



April 7, 2023

Mr. Michael Johnson
LAKE CREEK INDUSTRIAL
13681 Newport Ave, Suite 8301
Tustin, California 92780

RE: Redlands West Industrial Project Trip Generation Comparison
Project No. 19370

Dear Mr. Johnson:

Ganddini Group, Inc. is pleased to provide this Trip Generation Comparison for the proposed Redlands West Industrial Project in the City of Perris. The purpose of this trip generation comparison is to document that traffic impacts associated with the revised project site plan, dated March 7, 2023, would be the same or less as those previously evaluated in the *Redlands West Industrial Project Traffic Impact Analysis* (Ganddini Group, March 2022) ["March 2022 TIA"].

PREVIOUS PROJECT DESCRIPTION

The March 2022 TIA evaluated traffic impacts associated with a proposed 330,447 square foot warehouse building with an additional 4,000 square foot mezzanine totaling 334,447 square feet of gross floor area. The project site proposed to provide three access driveways on Redlands Avenue. The north and south project driveways will primarily serve truck traffic and the center driveway will serve passenger cars. Attachment A contains the site plan from the March 2022 TIA.

REVISED PROJECT DESCRIPTION

The revised project site plan, dated March 7, 2023, consists of the same proposed use; however, the building orientation has been rotated and the total square footage is reduced to 301,443 square feet of gross floor area. Site access would remain the same as previously evaluated in the March 2022 TIA. Attachment B contains the revised site plan.

PROJECT TRIP GENERATION COMPARISON

Table 2A shows the project trip generation as evaluated in the March 2022 TIA. As the revised plan proposes less square footage, the project trip generation would also be reduced if using the same trip generation rates and truck mix assumptions from the March 2022 TIA.

The project trip generation used in the March 2022 TIA is based on trip rates and truck mix assumptions that have since been updated. For comparison, Table 2B shows the revised project trip generation based on the latest site plan square footage and the latest trip generation rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition, 2021).

Table 2C shows a comparison between the trip generation used in the March 2022 TIA and the revised project trip generation based on the latest ITE rates. As shown in Table 2C, the revised project is forecast to generate

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207 fewer daily trips based on the latest ITE rates compared to the project trip forecast from the March 2022 TIA, including one additional PCE trip during the AM peak hour and three fewer PCE trips during the PM peak hour. Therefore, traffic impacts associated with the revised project site plan, dated March 7, 2023, would be the same or less as those previously evaluated in the March 2022 TIA.

CONCLUSION

It has been a pleasure to assist you with this project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 795-3100.

Sincerely,
GANDDINI GROUP, INC.



Giancarlo Ganddini, PE, PTP
Principal



Table 2A
Project Trip Generation From January 2022 TIA

Land Use: High-Cube Fulfillment Center Warehouse (Non-Sort)
Size: 334.447 TSF

TRIP GENERATION RATES PER TSF ¹								
Vehicle Type	Source ²	AM Peak Hour			PM Peak Hour			Daily Rate
		In	Out	Rate	In	Out	Rate	
All Vehicles	TGMS 155	81%	19%	0.150	39%	61%	0.160	1.810
Passenger Cars (91.0% AM, 93.0% PM, 73.0% Daily)	TGMS 155	0.111	0.026	0.137	0.058	0.091	0.149	1.321
Trucks (9.0% AM, 7.0% PM, 27.0% Daily)	TGMS 155*	0.011	0.003	0.014	0.004	0.007	0.011	0.489
Truck Mix:	SCAQMD							
2-Axle Trucks (16.7%)		0.002	0.000	0.002	0.001	0.001	0.002	0.082
3-Axle Trucks (20.7%)		0.002	0.001	0.003	0.001	0.001	0.002	0.101
4+ Axle Trucks (62.6%)		0.007	0.002	0.009	0.003	0.004	0.007	0.306

VEHICLE TRIPS GENERATED							
Vehicle Type	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
Passenger Cars	37	9	46	19	30	49	442
Trucks							
2-Axle Trucks	1	0	1	0	0	0	27
3-Axle Trucks	1	0	1	0	0	0	34
4+ Axle Trucks	2	1	3	1	1	2	102
Subtotal	4	1	5	1	1	2	163
Total Vehicle Trips Generated	41	10	51	20	31	51	605

PCE ³ TRIPS GENERATED								
Vehicle Type	PCE Factor ⁴	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Passenger Cars	1.0	37	9	46	19	30	49	442
Trucks								
2-Axle Trucks	1.5	2	0	2	0	0	0	41
3-Axle Trucks	2.0	2	0	2	0	0	0	68
4+ Axle Trucks	3.0	6	3	9	3	3	6	306
Subtotal		10	3	13	3	3	6	415
Total PCE Trips Generated		47	12	59	22	33	55	857

Notes:

- (1) TSF = Thousand Square Feet
- (2) TGMS = Trip Generation Manual Supplement (Institute of Transportation Engineers (ITE), February 2020); ### = ITE Land Use Code.
* = Daily truck percent based on ITE 150 (Warehousing) since it is not available for ITE 155 (Non-Sort).
- (3) PCE = Passenger Car Equivalent
- (4) Source: San Bernardino County Congestion Management Program (2016), Appendix B.

