

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 December 1, 2013.

5.24.21
TIA SCOPE
accepted as
submitted.

No TIA required.

City of Rialto

Traffic Impact Analysis

Scoping Agreement

Case No. MC 2021-0001

Related Cases -

SP No. _____

EIR No. _____

GPA No. _____

ZC No. _____

Project Name: Extra Space Storage Expansion

Project Address: 313 S. Riverside Avenue Rialto, CA 92376 (See Figure 1 - Vicinity Map & Figure 2 - Existing Site Aerial.)

Project Description: 40,164 SF (410 units) 2-story self storage expansion

Consultant

Developer

Name: LLG Engineers

SREF 2020, LLC

Address: 2 Executive Circle, Suite 250 Irvine CA 92614

1300 Bristol St Nth, #100 Newport Beach CA 92660

Telephone: (949) 825-6175

(949) 515-5621

Fax: _____

(425) 885-4303

Traffic Impact Analysis – Report Guidelines and Requirements

Exhibit B

Scoping Agreement

1. Trip Generation Source: ITE Trip Generation (10th Edition)

Existing GP Land Use Commercial Proposed Land Use Commercial

Current Zoning: Commercial Proposed Zoning: Commercial

Total Daily Project Trips: 74 (See Table 1 - Project Trip Generation)

| Current Trip Generation | | | Proposed Trip Generation | | |
|-------------------------|---|--------------------------|--------------------------|----------|----------|
| In | Out | Total | In | Out | Total |
| AM Trips | | <u>0</u> | <u>3</u> | <u>3</u> | <u>6</u> |
| PM Trips | | <u>0</u> | <u>4</u> | <u>4</u> | <u>8</u> |
| Internal Trip Allowance | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | (_____ % Trip Discount) | | | |
| Pass-By Trip Allowance | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | (_____ % 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 25 % S 25 % E 25 % W 25 %
(See Figure 4 - Project Trip Distribution Pattern)
(Detailed exhibits of trip distribution must be attached with Trucks as a separate exhibit)

3. Background Growth Traffic

Project Completion Year: 2022 Annual Background Growth Rate: _____%

Other Phase Years N/A

Other area projects to be considered: N/A

(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: N/A

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

- | | |
|---------------|-----------|
| 1. <u>N/A</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. <u>N/A</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: _____

7. Site Plan (please attach 11" x 17" legible copy) (See Figure 3 - Proposed 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.)

VMT Assessment Memo and Truck Turning Template (See Figure 5 and Figure 6)

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: N/A

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 03/29/2021

Scoping Agreement Resubmittal date 05/19/2021

 05.19.21
Applicant/Engineer Date

Land Use Concurrence:

 5-26-2021
Development Services Department Date

Approved by:

 5/25/2021
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.

