May 31, 2023

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 Trip Generation Analysis and VMT Screening, City of Rialto

Dear Mr. Dawud,

*TJW Engineering, Inc. (*TJW*)* is pleased to submit this Trip Generation and VMT Screening 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 Trip Generation Analysis and VMT Screening.

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

Projected trip generation for the proposed project was developed based on the City of Rialto Traffic Impact Analysis Guidelines (October 2021). The guidelines state land uses that generate less than 50 peak hour trips will not require a Traffic Impact Analysis (TIA) that includes LOS 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

Vehicle Miles Traveled (VMT) Screening

Senate Bill (SB) 743 was adopted in 2013 requiring the Governor's Office of Planning and Research (OPR) to identify new metrics for identifying and mitigating transportation impacts within the California Environmental Quality Act (CEQA). For land use projects, OPR has identified Vehicle Miles Traveled (VMT) as the new metric for transportation analysis under CEQA. The regulatory changes to the CEQA guidelines that implement SB 743 were approved on December 28th, 2018 with an implementation date of July 1st, 2020 as the new metric.

The City of Rialto updated their Traffic Impact Analysis Guidelines in October 2021. The document outlines guidelines for CEQA analysis including screening criteria and requirements for VMT assessment of land use projects. The VMT guidelines provide several screening criteria for projects including Transit Priority Area (TPA) Screening, Low VMT Area Screening, and Project Type Screening.

The City of Rialto Traffic Impact Analysis Guidelines indicates that low VMT-generating areas may be presumed to have a less than significant impact. To identify if the project is in a low VMT-generating area, the San Bernardino County Transportation Authority (SBCTA) screening tool has been utilized. The parcel which makes up the project area generates lower VMT than the County of San Bernardino. As such, the project satisfies low VMT area screening criteria and the project is presumed to have a less than significant impact. The screening tool results are attached for reference.

Summary

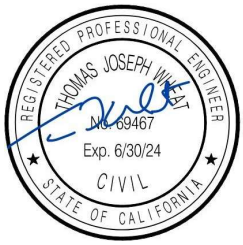
This memorandum provides an overview of the trip generation analysis for the proposed project. Based on the City of Rialto Traffic Impact Analysis Guidelines (October 2021), the proposed project generates less than 50 peak hour trips and does not require a TIA that includes LOS analysis. In addition, the City guidelines outline low-generating VMT areas may be presumed to have a less than significant impact on VMT and be screened from VMT analysis. Consistent with the City guidelines, the proposed project does not require additional traffic or VMT analysis.

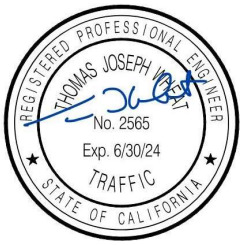
Please contact us at (949) 878-3509 if you have any questions regarding this analysis.

