



November 3, 2021

Mr. Alfredo Garcia, Associate Planner
City of Perris
101 N. D Street
Perris, California 92570

Subject: Webster Avenue and Nance Street Warehouse – Responses to Comments

Dear Mr. Garcia,

Translutions, Inc. (Translutions) is pleased to provide this letter providing responses to the comments on the Traffic Scoping Letter by RK Engineering Dated April 22, 2021.

Comment 1. Determine the project 's trip generation in both vehicles and PCE's (Passenger Car Equivalents).

Response 1. The trip generation of the project is included in Attachment 1. Trip generation for the project is based on trip generation rates from the Institute of Transportation Engineers' (ITE) *Trip Generation (10th Edition)* and are based on Land Use 150 - "Warehousing". Further, truck trips were converted to Passenger Car Equivalents using the conversion rates of 1.5 for 2-axle trucks, 2.0 for 3-axle trucks and 3.0 for 4+ axle trucks. As shown in Attachment 1, the project is forecast to generate 21 total trips during the a.m. peak hour, 22 total trips during the p.m. peak hour, and 192 total daily trips. After converting to PCEs, the project is anticipated to generate 34 PCE trips during the a.m. peak hour, 35 PCE trips during the p.m. peak hour, and 304 daily PCE trips.

Comment 2. Determine the project's Trip Distribution and Traffic Assignment to the adjacent highway system at each of the projects two (2) driveways.

Response 2. Project access is provided via three driveways. The first driveway will be on Webster Avenue and will be restricted to right turns only for automobile traffic and rights out only for truck traffic. There are two driveways on Nance Street, both of which will be restricted to right turns only. The westerly driveway will be restricted to automobile traffic only while the second (easterly) driveway will be restricted to trucks. Attachments 2 through 6 show the trip distribution and assignment figures.

Comment 3. Obtain future traffic volumes for Webster Avenue and Nance Street from recent traffic studies in the area.

Response 3. 24-Hour traffic counts were conducted at Nance Street and Webster Avenue. The daily traffic volume on Nance Street is 949 vehicles and that on Webster Avenue is 2,529 vehicles. Traffic Counts are included in Attachment 7.

Comment 4. Determine traffic signal warrants for the two project driveways.

Response 4. The project trip generation during any peak hour is less than 35 trips, which is below the minimum threshold for "minor leg" on the peak hour signal warrants per the CA MUTCD.

Comment 5. Review truck turning templates inbound and outbound at any of the project driveways that will accommodate trucks.

Response 5. Site plan with truck turning templates overlaid is attached in Attachment 8.

Comment 6. Review the project driveway spacing based upon the Perris Valley Commerce Center Specific Plan (PVCC SP) spacing criteria (see attached Table 4.0-2).

Response 6. Webster Avenue is classified as a Secondary Arterial which requires driveway spacing to be at least 660 feet. The driveway on Webster Avenue is approximately 622' from the intersection of Nance Street & Webster Avenue. However, this is the farthest location that access to the project site could be provided. In addition, this driveway will be restricted to right turns only for passenger cars and right-out only for trucks. There are no other conflicting driveways.

Nance Street is classified as a Local which requires driveway spacing to be at least 200 feet. The project does not meet the driveway spacing along Nance Avenue. The driveway spacing on Nance Street are as follows:

- Distance between Webster Avenue & Auto Driveway: 194'
- Distance between Auto Driveway & Truck Driveway: 179'
- Distance between Truck Driveway and Driveway to project south of proposed project: 122'

The City requested that the automobile and truck driveways be separated on Nance Street. This request is consistent with the PVCC recommendation to minimize vehicular conflict and states that "Site access should promote safety, efficiency, convenience, and minimize conflict between employee/customer vehicles and large trucks by creating separate access points when possible". Based on the project frontage on Nance Street, the driveway spacing requirements based on the PVCCSP cannot be provided. As stated earlier, traffic volumes on Nance Street are very low (less than 1,000 daily vehicles). In addition, the project will restrict the driveways to right turns only. As such, the reduced driveway spacing will not affect traffic flow significantly. It should be noted that another project plans to vacate Nance Street near Nevada Avenue, which will reduce the potential of increased traffic volumes on Nance Street east of Webster Avenue. Attachment 9 illustrates the distances between intersections.

Comment 7. Prepare the recommended concept striping plan for Webster Avenue and Nance Street along the project's frontage.

Response 7. A conceptual striping plan is attached in Attachment 10.

Comment 8. Identify any additional traffic recommendations that should be included as conditions of approval for the project.

Response 8. The project will provide the following:

- Restrict driveways to right turns only
- Other improvements are shown on the striping plans.

We hope you will find this information helpful. Should you have any questions, please don't hesitate to call me at (949) 656-3131 or by email at sandipan@translutions.com.

Sincerely,

translutions, Inc.
Sandipan Bhattacharjee

Sandipan Bhattacharjee, P.E., T.E., AICP, ENV SP
Principal



Attachments:

- | | |
|----------------|---------------------------------|
| Attachment 1. | Trip Generation |
| Attachment 2. | Passenger Car Trip Distribution |
| Attachment 3. | Passenger Car Trip Assignment |
| Attachment 4. | Truck Trip Distribution |
| Attachment 5. | Truck Trip Assignment (in PCEs) |
| Attachment 6. | Total Trip Assignment |
| Attachment 7. | Traffic Counts |
| Attachment 8. | Truck Turning Templates |
| Attachment 9. | Driveway Spacing |
| Attachment 10. | Conceptual Striping Plan |

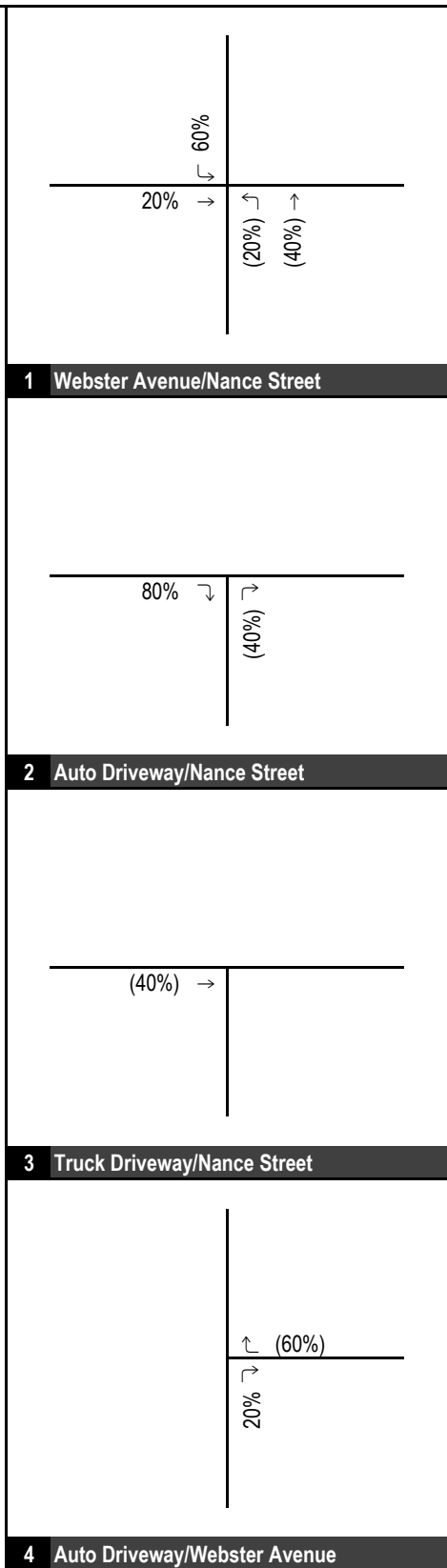
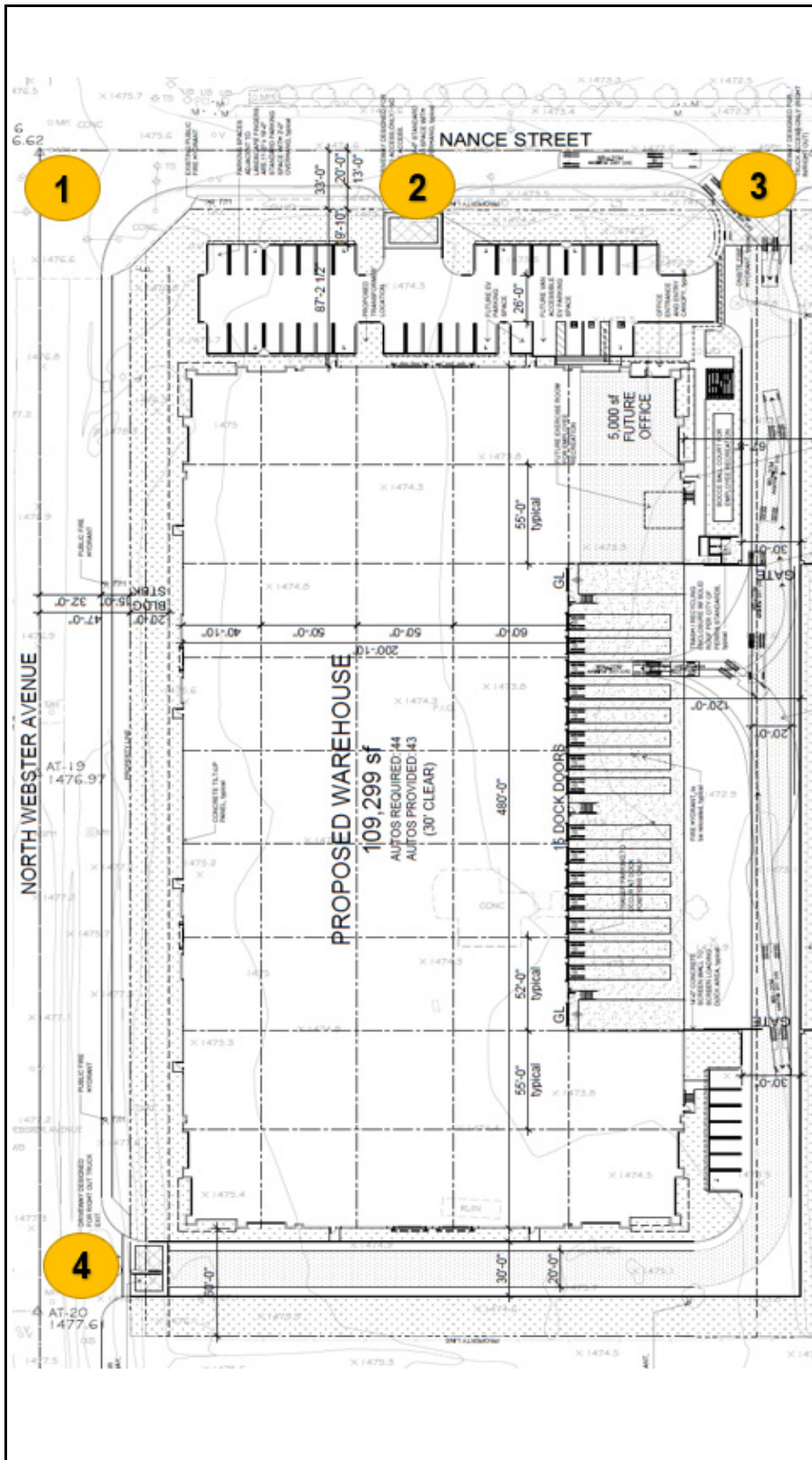
Attachment 1: Project Trip Generation

