

EXHIBIT A

Project Scoping Form

Prepared On:
 09/22/2022

This scoping form shall be submitted to the Lead Agency to assist in identifying infrastructure improvements that may be required to support traffic from the proposed project.

Project Identification:

| | |
|-----------------------|--|
| Case Number: | PEN22-0029, PEN22-0030 |
| Related Cases: | |
| SP No. | |
| EIR No. | |
| GPA No. | |
| CZ No. | |
| Project Name: | Flamingo Bay Multifamily Apartments |
| Project Address: | 25843 Alessandro Blvd, Moreno Valley, CA 92553 (APN: 848-030-026 & 484-030-013) |
| Project Opening Year: | 2023 |
| Project Description: | Proposed 96-unit multifamily apartment in four three-story buildings. (See Exhibit 1 for Site Plan) |

| | Consultant: | Developer: |
|------------|---|--|
| Name: | K2 Traffic Engineering, Inc. (by Kay Hsu, PE, TE) | FB Flamingo Bay MV, LLC (by James Walter) |
| Address: | 1442 Irvine Blvd, Suite 210 Tustin, CA 92780 | 151 Kalmus Drive, Suite A202 Costa Mesa, CA 92626 |
| Telephone: | 714-832-2116 | 949-274-3526 |
| Email: | khsu@k2traffic.com | jwalters@fairbrookcommunities.com |

Trip Generation Information:

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

Current General Plan Land Use:

Multi-Family

Proposed General Plan Land Use:

Multi-Family

Current Zoning:

R-30

Proposed Zoning:

R-30

| | Existing Trip Generation | | | Proposed Trip Generation | | |
|----------|--------------------------|-----|-------|--------------------------|-----|-------|
| | In | Out | Total | In | Out | Total |
| AM Trips | - | - | - | 9 | 29 | 38 |
| PM Trips | - | - | - | 31 | 18 | 49 |

Trip Internalization: Yes No (____% Trip Discount)

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

(See Exhibit 2 for Trip Generation)

Potential Screening Checks

Is your project screened from specific analyses (see Page 3 of the guidelines related to LOS assessment and Pages 22-23 for VMT screening criteria).

Is the project screened from LOS assessment? Yes No

LOS screening justification (see Page 3 of the guidelines): _____
 Apartments of less than 150 units and generating less than 100 peak hour trips.

Is the project screened from VMT assessment?

Yes

No

| |
|---|
| VMT screening justification (see Pages 22-23 of the guidelines): _____ 1. Within a low VMT generating TAZ based on Total VMT _____ 2. Within a low VMT generating TAZ based on Residential Home-Based VMT _____ 3. Within a low VMT generating TAZ based on Home-Based Work VMT _____ (See Exhibit 3 for VMT Screening) _____ _____ _____ |
|---|

Level of Service Scoping

- Proposed Trip Distribution (Attach Graphic for Detailed Distribution):

| North | South | East | West |
|-------|-------|------|------|
| % | % | % | % |

Link level of service and data collection:

_____ will be required

_____ will not be required

- Attach list of study intersections (and roadway segments if applicable)
- Attach site plan
- Other specific items to be addressed:
 - Site access
 - On-site circulation
 - Parking
 - Consistency with Plans supporting Bikes/Peds/Transit
 - Other _____
- Date of Traffic Counts _____
- Attach proposed analysis scenarios (years plus proposed forecasting approach)
- Attach proposed phasing approach (if the project is phased)

VMT Scoping

For projects that are not screened, identify the following:

- Travel Demand Forecasting Model Used _____
- Attach WRCOG Screening VMT Assessment output or describe why it is not appropriate for use
- Attach proposed Model Land Use Inputs and Assumed Conversion Factors (attach)

| DWELLING UNITS SUMMARY | | | | | |
|------------------------|------------|----------|-------|-------|--|
| PLAN NO. | SQ FTG. | QUANTITY | BDRMS | BATHS | |
| 1 | 795 S.F. | 12 D.U. | 1 | 1 | |
| 2 | 1,050 S.F. | 12 D.U. | 2 | 2 | |

| BUILDING TYPE A SUMMARY (BLDG 4) | |
|----------------------------------|-------------|
| 1ST FLOOR: | |
| DWELLING UNITS: | 6,360 S.F. |
| COVERED PATIOS: | 776 S.F. |
| STAIRS: | 364 S.F. |
| UTILITY: | 106 S.F. |
| 2ND FLOOR: | |
| DWELLING UNITS: | 6,360 S.F. |
| BALCONIES: | 904 S.F. |
| 3RD FLOOR: | |
| DWELLING UNITS: | 6,360 S.F. |
| BALCONIES: | 904 S.F. |
| TOTAL: | |
| DWELLING UNITS: | 19,080 S.F. |
| PATIOS: | 776 S.F. |
| BALCONIES: | 1,808 S.F. |
| STAIRS: | 364 S.F. |
| UTILITY: | 106 S.F. |
| TOTAL NO. D.U. | 24 D.U. |

| BUILDING TYPE B UNITS SUMMARY | | | | | |
|-------------------------------|------------|----------|-------|-------|--|
| PLAN NO. | SQ FTG. | QUANTITY | BDRMS | BATHS | |
| 1 | 795 S.F. | 12 D.U. | 1 | 1 | |
| 2 | 1,050 S.F. | 12 D.U. | 2 | 2 | |

| BUILDING TYPE B SUMMARY (BLDG 1 & 3) | |
|--------------------------------------|-------------|
| 1ST FLOOR: | |
| DWELLING UNITS: | 7,380 S.F. |
| COVERED PATIOS: | 776 S.F. |
| STAIRS: | 364 S.F. |
| UTILITY: | 106 S.F. |
| 2ND FLOOR: | |
| DWELLING UNITS: | 7,380 S.F. |
| BALCONIES: | 904 S.F. |
| STAIRS: | 364 S.F. |
| 3RD FLOOR: | |
| DWELLING UNITS: | 7,380 S.F. |
| BALCONIES: | 904 S.F. |
| TOTAL: | |
| DWELLING UNITS: | 22,140 S.F. |
| PATIOS: | 776 S.F. |
| BALCONIES: | 1,808 S.F. |
| STAIRS: | 728 S.F. |
| UTILITY: | 106 S.F. |
| TOTAL NO. D.U. | 24 D.U. |

| BUILDING TYPE C UNITS SUMMARY (BLDG 2) | | | | | |
|--|------------|----------|-------|-------|--|
| PLAN NO. | SQ FTG. | QUANTITY | BDRMS | BATHS | |
| 2 | 1,050 S.F. | 24 D.U. | 2 | 2 | |

| BUILDING TYPE C SUMMARY | |
|-------------------------|-------------|
| 1ST FLOOR: | |
| DWELLING UNITS: | 8,400 S.F. |
| COVERED PATIOS: | 776 S.F. |
| BALCONIES: | 364 S.F. |
| UTILITY: | 106 S.F. |
| 2ND FLOOR: | |
| DWELLING UNITS: | 8,400 S.F. |
| BALCONIES: | 904 S.F. |
| STAIRS: | 364 S.F. |
| 3RD FLOOR: | |
| DWELLING UNITS: | 8,400 S.F. |
| BALCONIES: | 904 S.F. |
| TOTAL: | |
| DWELLING UNITS: | 25,200 S.F. |
| PATIOS: | 776 S.F. |
| BALCONIES: | 1,808 S.F. |
| STAIRS: | 728 S.F. |
| UTILITY: | 106 S.F. |
| TOTAL NO. D.U. | 24 D.U. |

| CLUBHOUSE SUMMARY | |
|-------------------|------------|
| CLUBHOUSE: | 1,310 S.F. |
| MAN ROOM: | 170 S.F. |
| LANA: | 1,032 S.F. |

| BUILDING TYPE | OCCUPANCY | CONSTRUCTION TYPE | AREA LIMITATION TABLE 506.2 2019 C.B.C. | FRONTAGE INCREASE | TOTAL ALLOWABLE AREA PER FLOOR | TOTAL ALLOWABLE USE AREA | ACTUAL BUILDING USE AREA |
|-------------------------|-----------|-----------------------------|---|-------------------|--------------------------------|--------------------------|--------------------------|
| MULTIFAMILY RESIDENTIAL | R2 | TYPE VB SPRINKLERED NFPA 13 | 21,000 S.F. | NOT USED | 21,000 S.F. | 21,000 S.F. | 20,884 S.F. |