**Table 2B
Project Trip Generation For Revised Site Plan and Latest ITE Rates**

Land Use: High-Cube Fulfillment Center Warehouse (Non-Sort)
Size: 301.443 TSF

TRIP GENERATION RATES PER TSF ¹								
Vehicle Type	Source ²	AM Peak Hour			PM Peak Hour			Daily Rate
		In	Out	Rate	In	Out	Rate	
All Vehicles	ITE 155	81%	19%	0.150	39%	61%	0.160	1.810
Trucks Only	ITE 155	50%	50%	0.020	46%	54%	0.010	0.230
Passenger Car (86.7% AM, 93.8% PM, 87.3% Daily)		0.105	0.025	0.130	0.059	0.092	0.151	1.580
Truck (13.3% AM, 6.3% PM, 12.7% Daily)		0.010	0.010	0.020	0.005	0.005	0.010	0.230
Truck Mix:	SCAQMD							
2-Axle Trucks (16.7%)		0.002	0.002	0.004	0.001	0.001	0.002	0.038
3-Axle Trucks (20.7%)		0.002	0.002	0.004	0.001	0.001	0.002	0.048
4+ Axle Trucks (62.6%)		0.006	0.006	0.012	0.003	0.003	0.006	0.144

VEHICLE TRIPS GENERATED							
Vehicle Type	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
Passenger Car	32	8	40	18	28	46	476
Trucks							
2-Axle Trucks	1	1	2	0	0	0	11
3-Axle Trucks	1	1	2	0	0	0	14
4+ Axle Trucks	2	2	4	1	1	2	43
Subtotal	4	4	8	1	1	2	68
Total Vehicle Trips Generated	36	12	48	19	29	48	544

PCE ³ TRIPS GENERATED								
Vehicle Type	PCE Factor ⁴	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Passenger Car	1.0	32	8	40	18	28	46	476
Trucks								
2-Axle Trucks	1.5	2	2	4	0	0	0	17
3-Axle Trucks	2.0	2	2	4	0	0	0	28
4+ Axle Trucks	3.0	6	6	12	3	3	6	129
Subtotal		10	10	20	3	3	6	174
Total PCE Trips Generated		42	18	60	21	31	52	650

Notes:

- (1) TSF = Thousand Square Feet
- (2) ITE = Institute of Transportation Engineers *Trip Generation Manual* (11th Edition, 2021); ### = ITE Land Use Code.
- (3) PCE = Passenger Car Equivalent
- (4) Source: San Bernardino County Congestion Management Program (2016), Appendix B.

**Table 2C
Project Trip Generation Comparison**

VEHICLE TRIPS GENERATED							
Descriptor	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
January 2022 TIA ¹	41	10	51	20	31	51	605
Revised Site Plan (301,443 SF) ²	36	12	48	19	29	48	544
Difference in Vehicle Trips Generated	-5	2	-3	-1	-2	-3	-61