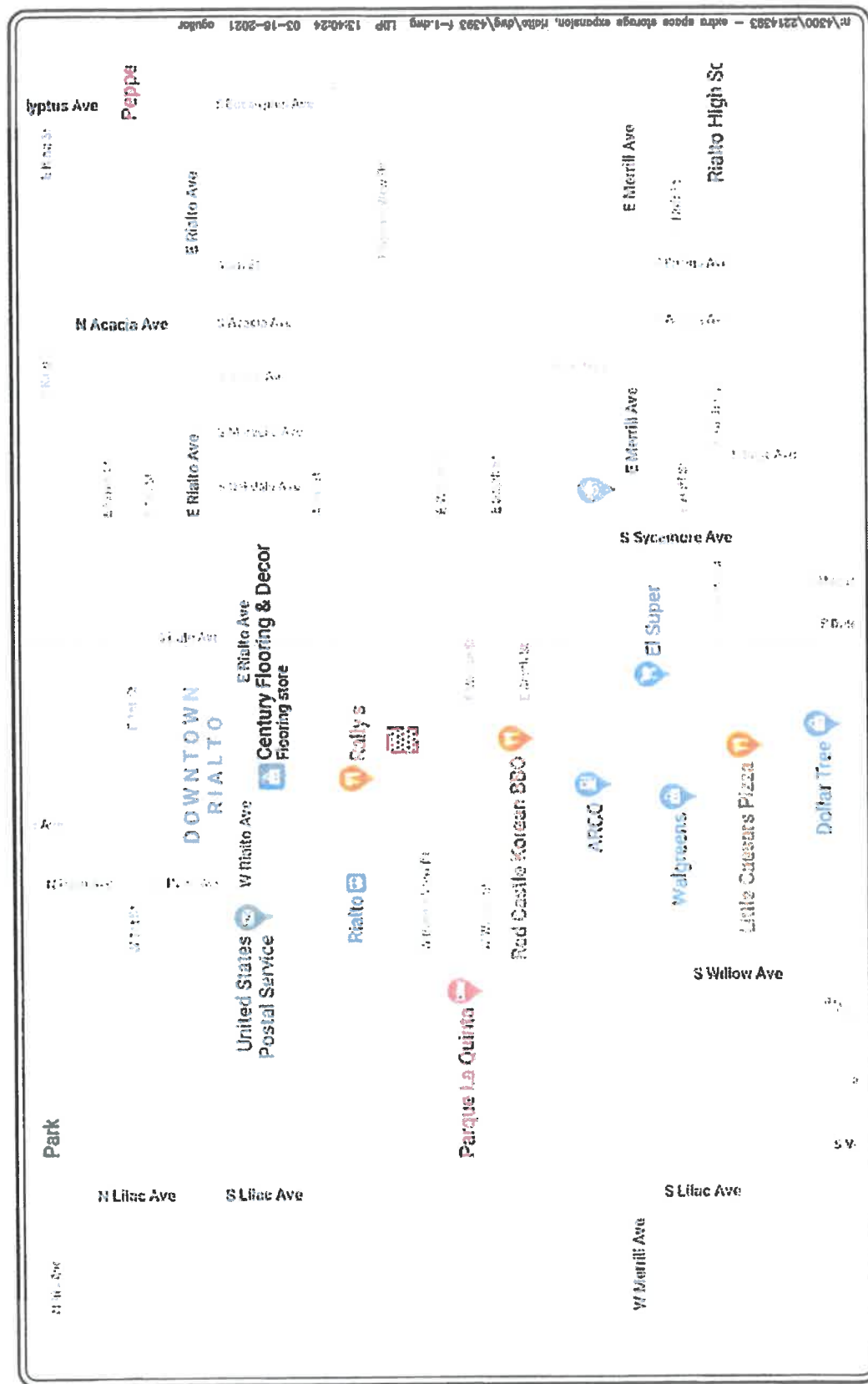


FIGURE 1

VICINITY MAP
EXTRA SPACE STORAGE EXPANSION, RIALTO

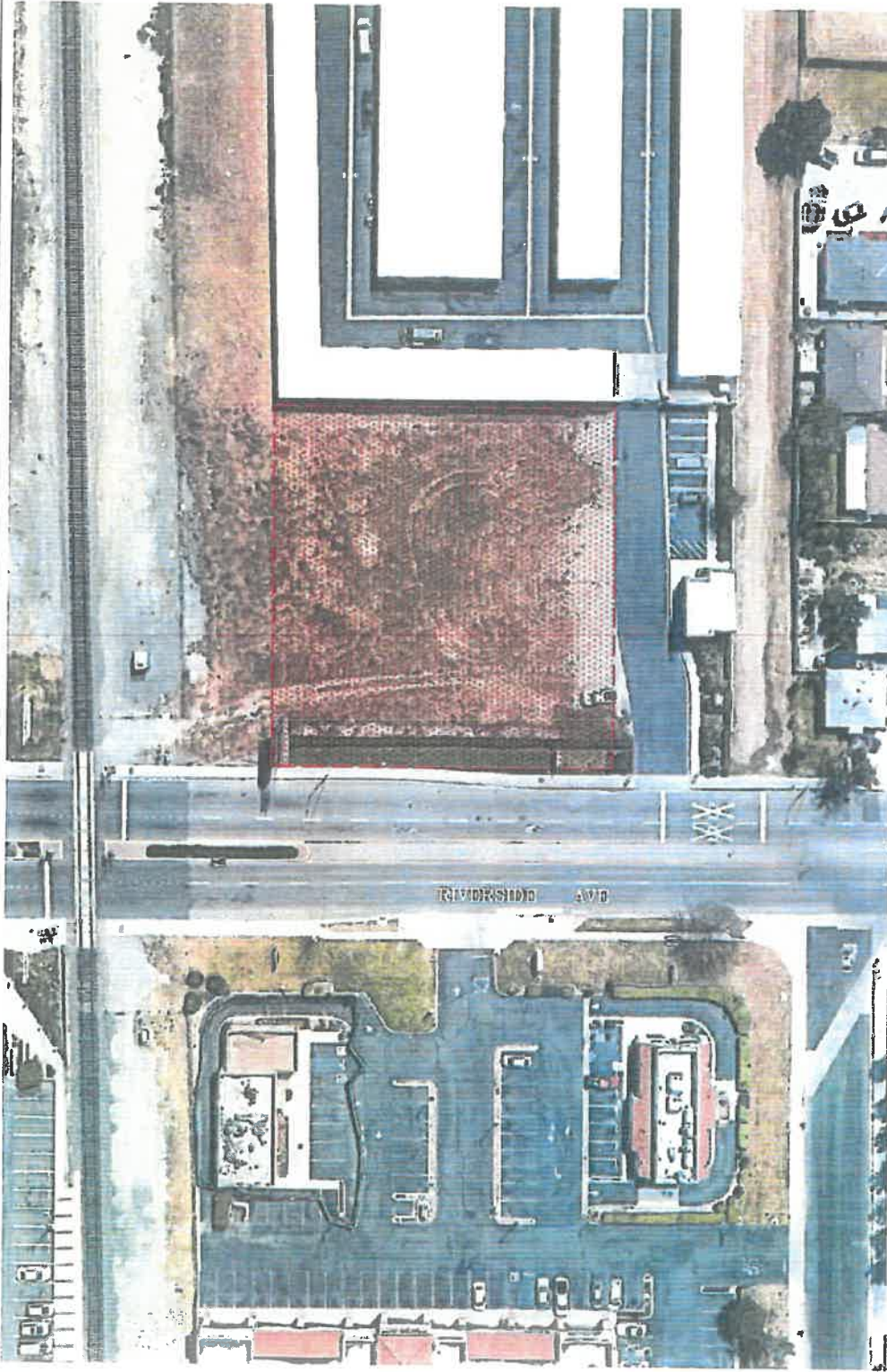
SOURCE: GOOGLE

KEY



NO SCALE

LINSCOTT
LAW &
GREENSPAN
engineers