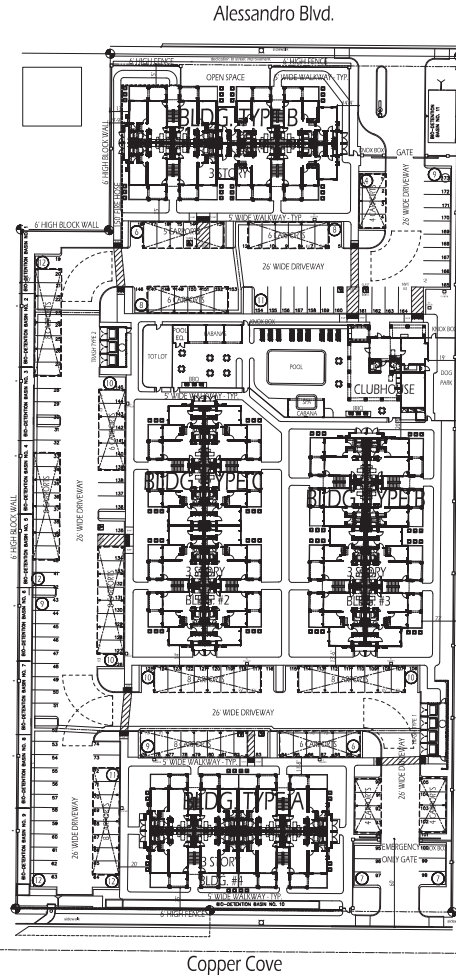
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|-------------------------|-----------|-----------------------------|---|-------------------|--------------------------------|--------------------------|--------------------------|
| MULTIFAMILY RESIDENTIAL | R2 | TYPE VB SPRINKLERED NFPA 13 | 21,000 S.F. | NOT USED | 21,000 S.F. | 21,000 S.F. | 24,782 S.F. |

$P = 441 \text{ L.F.}$
 $F = 422 \text{ L.F.}$
 $A_1 = (21,000 \text{ S.F.} \times 0.667) + 0$
 $A_2 = (21,000 \text{ S.F.} + 14,007 \text{ S.F.} \times 0)$
 $A_3 = 35,007 \text{ S.F.}$

| BUILDING TYPE | OCCUPANCY | CONSTRUCTION TYPE | AREA LIMITATION TABLE 506.2 2019 C.B.C. | FRONTAGE INCREASE | TOTAL ALLOWABLE AREA PER FLOOR | TOTAL ALLOWABLE USE AREA | ACTUAL BUILDING USE AREA |
|-------------------------|-----------|-----------------------------|---|-------------------|--------------------------------|--------------------------|--------------------------|
| MULTIFAMILY RESIDENTIAL | R2 | TYPE VB SPRINKLERED NFPA 13 | 21,000 S.F. | 15,750 S.F. | 36,750 S.F. | 36,750 S.F. | 27,812 S.F. |

$P = 456 \text{ L.F.}$
 $F = 450 \text{ L.F.}$
 $A_1 = (21,000 \text{ S.F.} + (21,000 \text{ S.F.} \times 0.75)) + 0$
 $A_2 = (21,000 \text{ S.F.} + 15,750 \text{ S.F.} \times 0)$
 $A_3 = 36,750 \text{ S.F.}$

| BUILDING TYPE | OCCUPANCY | CONSTRUCTION TYPE | AREA LIMITATION TABLE 506.2 2019 C.B.C. | FRONTAGE INCREASE | TOTAL ALLOWABLE AREA PER FLOOR | TOTAL ALLOWABLE USE AREA | ACTUAL BUILDING USE AREA |
|--------------------|-----------|-----------------------------|---|-------------------|--------------------------------|--------------------------|--------------------------|
| CLUBHOUSE ASSEMBLY | A2 | TYPE VB SPRINKLERED NFPA 13 | 24,000 S.F. | - | 24,000 S.F. | 24,000 S.F. | 415 S.F. |
| | B | | 36,000 S.F. | - | 36,000 S.F. | 36,000 S.F. | 1,065 S.F. |



PARKING ANALYSIS

TOTAL PARKING SPACES REQUIRED: 168 SPACES

| | | |
|-------------------------------|---------------------------|-------------------|
| 1 BDRM: | 48 D.U. X 1.5 SPACES/D.U. | 72 SPACES |
| 2 BDRMS: | 48 D.U. X 2.0 SPACES/D.U. | 96 SPACES |
| TOTAL SPACES REQUIRED: | | 168 SPACES |
| TOTAL SPACES PROVIDED: | | 171 SPACES |

| TYPE OF PARKING SPACES: | QUANTITY REQUIRED: | QUANTITY PROVIDED: |
|------------------------------|--------------------|--------------------|
| OPEN SPACES: | 72 SPACES | 74 SPACES |
| (156 TOTAL LESS 88 CARPORTS) | | |
| CARPORTS: | 96 SPACES | 97 SPACES |
| TOTAL: | 168 SPACES | 171 SPACES |

| HANDICAP SPACES: | QUANTITY REQUIRED: | QUANTITY PROVIDED: |
|-------------------------|--------------------|--------------------------------------|
| CARPORTS: | 2 SPACES | 2 SPACES (1 VAN REQ/PROVIDED) |
| (97 SPACES @ 2%) | | |
| ASSIGNED OPEN SPACES: | 2 SPACES | 3 SPACES (1 VAN REQ/PROVIDED) |
| 52 SPACES @ 2% | | |
| UNASSIGNED OPEN SPACES: | 1 SPACE | 1 SPACE (1 VAN REQ/PROVIDED) |
| 120 SPACES @ 5% | | |
| TOTAL: | 5 SPACES | 6 SPACES (3 VAN REQ/PROVIDED) |

