

Exhibit B

SCOPING AGREEMENT FOR TRAFFIC IMPACT ANALYSIS

The 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. Master Case No. 2019-0049 _____

Related Cases – _____

SP No. 2019-0019, 2019-0040 _____

EIR No. 2019-0051 _____

GPA No. _____

ZC No. _____

Project Name: City Industry Pallets _____

Project Address: 11258 South Riverside Avenue, Rialto, CA (a.k.a. 2880 South Riverside Avenue) _____

Project Description: 3.58-acre pallet repair and storage yard with office _____

Business Hours: 7:00 AM – 5:00 PM, Monday to Friday _____

Number of Employees: 4 full-time _____

Equipment: 3 bobtail trucks (28' length), 2 trips per day, total 6 trips per day _____

Refurbishment: ~10,000 pallets per month _____

Recycled Materials: 1 roll-off bin disposed of per month _____

Consultant

Developer

Name: GANDDINI GROUP, INC. _____ LANDARQ, INC. _____

Address: 555 Park Center Drive, Ste. 225 _____ 865 South Milliken Avenue, Suite E _____

Santa Ana, CA 92705 _____ Ontario, CA 91761 _____

Telephone: (714) 795-3100 _____ (909) 259-9428 _____

Fax: (714) 242-2111 _____ _____

1. Trip Generation Source: ITE Trip Generation Manual (10th Edition, 2017) for base rates, ITE Trip Generation Manual Supplement (10th Edition, 2020) for total truck rates, City of Rialto Traffic Impact Analysis Guidelines (December 2013) for truck mix by axle breakdown

Existing GP Land Use Light Industrial Proposed Land Use: Pallet Repair & Recycle

Current Zoning: M-1 Proposed Zoning: M-1

In Passenger Car Equivalents:

Total Daily Project Trips: 148

	<u>Current Trip Generation</u>			<u>Proposed Trip Generation</u>		
	In	Out	Total	In	Out	Total
AM Trips	<u>0</u>	<u>0</u>	<u>0</u>	<u>17</u>	<u>2</u>	<u>19</u>
PM Trips	<u>0</u>	<u>0</u>	<u>0</u>	<u>7</u>	<u>9</u>	<u>16</u>
Internal Trip Allowance	Yes	<div>No</div>	(<u> </u> % Trip Discount)			
Pass-By Trip Allowance	Yes	<div>No</div>	(<u> </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:

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

See Figures 2 and 3.

3. Background Growth Traffic

Project Completion Year: 2022 Annual Background Growth Rate: n/a

Other Phase Years _____

Other area projects to be considered:

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

Model/Forecast methodology n/a

4. Study Intersections:

(NOTE: Subject to revisions after other projects, trip generation and distribution are determined, or comments from other agencies received.)

1. n/a - Project is forecast to generate fewer than 50 peak hour trips; no off-site analysis per exemptions outlined in City Guidelines Exhibit A.
2. _____

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. _____

6. Other Jurisdictional Impacts

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

☒ YES ☐ NO

If so, name of Jurisdiction: Unincorporated San Bernardino County

7. Site Plan (please attach 11"x17" legible copy) – see Attachment A.

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 appeared to be warranted," or similar statement) at an existing un-signalized intersection under existing conditions, 8-hour approached traffic volumes information must be submitted in addition to the peak hourly turning movement counts for that intersection.)

Truck turning templates shown on site plan.

9. Existing Conditions

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

Date of counts: _____

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: _____ Date: _____

Recommended:Scoping Agreement Submittal date 6/14/2021Scoping Agreement Resubmittal date 8/11/2021Giancarlo Ganddini
Applicant/Engineer8/11/21
Date**Land Use Concurrence:**
Community Development Department8-16-2021
Date**Approved by:**_____
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.

Exempt from TIA
Per City Manager
OK 8-16-2021

Table 1
Project Trip Generation

Land Use: Manufacturing
Size: 3.580 AC

TRIP GENERATION RATES PER AC ¹								
Vehicle Type	Source ²	AM Peak Hour			PM Peak Hour			Daily Rate
		In	Out	Rate	In	Out	Rate	
All Vehicles	ITE 140	90%	10%	4.620	43%	57%	4.540	35.020
Passenger Cars (92.0% AM, 93.0% PM, 90.0% Daily)	TGMS 140	3.825	0.425	4.250	1.816	2.407	4.223	31.518
Trucks (8.0% AM, 7.0% PM, 10.0% Daily)	TGMS 140	0.333	0.037	0.370	0.137	0.181	0.318	3.502
Truck Mix:	Rialto							
2-Axle Trucks (2.0%)		0.007	0.001	0.008	0.003	0.004	0.007	0.070
3-Axle Trucks (28.0%)		0.093	0.010	0.103	0.038	0.051	0.089	0.981
4+ Axle Trucks (70.0%)		0.233	0.026	0.259	0.096	0.127	0.223	2.451

