June 7, 2024

TJW ENGINEERING, INC.
TRAFFIC ENGINEERING &
TRANSPORTATION PLANNING
CONSULTANTS

Mr. David Dawud
PROPERTY PLUS MOBIL, LLC
9051 Van Nuys Blvd
Panorama City CA 91402

SUBJECT: Self Storage Fair Share Memorandum, City of Rialto

Dear Mr. Dawud,

*TJW Engineering, Inc. (*TJW*)* is pleased to submit this Fair Share memorandum for the proposed project located on the northwest corner of Foothill Boulevard and Larch Avenue in the City of Rialto. The proposed project includes 75,377 square feet of self-storage space. A site plan is attached for reference. The purpose of this memorandum is to summarize the project's fair share for the installation of a traffic signal at the intersection of Foothill Blvd and Larch Ave.

Proposed Project

The proposed site is located on the northwest corner of Foothill Boulevard and Larch Avenue in the City of Rialto. The project includes 75,377 square feet of self-storage space. Site access will be provided along Foothill Boulevard and N. Larch Avenue.

Trip Generation Analysis

The trip generation for the proposed project was determined using the Institute of Transportation Engineers Trip Generation Manual (11th Edition). Based on the proposed project's intended use the projected trip generation was determined using the Mini-Warehouse Land Use Code 151. The proposed project is projected to generate 7 total AM peak hour trips, 11 total PM peak hour trips, and 109 total daily trips.

Table 1 – Trip Generation

Proposed Land Use	Qty	Unit	Daily Trips (ADTs)		AM Peak Hour					PM Peak Hour				
			Rate	Trips	Rate	In:Out Split	Trips			Rate	In:Out Split	Trips		
							In	Out	Total			In	Out	Total
Mini-Warehouse (151)	75.38	TSF	1.45	109	0.09	59:41	4	3	7	0.15	47:53	5	6	11
Total				**109**			**4**	**4**	**7**			**5**	**6**	**11**

Notes: ITE Trip Generation (11th Edition, 2021); TSF=Thousand Square Feet

Fair Share Calculations

To determine the project's fair share, traffic volumes were utilized from the approved *Foothill and Larch Chick-Fil-A Project Traffic Impact Analysis Report (August 2023)*. This traffic impact analysis evaluated the proposed Chick-Fil-A and included the proposed project as a cumulative project. The report outlined the fair share calculations in Table 13-1 (shown below) for the Chick-Fil-A project.

Table 2 – Chick-Fil-A Project Fair Share

Intersection	Peak Hour	Project Volume (1)	Existing Volume (2)	Total Volume (3)	Project Fair Share (4)
Larch Ave / Foothill Blvd	AM	97	1,351	1,677	**29.75%**
	PM	72	1,747	2,060	23.00%

Notes:
1 - Project Fair Share (4) = Column (1) / [Column (3) – Column (2)]
2 - Bold project fair share responsibility is based on worse case

It should be noted, the August 2023 study assumes the proposed self-storage project at 82,000 square feet while the proposed project now includes 75,377 square feet of self-storage: resulting in a net reduction of 1 trip in the PM peak hour.[1] To provide a conservative estimate for the proposed project's fair share, this analysis utilizes the numbers presented in the August 2023 study which would mean this analysis assumes 82,000 square feet for the proposed project instead of the actual 75,377 square feet; note, the difference in trip generation (what the fair share is based on) would not significant reduce or increase the project's fair share.

Utilizing the same existing and total volume numbers presented in the August 2023 study and the proposed project's trip generation, the proposed self-storage project's fair share for the intersection of Larch Avenue and Foothill Boulevard is determined to be 3.15% (shown below).

Table 3 – Proposed Self-Storage Project Fair Share

Intersection	Peak Hour	Project Volume (1)	Existing Volume (2)	Total Volume (3)	Project Fair Share (4)
Larch Ave / Foothill Blvd	AM	7	1,351	1,677	2.15%
	PM	11	1,747	2,060	**3.51%**

Notes:
1 - Project Fair Share (4) = Column (1) / [Column (3) – Column (2)]
2 - Bold project fair share responsibility is based on worse case

[1] See attached trip gen table for comparison

Summary

This memorandum provides the proposed self-storage facility's fair share for the installation of a traffic signal at the intersection of Foothill Boulevard and Larch Avenue. Based on the approved *Foothill and Larch Chick-Fil-A Project Traffic Impact Analysis Report (August 2023)*, the proposed project's fair share is determined to be 3.51%.

Please contact us at (949) 878-3509 if you have any questions regarding this analysis.