Land Use	Units	Peak Hour						Daily
		AM Peak Hour			PM Peak Hour			
		In	Out	Total	In	Out	Total	
Total Vehicle Rates								
Trip Generation Rates ¹	TSF	0.131	0.039	0.170	0.051	0.139	0.190	1.740
PCE Inbound/Outbound Splits		77%	23%	100%	27%	73%	100%	50%/50%
Passenger Car Equivalent Rates Calculations								
Passenger Cars								
Recommended Mix (%) ²		61.90%	61.90%	61.90%	61.90%	61.90%	61.90%	61.90%
PCE Factor ³		1.0	1.0	1.0	1.0	1.0	1.0	1.0
PCE Rates		0.477	0.024	0.105	0.032	0.086	0.118	1.077
2-Axle Trucks								
Recommended Mix (%) ²		6.45%	6.45%	6.45%	6.45%	6.45%	6.45%	6.45%
PCE Factor ³		1.5	1.5	1.5	1.5	1.5	1.5	1.5
PCE Rates		0.013	0.004	0.016	0.005	0.013	0.018	0.168
3-Axle Trucks								
Recommended Mix (%) ²		8.65%	8.65%	8.65%	8.65%	8.65%	8.65%	8.65%
PCE Factor ³		2.0	2.0	2.0	2.0	2.0	2.0	2.0
PCE Rates		0.023	0.007	0.029	0.009	0.024	0.033	0.301
4-Axle Trucks								
Recommended Mix (%) ²		22.99%	22.99%	22.99%	22.99%	22.99%	22.99%	22.99%
PCE Factor ³		3.0	3.0	3.0	3.0	3.0	3.0	3.0
PCE Rates		0.090	0.027	0.117	0.035	0.096	0.131	1.200
Warehouse Net PCE Rate		0.602	0.062	0.268	0.081	0.219	0.300	2.747
Total Project Trip Generation (Trips, By Vehicle Type)								
Warehouse	109.30	TSF						
Passenger Cars			9	3	12	4	9	13
2-Axle Trucks			2	0	2	1	1	2
3-Axle Trucks			2	0	2	1	1	2
4+ Axle Trucks			4	1	5	2	3	5
All Trucks			8	1	9	4	5	9
Total Vehicles			17	4	21	8	14	22
Total Project Trip Generation (Passenger Car Equivalent Trips, By Vehicle Type)								
Passenger Cars			9	3	12	4	9	13
Truck PCE								
2-Axle Trucks			3	0	3	1	2	3
3-Axle Trucks			4	0	4	2	2	4
4+ Axle Trucks			12	3	15	6	9	15
Total Truck PCE			19	3	22	9	13	22
Total PCE			28	6	34	13	22	35

¹ Rates based on Land Use 150 "Warehousing" from Institute of Transportation Engineers (ITE) Trip Generation (10th Ed.).

² Recommended Truck Mix Percentages per SCAQMD Truck Trip Generation Study.

³ Recommended PCE Factor per SBCTA Guidelines

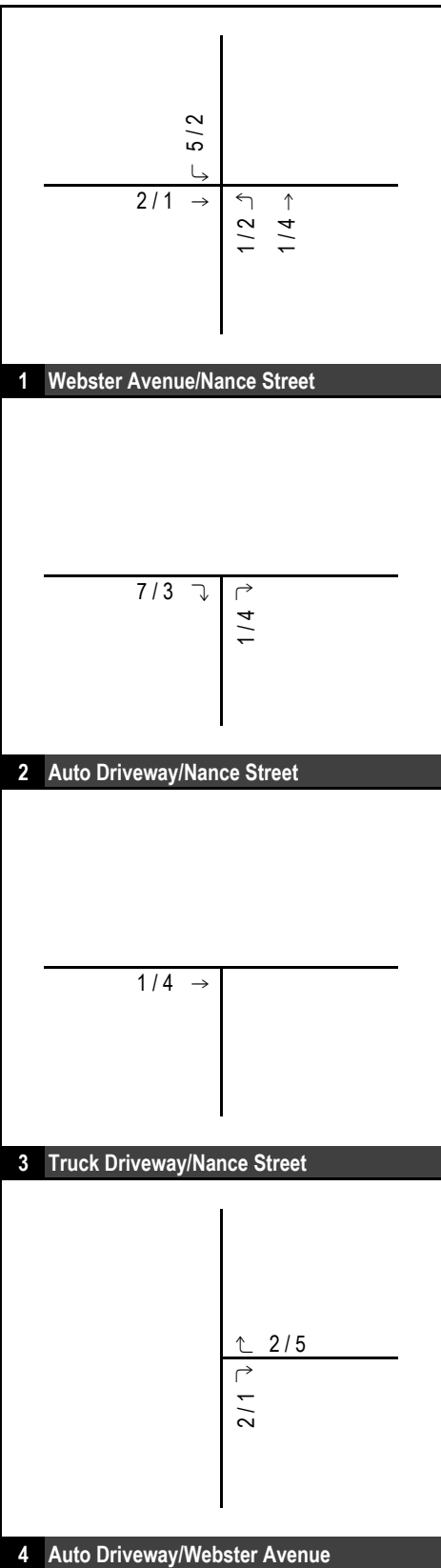
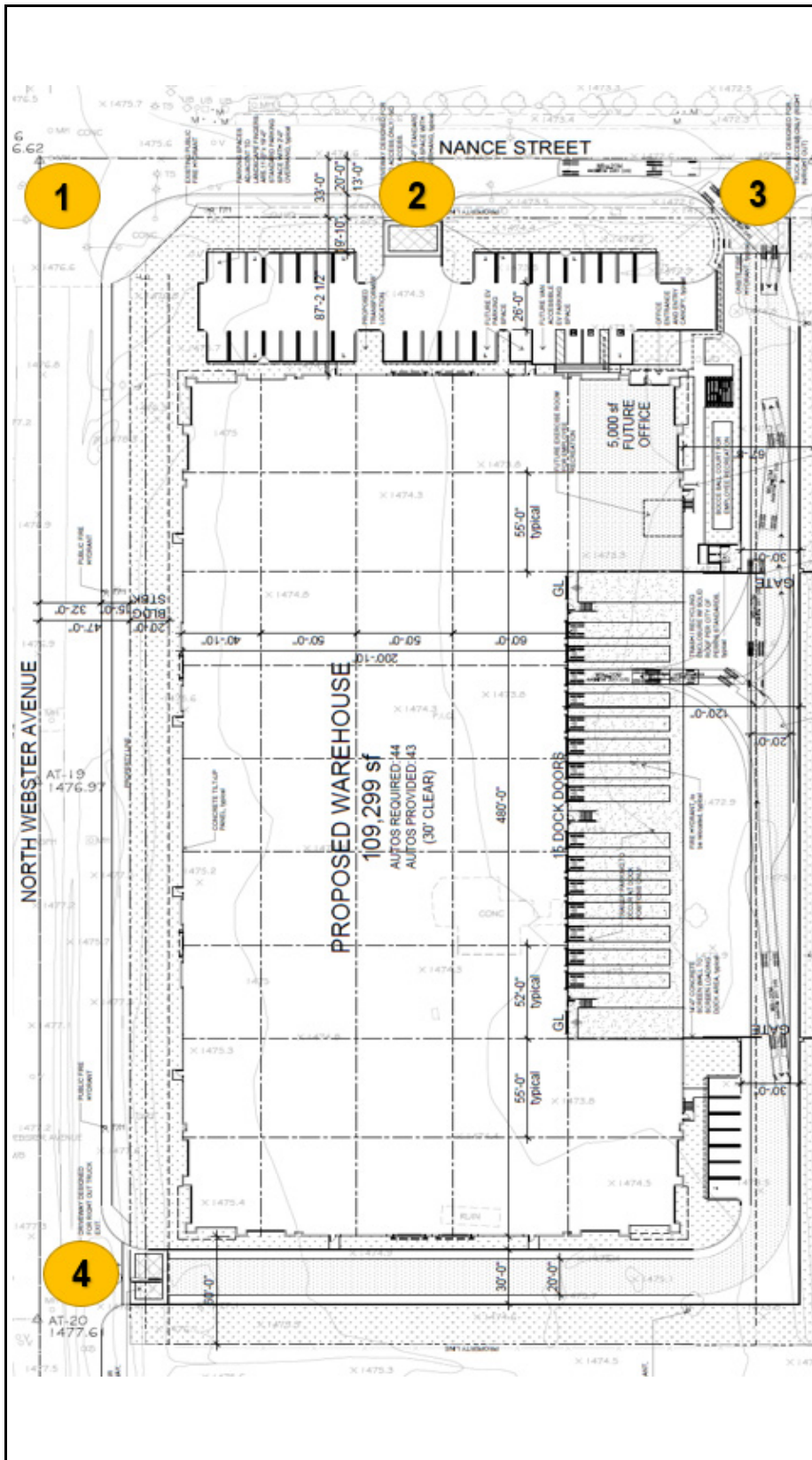


ATTACHMENT 2

XXX%(YYY%) Inbound%(Outbound%) Percent



**Nance/Webster Warehouse
Project Trip Distribution (Passenger Cars)**

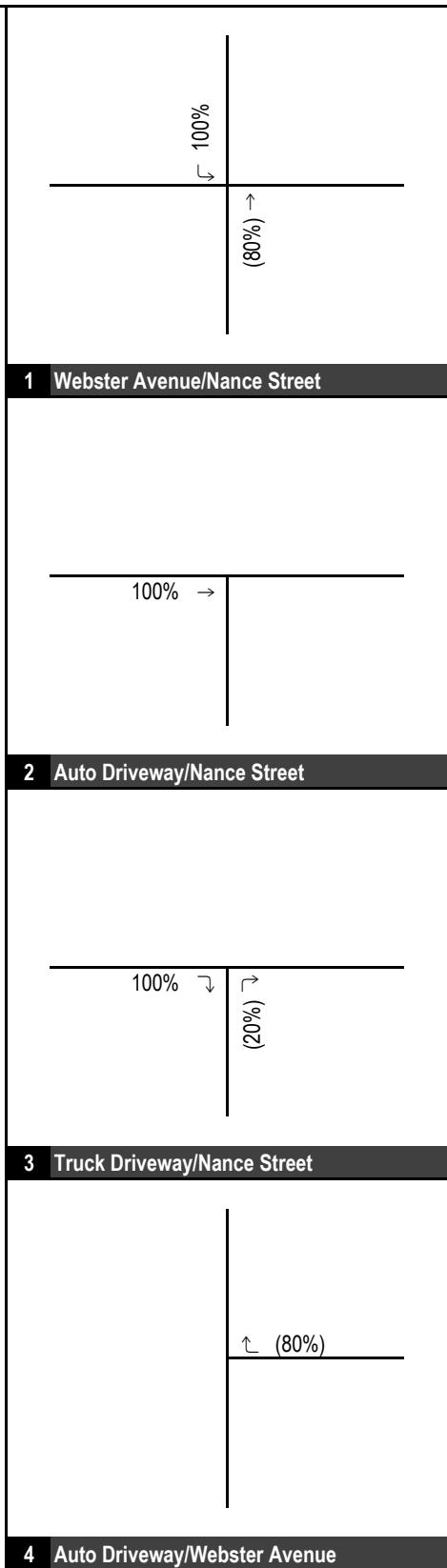
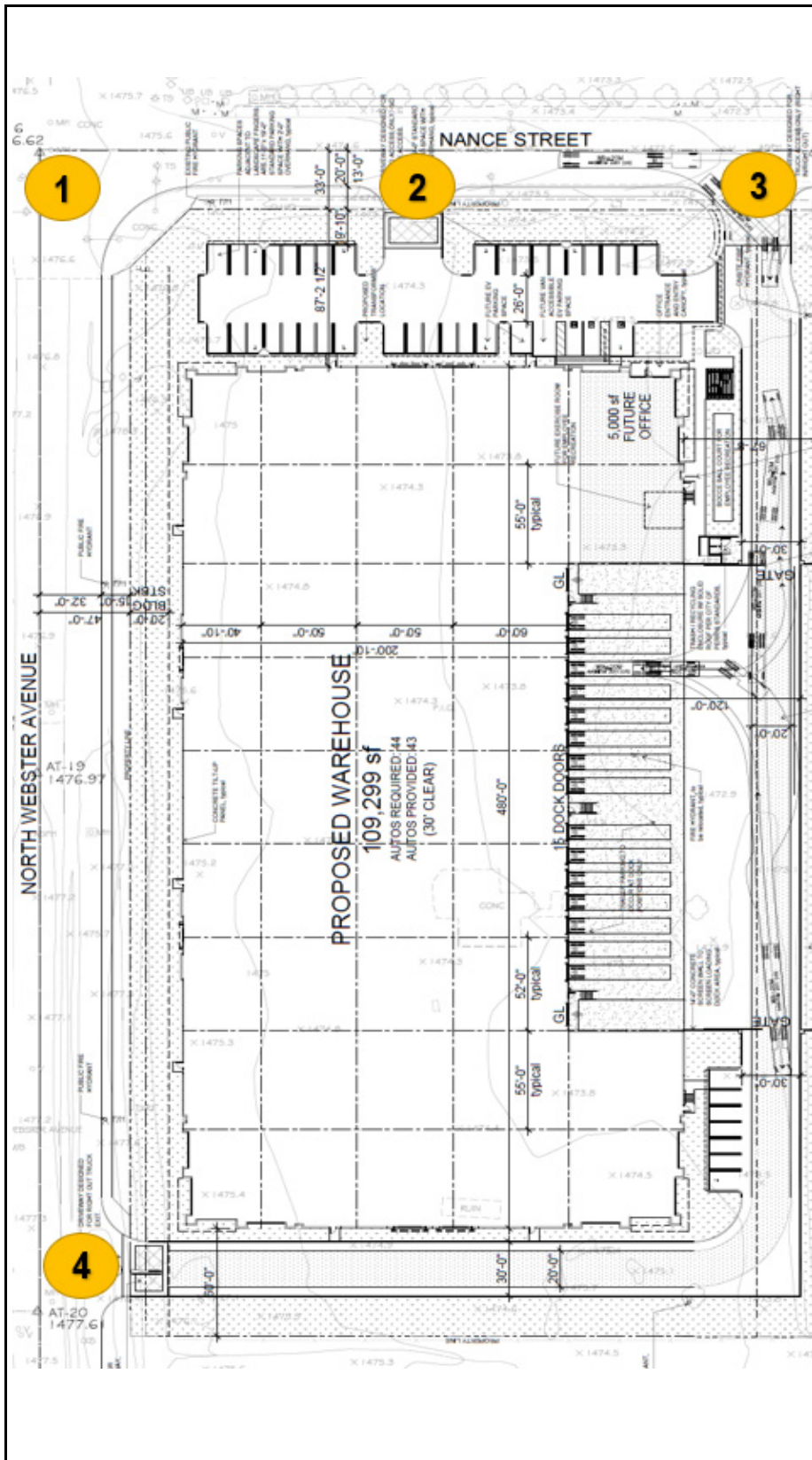