VEHICLE TRIPS GENERATED							
Vehicle Type	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
Passenger Cars	14	2	16	7	9	16	113
Trucks							
2-Axle Trucks	0	0	0	0	0	0	0
3-Axle Trucks	0	0	0	0	0	0	4
4+ Axle Trucks	1	0	1	0	0	0	9
Subtotal	1	0	1	0	0	0	13
Total Vehicle Trips Generated	15	2	17	7	9	16	126

PCE ³ TRIPS GENERATED								
Vehicle Type	PCE Factor ⁴	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Passenger Cars	1.0	14	2	16	7	9	16	113
Trucks								
2-Axle Trucks	1.5	0	0	0	0	0	0	0
3-Axle Trucks	2.0	0	0	0	0	0	0	8
4+ Axle Trucks	3.0	3	0	3	0	0	0	27
Subtotal		3	0	3	0	0	0	35
Total PCE Trips Generated		17	2	19	7	9	16	148

Notes:

(1) AC = Acre

(2) ITE = Institute of Transportation Engineers (ITE) *Trip Generation Manual* (10th Edition, 2017); ### = ITE Land Use Code.

TGMS = ITE Trip Generation Manual Supplement (10th Edition, 2020); ### = ITE Land Use Code.

Rialto = City of Rialto *Traffic Impact Analysis Guidelines* (December 2013); recommended truck mix for warehousing uses.

(3) PCE = Passenger Car Equivalent

(4) Source: San Bernardino County Congestion Management Program (2016), Appendix B.



