

## **Appendix G**

**Trip Generation and Vehicle Miles Traveled Assessment for CSLM  
Construction Equipment Rental & Storage Project, City of Perris**

**Integrated Engineering Group**

**May 2, 2022**



## INTEGRATED ENGINEERING GROUP

TRANSPORTATION PLANNING AND ENGINEERING

Date: May 2, 2022

To: Robert Kahn, RK Engineering Group, City of Perris

From: George Ghossain, Principal Engineer, Integrated Engineering Group

**Subject: Trip Generation and Vehicle Miles Traveled Assessment for CSLM Construction Equipment Rental & Storage Project, City of Perris**

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Integrated Engineering Group (IEG) is pleased to submit this trip generation and vehicle miles traveled (VMT) assessment memorandum (memo) for the CSLM Construction Equipment Rental & Storage project located along Mapes Road, approximately 750 feet east of Goetz Road in the City of Perris, California. This memo has been prepared in accordance with the City of Perris Transportation Impact Analysis Guidelines for CEQA (Guidelines, May 12, 2020).

### PROJECT DESCRIPTION

This project is proposing the development of a construction rental facility including 6,115 square foot office and a 4.9-acre open yard for equipment rental and storage on a vacant 5.94-acre parcel in the City of Perris.

It is anticipated that the proposed development will be built in one phase with vehicular access provided via one (1) driveway along Mapes Road. The proposed development will be required to provide on-site parking spaces consistent with City of Perris parking requirements. The project site plan is attached.

### LOS ANALYSIS SCREENING

Exhibit A of the TIA Guidelines provides a flow chart for transportation review requirements in the City of Perris. Exhibit A establishes 500 ADT as the threshold for projects that would be exempt from preparing a TIA.

### TRIP GENERATION

Trip generation is a measure or forecast of the number of trips that begin or end at the project site. The traffic generated is a function of the extent and type of development proposed for the site. These trips will result in some traffic increases on the streets where they occur. Per the TIA Guidelines, trip generation for proposed uses must be calculated based on rates from the *Trip Generation Manual (TGM), 11<sup>th</sup> Edition*, published by the Institute of Transportation Engineers (ITE), to determine if this project satisfies the thresholds to be exempt from preparing a TIA. Project ITE average trip generation rates and trip calculations summary are presented in **Table 1** and **Table 2**, respectively.



# INTEGRATED ENGINEERING GROUP

TRANSPORTATION PLANNING AND ENGINEERING

**Table 1 – Project Trip Generation Rates**

Land Use <sup>1</sup>	Units <sup>2</sup>	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Construction Equipment Rental Store	TSF	811	0.43	0.27	0.70	0.28	0.71	0.99	7.50

<sup>1</sup> Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Eleventh Edition (2021).

<sup>2</sup> TSM = Thousand square feet

**Table 2 – Project Trip Generation Summary**

Land Use <sup>1</sup>	Intensity	Units <sup>2</sup>	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Construction Equipment Rental Store	6.115	TSF	3	2	5	2	4	6	46
<b>Proposed Total</b>			<b>3</b>	<b>2</b>	<b>5</b>	<b>2</b>	<b>4</b>	<b>6</b>	<b>46</b>

<sup>1</sup> Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Eleventh Edition (2021).

<sup>2</sup> TSM = Thousand square feet

As shown in **Table 2**, the proposed project is estimated to generate approximately 46 daily trips, 5 AM peak hour trips and 6 PM peak hour trips. Therefore, a full TIA is not required for this project.