ATTACHMENT 3

XXX / YYY AM / PM Peak Hour Trips



**Nance/Webster Warehouse
Project Trip Assignment (Passenger Cars)**

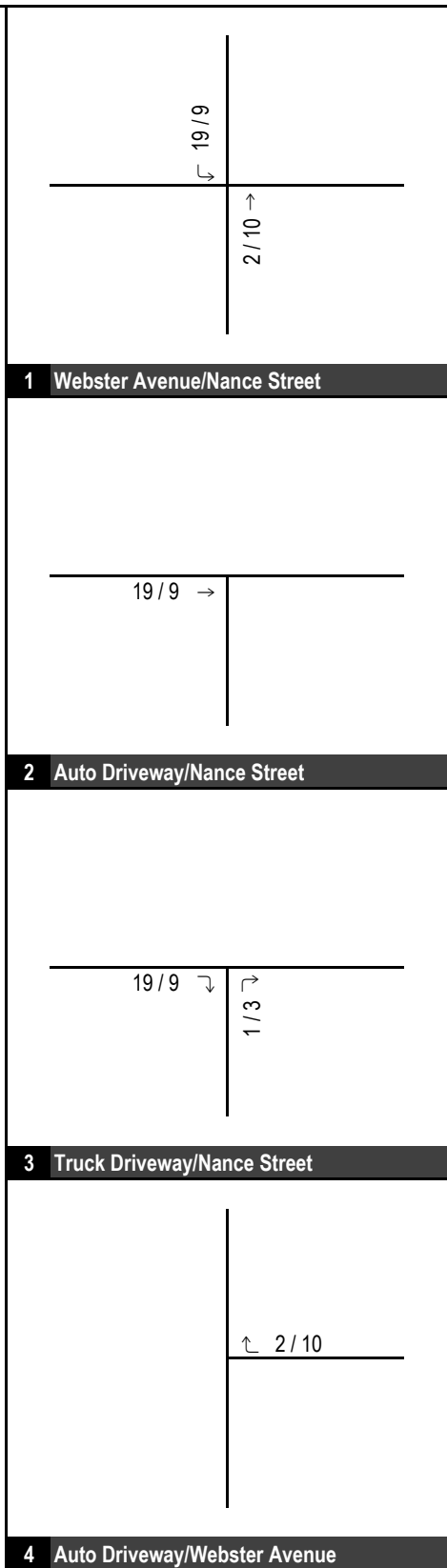
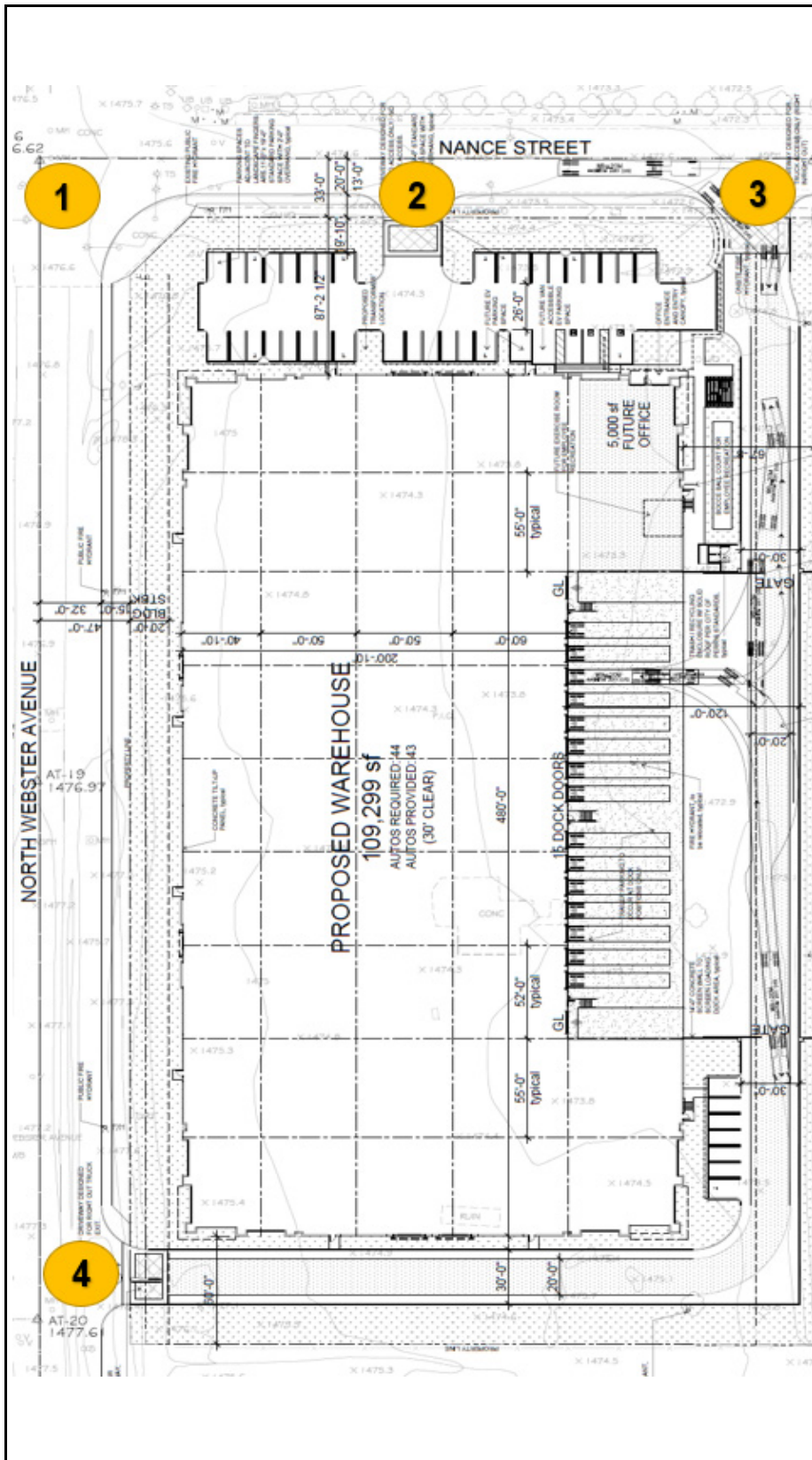


ATTACHMENT 4

**Nance/Webster Warehouse
Project Trip Distribution (Trucks)**

XXX%(YYY%) Inbound%(Outbound%) Percent



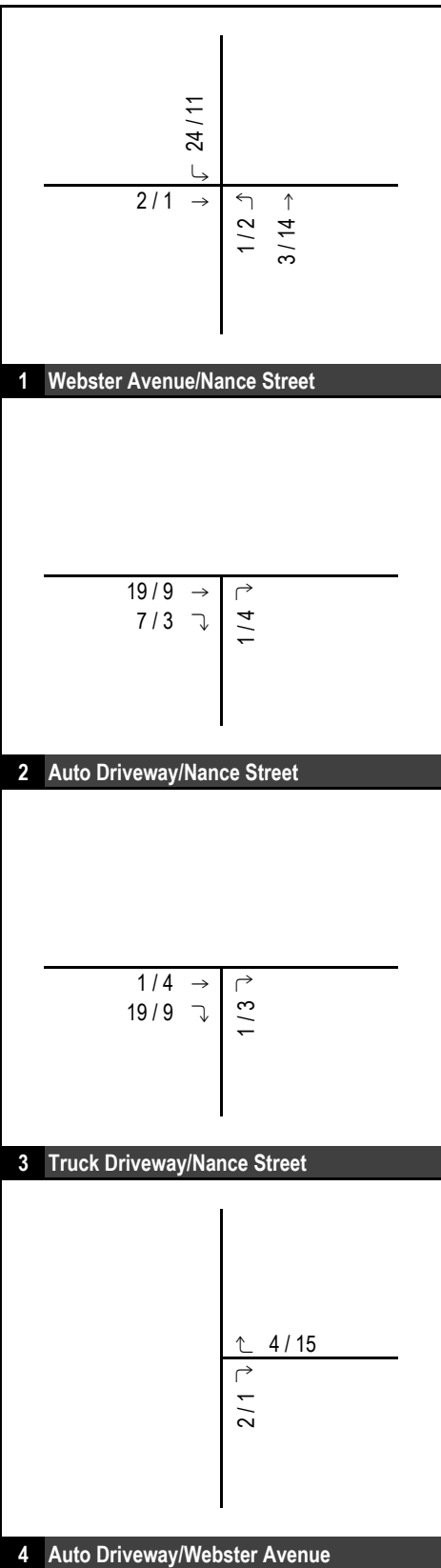
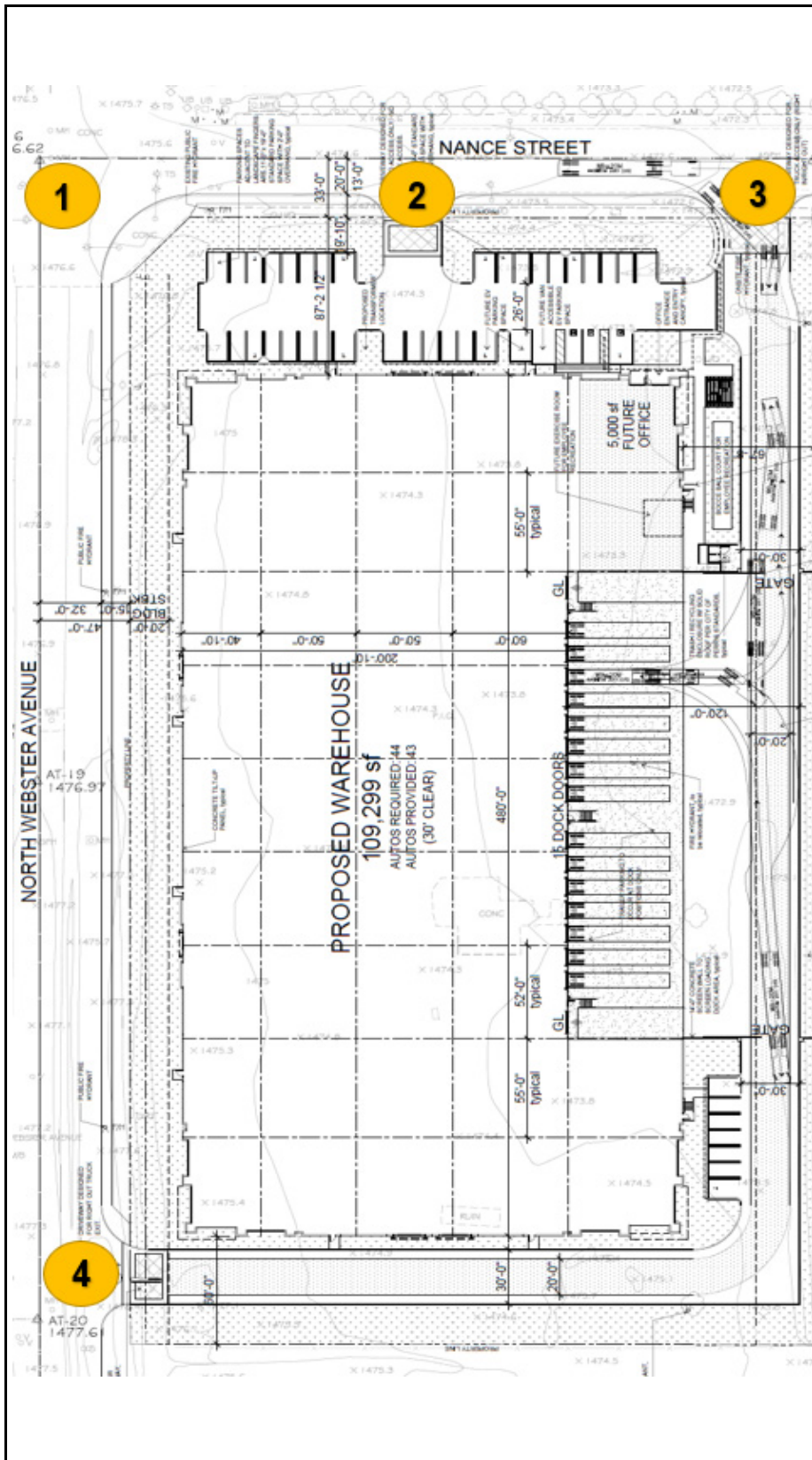