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SOURCE: GOOGLE

KEY
 = PROJECT SITE

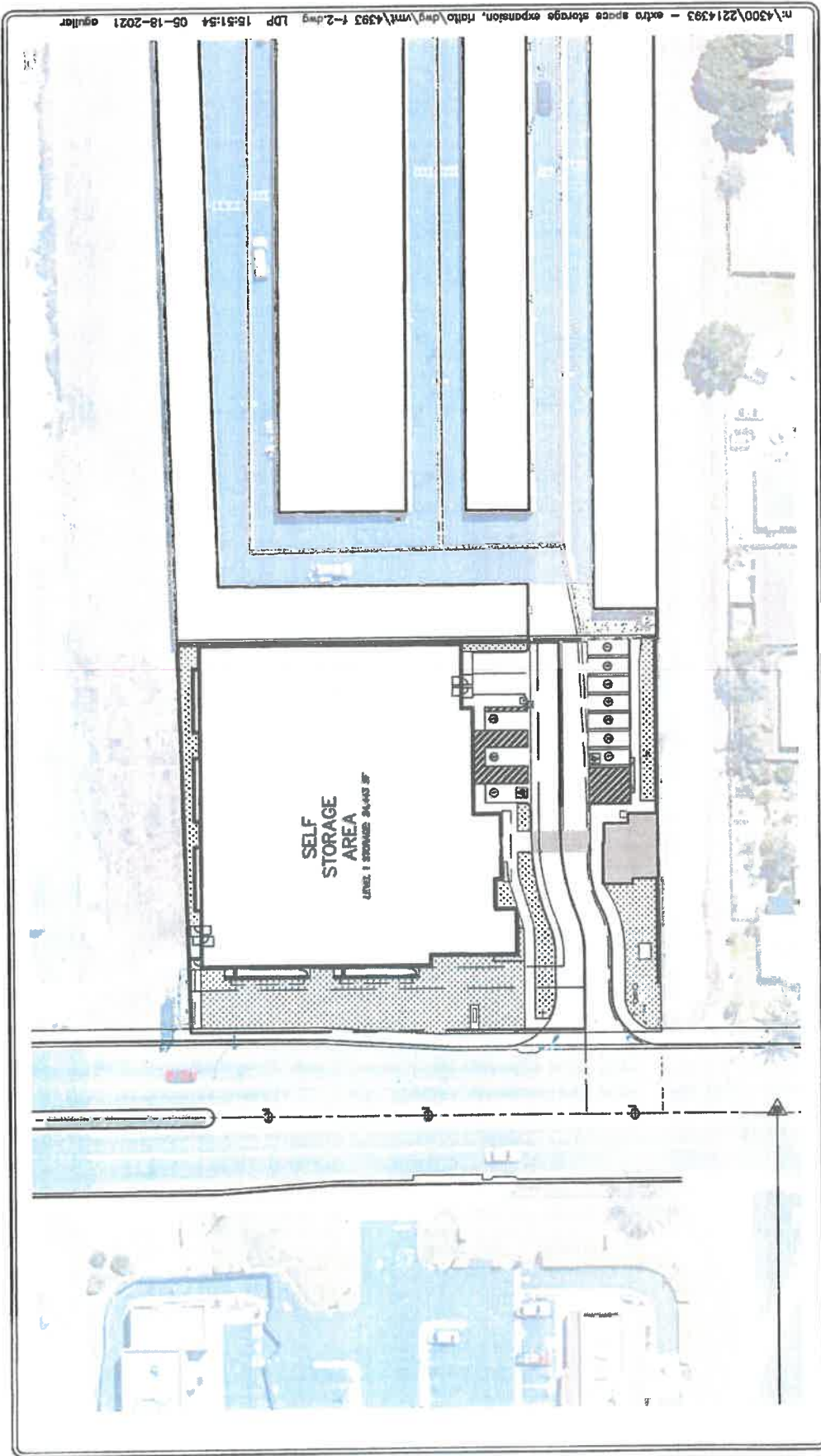


NO SCALE

LINSCOTT
 LAW &
 GREENSPAN
 engineers

FIGURE 2

EXISTING SITE AERIAL
 EXTRA SPACE STORAGE EXPANSION, RIALTO