Figure 1
Project Location Map

Industry Pallets
Scoping Agreement
19277



Figure 2
Project Trip Distribution - Cars

Industry Pallets
 Scoping Agreement
 19277

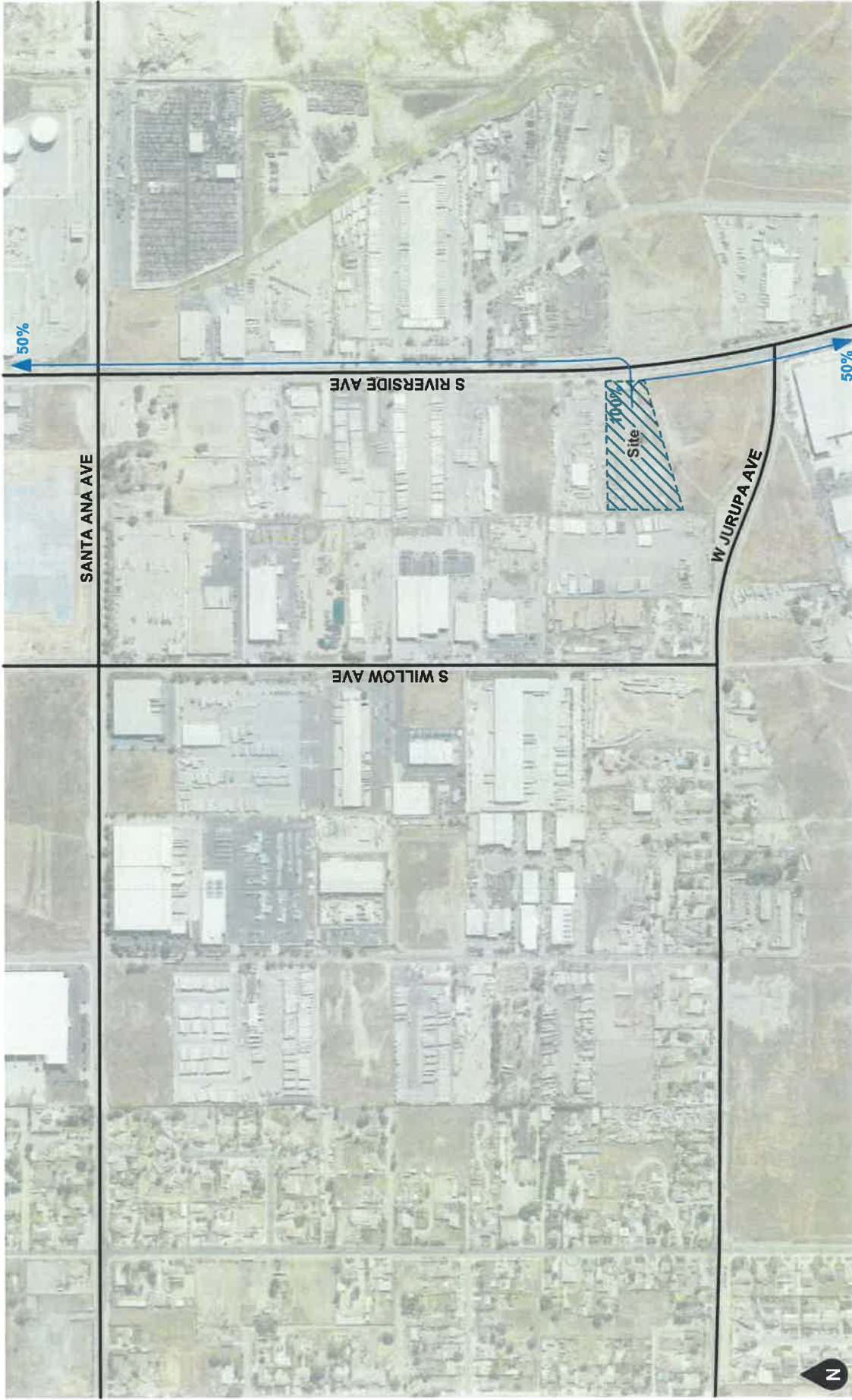
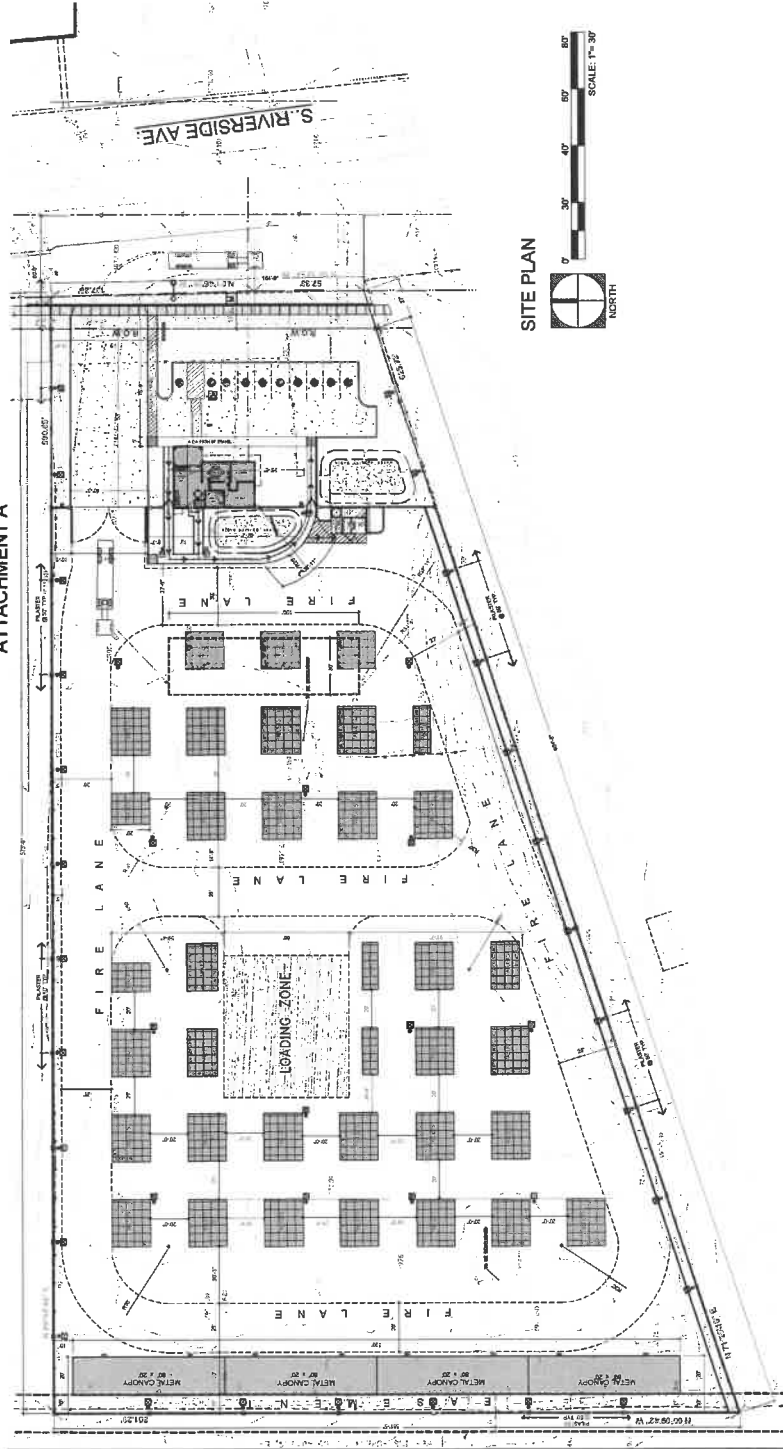


Figure 3
Project Trip Distribution - Trucks

ATTACHMENT A



SITE PLAN



865 S. Milliken Ave. Suite E
Ontario, CA 91761
Office: 909-259-9442
email: fausto@landarq.com



Revision	Date
1. PLAN CHECK REVISIONS 10/17/02	
2. PLAN CHECK REVISIONS 02/02/01	
3. PLAN CHECK REVISIONS 02/02/01	
4. PLAN CHECK REVISIONS 02/02/01	

Prepared For:
Property Owner: Ivan Gant
City Industry Pallets
1128 S. Riverside
Ave. Broomington, CA 927

Project Description:

Pallet Repair
&
Pallet Recycle

Sheet Description:

SITE PLAN

Contact:

Fausto A. Reyes RLA
(917) 458-6001

Underground Service Alert

1-800-487-3333
CAR TOLL FREE
227-2600

Job Number	25-S
Permit Date	02/02/02
Drawn By	JCL / F
Designed By	F
Approved By	F
Sheet	