Sincerely,

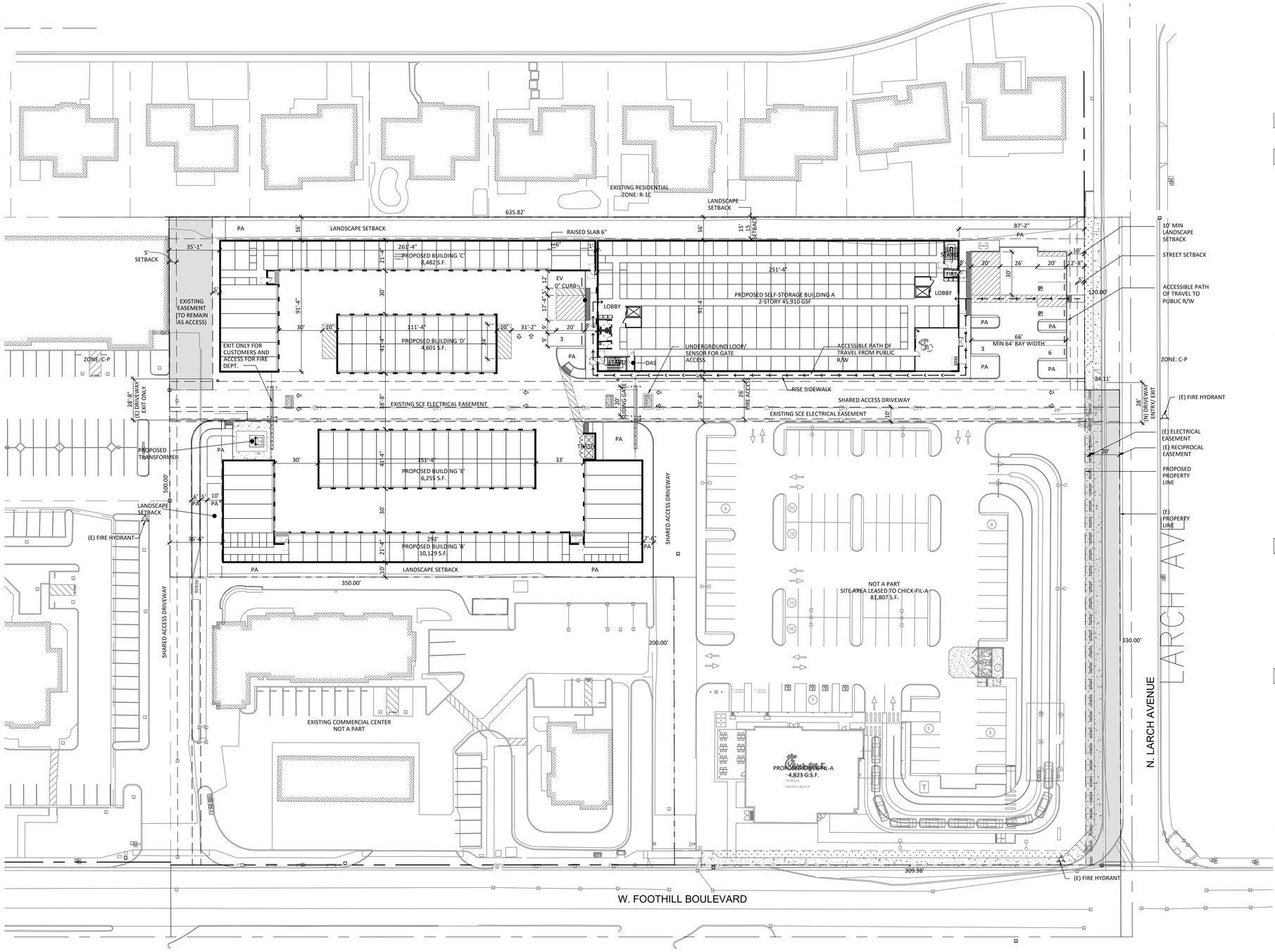
Thomas Wheat, PE, TE
President

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





David Chew, PTP
Transportation Planner



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

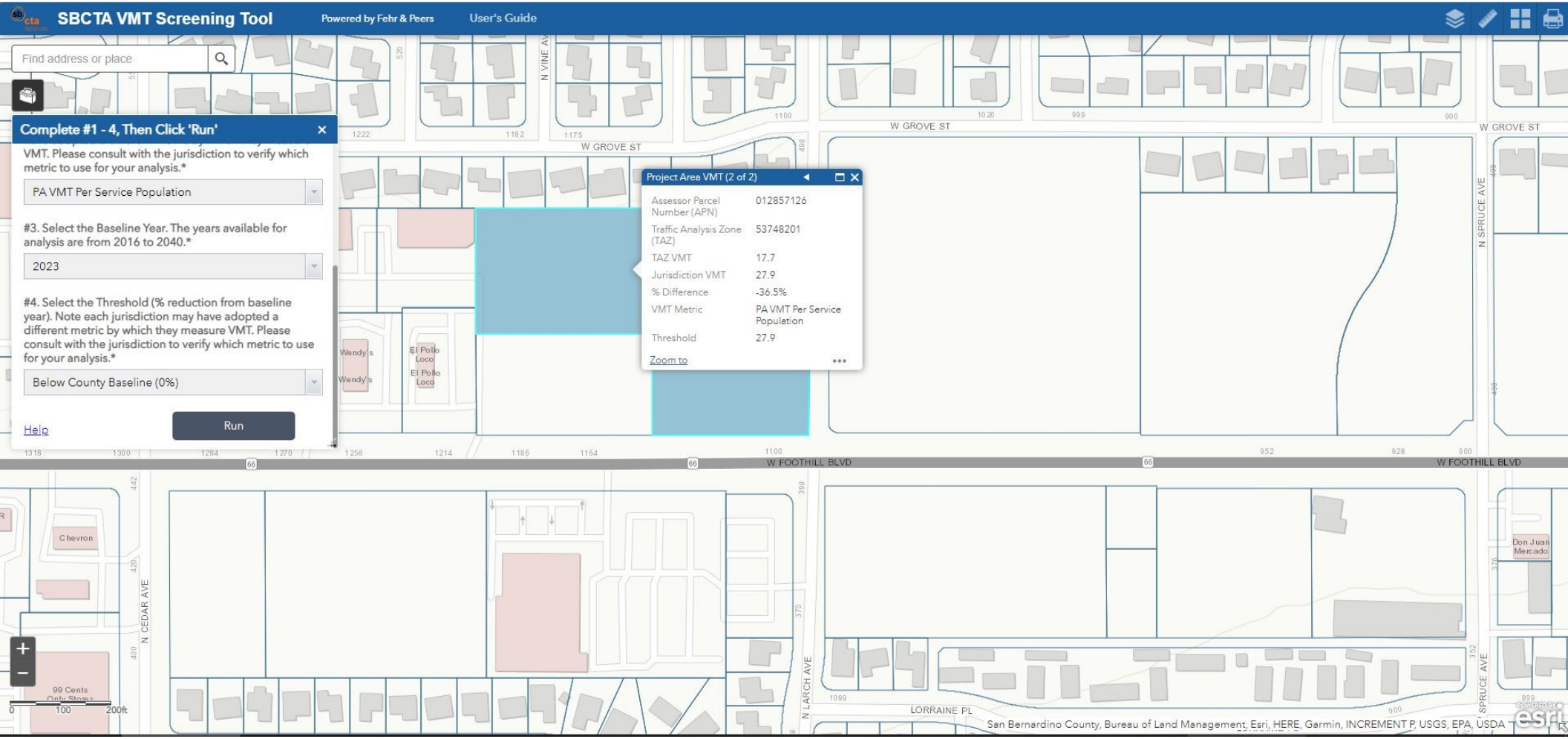
CONCEPTUAL SITE PLAN

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

KSP STUDIO
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771


SBCTA VMT Screening Tool
Powered by Fehr & Peers
User's Guide
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%)
Help
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
W GROVE ST
N VINE AVE
N SPRUCE AVE
W FOOTHILL BLVD
N CEDAR AVE
N LARCH AVE
LORRAINE PL
Chevron
Wendy's
El Pollo Loco
Don Juan Mercado
99 Cents Only Stores
0 100 200ft
San Bernardino County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA