

December 9, 2013

Mr. Homi Namdari
CITY OF ESCONDIDO
201 North Broadway
Escondido, CA 92025-2798

Subject: SCOPING AGREEMENT FOR TRAFFIC IMPACT ANALYSIS (Revised 12/9/13)

Dear Mr. Namdari:

RK ENGINEERING GROUP, INC. (RK) is pleased to provide the following Scoping Agreement for the Centerpointe 78 Traffic Impact Analysis. Please review and sign this document to indicate your approval of the scope of work.

1. Project Overview

- Project Name: Centerpointe 78
- Project Address: 990 North Broadway, City of Escondido (SWC of North Broadway and Lincoln Avenue)
- Project Description: 43,500 sq. ft. Supermarket and 3,200 sq. ft. Fast Food Restaurant With Drive-Thru

2. Project Trip Generation

- SANDAG (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region
- SANDAG suggested Pass-By for [undiverted and diverted < 1 miles] trip reductions only during PM peak period.

Vehicular Traffic Generation Rates				
Land Use	Quantity	Driveway Vehicle Trip Rate	Peak Hour Ratios	
			AM (in:out)	PM (in:out)
Supermarket	43.500	150 Trips/TSF	4% (7:3)	10% (5:5)
Fast Food Restaurant (With Drive-Thru)	3.200	650 Trips/TSF	7% (5:5)	7% (5:5)

Pass-By Reductions ³	
Supermarket	40%
Fast Food Restaurant	40%

Project Trip Generation										
Land Use	Qty.	Units	Peak Hour						Daily	
			AM			PM				
			In	Out	Total	In	Out	Total		
1 Supermarket	43.500	TSF	183	78	261	326	327	653	6,525	
	40% Pass-By Trip Reduction ²		n/a	n/a	n/a	-130	-131	-261	n/a	
	Net Total Supermarket		183	78	261	196	196	392	6,525	
2 Fast Food Restaurant (With Drive-Thru)	3.200	TSF	73	73	146	73	73	146	2,080	
	40% Pass-By Trip Reduction ²		n/a	n/a	n/a	-29	-29	-58	n/a	
	Net Total Fast Food		73	73	146	44	44	88	6,525	
Full Project Trip Generation			256	151	407	399	400	799	8,605	
Net Total (With Pass-By Trip Reduction)			256	151	407	240	240	480	8,605	

3. Trip Distribution and Assignment

- SANDAG Series 12 Select Zone Assignment
- Project traffic will be determined based on the Select Zone Assignment percent distribution and the project trip generation for the AM Peak Hour, PM Peak Hour and Daily conditions.

4. Study Area

The following study area is based on the latest City of Escondido Traffic Impact Analysis Requirement Guidelines

- 23 Study Area Roadway Segments (see attached Table)
- 16 Study Area Intersections (see attached Table)
- 2 Caltrans Mainline Freeway Segments (see attached Table)

5. Traffic Counts

Please see the attached table for a detailed list of count locations and times. All traffic counts are taken during normal non-holiday weekday conditions (Tuesday – Thursday) during clear weather and while schools are in regular session.

- 24 Hour 2-Way ADT counts will be taken at the 23 study area roadway segments.
 - Thirteen (13) roadway segment ADTs will be used from data collected on June 6, 2013.
 - Ten (10) additional roadway segment ADTs will be collected.
- Morning (7AM to 9AM) and Evening (4PM to 6PM) peak hour turning movement counts will be taken at all 16 study area intersections.
 - Twelve (12) intersection morning and evening counts will be used from data collected on June 6, 2013
 - Four (4) additional intersection morning and evening counts will be collected.
- Mid-Day intersection turning movement counts will be taken at all study area intersections.
 - Eight (8) new intersection mid-day (2PM-4PM) counts will be collected.
 - Eight (8) new intersection mid-day (12PM-2PM) counts will be collected at all other intersection locations.
- Pedestrian Counts (7AM-9AM, 12:30PM-2:30PM/2PM-4PM and 4PM-6PM) will be taken at nine (9) locations.
 - Four (4) pedestrian morning and evening count locations will be used from data collected on June 6, 2013
 - Five (5) additional pedestrian morning and evening count locations will be collected.
 - Eight (8) new pedestrian mid-day count locations will be collected.
 - One (1) mid-block pedestrian count will be used from June 6, 2013.