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SOURCE: MABELLAN ARCHITECTS

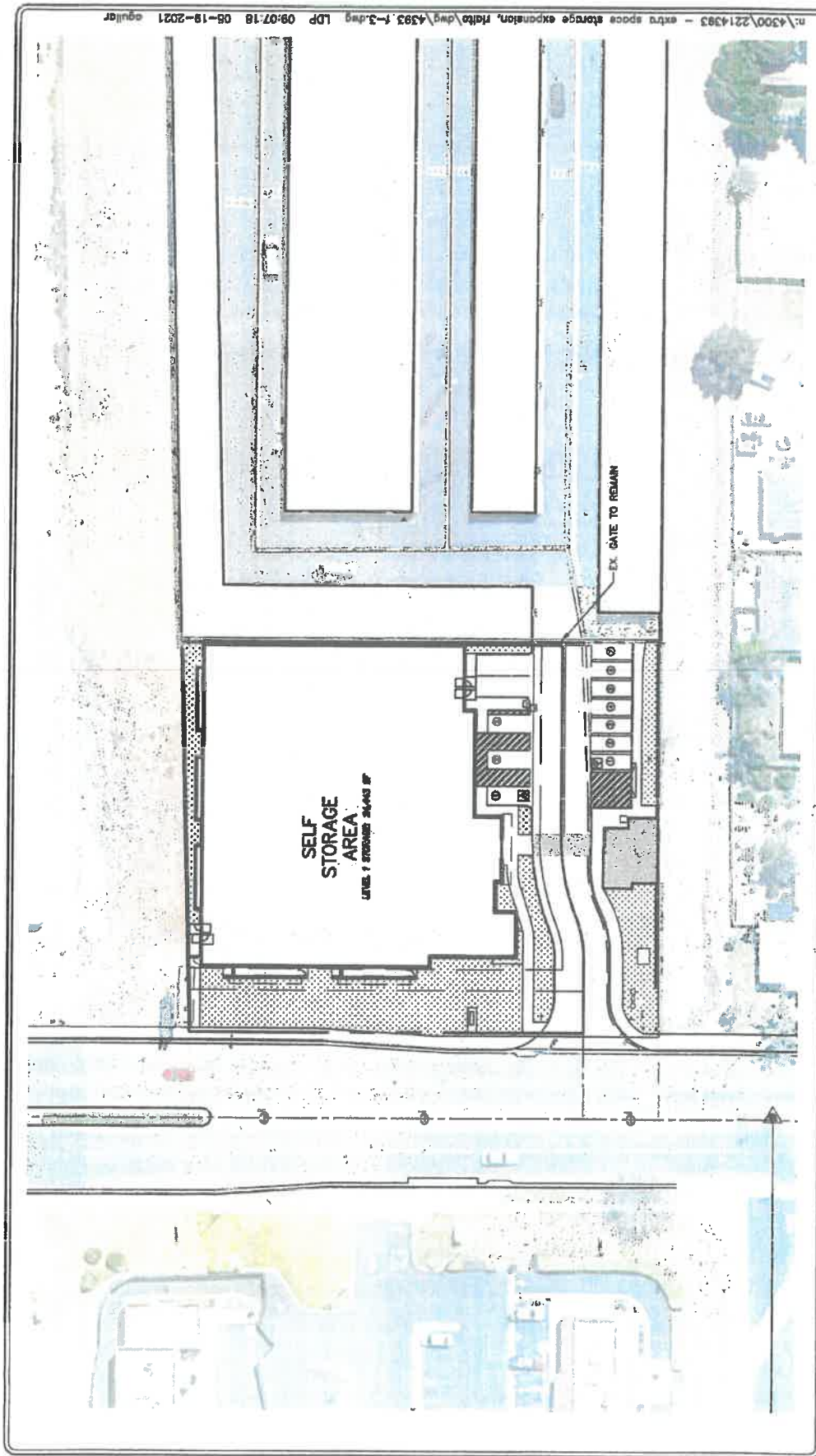
FIGURE 2

**PROPOSED SITE PLAN
EXTRA SPACE STORAGE EXPANSION, RIALTO**

LIVSCOTT
LAW &
BREIDSPAN
ARCHITECTS



NO SCALE



THISCOTT