### VMT ANALYSIS SCREENING

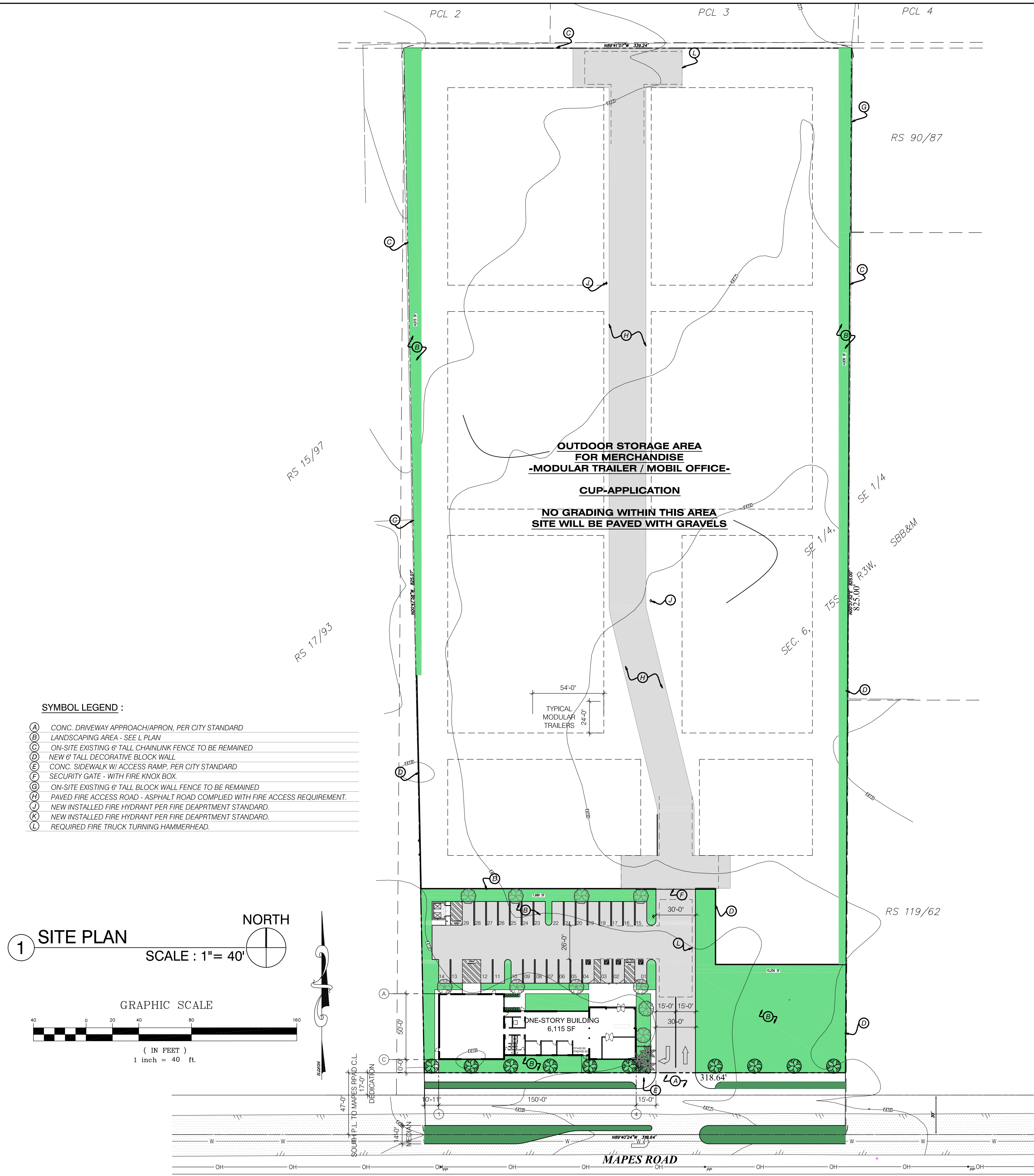
The City of Perris TIA Guidelines provides screening criteria to determine if a development can be screened from conducting a project-level VMT assessment, consistent with the recommendations from Western Riverside Council of Governments SB 743 implementation guidance. As stated above, the proposed construction equipment rental project is expected to generate a total of 46 ADT which can be presumed to have a less than significant VMT impact since it is below the 500 daily vehicle trip threshold. Therefore, no additional VMT analysis is required.

Should you have any question, please feel free to email me at [george@intenggroup.com](mailto:george@intenggroup.com) or call me at 951-833-3105.