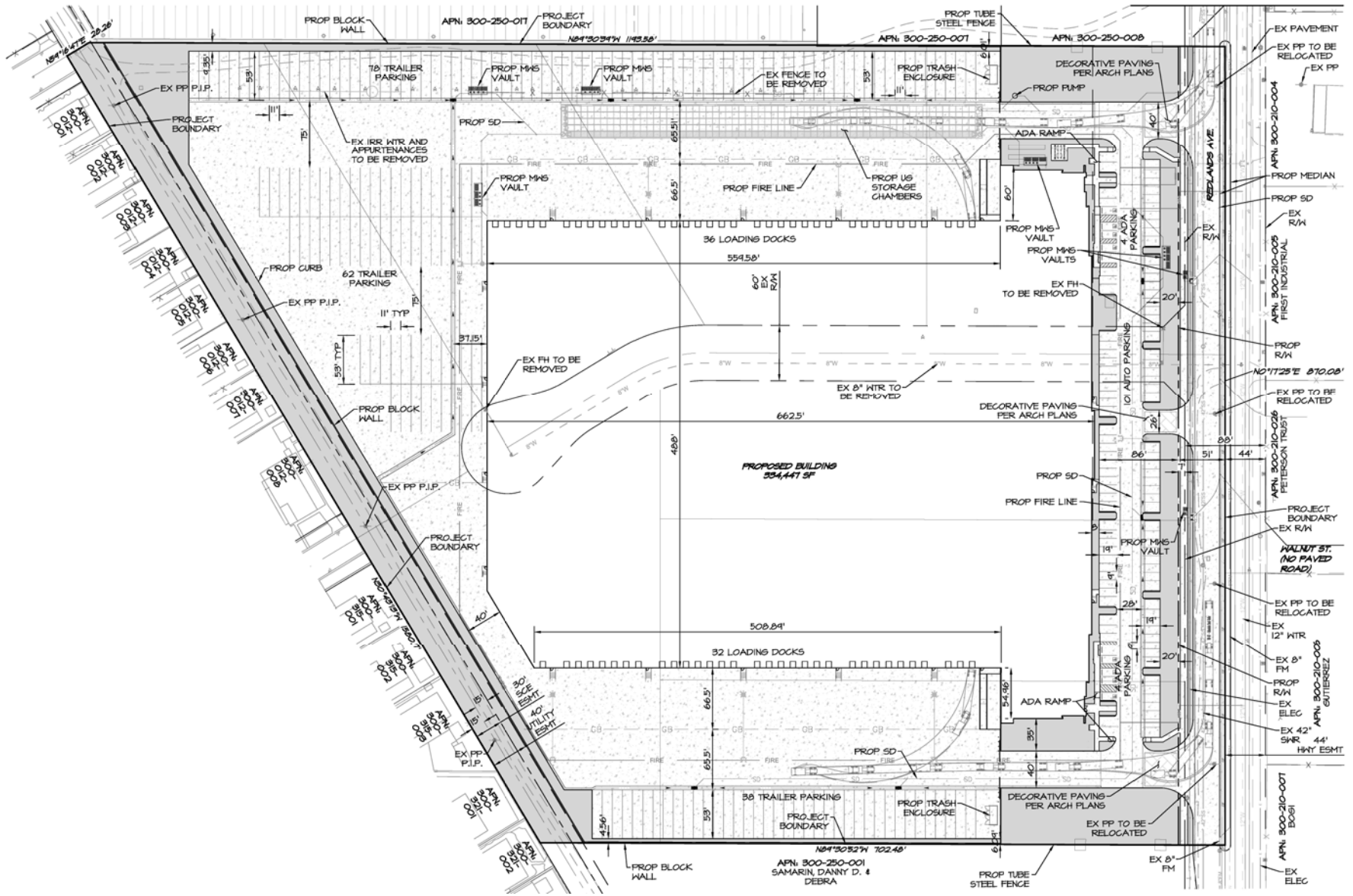
PCE ³ TRIPS GENERATED							
Descriptor	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
January 2022 TIA ¹	47	12	59	22	33	55	857
Revised Site Plan (301,443 SF) ²	42	18	60	21	31	52	650
Difference in PCE Trips Generated	-5	6	1	-1	-2	-3	-207

Notes:

