

DATE: February 28, 2023
TO: Ms. Tracy Zinn, T&B Planning, Inc.
FROM: Charlene So, Urban Crossroads, Inc.
JOB NO: 15283-01 TG Memo



ALDER & MERRILL TRIP GENERATION ASSESSMENT

Urban Crossroads, Inc. is pleased to provide the following Trip Generation Assessment for the proposed Alder & Merrill change of zone (**Project**), which is located in the City of Fontana. It should be noted that this trip generation assessment has been prepared in accordance with the City of Fontana Traffic Impact Analysis (TIA) Guidelines for Vehicle Miles Traveled (VMT) and Level of Service (LOS) Assessment (dated October 21, 2020) (**City Guidelines**).

PROJECT DESCRIPTION

The Project consists of a proposed General Plan Amendment (**GPA**) and a Zone Change (**ZC**) for a 6.4-acre property that is located in the City of Fontana north of Merrill Avenue, between Alder Avenue and Laurel Avenue, and south of Citron Avenue. The GPA would change the General Plan land use designation of the Project site from Single Family Residential (**R-SF**) to Multifamily Medium High-Density Residential (**R-MFMH**) and the zoning of the Project site from Single Family Residential (**R-1**) to Multifamily Medium/High Density Residential (**R-4**). The existing General Plan land use and zoning are shown on Exhibit 1 and the proposed GPA and ZC are shown on Exhibit 2. The increased unit count allowance would increase from a maximum of 32 residential units (6.4 acres x 5.0 units/acre = 32 units) to 249 residential units (6.4 acres x 39 units/acre = 249 units), for a net increase of 217 units assuming maximum development potential under the existing and proposed designations. No development project is currently proposed, and no physical disturbance of the Project site is currently proposed. Only the proposed change to the underlying land use has been evaluated as part of this assessment.

EXHIBIT 1: EXISTING GENERAL PLAN LAND USE AND ZONING

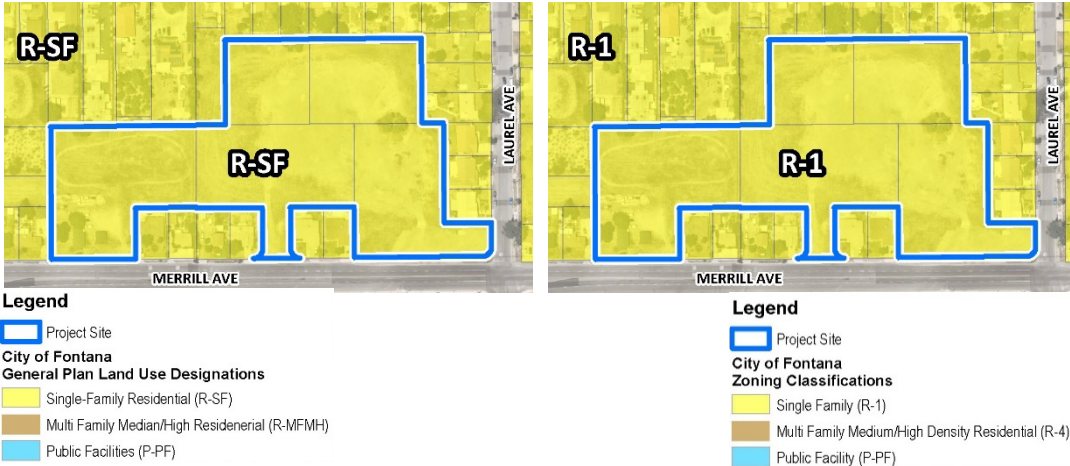
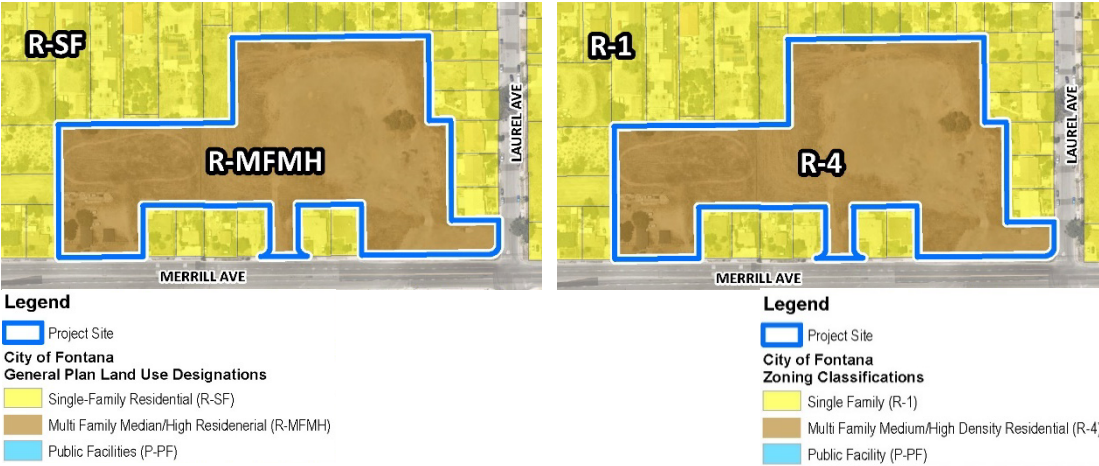