LAW &
GREEN/PAL
ARCHITECTS



NO SCALE

SOURCE: MAGELLAN ARCHITECTS

FIGURE 3

**PROPOSED SITE PLAN
EXTRA SPACE STORAGE EXPANSION, RIALTO**

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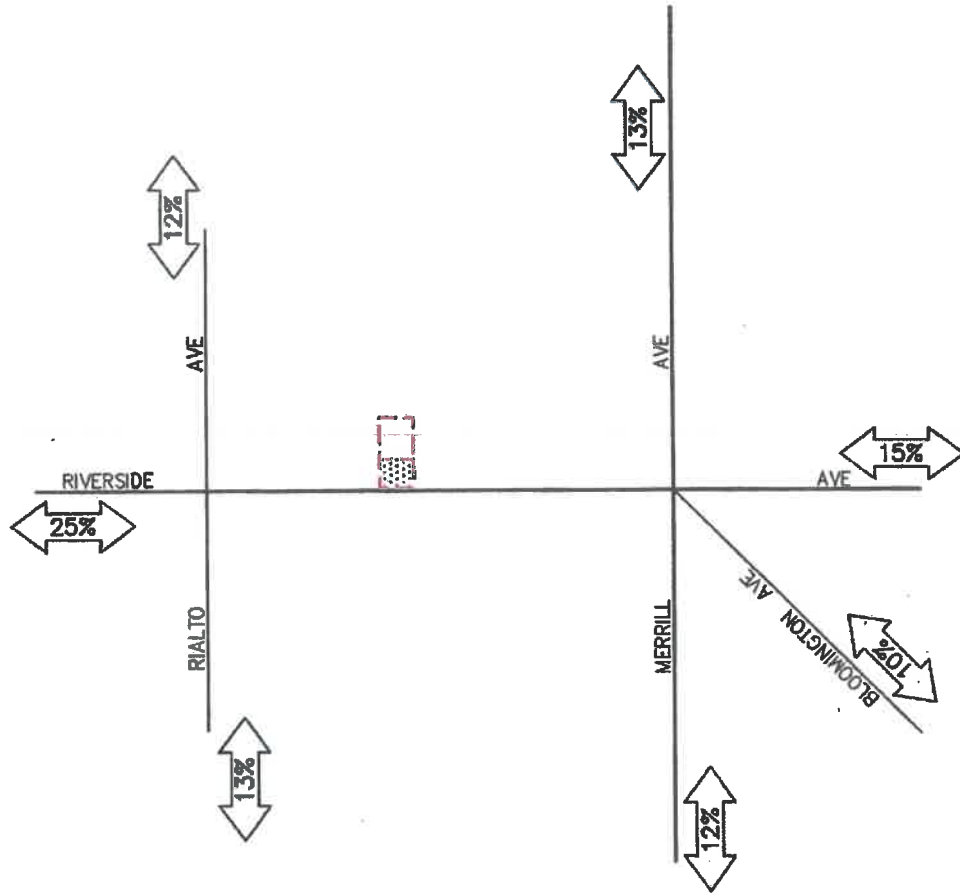