1. See Table 2A.
2. See Table 2B.
3. PCE = Passenger Car Equivalent

ATTACHMENT A

SITE PLAN FROM MARCH 2022 TIA



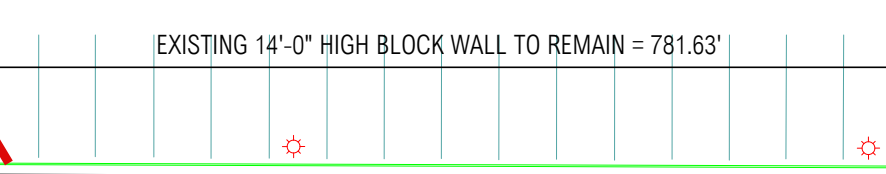
**Figure 2
Site Plan**

ATTACHMENT B
REVISED SITE PLAN



- GENERAL NOTES**
1. THE PROPOSED PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE COUNTY RIVERSIDE, CITY OF PERRIS PLANNING PLAN.
 2. A LANDSCAPING PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS AND SHALL BE IMPLEMENTED PRIOR TO OCCUPANCY.
 3. THE PROJECT DOES NOT PROPOSE ANY TENANT SIGNAGE AT THIS TIME.
 4. THERE ARE NO PROTECTED PLANTS ON SITE.
 5. ALL ROOF DRAINS AT STREET FRONTS SHALL BE IN THE INTERIOR OF THE BUILDING ENVELOPE.
 6. ALL LANDSCAPE SHALL BE BOUND BY A 6" HIGH CONCRETE CURB.
 7. A LIGHT PLAN SHALL BE SUBMITTED SHOWING CONFORMANCE WITH MINIMUM FOOTCANDLE LEVELS AND MARCH AIR BASE STANDARDS. FIXTURES SHALL BE SHIELDED HIGH PRESSURE SODIUM.
 8. A SIGN PROGRAM SHALL BE DEVELOPED IN ACCORDANCE WITH MUNICIPAL CODE 19.75.190 FOR APPROVAL BY THE PLANNING DIVISION. THE SIGN PROGRAM SHALL BE INCLUDED AS PART OF THE CC&RS.
 9. FUTURE TENANT OFFICE BUILD-OUTS TO INCLUDE INDOOR EMPLOYEE AMENITY AREAS PER CITY GUIDELINES.
 10. PROJECT WILL BE DESIGNED WITH LEED IN MIND, BUT WILL NOT REQUIRED CERTIFICATION.

- SUBSTAINABILITY FEATURES**
11. PROVIDE LIGHT COLORED ROOFING OVER THE OFFICE AREAS.
 12. BUILDING WILL BE DESIGN TO ACHIEVE LEED POTENTIAL CERTIFICATION.
 13. PROVIDE UP TO (2) ELECTRIC VEHICLE CHARGING FACILITIES.
 14. PROVIDE "TURN-OFF ENGINE" SIGNS WITHIN THE TRUCK COURT.
 15. FORKLIFTS WITHIN THE BUILDING SHALL BE ELECTRIC OR COMPRESSED NATURAL GAS-POWERED.



ASSESSOR'S PARCEL NUMBERS
300-210-011, 012, 013, 015 AND 016

APPLICATION TYPE
DEVELOPMENT PLAN REVIEW - 00-00-0000
ZONING: LIGHT INDUSTRIAL - PVCC SP - PERRIS VALLEY COMMERCE CENTER
PERMITTED LAND USE: WAREHOUSE, OFFICE AS PERMITTED

PROJECT DESCRIPTION
NEW INDUSTRIAL WAREHOUSE BUILDING WITH AUTO AND TRAILER PARKING AREAS. PROVIDING FUTURE GUARD SHACK LOCATION ON BOTH TRUCK COURT ENTRIES.

