



November 3, 2021

Mr. Gordon Nichols
Frontier Communities
2151 E. Convention Center Way, Suite 114
Ontario, CA 91764

SUBJECT: ARAGON WEST TRIP GENERATION ASSESSMENT

Dear Mr. Gordon Nichols:

Urban Crossroads, Inc. is pleased to provide the following Trip Generation Assessment for Aragon West development (**Project**) which is located on the southwest corner of Mango Avenue and S. Highland Avenue in the City of Fontana. The purpose of this work effort is to determine whether additional traffic analysis is necessary for the proposed Project based on the use of the recent release of the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, September 2021) when compared to the Project and trip generation rates (10th Edition) utilized in the Mango & South Highland Residential Traffic Study (dated July 12, 2021, referred to as **Traffic Study**).

PROPOSED PROJECT

The proposed Project consists of the development of a 100-unit attached residential product-type located on the southwest corner of Mango Avenue and S. Highland Avenue in the City of Fontana. However, the Project was previously evaluated to consist of the development of a 107-unit attached residential product-type. As such, the currently proposed Project results in a net reduction in total dwelling units.

TRIP GENERATION

The Project is proposing to develop 100 attached residential dwelling units. Table 1 presents the trip generation rates obtained from the latest Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021) for the proposed single family attached land use (as compared to the 10th Edition Trip Generation Manual utilized in the Traffic Study). The resulting trip generation for the proposed Project is also shown on Table 1. As shown in Table 1, the proposed Project is anticipated to generate 720 two-way trips per day with 48 AM peak hour trips and 57 PM peak hour trips.

TABLE 1: PROPOSED PROJECT TRIP GENERATION SUMMARY

| Land Use ¹ | ITE LU Code | Units ² | AM Peak Hour | | | PM Peak Hour | | | Daily |
|---------------------------------------|-------------|--------------------|--------------|------|-------|--------------|------|-------|-------|
| | | | In | Out | Total | In | Out | Total | |
| Project Trip Generation Rates: | | | | | | | | | |
| Single Family Attached | 215 | DU | 0.15 | 0.33 | 0.48 | 0.32 | 0.25 | 0.57 | 7.20 |

¹ Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Eleventh Edition (2021).

² DU = Dwelling Units

| Land Use | Quantity Units ¹ | AM Peak Hour | | | PM Peak Hour | | | Daily |
|---|-----------------------------|--------------|-----------|-----------|--------------|----------|-----------|------------|
| | | In | Out | Total | In | Out | Total | |
| Project Trip Generation Summary: | | | | | | | | |
| Aragon West | 100 DU | 15 | 33 | 48 | 32 | 25 | 57 | 720 |
| 2021 Traffic Study | 107 DU | 11 | 38 | 49 | 38 | 22 | 60 | 784 |
| Variance | -7 DU | 4 | -5 | -1 | -6 | 3 | -3 | -64 |

¹ DU = Dwelling Units

CONCLUSION

As shown in Table 1, the currently proposed Project is anticipated to generate fewer trips than the Project evaluated in the Traffic Study based on the current reduction in dwelling units and the application of the latest ITE Trip Generation Manual rates. As such, further analysis or revisions to the Traffic Study are not required as the findings in the Traffic Study are more conservative since a higher trip generation was evaluated for the Project. If you have any questions, please contact me directly at (949) 861-0177.

Respectfully submitted,

URBAN CROSSROADS, INC.



Charlene So, PE
 Associate Principal