FIGURE 4

PROJECT TRAFFIC DISTRIBUTION PATTERN
EXTRA SPACE STORAGE EXPANSION, RIALTO

KEY
[Red rectangle with black border] = PROJECT SITE



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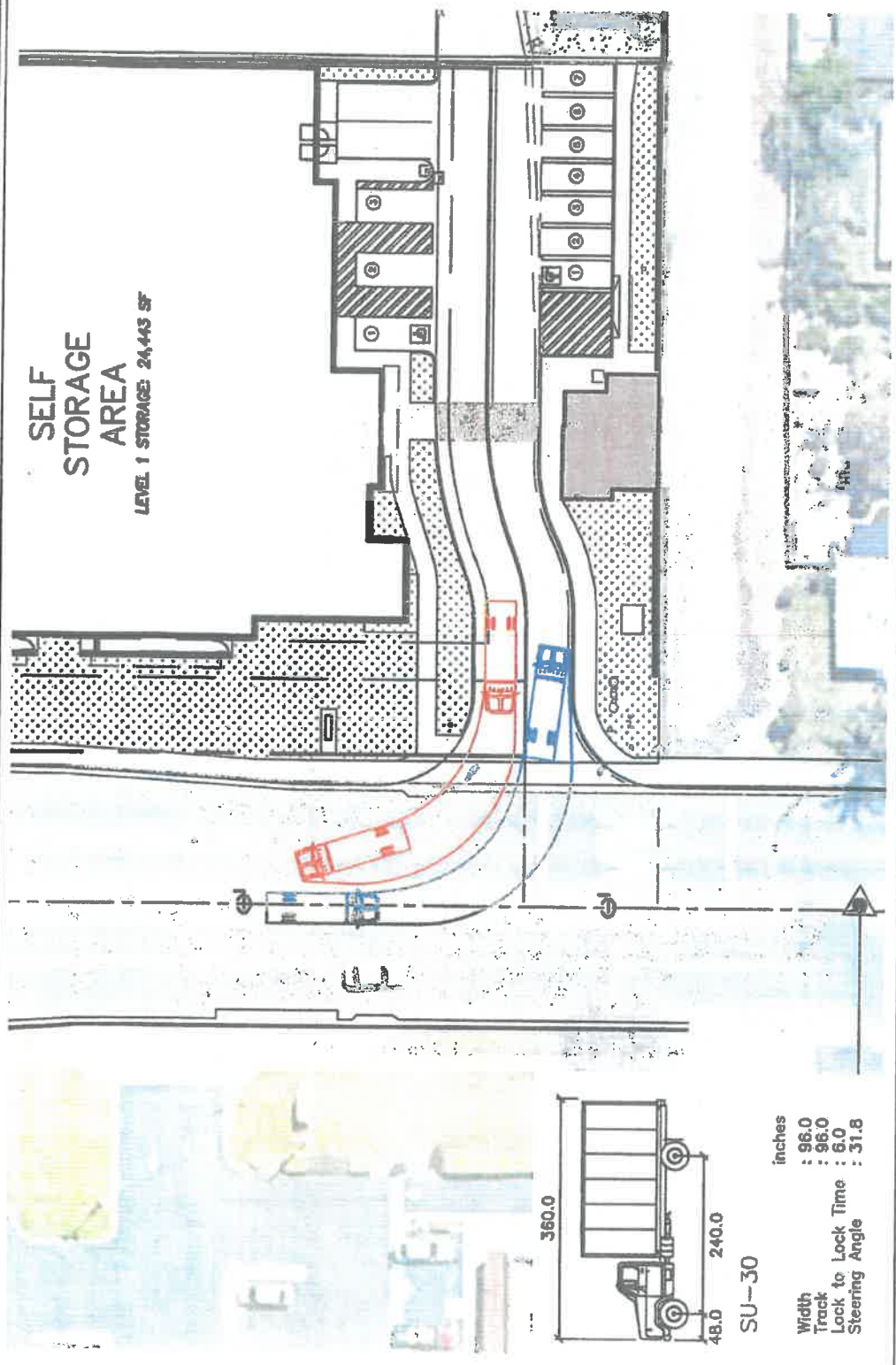


FIGURE 5

SU-30 TRUCK MOVEMENTS
EXTRA SPACE STORAGE EXPANSION, RIALTO

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SCALE: 1"=40'

