



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. 2023-0027

Related Cases -

SP No. _____

EIR No. _____

GPA No. _____

ZC No. _____

Project Name: Self Storage Facility in the City of Rialto

Project Address: Northwest Corner of Foothill Boulevard and Larch Avenue in the City of Rialto

Project Description: Proposed Project includes 75,377 sq ft of self storage space

Consultant

Developer

Name: TJW Engineering, Inc.

David Dawud

Address: 9841 Irvine Center Dr., Suite 200, Irvine CA 92618

9051 Van Nuys Blvd, Panorama City CA 91402

Telephone: 949-878-3509

Fax: _____



1. Trip Generation Source: ITE Trip Generation Manual 11th Edition 2021

Existing GP Land Use COMMERCIAL Proposed Land Use SELF-STORAGE

Current Zoning: _____ Proposed Zoning: _____

Total Daily Project Trips: 109

	Current Trip Generation			Proposed Trip Generation		
	In	Out	Total	In	Out	Total
AM Trips	_____	_____	_____	<u>4</u>	<u>3</u>	<u>7</u>
PM Trips	_____	_____	_____	<u>5</u>	<u>6</u>	<u>11</u>
Internal Trip Allowance	Yes	<u>No</u>	(_____ % Trip Discount)			
Pass-By Trip Allowance	Yes	<u>No</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 % W %

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

3. Background Growth Traffic

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

Other Phase Years _____

Other area projects to be considered: _____

(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. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 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. _____ | 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)

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: _____

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 _____

Scoping Agreement Resubmittal date _____

Applicant/Engineer

Date

Land Use Concurrence:

Development Services Department

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.



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:	2023-0027
Related Cases:	
SP No.	
EIR No.	
GPA No.	
CZ No.	
Project Name:	Self Storage Facility in the City of Rialto
Project Address:	Northwest Corner of Foothill Boulevard and Larch Avenue in the City of Rialto
Project Opening Year:	2025
Project Description:	Proposed Project includes 75,377 sq ft of self storage space

	Consultant:	Developer:
Name:	TJW Engineering, Inc.	David Dawud
Address:	9841 Irvine Center Dr., Suite 200 Irvine, CA 92618	9051 Van Nuys Blvd Panorama City CA 91402
Telephone:	949-878-3509	
Fax/Email:	David@tjwengineering.com	

Trip Generation Information:

Trip Generation Data Source: ITE Trip Generation Manual 11th Edition 2021

Current General Plan Land Use:
COMMERCIAL

Proposed General Plan Land Use:
SELF-STORAGE

Current Zoning:

Proposed Zoning:



	Existing Trip Generation			Proposed Trip Generation		
	In	Out	Total	In	Out	Total
AM Trips				4	3	7
PM Trips				5	6	11

Trip Internalization: Yes No (_____% Trip Discount)

Pass-By Allowance: Yes No (_____% Trip Discount)

Potential Screening Checks

Is the project screened from VMT assessment? Yes No

VMT screening justification According to the San Bernardino County Transportation Authority (SBCTA), the parcel which makes up the project area generates lower VMT than the County of San Bernardino. Therefore, the project satisfies low VMT area screening criteria and the project is presumed to have a less than significant impact.

VMT Scoping

For projects that are not screened, identify the following:

- 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)