PARKING SPACE SIZES:
 ALL OPEN NON-HANDICAP PARKING SPACES SHALL BE 9' WIDE BY 18' DEEP WITH WHEEL STOPS WHEN PARKING SPACES ARE ADJACENT TO WALKWAYS

ELECTRIC VEHICLE CHARGING STATIONS:
 2 ACTIVE ELECTRIC VEHICLE CHARGING STATIONS LOCATED ADJACENT TO CLUBHOUSE (1 VAN H/C ACCESSIBLE).
 PROVIDE ELECTRICAL RUN AND BOXES FOR FUTURE ELECTRICAL VEHICLE CHARGERS FOR 16 TOTAL SPACES.

BUILDINGS' SUMMARY
 CONSTRUCTION TYPE: TYPE VB SPRINKLERED (NFPA 13)
 OCCUPANCY USE: R2, U, B, P2



SCHEMATIC SITE PLAN 15

MICHAEL MCMALE, ARCHITECT
 (909) 566-4951
 9/1/22
 SCALE: 1" = 30' @

FLAMINGO BAY APARTMENTS
 MORENO VALLEY, CA
 96 Apartment Homes
 FB FLAMINGO BAY MV, LLC BRIAN KING (909) 499-6995

EXHIBIT 2. TRIP GENERATION

TABLE 1. TRIP GENERATION RATE (ITE)

| Land Use | Unit | Daily | AM Peak Hour | | | PM Peak Hour | | |
|--------------------------------------|---------------|-------|--------------|-----|-----|--------------|-----|-----|
| | | | Total | In | Out | Total | In | Out |
| Multifamily Housing (Low-Rise) (220) | Dwelling Unit | 6.74 | 0.40 | 24% | 76% | 0.51 | 63% | 37% |

Source: ITE Trip Generation Manual, 11th Edition

TABLE 2. NET TRIP GENERATION

| LAND USE | UNIT | Quantity | AM Peak | | | PM Peak | | | Daily |
|---|---------------|----------|---------|----|-----|---------|----|-----|-------|
| | | | Total | In | Out | Total | In | Out | |
| Multifamily Housing (Low-Rise) ¹ (220) | Dwelling Unit | 96 | 38 | 9 | 29 | 49 | 31 | 18 | 647 |

EXHIBIT 3. WRCOG VMT SCREENING TOOL OUTPUT

APN:484030013; TAZ:3,828

Within a Transit Priority Area (TPA)?

No (Fail)

Within a low VMT generating TAZ based on Total VMT?

Yes (Pass)

Jurisdictional average 2012 daily total VMT per service population = 24.

Project TAZ 2012 daily total VMT per service population = 17.48

Within a low VMT generating TAZ based on Residential Home-Based VMT?

Yes (Pass)

Jurisdictional average 2012 daily residential home-based VMT per capita = 12.79

Project TAZ 2012 daily residential home-based VMT per capita = 11.09

Within a low VMT generating TAZ based on Home-Based Work VMT?

Yes (Pass)

Jurisdictional average 2012 daily home-based work VMT per worker = 11.01

Project TAZ 2012 daily home-based work VMT per worker = 6.11

APN:484030026; TAZ:3,828

Within a Transit Priority Area (TPA)?

No (Fail)

Within a low VMT generating TAZ based on Total VMT?

Yes (Pass)

Jurisdictional average 2012 daily total VMT per service population = 24.

Project TAZ 2012 daily total VMT per service population = 17.48

Within a low VMT generating TAZ based on Residential Home-Based VMT?

Yes (Pass)

Jurisdictional average 2012 daily residential home-based VMT per capita = 12.79

Project TAZ 2012 daily residential home-based VMT per capita = 11.09

Within a low VMT generating TAZ based on Home-Based Work VMT?

Yes (Pass)

Jurisdictional average 2012 daily home-based work VMT per worker = 11.01

Project TAZ 2012 daily home-based work VMT per worker = 6.11