SELF
STORAGE
AREA
LEVEL 1 STORAGE: 24,443 SF

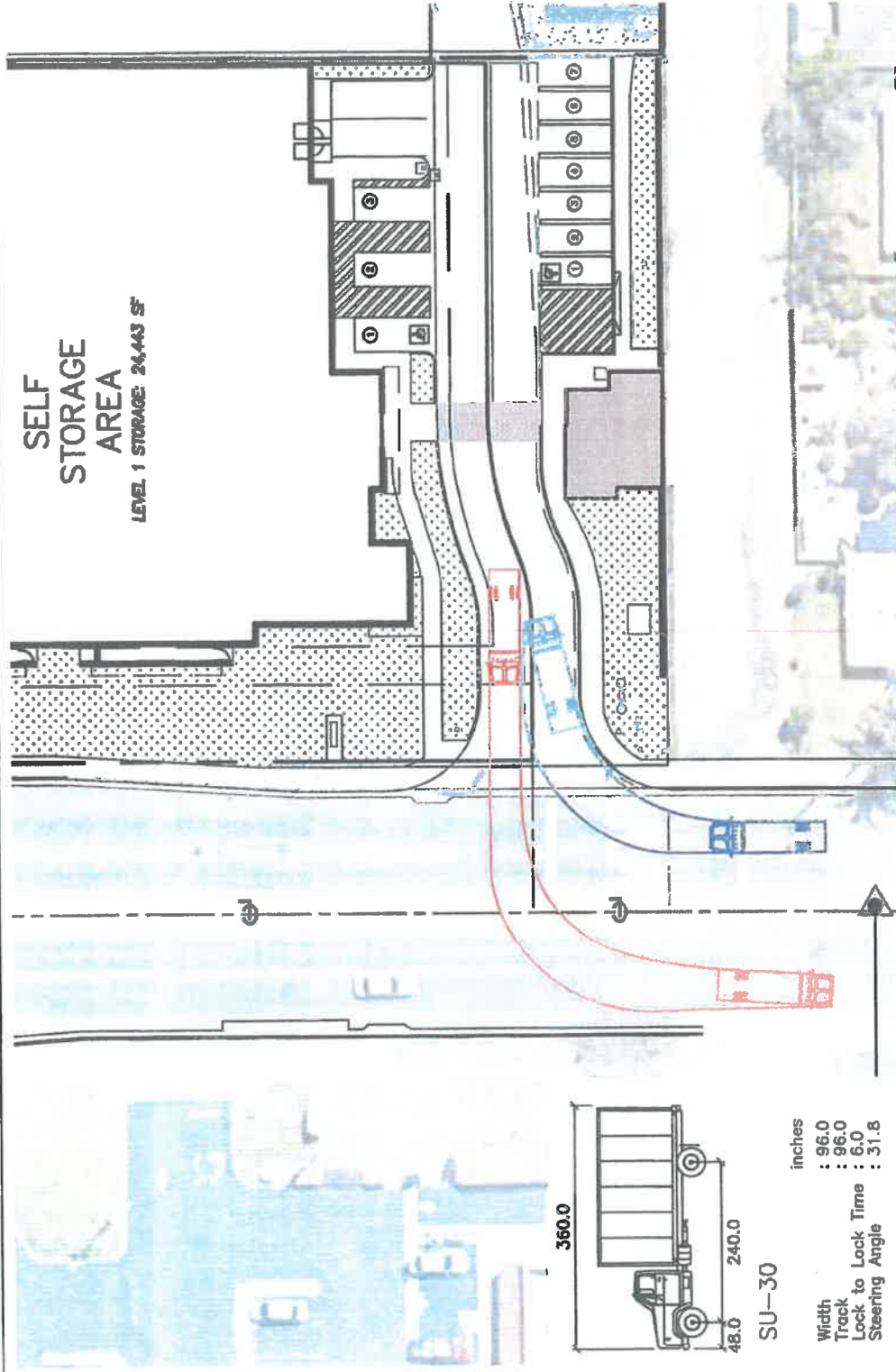


FIGURE 6

SU-30 TRUCK MOVEMENTS
EXTRA SPACE STORAGE EXPANSION, RIALTO



SCALE: 1"=40'

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TABLE 1
PROJECT TRIP GENERATION FORECAST¹
EXTRA SPACE STORAGE EXPANSION, RIALTO

| ITE Land Use Code / Project Description | Daily 2-Way | AM Peak Hour | | | PM Peak Hour | | |
|---|----------------|--------------|------|-------|--------------|------|-------|
| | | Enter | Exit | Total | Enter | Exit | Total |
| <u>Generation Factors:</u> | | | | | | | |
| ▪ 151: Mini Warehouse (TE/Storage Unit (100s)) | 17.96 | 51% | 49% | 1.39 | 50% | 50% | 1.95 |
| <u>Existing Site Trip Generation:</u> | | | | | | | |
| ▪ Extra Space Storage (796 Units) | 143 | 6 | 5 | 11 | 8 | 8 | 16 |
| <u>Proposed Project Trip Generation:</u> | | | | | | | |
| ▪ Extra Space Storage Expansion (410 Units) | 74 | 3 | 3 | 6 | 4 | 4 | 8 |

Notes:

- TE/Storage Unit (100s) = Trip End per 100 Storage Units

¹ Source: Trip rates based on *Trip Generation, 10th Edition, Institute of Transportation Engineers (ITE), Washington, D.C. (2017)*.