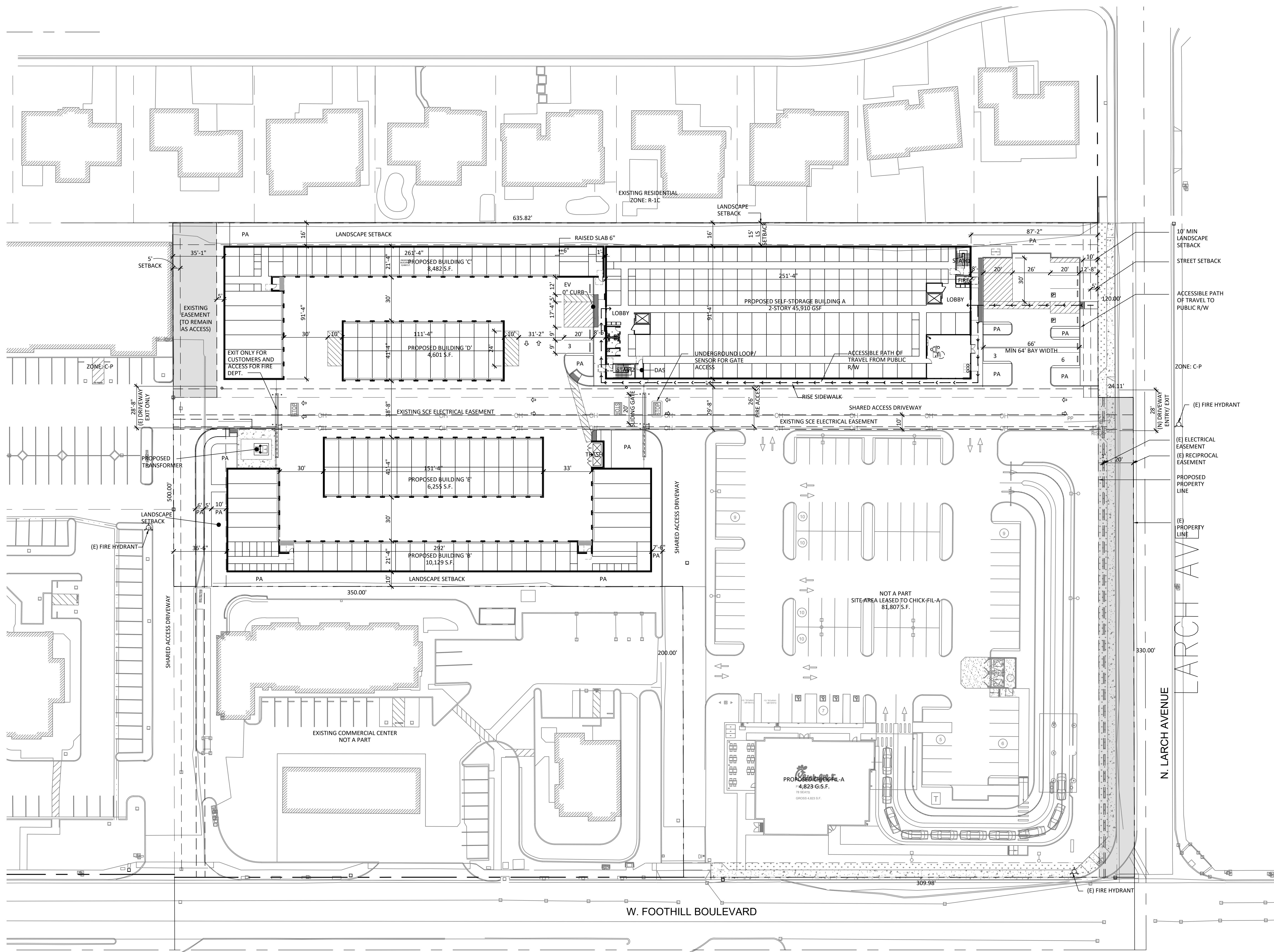
Approved by:

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



PROJECT DESCRIPTION
 CONSTRUCTION OF (1) 2-STORY SELF-STORAGE BUILDING AND (4) 1-STORY, DRIVE-UP SELF-STORAGE BUILDINGS WITH SITE IMPROVEMENTS.

PROJECT INFORMATION

PROJECT ADDRESS: NWC OF FOOTHILL BOULEVARD AND LARCH AVENUE
 SITE APN: 0128-571-26
 SITE AREA GROSS: 224,085 S.F. OR 5.14 ACRES
 SITE AREA NET: (224,085 GSF - 7,989 SF DEDICATION) 216,096 S.F. OR 4.96 ACRES
 SITE AREA LEASED TO CHICK-FIL-A: 81,807 S.F. OR 1.88 ACRES
 SITE AREA SELF-STORAGE: 134,289 S.F. OR 3.08 ACRES
 (216,096 S.F. - 81,807)

ZONE: C-P COMMERCIAL PEDESTRIAN LIGHT MANUFACTURING/PLANNED DEVELOPMENT OVERLAY SP-FOOTHILL BOULEVARD SPECIFIC PLAN COMMERCIAL SELF-STORAGE

GENERAL PLAN LAND USE: SP-FOOTHILL BOULEVARD SPECIFIC PLAN COMMERCIAL SELF-STORAGE

USE (EXISTING): COMMERCIAL SELF-STORAGE

USE (PROPOSED): COMMERCIAL SELF-STORAGE

ENTITLEMENT REQUIRED: CONDITIONAL DEVELOPMENT PERMIT

LOT COVERAGE ALLOWED: NO REQUIREMENTS

TOTAL LOT COVERAGE PROPOSED: 39.0% (52,422 S.F. / 134,289 S.F.)

BUILDINGS A, B, C, D, E: 52,422 S.F.

MAX FAR ALLOWED: 4.0

FAR PROPOSED: 0.56 (75,377 S.F. / 134,289 S.F.) (DOES NOT INCLUDE RV CARPORT)

BUILDING SETBACKS REQUIRED:
 35' OR GREATER HEIGHT: 1 ADDITIONAL FT. FOR EA. 2 FT OF HEIGHT OVER 35 FT
 STREET & ALLEY SETBACK: 5'
 INTERIOR REAR & SIDE YARD SETBACK: 0'
 LANDSCAPE SETBACKS REQ'D (8.6.1.250 E): 10' LANDSCAPE STRIP AT PERIMETER
 16' LANDSCAPE STRIP ADJACENT TO RESIDENTIAL

BUILDING SETBACKS PROVIDED:
 35' OR GREATER HEIGHT: N/A
 STREET & ALLEY SETBACK: N/A
 INTERIOR REAR & SIDE YARD SETBACK: N/A
 LANDSCAPE SETBACKS PROVIDED: 15' ADJACENT TO RESIDENTIAL AT NORTH