Sincerely,

Thomas Wheat, PE, TE
President

Registered Civil Engineer *#69467*
Registered Traffic Engineer *#2565*

David Chew, PTP
Transportation Planner

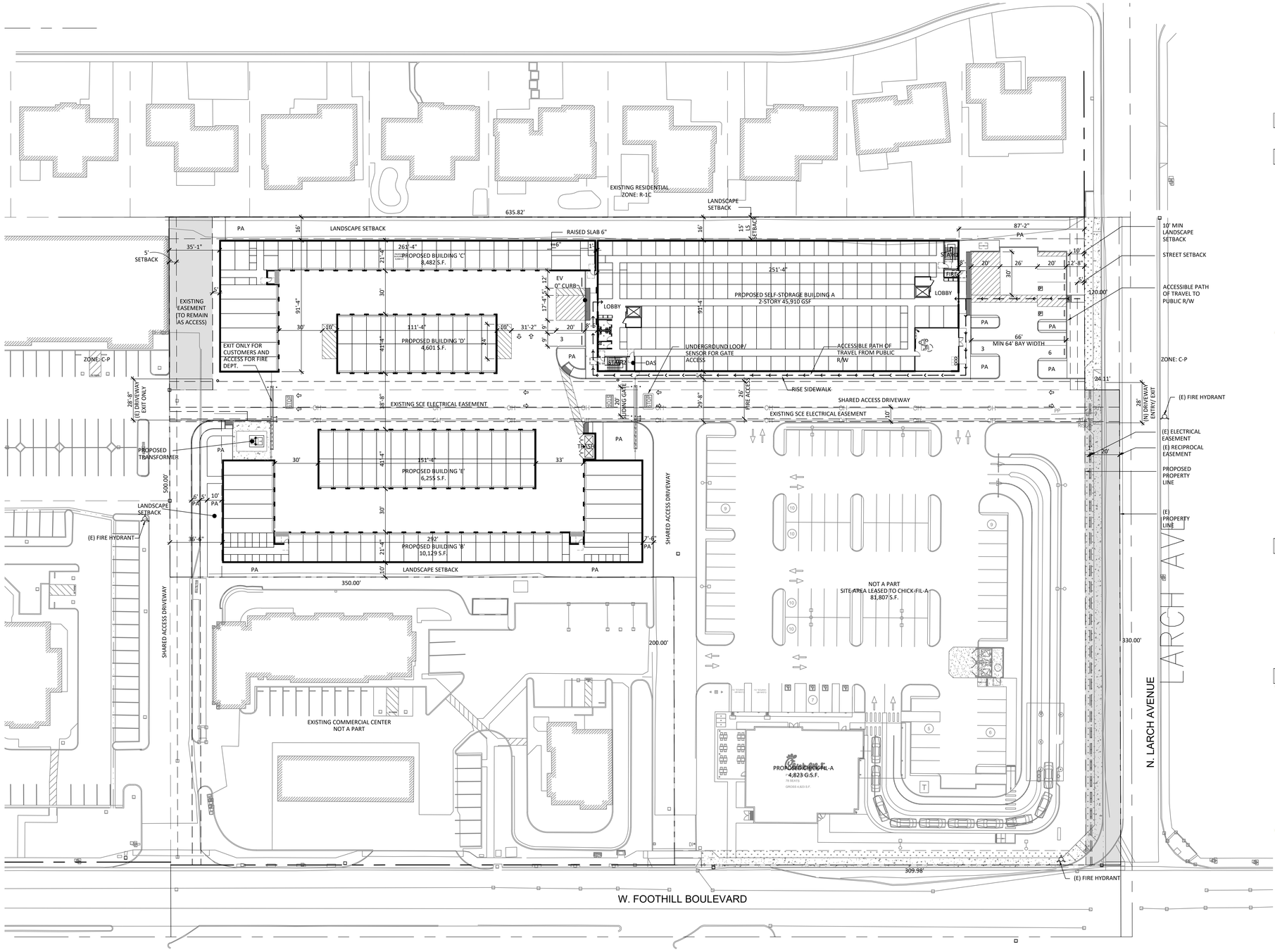




Trip Generation Comparison

Proposed Land Use	Qty	Unit	Daily Trips (ADTs)		AM Peak Hour					PM Peak Hour				
			Rate	Trips	Rate	In:Out Split	Trips			Rate	In:Out Split	Trips		
							In	Out	Total			In	Out	Total
ANALYZED (August 2023)														
Mini-Warehouse (151)	82.00	TSF	1.45	119	0.09	59:41	4	3	7	0.15	47:53	6	6	12
PROPOSED (2024)														
Mini-Warehouse (151)	75.38	TSF	1.45	109	0.09	59:41	4	3	7	0.15	47:53	5	6	11
Net Difference				**10**			**0**	**0**	**0**			**1**	**0**	**1**

Notes: ITE Trip Generation (11th Edition, 2021); TSF=Thousand Square Feet



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	
GENERAL PLAN LAND USE:	SP- FOOTHILL BOULEVARD SPECIFIC PLAN	
USE (EXISTING):	COMMERCIAL	
USE (PROPOSED):	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 (18.61.250 E):	10' LANDSCAPE STRIP AT PERIMETER
	16' LANDSCAPE STRIP ADJACENT TO RESIDENTIAL

BUILDING SETBACKS PROVIDED:

35' OR GREATER HEIGHT:	N/A
STREET & ALLEY SETBACK:	
INTERIOR REAR & SIDE YARD SETBACK:	
LANDSCAPE SETBACKS PROVIDED:	10' OR GREATER AT ALL PERIMETER PROPERTY LINES
	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 SPACES & 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	
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.
BUILDINF D:	4,601 S.F.
BUILDING E:	6,255 S.F.
	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	
LOADING PROVIDED:	(2) 10'X24' LOADING SPACES	
BIKE PARKING REQUIREMENTS:	5% OF PROVIDED PARKING PER CALGREEN	
	(12 SPACES X 5% = 0.6 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.

NORTH

0 15' 30' 60'
scale: 1" = 30'-0"

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

CONCEPTUAL SITE PLAN

05.09.23

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

SHEET 2

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