

July 11, 2019

Mr. Daniel Casey
City of Rialto
Planning Division
150 S. Palm Avenue
Rialto, CA 92376

SUBJECT: Response to Renfro Letter in Opposition of Allegro Subdivision (EAR 2019-0002)

Dear Daniel:

This letter is in response to the City's request for Lilburn Corporation to provide a Response to Comment to Barbara and Jewell Renfro's letter received by the City on July 9, 2019. The Renfro's single-family residence is located directly across Acacia Avenue from the proposed entrance to the Allegro 61-unit subdivision. They have concerns about access to and from Acacia Avenue at their driveway, and existing traffic levels during the beginning and ending of school days. They request a Traffic Study be prepared to include the intersections of Merrill/Acacia and Randall/Acacia.

As stated in the Initial Study that was made available for public review from June 20, 2019 to July 9, 2019, a Traffic Impact Analysis (TIA) was prepared for the Proposed Project by Ganddini in March 2019 to assess the potential circulation impacts associated with the proposed 61 residential dwelling units and to identify the traffic mitigation measures necessary to maintain the established Level of Service (LOS) standard for the elements (intersection and roadway segments) within the TIA study area. The Initial Study also noted that the TIA report was made available at City offices for review.

The two intersections mentioned in the Renfro's letter, plus the Project Entrance at Acacia were in fact evaluated in the TIA. Based on the City-approved scoping agreement, the following study area for the TIA included the following intersections and roadway segments:

- Sycamore Avenue (NS) at Merrill Avenue (EW)
- Sycamore Avenue (NS) at Randall Avenue (EW)
- Acacia Avenue (NS) at Merrill Avenue (EW)
- Acacia Avenue (NS) at Project Access (EW)
- Acacia Avenue (NS) at Randall Avenue (EW)

The TIA concluded that upon approval by the City, the Proposed Project would be required to make payment applicable through Development Impact Fees or through an in-lieu fee on a fair share basis for the improvements listed in the Table 6 above to reduce impacts to less than

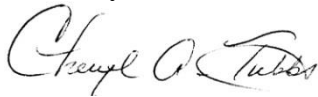
significant. The TIA states that the project fair share cost is estimated to be \$126,100 which is based on the proportion of project peak hour traffic volume contributed to the improvement location relative to the total new peak hour traffic volume for Cumulative Condition traffic conditions.

Additionally, the following recommendations shall be made conditions of project approval to further reduce impacts.

- All road design, traffic signing and striping, and traffic control improvements relating to the proposed project will be constructed in accordance with applicable engineering standards and to the satisfaction of the City of Rialto Public Works Department.
- On-site traffic signing plans will be submitted for City of Rialto approval in conjunction with detailed construction plans for the project.
- Off-street parking will be provided to meet City of Rialto parking code requirements.

If you should have any questions or require additional information, please do not hesitate to call.

Sincerely,

A handwritten signature in cursive script, reading "Cheryl A. Tubbs".

Cheryl A. Tubbs
Vice President