6. Analysis Scenarios

- Existing: (AM, Mid-Day, PM, Daily)
- Existing + Project: (AM, Mid-Day, PM, Daily)
- Project Opening Year (2016) + Cumulative Projects; (AM, Mid-Day, PM, Daily)
- Project Opening Year (2016) + Cumulative Projects + Project (AM, Mid-Day, PM, Daily)
- Horizon Year (2035): (AM, PM, Daily)
- Horizon Year (2035) + Project: (AM, PM, Daily)

To assess Project Opening Year (2016) conditions, a 1% per year compound annual growth rate will be added to existing traffic volumes plus added traffic from cumulative projects. For Mid-Day analysis, the worst case PM peak hour project trip generation will be used.

Cumulative projects should be provided by the City of Escondido and would include all approved or reasonably foreseeable pending projects that are expected to influence the study area. Copies of traffic studies for the cumulative projects should be provided. If data is not available for near-term projects, an ambient growth factor should be agreed upon by the City.

7. Level of Service Standards and Significant Impact Criteria

- City of Escondido Traffic Impact Analysis Requirement Guidelines (October 10, 2013)

8. Analysis Methodology

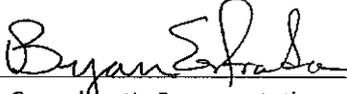
- Highway Capacity Manual 2010 (HCM) for intersections and freeway segments
- Volume to Capacity (V/C) ratio analysis will be used for roadway segments

9. Additional Items to be Addressed

- Review project access with regards to sight distance and circulation, and determine the need for any special turn lanes that might be required to serve the project.
- Review internal circulation and drive-thru queuing.
- Develop mitigation measures (i.e. traffic signals, additional lanes, etc.) that may be required to accommodate the project.
- The traffic impact study will be reviewed and signed by a California Registered Traffic Engineer.

Please find attached a location map and table of the study area roadway segments and intersections. Please sign and return a copy of this scoping agreement upon your approval. If you have any questions please call us at (949)474-0809.

