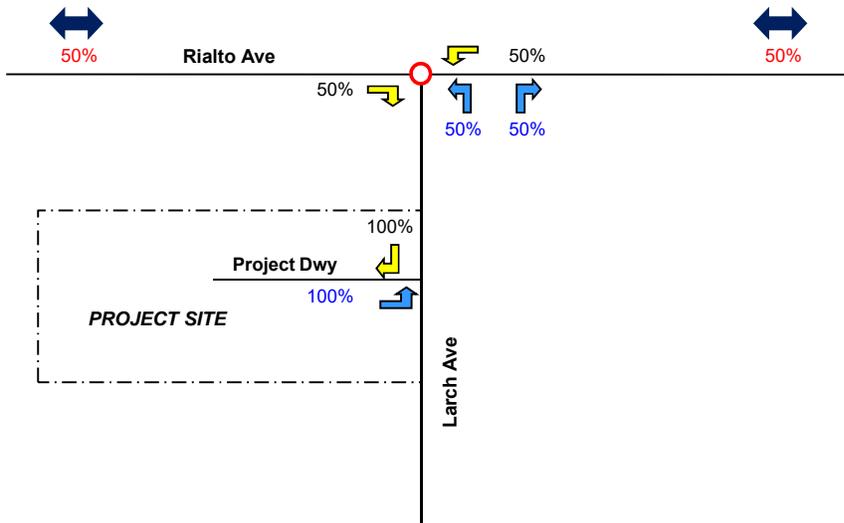
**TABLE A2. TRIP GENERATION & PCE CONVERSION**

LAND USE	UNIT / PCE	Quantity	AM Peak			PM Peak			Daily
			Total	IN	OUT	Total	IN	OUT	
Manufacturing (140)- Passenger Car	1000 Sq. Ft.	7.5	5	4	1	6	2	4	35.6
Manufacturing (140)- Truck	1000 Sq. Ft.	7.5	0	0	0	0	0	0	3.4
Truck PCE Conversion	PCE = 3		0	0	0	0	0	0	10.1
<b>Projet Trip Generation</b>			<b>5</b>	<b>4</b>	<b>1</b>	<b>6</b>	<b>2</b>	<b>4</b>	<b>46</b>

# EXHIBIT 3. TRIP DISTRIBUTION

**LEGEND**

-  Inbound Trips
-  Outbound Trips
-  Directional Distribution
-  Study Intersection





## VMT Analysis Project Scoping Form

This scoping form shall be submitted to the City of Rialto to assist in identifying infrastructure improvements that may be required to support traffic from the proposed project.

### Project Identification:

Case Number:	MC2025-0001, PPD2025-0001
Related Cases:	
SP No.	
EIR No.	
GPA No.	
CZ No.	
Project Name:	New Manufacturing Building
Project Address:	Larch Ave Rialto (APN# 0128-151-17)
Project Opening Year:	2026
Project Description:	Development of a new manufacturing building of 7,500 SF, including an office of 600 SF

	Consultant:	Developer:
Name:	K2 Traffic Engineering, Inc by Kay Hsu, TE	Miros Enterprises LLC by Carlos Rangel
Address:	1442 Irvine Blvd, Suite 210 Tustin, CA 92780	9161 Sierra Ave, Suite 108 Fontana, CA 92335
Telephone:	(714) 832 - 2116	909-383-0819
Fax/Email:	N/A	N/A

### Trip Generation Information:

Trip Generation Data Source: ITE Trip Generation, 11th Ed.

Current General Plan Land Use:

Vacant

Proposed General Plan Land Use:

Manufacturing

Current Zoning:

General Manufacturing (M-2)

Proposed Zoning:

General Manufacturing (M-2)



	Existing Trip Generation			Proposed Trip Generation		
	In	Out	Total	In	Out	Total
AM Trips	-	-	-	4	1	5
PM Trips	-	-	-	2	4	6

Daily Trips = 36

Trip Internalization:  Yes  No (  N/A % Trip Discount)

Pass-By Allowance:  Yes  No (  N/A % Trip Discount)

## Potential Screening Checks

**Is the project screened from VMT assessment?**  Yes  No

<p>VMT screening justification <u>Project Type Screening</u></p> <p><u>Project generating 36 daily vehicle trips, less than the threshold of 110 daily vehicle trips</u></p> <p>_____</p> <p>_____</p> <p>_____</p>
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## VMT Scoping

For projects that are not screened, identify the following:

**N/A**

- Travel Demand Forecasting Model Used \_\_\_\_\_
- Attach SBCTA Screening VMT Assessment output or describe why it is not appropriate for use
- Attach proposed Model Land Use Inputs and Assumed Conversion Factors (attach)



**Approved by:**

*Michael Lloyd*

2/14/2025

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Contract Engineer for  
Public Works Department

Date

**NOTE:**

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**FOR CITY STAFF USE ONLY:**

VMT ANALYSIS NEEDED: \_\_\_ YES X NO

INITIALS MDL