Sincerely,  
IEG

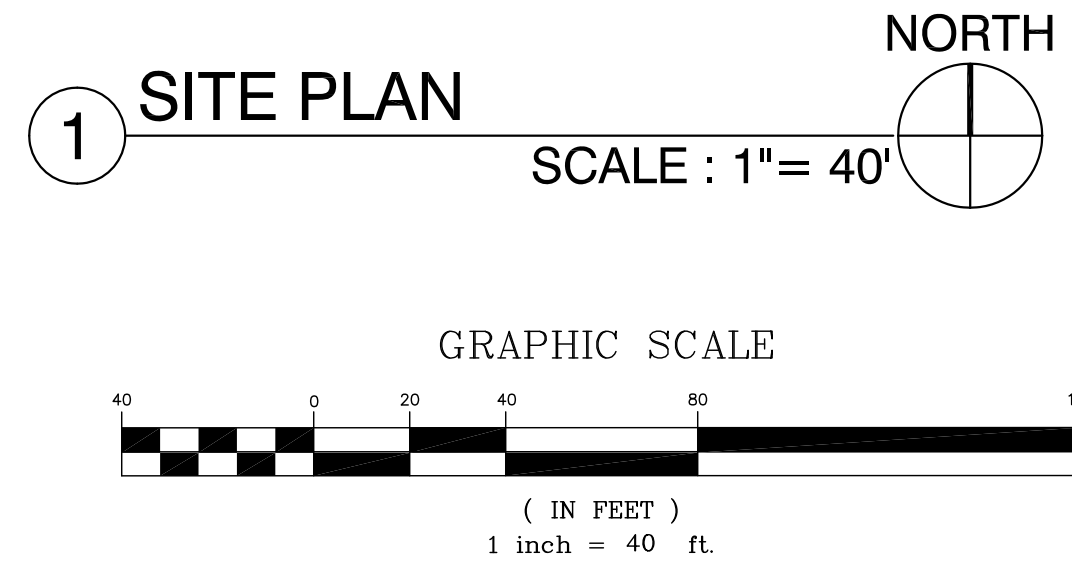
George Ghossain, PE, MSCE, MPA  
Principal Engineer

Attachments: Project Site Plan



**SYMBOL LEGEND :**

- (A) CONC. DRIVEWAY APPROACH/APRON, PER CITY STANDARD
- (B) LANDSCAPING AREA - SEE L PLAN
- (C) ON-SITE EXISTING 6' TALL CHAINLINK FENCE TO BE REMAINED
- (D) NEW 6' TALL DECORATIVE BLOCK WALL
- (E) CONC. SIDEWALK W/ ACCESS RAMP, PER CITY STANDARD
- (F) SECURITY GATE - WITH FIRE KNOX BOX.
- (G) ON-SITE EXISTING 6' TALL BLOCK WALL FENCE TO BE REMAINED
- (H) PAVED FIRE ACCESS ROAD - ASPHALT ROAD COMPLIED WITH FIRE ACCESS REQUIREMENT.
- (I) NEW INSTALLED FIRE HYDRANT PER FIRE DEPARTMENT STANDARD.
- (J) NEW INSTALLED FIRE HYDRANT PER FIRE DEPARTMENT STANDARD.
- (K) REQUIRED FIRE TRUCK TURNING HAMMERHEAD.



**1 SITE PLAN**

SCALE : 1" = 40'

**PROJECT SUMMARY**

**A. GENERAL INFORMATION**

NOTE:  
 1. TENANT SIGNAGE WILL BE SUBMITTED AT A LATER DATE.  
 2. NO PROTECTED OR NATIVE TREES ARE FOUND ON THE SITE.

PROJECT ADDRESS: MAPES ROAD, PERRIS CA 92570  
 APN: 330-080-006  
 ZONING: LIGHT INDUSTRY  
 LOT DIMENSIONS: SEE MAP  
 LOT SIZE: 5.97 ACRES  
 LEGAL DESCRIPTION: -  
 SUBDIVISION: -  
 EXISTING USE: VACANT LOT

OWNER OF RECORD:  
**CSLM CONSTRUCTION INC.**  
 Cornelius Marinescu  
 5753 Santa Ana Canyon Ste #137  
 Anaheim, CA 92807

APPLICANT:  
**T.J. Build LLC**  
 13841 ROSWELL AVENUE, SUITE A,  
 CITY OF CHINO, CA 91710  
 Tel: 951.415.9622  
 Email: jimmysylee@gmail.com  
 CONTACT: JIMMY LEE

**SCOPE OF WORK :**

DEVELOP THE PROPERTY WITH AN ONE-STORY OFFICE/WAREHOUSE BUILDING WITH ASSOCIATED PARKING ALONG WITH A SCREEN AREA TO STORE MODULAR TRAILERS.

**BUILDING(S) INFORMATION :**

PROJECT PROPOSED: NEW 1-STORY WAREHOUSE/OFFICE  
 BLDG. OCCUPANCY: GROUP S-1 (2,500 SF)  
 GROUP B (3,615 SF)

CONSTRUCTION TYPE: TYPE VB, (W/ R-13D FIRE SPRINKLERS)  
 PROPOSED BLDG HT: 1-STORY / 24'-6"  
 FLOOR AREA:

- 1,440 SF. LOBBY/RECEPTION/MEETING
- 2,175 SF. OFFICE
- 2,500 SF. WAREHOUSE
- 6,115 SF.