EXHIBIT 2: PROPOSED CHANGE OF ZONE



TRIP GENERATION

EXISTING GENERAL PLAN LAND USE/ZONING

The existing General Plan land use designation of the Project site is R-SF and the zoning is R-1 which allows for a maximum development 32 residential units (6.4 acres x 5.0 units/acre = 32 units). In order to develop the traffic characteristics for the existing use, trip-generation statistics published in the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021) for Single Family Detached Housing (ITE Land Use Code 210) was used for the existing General Plan land use. Table 1 presents the trip generation rates and the resulting trip generation, which shows the existing General Plan use currently generates a total of 302 two-way trips per day with 23 AM peak hour trips and 30 PM peak hour trips.

TABLE 1: TRIP GENERATION FOR EXISTING GENERAL PLAN LAND USE

Land Use ¹	Units ²	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Single Family Detached Housing	DU	210	0.18	0.52	0.70	0.59	0.35	0.94	9.43

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	
Single Family Detached Housing	32 DU	6	17	23	19	11	30	302

¹ DU = dwelling units

PROPOSED GENERAL PLAN LAND USE/ZONING

The GPA would change the General Plan land use designation of the Project site to R-MFMH and the zoning of the Project site R-4, which allows for a maximum of 249 residential units (6.4 acres x 39 units/acre = 249 units). The net increase is 217 units assuming maximum development potential under the existing (32 units) and proposed (249 units) designations.

Trip-generation statistics published in the ITE Trip Generation Manual (11th Edition, 2021) for Multifamily Housing (Mid-Rise) (ITE Land Use Code 221) was used for the proposed General Plan land use. Table 2 presents the trip generation rates and the resulting trip generation, which shows the proposed General Plan land use is anticipated to generate a total of 1,130 two-way trips per day with 23 AM peak hour trips and 30 PM peak hour trips.

TABLE 2: TRIP GENERATION FOR PROPOSED GENERAL PLAN LAND USE

Land Use ¹	Units ²	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Multifamily (Mid-Rise) Residential	DU	221	0.09	0.28	0.37	0.24	0.15	0.39	4.54

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	
Multifamily Residential	249 DU	21	71	92	59	38	97	1,130

¹ DU = dwelling units

TRIP GENERATION COMPARISON

Table 3 shows the trip generation comparison between the existing and proposed General Plan Land Use/Zoning. The resulting net new trips are identified on Table 3. As shown, the proposed Project is anticipated to generate 828 net new two-way trips per day with 69 net new AM peak hour trips and 67 net new PM peak hour trips as compared to the existing General Plan Land Use/Zoning.

TABLE 3: TRIP GENERATION COMPARISON

Land Use	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
Current General Plan (R-SF): Single Family	6	17	23	19	11	30	302
Proposed General Plan (R-MFMH): Multifamily	21	71	92	59	38	97	1,130
Net Change in Trips	15	54	69	40	27	67	828

If you have any questions or comments, I can be reached at cs@urbanxroads.com.