BUILDING HEIGHT MAX: 75'
 BUILDING HEIGHT PROPOSED: 34'

LANDSCAPING REQUIREMENTS:
 1.) NOTE: CDP APPROVAL CONDITION REQUIRES 1 TREE FOR EVERY 3 SPACES
 2.) 5% OF PROJECT SITE, 10% OF THE PARKING AREA
 3.) PARKING LOT TREES: SHADE TREES SHALL BE PROVIDED IN PARKING LOTS AT A MIN. RATIO OF 1 TREE PER 10 PARKING SPACES. TREES SHALL BE SELECTED AND LOCATED THROUGHOUT THE PARKING LOT SO AS TO PROVIDE MAX. SHADING OF PARKING AND DRIVEWAY AREAS
 4.) SHADE TREES SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: DIAMONDS BETWEEN PARKING BAYS, IN LANDSCAPE FINGERS, IN PLANTERS SEPARATING PARKING & DRIVE AISLES, IN PERIMETER LANDSCAPED AREAS THAT PROVIDE SHADING OF PARKING & DRIVEWAY AREAS
 5.) IN PARKWAYS, A MIN. 1 TREE SHALL BE PROVIDED FOR EVERY 30 LINEAR FT OF STREET FRONTAGE
 6.) LANDSCAPE MESH SCREENS SHALL BE PLACED 40 FT ON CENTER, SO THAT STREET TREES AND LANDSCAPE MESH SCREENS ALTERNATE WITH 20 FT IN BETWEEN THEM

BUILDING AREA

PROPOSED SELF-STORAGE (GROSS SQUARE FOOTAGE):

BUILDING A	45,910 S.F.
1ST FLOOR STORAGE:	22,055 S.F.
OFFICE:	900 S.F.
2ND FLOOR STORAGE:	22,955 S.F.
TOTAL:	45,910 S.F.

PROPOSED DRIVE-UP STORAGE:

BUILDING B:	10,129 S.F.
BUILDING C:	8,482 S.F.
BUILDING D:	4,601 S.F.
BUILDING E:	6,255 S.F.
TOTAL:	29,467 S.F.

TOTAL GROSS SQUARE FOOTAGE: 75,377 S.F.

CAR & BIKE PARKING REQUIREMENTS

** PARKING REQUIRED:

SELF-STORAGE (MINI WAREHOUSE):	2 SP	2 ON-SITE SPACES
	1 SP	1 FOR RESIDENT MANAGER OR OFFICE
	3 SP	

SELF-STORAGE PARKING PROVIDED:

8 SP	STANDARD 9'x20'
0 SP	COMPACT
2 SP	ADA 9'x20'
2 SP	EV/CAV (10-25 SPACES)
12 SP	TOTAL

LOADING REQUIRED: (10'x24' MIN) 40,000 S.F. - 100,000 S.F. = 2 SPACES
 (12 SPACES X 5% = 6 BIKE SPACES)

LOADING PROVIDED: (2) 10'x24' LOADING SPACES

BIKE PARKING REQUIREMENTS: 5% OF PROVIDED PARKING PER CALGREEN (12 SPACES X 5% = 6 BIKE SPACES)

BIKE PARKING REQUIRED:

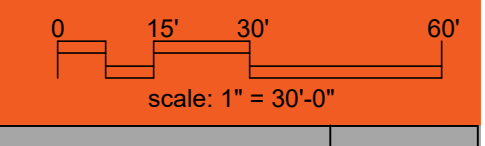
1 SP	SHORT TERM
1 SP	LONG TERM
2 SP	TOTAL MINIMUM

** NOTE: FRACTIONAL SPACE REQUIREMENTS - IN COMPUTING THE NUMBER OF PARKING SPACES REQUIRED FRACTIONAL TOTALS SHALL BE ROUNDED TO THE NEXT HIGHEST WHOLE NUMBER.

NWC OF FOOTHILL BLVD & LARCH AVE | RIALTO, CA
 APN: 0128-571-26

CONCEPTUAL SITE PLAN
 05.09.23

NO.	REVISION	DATE	NO.	REVISION	DATE
1	CDP AND PRECISE PLAN OF DESIGN SUBMITTAL	04/14/23	2		
3			3		



Find address or place

Complete #1 - 4, Then Click 'Run'

VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*

PA VMT Per Service Population

#3. Select the Baseline Year. The years available for analysis are from 2016 to 2040.*

2023

#4. Select the Threshold (% reduction from baseline year). Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*

Below County Baseline (0%)

Run

Project Area VMT (2 of 2)

Assessor Parcel Number (APN)	012857126
Traffic Analysis Zone (TAZ)	53748201
TAZ VMT	17.7
Jurisdiction VMT	27.9
% Difference	-36.5%
VMT Metric	PA VMT Per Service Population
Threshold	27.9

[Zoom to](#)