ATTACHMENT 5

XXX / YYY AM / PM Peak Hour Trips



**Nance/Webster Warehouse
Project Trip Assignment (Trucks, in PCEs)**



ATTACHMENT 6

XXX / YYY AM / PM Peak Hour Trips



**Nance/Webster Warehouse
 Project Trip Assignment**

Counts Unlimited, Inc.

City of Perris
Nance Street
E/ Webster Avenue
24 Hour Directional Classification Count
Eastbound

PO Box 1178
Corona, CA 92878
Phone: (951) 268-6268
email: counts@countsunlimited.com

PER001
Site Code: 999-21523

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
09/23/21	0	7	3	0	1	2	0	0	1	0	0	0	0	14
01:00	0	5	0	0	0	0	0	10	1	0	0	0	0	16
02:00	0	0	0	0	1	0	0	17	1	0	0	0	0	19
03:00	0	21	1	0	1	3	0	14	0	0	0	0	0	40
04:00	0	14	3	0	0	0	0	17	1	0	0	0	0	35
05:00	0	20	6	0	2	4	0	18	4	0	0	0	0	54
06:00	0	12	5	0	2	0	0	11	1	0	0	0	0	31
07:00	0	4	1	0	1	0	0	3	3	0	0	0	0	12
08:00	0	6	5	0	1	1	0	7	9	0	0	0	0	29
09:00	0	6	4	0	2	1	0	4	3	0	0	0	0	20
10:00	0	3	3	0	5	1	0	4	9	0	0	0	0	25
11:00	0	4	3	0	2	7	0	7	0	0	0	0	0	23
12 PM	0	11	1	0	1	3	0	0	1	0	0	0	0	17
13:00	0	6	0	0	1	1	0	0	1	0	0	0	0	9
14:00	0	13	0	0	6	3	0	3	2	0	0	0	0	27
15:00	0	5	0	0	0	4	0	0	4	0	0	0	0	13
16:00	0	17	6	0	1	3	0	0	2	0	0	0	0	29
17:00	0	8	0	0	0	1	0	1	2	0	0	0	0	12
18:00	1	6	1	0	2	3	1	0	3	0	0	0	0	17
19:00	0	3	3	0	1	1	0	0	3	0	0	0	0	11
20:00	0	5	0	0	0	1	0	0	3	0	0	0	0	9
21:00	0	7	0	0	2	1	0	0	4	0	0	0	0	14
22:00	0	3	1	0	0	3	0	0	0	0	0	0	0	7
23:00	0	2	0	0	0	0	0	0	2	0	0	0	0	4
Total	1	188	46	0	32	43	1	116	60	0	0	0	0	487
Percent	0.2%	38.6%	9.4%	0.0%	6.6%	8.8%	0.2%	23.8%	12.3%	0.0%	0.0%	0.0%	0.0%	
AM Peak		03:00	05:00		10:00	11:00		05:00	08:00					05:00
Vol.		21	6		5	7		18	9					54
PM Peak	18:00	16:00	16:00		14:00	15:00	18:00	14:00	15:00					16:00
Vol.	1	17	6		6	4	1	3	4					29
Grand Total	1	188	46	0	32	43	1	116	60	0	0	0	0	487
Percent	0.2%	38.6%	9.4%	0.0%	6.6%	8.8%	0.2%	23.8%	12.3%	0.0%	0.0%	0.0%	0.0%	

Counts Unlimited, Inc.

City of Perris
Nance Street
E/ Webster Avenue
24 Hour Directional Classification Count
Westbound

PO Box 1178
Corona, CA 92878
Phone: (951) 268-6268
email: counts@countsunlimited.com

PER001
Site Code: 999-21523

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
09/23/21	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	8	1	0	0	2	0	0	1	0	0	0	0	12
02:00	0	3	0	0	0	16	0	0	2	0	0	0	0	21
03:00	0	4	0	0	0	13	0	0	0	0	0	0	0	17
04:00	0	2	0	0	0	14	0	0	2	0	0	0	0	18
05:00	0	5	0	0	0	14	0	0	4	0	0	0	0	23
06:00	0	3	3	0	0	9	0	0	3	0	0	0	0	18
07:00	0	6	0	0	1	13	0	1	0	0	0	0	0	21
08:00	0	7	4	0	0	8	0	1	3	0	1	0	0	24
09:00	0	12	2	0	0	11	0	1	3	0	0	0	0	29
10:00	0	7	2	0	3	13	0	1	6	0	0	0	0	32
11:00	0	5	6	0	4	8	0	0	6	0	0	0	0	29
12 PM	0	10	3	0	3	7	0	1	4	0	0	0	0	28
13:00	0	19	2	0	4	8	0	2	4	0	0	0	0	39
14:00	0	22	5	0	2	4	0	3	5	0	0	0	0	41
15:00	0	9	2	0	2	3	0	3	4	0	0	0	0	23
16:00	0	15	3	0	5	1	0	1	2	0	0	0	0	27
17:00	0	7	1	0	0	1	0	1	4	0	0	0	0	14
18:00	0	10	1	0	0	4	0	0	3	0	0	0	0	18
19:00	0	2	0	0	0	1	0	0	1	0	0	0	0	4
20:00	0	1	1	0	0	1	0	0	1	0	0	0	0	4
21:00	0	9	1	0	0	2	0	0	2	0	0	0	0	14
22:00	0	0	1	0	0	1	0	0	2	0	0	0	0	4
23:00	0	1	0	0	0	0	0	0	1	0	0	0	0	2
Total	0	167	38	0	24	154	0	15	63	0	1	0	0	462
Percent	0.0%	36.1%	8.2%	0.0%	5.2%	33.3%	0.0%	3.2%	13.6%	0.0%	0.2%	0.0%	0.0%	
AM Peak		09:00	11:00		11:00	02:00		07:00	10:00		08:00			10:00
Vol.		12	6		4	16		1	6		1			32
PM Peak		14:00	14:00		16:00	13:00		14:00	14:00					14:00
Vol.		22	5		5	8		3	5					41
Grand Total	0	167	38	0	24	154	0	15	63	0	1	0	0	462
Percent	0.0%	36.1%	8.2%	0.0%	5.2%	33.3%	0.0%	3.2%	13.6%	0.0%	0.2%	0.0%	0.0%	

Attachment 7

Counts Unlimited, Inc.

City of Perris
Nance Street
E/ Webster Avenue
24 Hour Directional Classification Count
Eastbound, Westbound

PO Box 1178
Corona, CA 92878
Phone: (951) 268-6268
email: counts@countsunlimited.com

PER001
Site Code: 999-21523

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
09/23/21	0	7	3	0	1	2	0	0	1	0	0	0	0	14
01:00	0	13	1	0	0	2	0	10	2	0	0	0	0	28
02:00	0	3	0	0	1	16	0	17	3	0	0	0	0	40
03:00	0	25	1	0	1	16	0	14	0	0	0	0	0	57
04:00	0	16	3	0	0	14	0	17	3	0	0	0	0	53
05:00	0	25	6	0	2	18	0	18	8	0	0	0	0	77
06:00	0	15	8	0	2	9	0	11	4	0	0	0	0	49
07:00	0	10	1	0	2	13	0	4	3	0	0	0	0	33
08:00	0	13	9	0	1	9	0	8	12	0	1	0	0	53
09:00	0	18	6	0	2	12	0	5	6	0	0	0	0	49
10:00	0	10	5	0	8	14	0	5	15	0	0	0	0	57
11:00	0	9	9	0	6	15	0	7	6	0	0	0	0	52
12 PM	0	21	4	0	4	10	0	1	5	0	0	0	0	45
13:00	0	25	2	0	5	9	0	2	5	0	0	0	0	48
14:00	0	35	5	0	8	7	0	6	7	0	0	0	0	68
15:00	0	14	2	0	2	7	0	3	8	0	0	0	0	36
16:00	0	32	9	0	6	4	0	1	4	0	0	0	0	56
17:00	0	15	1	0	0	2	0	2	6	0	0	0	0	26
18:00	1	16	2	0	2	7	1	0	6	0	0	0	0	35
19:00	0	5	3	0	1	2	0	0	4	0	0	0	0	15
20:00	0	6	1	0	0	2	0	0	4	0	0	0	0	13
21:00	0	16	1	0	2	3	0	0	6	0	0	0	0	28
22:00	0	3	2	0	0	4	0	0	2	0	0	0	0	11
23:00	0	3	0	0	0	0	0	0	3	0	0	0	0	6
Total	1	355	84	0	56	197	1	131	123	0	1	0	0	949
Percent	0.1%	37.4%	8.9%	0.0%	5.9%	20.8%	0.1%	13.8%	13.0%	0.0%	0.1%	0.0%	0.0%	
AM Peak		03:00	08:00		10:00	05:00		05:00	10:00		08:00			05:00
Vol.		25	9		8	18		18	15		1			77
PM Peak	18:00	14:00	16:00		14:00	12:00	18:00	14:00	15:00					14:00
Vol.	1	35	9		8	10	1	6	8					68
Grand Total	1	355	84	0	56	197	1	131	123	0	1	0	0	949
Percent	0.1%	37.4%	8.9%	0.0%	5.9%	20.8%	0.1%	13.8%	13.0%	0.0%	0.1%	0.0%	0.0%	

Attachment 7

Counts Unlimited, Inc.