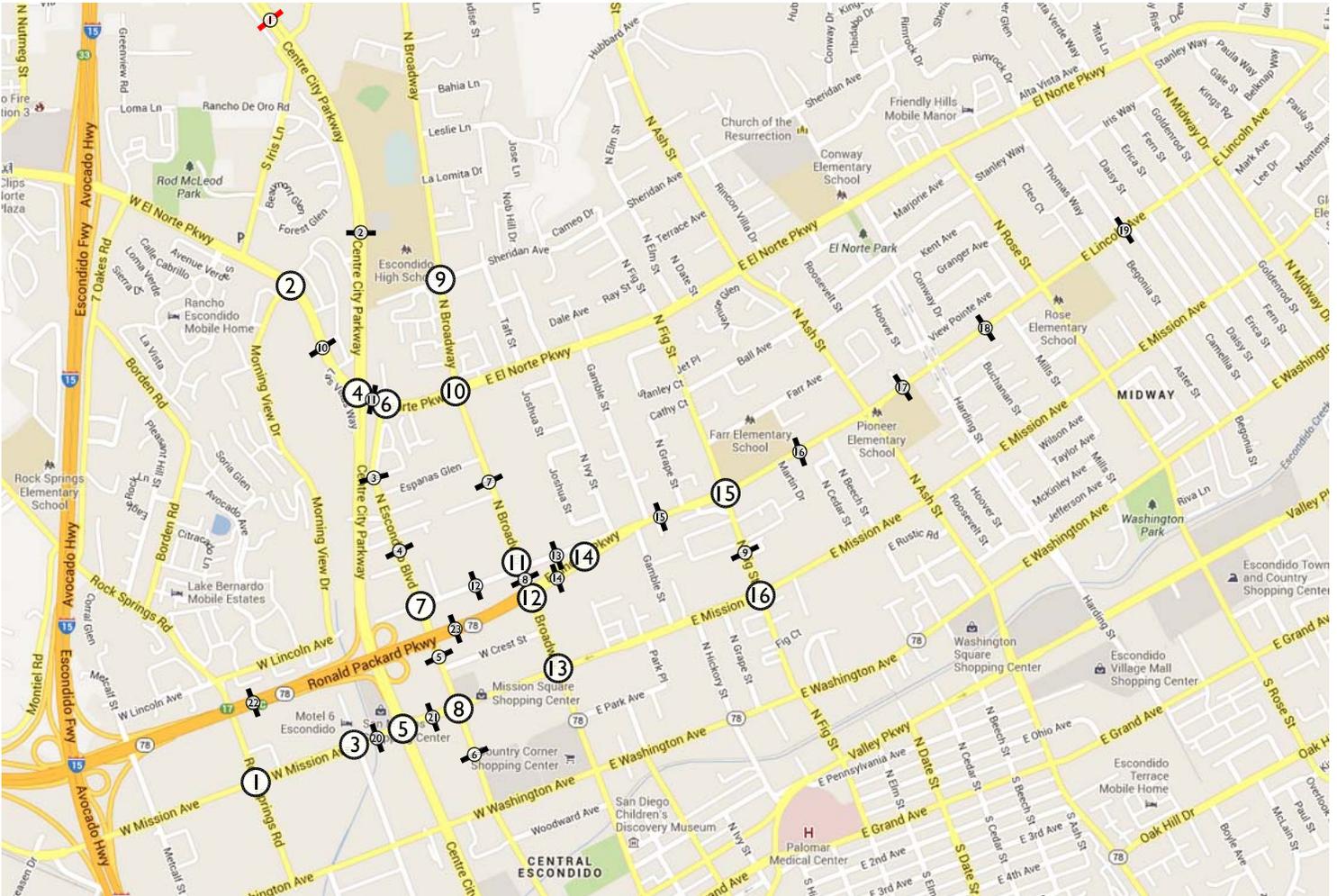
Approved
By:



Consultant's Representative Date

City of Escondido Representative Date

Exhibit A Location Map



Legend:

- ① = Study Area Intersection
- ➔ = Study Area Roadway Segment



TABLE 1
Centerpointe 78 Study Area

Study Area Roadway Segment	Data Collection (Date) ¹
North/South Roadways	
Centre City Parkway	
1. Country Club Lane to Iris Lane	December
2. Iris Lane to El Norte Parkway	December
Escondido Boulevard	
3. El Norte Parkway to Decatur Way	December
4. Decatur Way to Lincoln Avenue	June
5. Lincoln Avenue to Mission Avenue	June
6. Mission Avenue to Washington Avenue	December
North Broadway	
7. El Norte Parkway to Lincoln Avenue	December
8. Lincoln Avenue to SR-78/Lincoln Parkway	June
Fig Street	
9. Lincoln Avenue to Mission Avenue	December
East/West Roadways	
El Norte Parkway	
10. Morning View Drive to City Center Parkway ²	December
11. City Center Parkway to Escondido Boulevard ²	June
Lincoln Avenue	
12. Escondido Boulevard to North Broadway	June
13. North Broadway to Garrick Way	December
Lincoln Parkway/ Lincoln Avenue	
14. North Broadway to Garrick Way	June
15. Garrick Way to Fig Street	June
16. Fig Street to Ash Street	June
17. Ash Street to Harding Street	June
18. Harding Street to Rose Street	June
19. Rose Street to Midway Drive	June
Mission Avenue	
20. Quince Street to Centre City Parkway	December
21. Centre City Parkway to Escondido Boulevard	December
Caltrans Freeway Segments	
SR-78 Freeway	
22. I-15 Freeway to Centre City Parkway ³	June
23. Centre City Parkway to North Broadway ³	June

¹ June counts taken on June 6, 2013
December counts would be taken at earliest possible date during normal, non-holiday times, while school is in regular session.

