

December 10, 2018

Ms. Vicky Valenzuela
Thatcher Engineering & Associates, Inc.
1461 Ford Street, Suite 105
Redlands, CA 92373

SUBJECT: ALDER II FAIR SHARE MEMO

Dear Ms. Vicky Valenzuela:

This Memo has been prepared for the Alder II project ("Project"), which is located on the southwest corner of Alder Avenue and Miro Way in the City of Rialto. Urban Crossroads prepared Alder II Focused Traffic Impact Analysis (October 29, 2018, referred to as "TIA").

A rough order of magnitude cost estimate was prepared in the TIA to determine the appropriate contribution value based upon the Project's fair share of traffic consistent with the TIA Scoping Agreement reviewed and approved by the City on July 16, 2018. The project's fair share cost was estimated at \$34,710, which included the fair share cost for widening of Alder Avenue between Walnut Avenue and Renaissance Parkway from four to six lanes. The fair share cost was based on a total cost estimate of needed intersection and roadway improvements of approximately \$2 million. The estimate is intended to approximate a rough order of magnitude cost for discussion purposes, and does not imply any legal responsibility or formula for contributions or mitigations.

The staff report recommends a fair share cost of \$96,223 for the Project which includes cost of improvements at the SR-210 and Alder Avenue interchange based on the Feasibility Study Report for the Alder Avenue/Walnut Avenue interchange and the widening of segments along Alder Avenue north of Walnut Avenue. These facilities were not required to be included as part of the study area in the TIA as the Project is not anticipated to contribute 50 or more peak hour trips to these facilities. Further, the City did not comment during the scoping process or in their 1st review of the draft TIA to include the fair share for these facilities in the TIA.

If you have any questions, please contact me directly at (949) 336-5992.

Respectfully submitted,
URBAN CROSSROADS, INC.



Pranesh Tarikere, PE
Senior Engineer

Exhibit B

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 February 5, 2014.

City of Rialto
Traffic Impact Analysis
Scoping Agreement

Case No. _____

Related Cases -

SP No. _____

EIR No. _____

GPA No. _____

ZC No. _____

Project Name: Alder II Warehouse

Project Address: South of Miro Way and West of Alder Avenue

Project Description: 83,635 square foot warehouse building

	<u>Consultant</u>	<u>Developer</u>
Name:	<u>Charlene So</u>	<u>Lilburn Corporation</u>
Address:	<u>260 E. Baker St. Suite 200, Costa Mesa, CA</u>	<u>1905 Business Center Dr., San Bernardino, CA</u>
Telephone:	<u>949-336-5982</u>	<u>909-890-1818</u>
Fax:	<u>NA</u>	<u>NA</u>

1. Trip Generation Source: ITE, 9th Edition Trip Gen Manual (2012) + Rialto TIA Guidelines for Truck Mix

Existing GP Land Use Specific Plan Proposed Land Use Specific Plan

Current Zoning: Renaissance (14 Employment) Proposed Zoning: Renaissance (14 Employment)

Total Daily Project Trips: 500 (PCE) (Table 1)

	Current Trip Generation			Proposed Trip Generation		
	In	Out	Total	In	Out	Total
AM Trips	<u>0</u>	<u>0</u>	<u>0</u>	<u>36</u>	<u>12</u>	<u>48</u>
PM Trips	<u>0</u>	<u>0</u>	<u>0</u>	<u>14</u>	<u>36</u>	<u>50</u>
Internal Trip Allowance	Yes	No	<u>(0 % Trip Discount)</u>			
Pass-By Trip Allowance	Yes	No	<u>(0 % Trip Discount)</u>			

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 Varies % S Varies % E Varies % W Varies %

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

3. Background Growth Traffic

Project Completion Year: 2019 Annual Background Growth Rate: 2 %

Other Phase Years NA

Other area projects to be considered: Additional projects provided by the City

(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: NA

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

- Alder Av. & Miro Wy.
- Alder Av. & Driveway 1
- Alder Av. & Baseline Rd.
- Alder & Walnut
-
-
-
-
-
-

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

- | | |
|---|-----------|
| 1. <u>Alder - Walnut to Renaissance</u> | 6. _____ |
| 2. _____ | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 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)

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.)

-Queues at Project driveways

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: To be conducted when local schools are back in session and operating on normal bell schedules.

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 _____

Traffic Impact Analysis – Report Guidelines and Requirements
Exhibit B
Scoping Agreement

Recommended:

Scoping Agreement Submittal date 7/5/2018

Scoping Agreement Resubmittal date _____



Applicant/Engineer

7/11/18

Date

Land Use Concurrence:

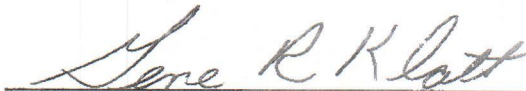


Development Services Department

7/16/18

Date

Approved by:



Public Works Department

7/11/18

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.