City of Perris
 Webster Avenue
 S/ Nance Street
 24 Hour Directional Classification Count
 Northbound

PO Box 1178
 Corona, CA 92878
 Phone: (951) 268-6268
 email: counts@countsunlimited.com

PER002
 Site Code: 999-21523

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
09/23/21	0	4	2	0	0	0	0	0	0	0	0	0	0	6
01:00	0	2	0	0	0	0	0	0	1	0	0	0	0	3
02:00	0	0	2	0	0	0	0	0	0	0	0	0	0	2
03:00	0	18	3	0	0	0	0	1	1	0	0	0	0	23
04:00	0	21	6	0	0	0	0	0	0	0	0	0	0	27
05:00	1	38	8	0	0	1	0	0	0	0	0	0	0	48
06:00	0	45	10	0	0	0	0	0	1	0	0	0	0	56
07:00	0	77	19	0	8	0	5	0	0	0	0	0	0	109
08:00	0	72	19	0	3	1	3	1	2	0	0	0	0	101
09:00	0	34	17	0	4	2	3	0	3	0	0	0	0	63
10:00	0	35	12	0	5	1	3	0	2	0	0	0	0	58
11:00	0	45	13	0	4	3	3	1	2	0	0	0	0	71
12 PM	0	49	13	0	4	2	5	1	4	0	0	0	0	78
13:00	0	85	24	0	5	5	4	3	3	0	0	0	0	129
14:00	0	116	19	0	7	4	0	2	2	0	0	0	0	150
15:00	0	128	38	0	9	4	0	2	1	0	0	0	0	182
16:00	0	98	22	0	5	2	0	0	1	0	0	0	0	128
17:00	0	98	20	0	3	1	0	0	0	0	0	0	0	122
18:00	1	58	9	0	1	0	0	1	1	0	0	0	0	71
19:00	0	47	1	0	1	0	0	0	0	0	0	0	0	49
20:00	0	32	1	0	0	1	0	0	0	0	0	0	0	34
21:00	0	38	3	0	1	0	0	0	0	0	0	0	0	42
22:00	0	9	0	0	0	2	0	0	0	0	0	0	0	11
23:00	0	5	1	0	0	0	0	0	1	0	0	0	0	7
Total	2	1154	262	0	60	29	26	12	25	0	0	0	0	1570
Percent	0.1%	73.5%	16.7%	0.0%	3.8%	1.8%	1.7%	0.8%	1.6%	0.0%	0.0%	0.0%	0.0%	
AM Peak	05:00	07:00	07:00		07:00	11:00	07:00	03:00	09:00					07:00
Vol.	1	77	19		8	3	5	1	3					109
PM Peak	18:00	15:00	15:00		15:00	13:00	12:00	13:00	12:00					15:00
Vol.	1	128	38		9	5	5	3	4					182
Grand Total	2	1154	262	0	60	29	26	12	25	0	0	0	0	1570
Percent	0.1%	73.5%	16.7%	0.0%	3.8%	1.8%	1.7%	0.8%	1.6%	0.0%	0.0%	0.0%	0.0%	

Counts Unlimited, Inc.

City of Perris
 Webster Avenue
 S/ Nance Street
 24 Hour Directional Classification Count
 Southbound

PO Box 1178
 Corona, CA 92878
 Phone: (951) 268-6268
 email: counts@countsunlimited.com

PER002
 Site Code: 999-21523

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
09/23/21	0	4	0	0	0	0	0	0	2	0	0	0	0	6
01:00	0	6	1	0	0	0	0	0	0	0	0	0	0	7
02:00	0	4	0	0	0	0	0	0	0	0	0	0	0	4
03:00	0	12	1	0	0	1	0	1	0	0	0	0	0	15
04:00	0	20	0	0	0	1	0	0	0	0	0	0	0	21
05:00	0	16	2	0	1	1	0	0	0	0	0	0	0	20
06:00	0	30	3	1	1	0	0	0	1	0	0	0	0	36
07:00	0	25	9	0	0	3	0	1	1	0	0	0	0	39
08:00	0	31	10	0	3	6	0	1	2	0	1	0	0	54
09:00	0	36	10	0	1	7	0	1	4	0	0	0	0	59
10:00	1	41	11	0	4	4	0	1	2	0	0	0	0	64
11:00	0	33	8	0	3	7	0	0	3	0	0	0	0	54
12 PM	0	43	7	0	1	7	0	0	0	0	0	0	0	58
13:00	0	47	13	0	5	4	0	2	0	0	0	0	0	71
14:00	0	60	10	0	3	0	0	4	2	0	0	0	0	79
15:00	2	49	5	0	2	0	0	2	3	0	0	0	0	63
16:00	2	40	14	0	3	1	0	0	1	0	0	0	0	61
17:00	0	52	7	0	1	0	0	0	1	0	0	0	0	61
18:00	0	56	7	0	1	1	0	1	1	0	0	0	0	67
19:00	1	36	3	0	0	1	0	0	3	0	0	0	0	44
20:00	1	23	3	0	2	0	0	0	0	0	0	0	0	29
21:00	0	28	3	0	0	0	0	0	4	0	0	0	0	35
22:00	0	4	1	0	0	1	0	0	0	0	0	0	0	6
23:00	1	5	0	0	0	0	0	0	0	0	0	0	0	6
Total	8	701	128	1	31	45	0	14	30	0	1	0	0	959
Percent	0.8%	73.1%	13.3%	0.1%	3.2%	4.7%	0.0%	1.5%	3.1%	0.0%	0.1%	0.0%	0.0%	
AM Peak	10:00	10:00	10:00	06:00	10:00	09:00		03:00	09:00		08:00			10:00
Vol.	1	41	11	1	4	7		1	4		1			64
PM Peak	15:00	14:00	16:00		13:00	12:00		14:00	21:00					14:00
Vol.	2	60	14		5	7		4	4					79
Grand Total	8	701	128	1	31	45	0	14	30	0	1	0	0	959
Percent	0.8%	73.1%	13.3%	0.1%	3.2%	4.7%	0.0%	1.5%	3.1%	0.0%	0.1%	0.0%	0.0%	

Counts Unlimited, Inc.

City of Perris
 Webster Avenue
 S/ Nance Street
 24 Hour Directional Classification Count
 Northbound, Southbound

PO Box 1178
 Corona, CA 92878
 Phone: (951) 268-6268
 email: counts@countsunlimited.com

PER002
 Site Code: 999-21523

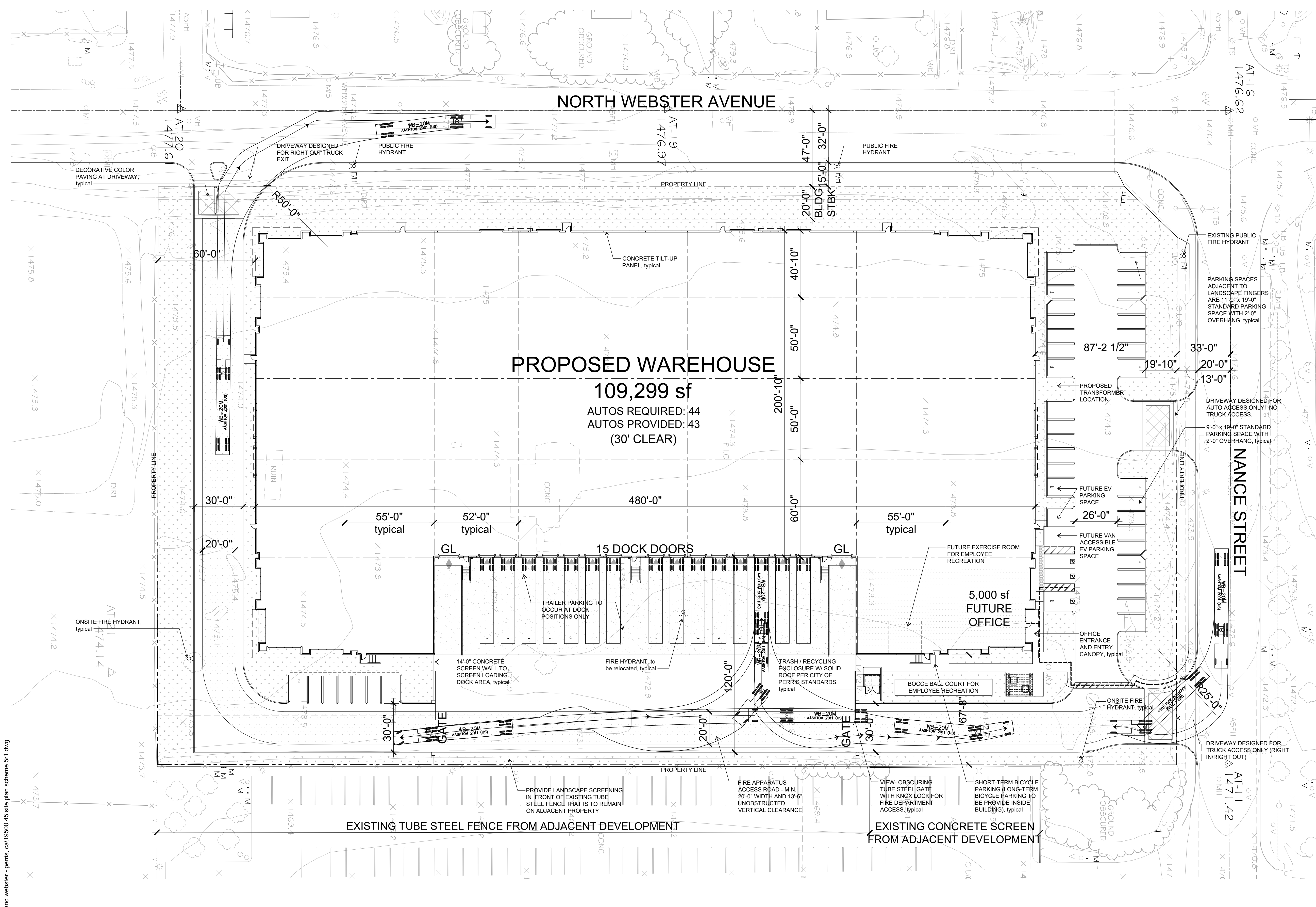
Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
09/23/21	0	8	2	0	0	0	0	0	2	0	0	0	0	12
01:00	0	8	1	0	0	0	0	0	1	0	0	0	0	10
02:00	0	4	2	0	0	0	0	0	0	0	0	0	0	6
03:00	0	30	4	0	0	1	0	2	1	0	0	0	0	38
04:00	0	41	6	0	0	1	0	0	0	0	0	0	0	48
05:00	1	54	10	0	1	2	0	0	0	0	0	0	0	68
06:00	0	75	13	1	1	0	0	0	2	0	0	0	0	92
07:00	0	102	28	0	8	3	5	1	1	0	0	0	0	148
08:00	0	103	29	0	6	7	3	2	4	0	1	0	0	155
09:00	0	70	27	0	5	9	3	1	7	0	0	0	0	122
10:00	1	76	23	0	9	5	3	1	4	0	0	0	0	122
11:00	0	78	21	0	7	10	3	1	5	0	0	0	0	125
12 PM	0	92	20	0	5	9	5	1	4	0	0	0	0	136
13:00	0	132	37	0	10	9	4	5	3	0	0	0	0	200
14:00	0	176	29	0	10	4	0	6	4	0	0	0	0	229
15:00	2	177	43	0	11	4	0	4	4	0	0	0	0	245
16:00	2	138	36	0	8	3	0	0	2	0	0	0	0	189
17:00	0	150	27	0	4	1	0	0	1	0	0	0	0	183
18:00	1	114	16	0	2	1	0	2	2	0	0	0	0	138
19:00	1	83	4	0	1	1	0	0	3	0	0	0	0	93
20:00	1	55	4	0	2	1	0	0	0	0	0	0	0	63
21:00	0	66	6	0	1	0	0	0	4	0	0	0	0	77
22:00	0	13	1	0	0	3	0	0	0	0	0	0	0	17
23:00	1	10	1	0	0	0	0	0	1	0	0	0	0	13
Total	10	1855	390	1	91	74	26	26	55	0	1	0	0	2529
Percent	0.4%	73.3%	15.4%	0.0%	3.6%	2.9%	1.0%	1.0%	2.2%	0.0%	0.0%	0.0%	0.0%	
AM Peak	05:00	08:00	08:00	06:00	10:00	11:00	07:00	03:00	09:00		08:00			08:00
Vol.	1	103	29	1	9	10	5	2	7		1			155
PM Peak	15:00	15:00	15:00		15:00	12:00	12:00	14:00	12:00					15:00
Vol.	2	177	43		11	9	5	6	4					245
Grand Total	10	1855	390	1	91	74	26	26	55	0	1	0	0	2529
Percent	0.4%	73.3%	15.4%	0.0%	3.6%	2.9%	1.0%	1.0%	2.2%	0.0%	0.0%	0.0%	0.0%	