² Mid-day pedestrian counts will be used from previously taken counts on June 6, 2013 from the hours of 12:30pm to 2:30 PM, as on this day,

Study Area Intersection	Data Collection (Date and Time) ¹
Rock Springs Road (NS) at:	
1. Mission Avenue (EW)	June (7-9am, 4-6pm); Dec. (12-2pm)
Mornign View Drive (NS) at:	
2. El Norte Parkway (EW)	Dec. (7-9am, 12-2pm, 4-6pm)
Quince Street (NS) at:	
3. Mission Avenue (EW)	Dec. (7-9am, 12-2pm, 4-6pm)
City Centre Parkway (NS) at:	
4. El Norte Parkway (EW)	June (7-9am, 4-6pm); Dec. (12-2pm)
5. Mission Avenue (EW)	June (7-9am, 4-6pm); Dec. (12-2pm)
Escondido Boulevard (NS) at:	
6. El Norte Parkway (EW)	June (7-9am, 4-6pm); Dec. (12-2pm)
7. Lincoln Avenue (EW)	June (7-9am, 4-6pm); Dec. (2-4pm)
8. Mission Avenue (EW)	June (7-9am, 4-6pm); Dec. (12-2pm)
North Broadway (NS) at:	
9. Sheridan Avenue (EW)	Dec. (7-9am, 2-4pm, 4-6pm)
10. El Norte Parkway (EW)	June (7-9am, 4-6pm); Dec. (2-4pm)
11. Lincoln Avenue (EW)	June (7-9am, 4-6pm); Dec. (2-4pm)
12. SR-78/Lincoln Parkway (EW)	June (7-9am, 4-6pm); Dec. (2-4pm)
13. Mission Avenue (EW)	June (7-9am, 4-6pm); Dec. (12-2pm)
Garrick Way (NS) at:	
14. Lincoln Parkway (EW)	June (7-9am, 4-6pm); Dec. (2-4pm)
Fig Street (NS) at:	
15. Lincoln Avenue (EW)	June (7-9am, 4-6pm); Dec. (2-4pm)
16. Mission Avenue (EW)	Dec. (7-9am, 2-4pm, 4-6am)

Pedestrian Count Locations	Data Collection (Date and Time) ¹
Escondido Boulevard (NS) at:	
1. Lincoln Avenue (EW)	June (7-9am, 4-6pm); Dec. (2-4pm)
Lincoln Avenue	
2. Btwn. Escondido Boulevard and N.Broadway	June (7-9am, 12:30-2:30pm, 4-6pm) ²
North Broadway (NS) at:	
3. Sheridan Avenue (EW)	Dec. (7-9am, 2-4pm, 4-6pm)
4. El Norte Parkway (EW)	Dec. (7-9am, 2-4pm, 4-6pm)
5. Lincoln Avenue (EW)	June (7-9am, 4-6pm); Dec. (2-4pm)
6. SR-78/Lincoln Parkway (EW)	June (7-9am, 4-6pm); Dec. (2-4pm)
Garrick Way (NS) at:	
7. Lincoln Parkway (EW)	Dec. (7-9am, 2-4pm, 4-6pm)
Fig Street (NS) at:	
8. Lincoln Avenue (EW)	Dec. (7-9am, 2-4pm, 4-6pm)
9. Mission Avenue (EW)	Dec. (7-9am, 2-4pm, 4-6pm)