**TOTAL FLOOR AREA : 6,115 SF.**

**OCCUPANT LOAD DETERMINATION PER TABLE 1004.1.2 :**

OCCUPANT LOAD:  
 OFFICE ( B ): 3,615 SF/ 200=18.075  
 WAREHOUSE ( S ): 2,500 SF/ 5,000=0.5

**REQUIRED AND PROPOSED YARD SETBACKS :**

YARD LOCATION	REQUIRED	PROPOSED
FRONT YARD:	10'-0" AVERAGE	10'-0"
SIDE YARD:	0'	10'-11" MIN.

**LOT COVERAGE INFORMATION :**

	AREA	COVERAGE(%)
GROSS LOT SIZE:	260,053 Sq.Ft.	
NET LOT SIZE ( AFTER DEDICATION):	254,636 Sq.Ft.	100%
BUILDING:	6,115 Sq.Ft.	2.40 %
OUTDOOR STORAGE AREA:	186,736 Sq.Ft.	73.33 %
PARKING/CIRCULATION:	35,010 Sq.Ft.	13.75 %
LANDSCAPE:	26,775 Sq.Ft.	10.52 %

**PARKING SPACES ANALYSIS :**

	REQUIRED	PROVIDED	FORMULA
OFFICE:	12.05	18	3,615 SF / 300 = 12.05
WAREHOUSE:	5.00	10	2,500 SF / 500 = 5.00
( TOTAL ):	17.05	28	

**28 PARKINGS = 24 STANDARD + 4 HANDICAP**

**B. CODES INFORMATION**

- 2019 CALIFORNIA BUILDING CODE- TITLE 24, PART 2
- 2019 CALIFORNIA ELECTRICAL CODE- TITLE 24,PART3
- 2019 CALIFORNIA MECHANICAL CODE-TITLE 24, PART 4
- 2019 CALIFORNIA PLUMBING CODE-TITLE 24, PART 5
- 2019 CALIFORNIA ENERGY CODE-TITLE 24, PART 6
- 2019 CALIFORNIA FIRE CODE-TITLE 24, PART 6
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- Applicable Federal, State, County and City Ordinances

**SHEET SCHEDULE**

SHEET	PLAN TITLE	REVISION NUMBER	LAST ISSUE DATE
A0	SITE PLAN / PROJECT DATA	-	-
A0.1	ENLARGED SITE PLAN	-	-
A0.2	FIRE ACCESS PLAN	-	-
A1	PROPOSED BUILDING FLOOR PLANS	-	-
A2	PROPOSED BUILDING ELEVATIONS	-	-
A2C	PROPOSED BUILDING ELEVATIONS-COLOR	-	-
L1	PROPOSED CONCEPTUAL LANDSCAPE PLAN	-	-
C1	PROPOSED PRELIMINARY GRADING PLAN	-	-

**T.J. BUILD DESIGN**

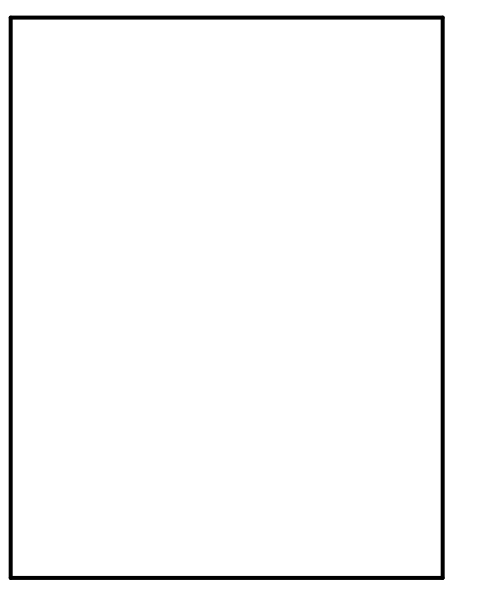
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 CHINO, CA 91710  
 T: 951.415.9622  
 F: 909.590.8804  
 jimmysylee@gmail.com

CSLM CONSTRUCTION INC.  
 MAPES ROAD  
 PERRIS, CA 92570

APN 330-080-006  
 CASE NO. CUP-21-05080

REVISIONS:

1	



**PROJECT DATA**

**OVERALL SITE PLAN**

CUP-21-05080

DATE PRINTED:  
 DATE: May 12, 2021

SCALE: AS NOTED

DRAWN: J. L.

JOB NO. 2118

SHEET **A0**