Attachment 8

PVCCSP DEVELOPMENT STANDARDS FOR G.I.		
	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	15,000 SF	222,593 SF (GROSS) (5.11 acres gross)
LOT COVERAGE BY STRUCTURE:	50% MAX	49.10% (109,299 / 222,593)
STRUCTURE HEIGHT:	50' MAX	*35'-0" MAX
FRONT SETBACK: (LOCAL / COLLECTOR - TAKEN FROM WALNUT)	20'	20'-0"
SIDE SETBACK:	NONE	SOUTH: 77'-0" EAST: 67'-8"
STREET SIDE SETBACK:	20' (10' + 5' per 10' of structure over 20')	70'-4"
REAR SETBACK: (LOADING / UNLOADING ACTIVITIES)	30'	67'-8"
PERIMETER LANDSCAPING:	5'	5' MIN PROVIDED
ENTRIES / PARKING / LOADING ENHANCED LANDSCAPE SCREENING	REQUIRED	TO BE PROVIDED
SITE LANDSCAPE COVERAGE:	12% MIN (26,712 MIN.)	18.9% (42,076 SF)

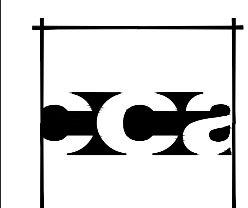
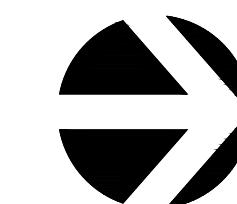
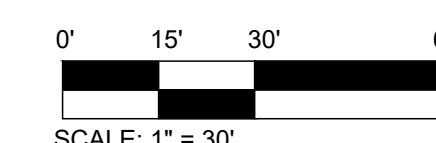
PROJECT INFORMATION	
TOTAL BUILDING AREA:	109,299 SF
WAREHOUSE:	104,299 SF
OFFICE:	5,000 SF
PARKING REQUIRED:	43 SPACES
OFFICE: 5,000 SF	office area less than 10% of the total square feet of the building is included in the calculations below
WAREHOUSE: 104,299 SF	
1 per 1000 sf for the first 20,000 sf.	20 SPACES
1 per 2000 sf for 20,000 sf to 40,000 sf	10 SPACES
1 per 5000 sf for 40,000 + sf	13 SPACES
PARKING PROVIDED:	44 SPACES
STANDARD:	38 SPACES
FUTURE EV:	3 SPACES
ACCESSIBLE:	3 SPACES
DOCK DOORS: (loading space)	15 SPACES
PROPOSED OCCUPANCY:	259 OCC.
WAREHOUSE (S-1): (104,299 SF) (1 PER 500 SF)	209 OCC.
OFFICE (B): (5,000 SF) (1 PER 100 SF)	50 OCC.

*AIRSPACE REVIEW REQUIRED FOR OBJECTS >35' TALL. THIS HEIGHT CRITERION IS FOR GENERAL GUIDANCE. SHORTER OBJECTS NORMALLY WILL NOT BE AIRSPACE OBSTRUCTIONS UNLESS SITUATED AT A GROUND ELEVATION WELL ABOVE THAT OF THE AIRPORT. TALLER OBJECTS MAY BE ACCEPTABLE IF DETERMINED NOT TO BE OBSTRUCTIONS. SEE COUNTYWIDE POLICIES 4.3.3 AND 4.3.4. OBJECTS UP TO 35 FEET IN HEIGHT ARE PERMITTED. HOWEVER, THE FEDERAL AVIATION OR CALIFORNIA DEPARTMENT OF TRANSPORTATION DIVISION OF AERONAUTICS MAY REQUIRE MARKING AND LIGHTING OF CERTAIN OBJECTS. SEE COUNTYWIDE POLICY 4.3.6 FOR DETAILS.



PRELIMINARY SITE PLAN
SCHEME 5r1
29 September 2020
Update 09 September 2021

Nance Street and North Webster Avenue
Perris, California



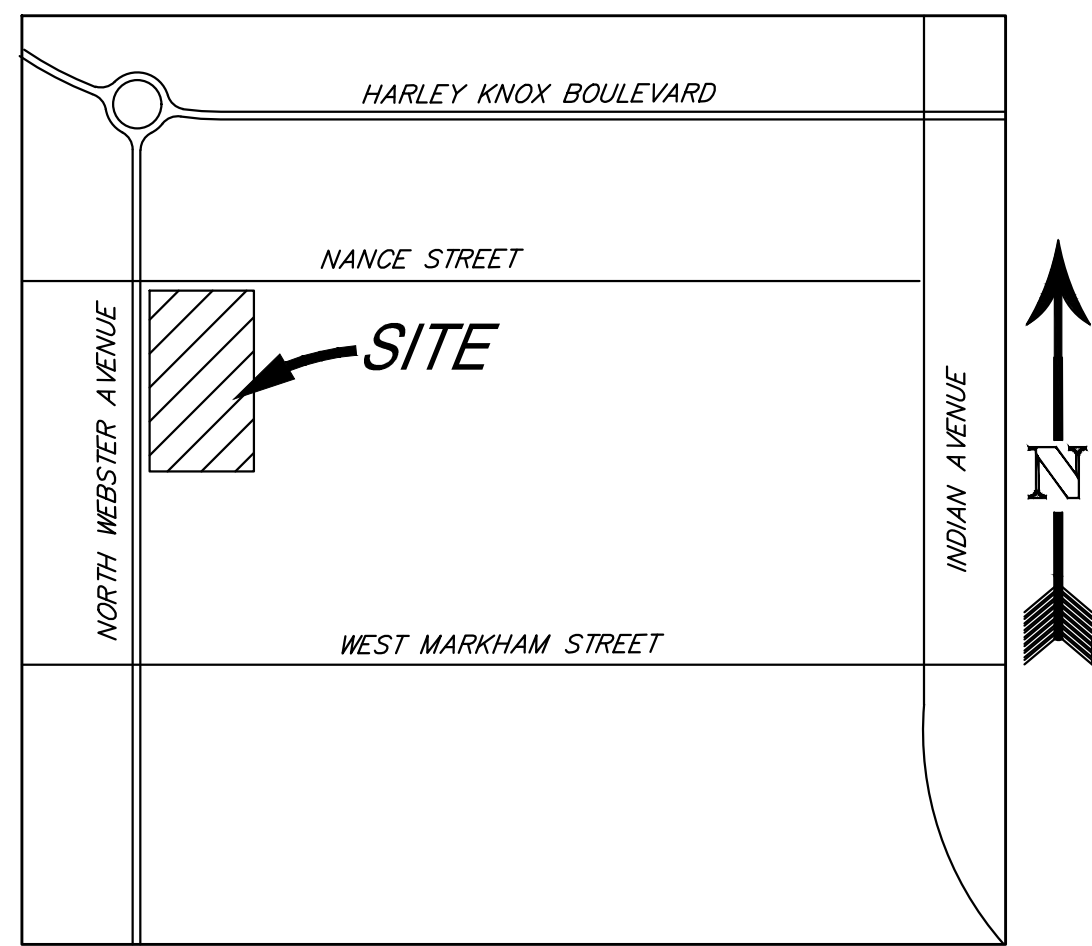
Carlisle Coatsworth Architects, Inc.
18600 MacArthur Boulevard - Suite 300 - Irvine, CA 92612 - Phone: (949) 633-1330

p:\2019\19500 phelan development\19500.45-nance and webster - perris - ca\19500.45 site plan scheme 5r1.dwg

CITY OF PERRIS
CONCEPTUAL STRIPING PLAN

SDH & ASSOCIATES, INC.
 AUGUST 2021

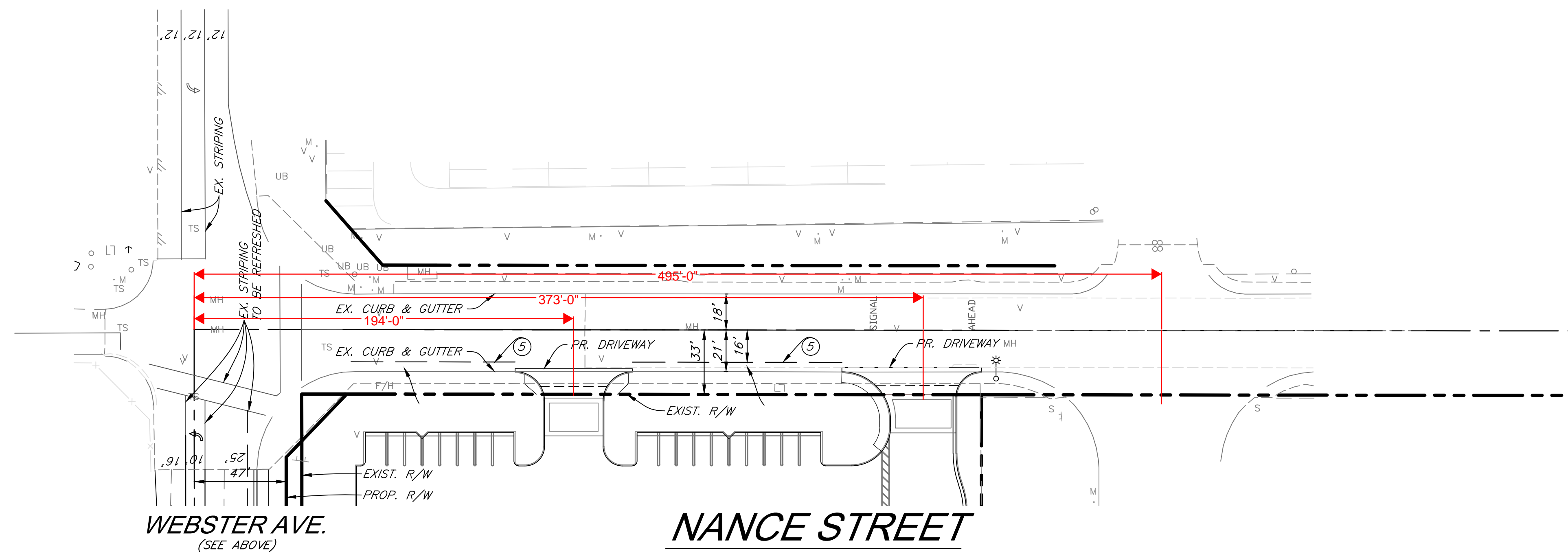
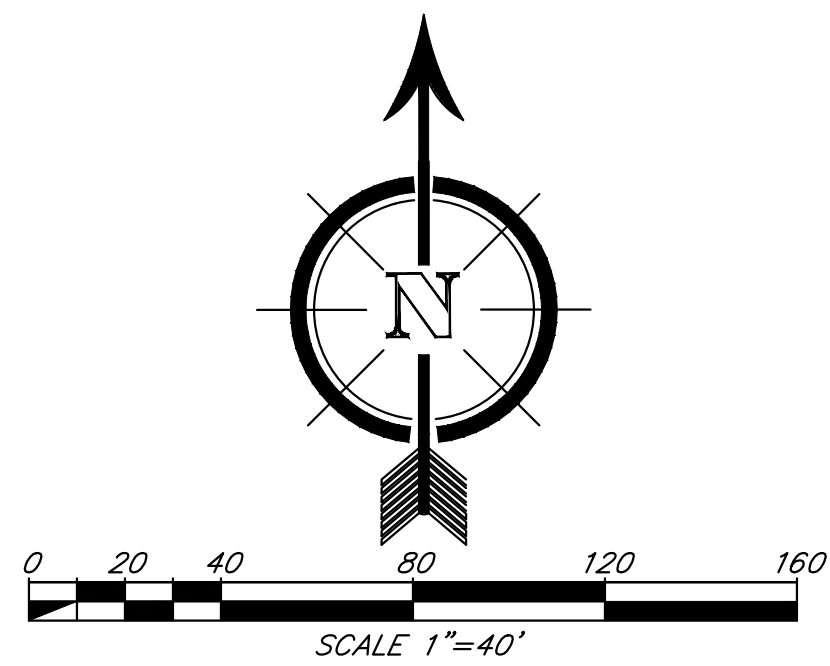
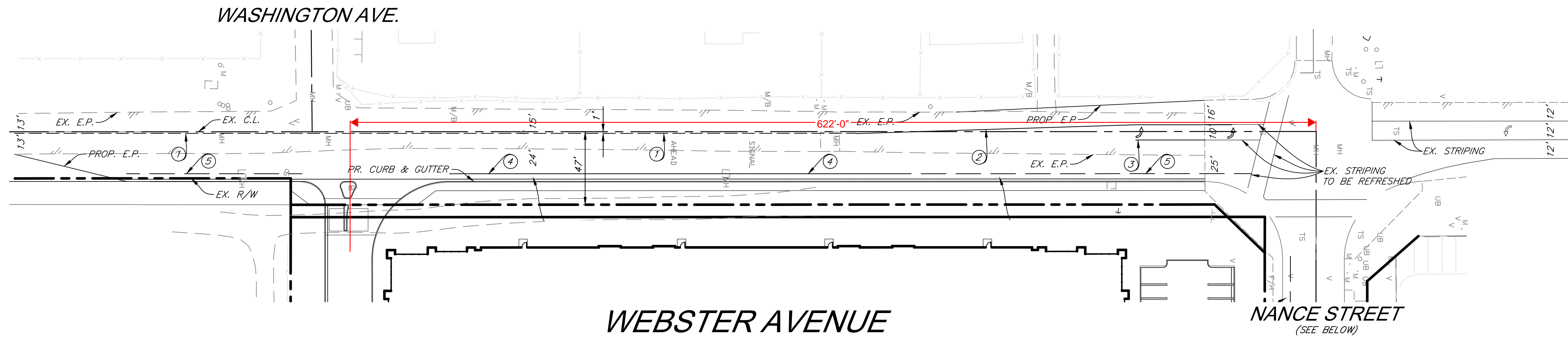
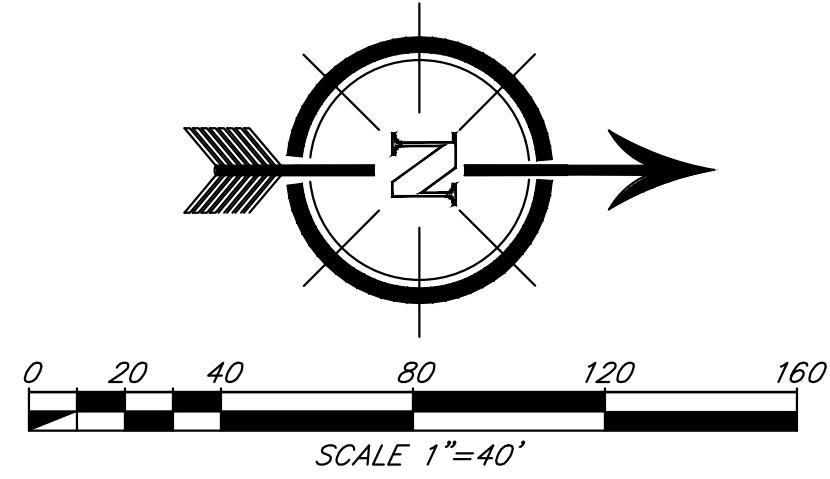
Attachment 10 - Driveway Spacing