TECHNICAL MEMORANDUM

5-24-21
accepted as
submitted.

To: Mr. Jon Gruber
SREF 2020, LLC

Date: May 19, 2021

From: Keil D. Maberry, P.E., Principal
Linscott, Law and Greenspan, Engineers

LLG Ref: 2.21.4393.1

Subject: ***Vehicle Miles Traveled (VMT) Assessment for the Proposed
Extra Space Storage Expansion Project, Rialto***

As requested, Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit this Vehicle Miles Traveled (VMT) Assessment Technical Memorandum for the proposed Extra Space Storage Expansion project (herein after referred to as Project) in the City of Rialto, California. The Project site is located on the east side of San Bernardino Avenue between Merrill Avenue and Rialto Avenue as presented in **Figure 1**, attached. The proposed Project will consist of expanding the existing 78,000 SF Extra Space Storage facility with a 40,164 SF self-storage building with 410 units as presented on the proposed site plan in **Figure 2**.

This Technical Memorandum presents the VMT screening criteria and applies the criteria, accordingly. It should be noted that the approach and methodology outlined in this Technical Memorandum is based on the County of San Bernardino *Transportation Impact Study Guidelines (July 9, 2019)*, in the absence of formal City VMT Guidelines, and is generally consistent with the *Technical Advisory for Evaluating Transportation Impacts In CEQA*, published by the Governor's Office of Planning and Research (OPR), December 2018 (OPR Technical Advisory), which provides additional detail on the language and approach described in this Technical Memorandum.

On December 28, 2018, the California Natural Resources Agency adopted revised CEQA Guidelines. Among the changes to the guidelines was the removal of vehicle delay and LOS from consideration for transportation impacts under CEQA. With the adopted guidelines, transportation impacts are to be evaluated based on a project's effect on vehicle miles traveled. Lead agencies are allowed to continue using their current impact criteria, or to opt into the revised transportation guidelines. However, the new guidelines must be used starting July 1, 2020, as required in CEQA section 15064.3.

In late 2019, State courts stated that under section 21099, subdivision (b)(2), existing law is that "automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment" under CEQA, except for roadway capacity projects.

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LAW &
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Transportation
Parking

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Walter B. Musiol, PE
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As a result of SB 743, the new metric in the CEQA guidelines for transportation impacts is VMT per capita. The legislative intent of SB 743 is to balance the needs of congestion management with statewide goals for infill development, promotion of public health through active transportation, and reduction of greenhouse gas emissions.

Under the VMT methodology, screening is used to determine if a project will be required to conduct a detailed VMT analysis. The County of San Bernardino has developed SB 743 VMT Impact Screening Criteria to serve as a screening tool for potential VMT impacts associated with select land use projects in San Bernardino County. As such, the following guidance summarizes the potential project screening for this Project and therefore would be presumed to cause less-than-significant impact. As shown at the top of Page 19 of the *Transportation Impact Study Guidelines*, projects that generate less than 110 daily vehicle trips could be considered not to lead to a significant impact.

The proposed expansion Project, which consists of a 41,410 SF self-storage facility with 410 units and is forecast to generate 74 average daily trips based on 10th Edition ITE *Trip Generation Manual* (2017) [ITE land use 151 (Mini-Warehouse)], would screen out under the "Projects generating less than 110 daily vehicle trips" criteria. As a result, the proposed Extra Storage Expansion Project can be presumed to cause less-than-significant impact.

CONCLUSION

Consistent with the County of San Bernardino *Transportation Impact Study Guidelines* (July 9, 2019) and OPR *Technical Advisory*, the proposed Extra Space Storage Expansion Project will result in a less-than-significant transportation impact based on the "projects generating less than 110 daily vehicle trips" VMT impact screening criteria.

We appreciate the opportunity to provide this Technical Memorandum. Should you have any questions regarding the memorandum, please contact us at (949) 825-6175.

Attachments