VICINITY MAP
 NOT TO SCALE

CONSTRUCTION NOTES

- ① PAINT CENTERLINE STRIPE PER CA MUTCD DETAIL 5
- ② PAINT NO PASSING ZONE STRIPES PER CA MUTCD DETAIL 21
- ③ PAINT CHANNELIZING LANE STRIPE PER CA MUTCD DETAIL 38A
- ④ PAINT BIKE LANE STRIPE PER CA MUTCD DETAIL 39
- ⑤ PAINT BIKE LANE STRIPE PER CA MUTCD DETAIL 39A

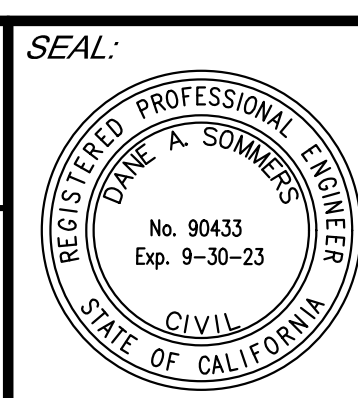


GENERAL SIGNING AND STRIPING NOTES

1. ALL MATERIAL AND WORK SHALL CONFORM TO THE LATEST EDITION OF COUNTY OF RIVERSIDE STANDARD PLANS, CALTRANS STANDARD PLANS AND STANDARD SPECIFICATIONS, AND CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. ALL TRAFFIC STRIPES, PAVEMENT MARKINGS, AND SIGNS SHALL BE REFLECTORIZED AND IN STANDARD SIZE. ALL STRIPING AND MARKING DETAILS SHALL MATCH CALTRANS STANDARD PLANS DETAILS. STENCILS FOR PAVEMENT MARKING SHALL MATCH CALTRANS STANDARD PLANS.
3. THE CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPES, PAVEMENT MARKINGS, AND RAISED PAVEMENT MARKERS IN ACCORDANCE WITH THE PLANS AND AS DIRECTED BY THE ENGINEER. WORD OR SYMBOL PAVEMENT MARKINGS SHALL BE REMOVED BY SANDBLASTING OR GRINDING A RECTANGULAR AREA COVERING THE WHOLE MARKING.
4. ALL CROSSWALKS SHALL HAVE 10 FEET IN BETWEEN THE 12-INCH WHITE OR YELLOW STRIPES.
5. ALL DOUBLE YELLOW STRIPES SHALL HAVE 3-INCH PAINTED BLACK LINE SEPARATING THE YELLOW STRIPES.
6. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TRAFFIC STRIPES, RAISED PAVEMENT MARKERS (RPMS), PAVEMENT MARKINGS, AND SIGNS IN ACCORDANCE WITH THE PLANS AND AS DIRECTED BY THE ENGINEER.
7. ALL PAVEMENT MARKINGS INCLUDING CROSSWALKS, LIMIT LINES, AND STOP BARS SHALL BE APPLIED WITH THERMOPLASTIC MATERIAL. ALL OTHER TRAFFIC STRIPES SHALL BE PAINTED IN TWO COATS.
8. ALL RPMS SHALL BE INSTALLED WITHIN SEVEN WORKING DAYS OF ROADWAY STRIPING. ALL EXISTING RPMS WITHIN THE PROJECT AREA SHALL BE REPLACED IN KIND OR REMOVED IN ACCORDANCE WITH THE PLANS, OR AS DIRECTED BY THE ENGINEER.
9. THE CONTRACTOR SHALL INSTALL STANDARD SIZE SIGN PANEL ON 2" SQUARE PERFORATED STEEL TUBE POST WITH TWO PIECE ANCHOR AND SLEEVE, FASTENED WITH 3/8" RIVETS WITH STAINLESS STEEL WASHERS, UNLESS OTHERWISE NOTED. THE EXACT LOCATION OF ALL SIGNS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
10. THE CONTRACTOR SHALL REMOVE SIGNS IN ACCORDANCE WITH THE PLANS AND AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL DELIVER REMOVED SIGNS TO THE COUNTY YARD OR AS DIRECTED BY THE ENGINEER.
11. THE CONTRACTOR SHALL SUBMIT A TRAFFIC SIGNAL TIMING SHEET TO THE COUNTY FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION OF ANY NEW OR MODIFIED TRAFFIC SIGNAL. THE TIMING SHEET WILL MEET ALL REQUIREMENTS PER THE LATEST CALIFORNIA MUTCD, PART 4 "HIGHWAY TRAFFIC SIGNALS".

MARK	DESCRIPTION	BY	APPR	DATE
DESIGNED BY:	J.C.B.	DRAWN BY:	S.J.S.	
CHECKED BY:	D.A.S.	PROJECT MANAGER:	S.S.	

PLANNING DIVISION:	DATE:
PREPARED BY:	DATE:
DANE SOMMERS	EXP. 9-30-23
R.C.E. NO.: 90433	



PREPARED BY:	DATE:
SCALE: 1"=40'	DATE: August 2021

SDH ASSOCIATES INCORPORATED
 SDH AND ASSOCIATES INC.
 27363 Via Industria
 Temecula, CA 92590
 TEL: (951) 683-3691 FAX (951) 788-2314

BENCH MARK:
 USC & GS BENCHMARK
 NGS PID DX2725
 ELEV.= 1535.16 (NAVD 88)

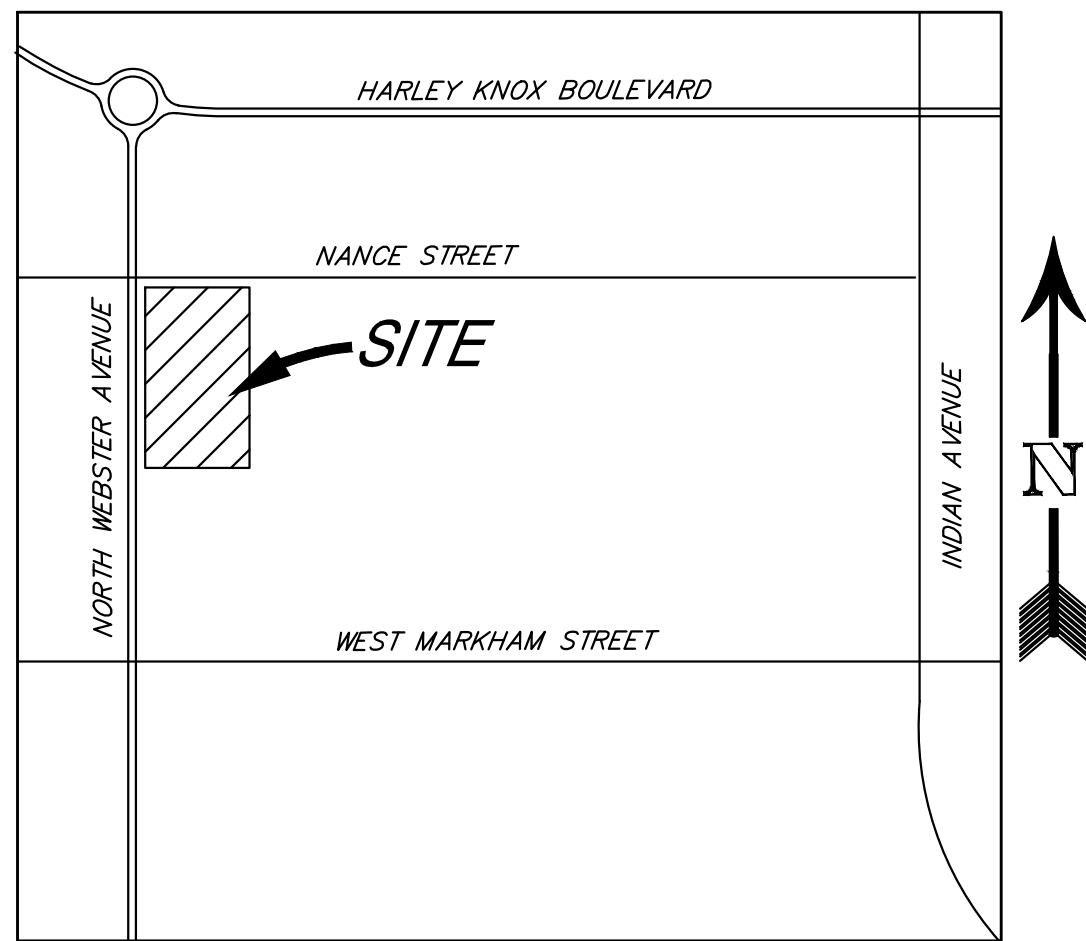
CITY OF PERRIS		1 OF 1 SHEETS
CONCEPTUAL STRIPING PLAN		
FOR:	W.O.	CITY FILE NO.

CITY OF PERRIS CONCEPTUAL STRIPING PLAN

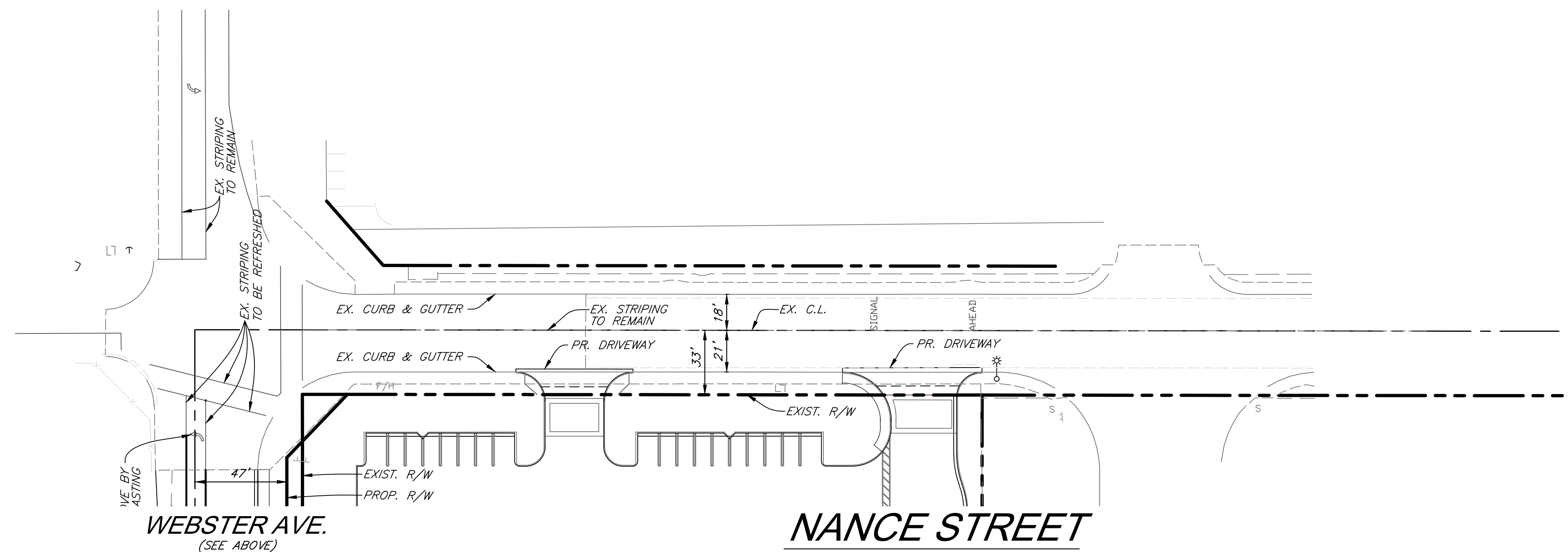
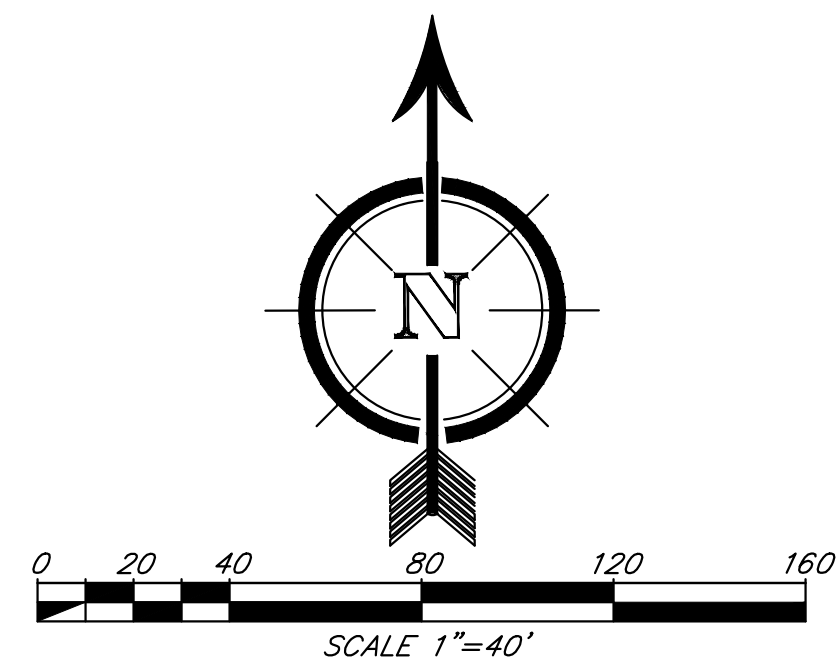
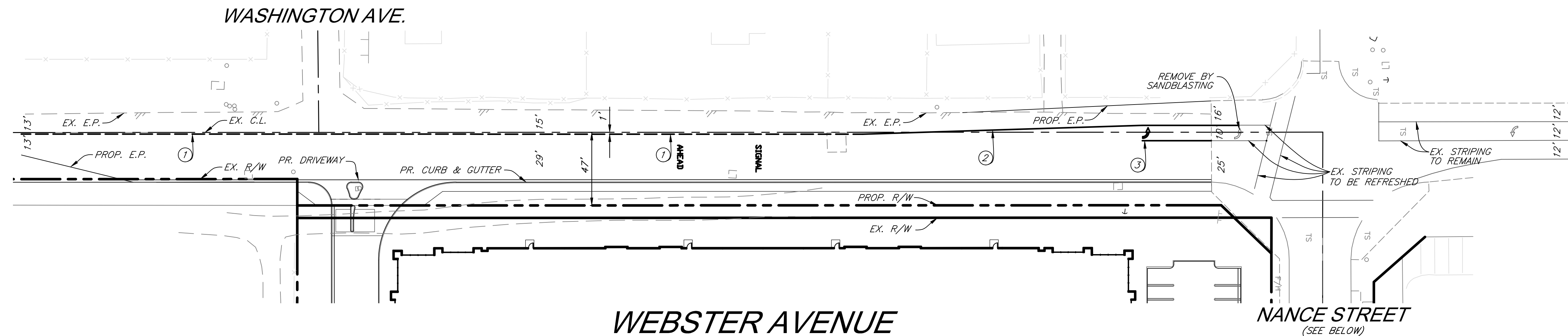
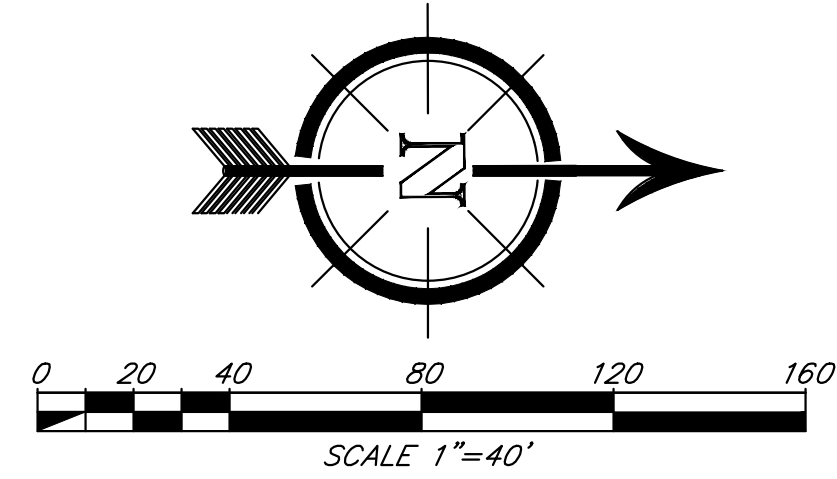
SDH & ASSOCIATES, INC.
AUGUST 2021

CONSTRUCTION NOTES

- ① PAINT CENTERLINE STRIPE PER CA MUTCD DETAIL 5
- ② PAINT NO PASSING ZONE STRIPES PER CA MUTCD DETAIL 21
- ③ PAINT CHANNELIZING LANE STRIPE PER CA MUTCD DETAIL 38A



VICINITY MAP
NOT TO SCALE

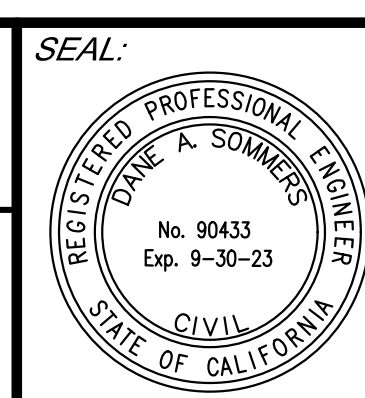


GENERAL SIGNING AND STRIPING NOTES

1. ALL MATERIAL AND WORK SHALL CONFORM TO THE LATEST EDITION OF COUNTY OF RIVERSIDE STANDARD PLANS, CALTRANS STANDARD PLANS AND STANDARD SPECIFICATIONS, AND CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. ALL TRAFFIC STRIPES, PAVEMENT MARKINGS, AND SIGNS SHALL BE REFLECTORIZED AND IN STANDARD SIZE. ALL STRIPING AND MARKING DETAILS SHALL MATCH CALTRANS STANDARD PLANS DETAILS. STENCILS FOR PAVEMENT MARKING SHALL MATCH CALTRANS STANDARD PLANS.
3. THE CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPES, PAVEMENT MARKINGS, AND RAISED PAVEMENT MARKERS IN ACCORDANCE WITH THE PLANS AND AS DIRECTED BY THE ENGINEER. WORD OR SYMBOL PAVEMENT MARKINGS SHALL BE REMOVED BY SANDBLASTING OR GRINDING A RECTANGULAR AREA COVERING THE WHOLE MARKING.
4. ALL CROSSWALKS SHALL HAVE 10 FEET IN BETWEEN THE 12-INCH WHITE OR YELLOW STRIPES.
5. ALL DOUBLE YELLOW STRIPES SHALL HAVE 3-INCH PAINTED BLACK LINE SEPARATING THE YELLOW STRIPES.
6. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TRAFFIC STRIPES, RAISED PAVEMENT MARKERS (RPMS), PAVEMENT MARKINGS, AND SIGNS IN ACCORDANCE WITH THE PLANS AND AS DIRECTED BY THE ENGINEER.
7. ALL PAVEMENT MARKINGS INCLUDING CROSSWALKS, LIMIT LINES, AND STOP BARS SHALL BE APPLIED WITH THERMOPLASTIC MATERIAL. ALL OTHER TRAFFIC STRIPES SHALL BE PAINTED IN TWO COATS.
8. ALL RPMS SHALL BE INSTALLED WITHIN SEVEN WORKING DAYS OF ROADWAY STRIPING. ALL EXISTING RPMS WITHIN THE PROJECT AREA SHALL BE REPLACED IN KIND OR REMOVED IN ACCORDANCE WITH THE PLANS, OR AS DIRECTED BY THE ENGINEER.
9. THE CONTRACTOR SHALL INSTALL STANDARD SIZE SIGN PANEL ON 2" SQUARE PERFORATED STEEL TUBE POST WITH TWO PIECE ANCHOR AND SLEEVE, FASTENED WITH 3/8" RIVETS WITH STAINLESS STEEL WASHERS, UNLESS OTHERWISE NOTED. THE EXACT LOCATION OF ALL SIGNS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
10. THE CONTRACTOR SHALL REMOVE SIGNS IN ACCORDANCE WITH THE PLANS AND AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL DELIVER REMOVED SIGNS TO THE COUNTY YARD OR AS DIRECTED BY THE ENGINEER.
11. THE CONTRACTOR SHALL SUBMIT A TRAFFIC SIGNAL TIMING SHEET TO THE COUNTY FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION OF ANY NEW OR MODIFIED TRAFFIC SIGNAL. THE TIMING SHEET WILL MEET ALL REQUIREMENTS PER THE LATEST CALIFORNIA MUTCD, PART 4 "HIGHWAY TRAFFIC SIGNALS".

REVISIONS				
MARK	DESCRIPTION	BY	APPR	DATE
DESIGNED BY:	J.C.B.	DRAWN BY:	S.J.S.	
CHECKED BY:	D.A.S.	PROJECT MANAGER:	S.S.	

PLANNING DIVISION:	DATE:
PREPARED BY:	DATE:
DANE SOMMERS	EXP. 9-30-23
R.C.E. NO.: 90433	



PREPARED BY:	SDH & ASSOCIATES INC. 27363 Via Industria Temecula, CA 92590 TEL: (951) 683-3691 FAX (951) 788-2314
SCALE:	1"=40'
DATE:	August 2021
BENCH MARK:	USC & GS BENCHMARK NGS PID 0X2725 ELEV.= 1535.16 (NAVD 88)

CITY OF PERRIS		1 OF 1 SHEETS
CONCEPTUAL STRIPING PLAN		
FOR:	W.O.	CITY FILE NO.