LAND OWNER
LAKE CREEK INDUSTRIAL LLC
1302 BRITANNY CROSS ROAD
SANTA ANA, CA 92705

APPLICANT
LAKE CREEK INDUSTRIAL LLC
1302 BRITANNY CROSS ROAD
SANTA ANA, CA 92705
786-200-9681 CONTACT: MICHAEL JOHNSON

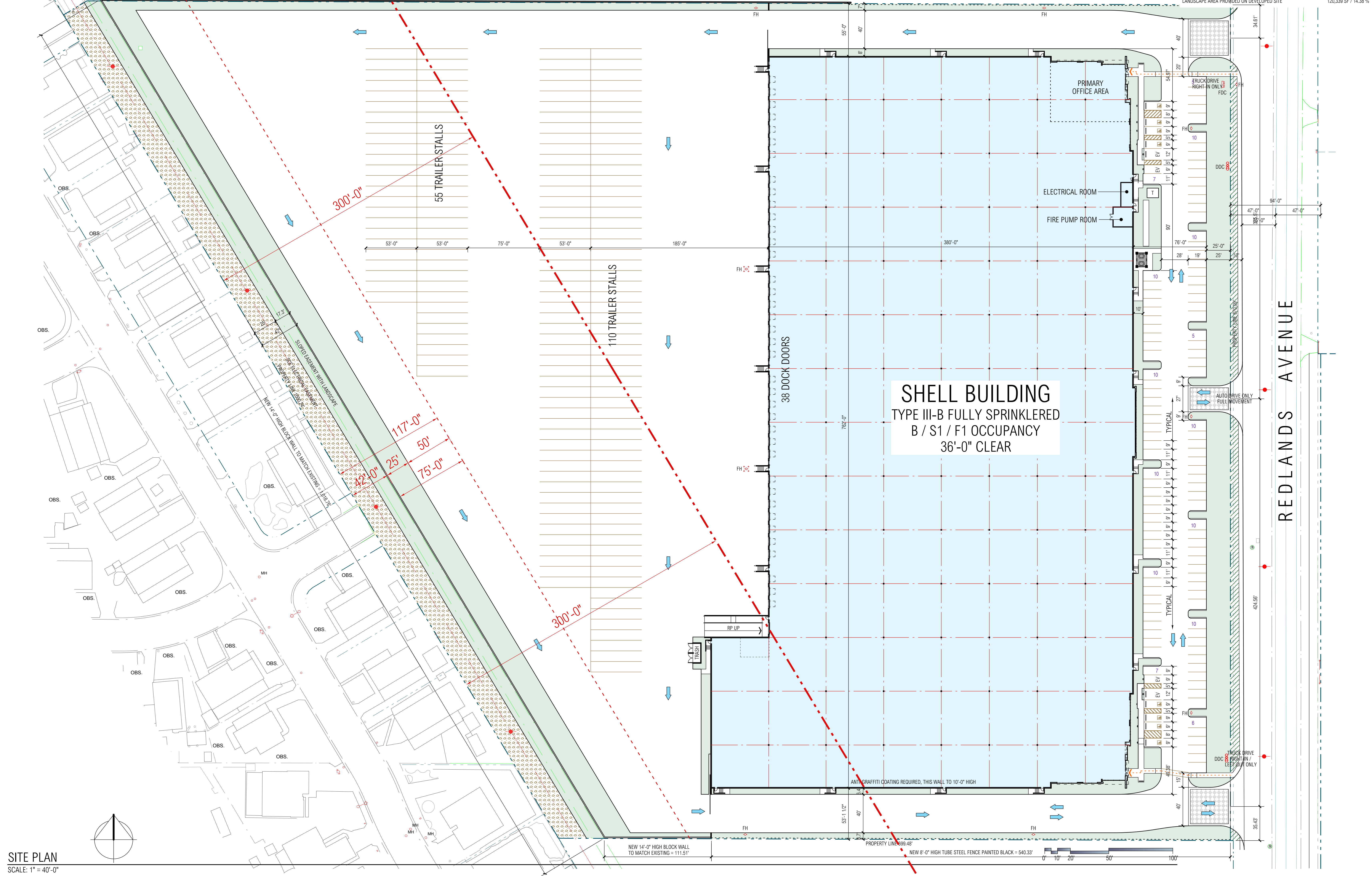
PLAN PREPARER
RGA, OFFICE OF ARCHITECTURAL DESIGN, INC.
15231 ALTON PARKWAY, SUITE 100
IRVINE, CA 92618
CONTACT: MIKE GILL

UTILITIES & SERVICES
SEE CIVIL DRAWINGS

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 3, AS SHOWN BY PARCEL MAP NO. 12914, ON FILE IN BOOK 80 PAGE 63 OF PARCEL MAPS, RECORDS OF COUNTY RECORDER
PARCEL 1, AS SHOWN BY PARCEL MAP NO. 12917, ON FILE IN BOOK 80 PAGE 62 OF PARCEL MAPS, RECORDS OF COUNTY RECORDER
PARCEL 4, AS SHOWN BY PARCEL MAP NO. 12914, ON FILE IN BOOK 80 PAGE 63 OF PARCEL MAPS, RECORDS OF COUNTY RECORDER
PARCEL 2 AND 5, AS SHOWN BY PARCEL MAP NO. 12914, ON FILE IN BOOK 80 PAGE 62 OF PARCEL MAPS, RECORDS OF COUNTY RECORDER
PARCEL 2 AND 4, AS SHOWN BY PARCEL MAP NO. 12914, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 80 PAGE 63 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY

PROJECT DATA

SITE AREA:	GROSS SITE AREA:	877,309 SF / 20.14 AC
	STREET DEDICATION:	40,891 SF / 0.93 AC
	NET SITE AREA:	836,418 SF / 19.20 AC
BUILDING AREA:	FOOTPRINT:	287,443 SF
	FIRE PUMP HOUSE:	103 SF
	MEZZANINE:	4,000 SF
	GUARD HOUSE:	20 SF
	TOTAL:	301,443 SF
TOTAL INCLUDED PLANNED OFFICE AREA:		8,000 SF
LOT COVERAGE: (50% MAX)		35.56 %
FAR COVERAGE:		36.03 %
AUTO PARKING REQUIRED: (HIGH CUBE PARKING STANDARDS)		8,000 OFFICE PARKING (LESS THAN 10%)
	WAREHOUSE:	20 STALLS
	20K + 40K (17,000 SF)	10 STALLS
	ABOVE 40K (15,000 SF)	53 STALLS
	TOTAL:	83 STALLS
AUTO PARKING PROVIDED:		8 STALLS
	ACCESSIBLE STALLS:	112 STALLS
	STANDARD STALLS:	120 STALLS
	TOTAL PROVIDED:	
REQUIRED BICYCLE PARKING (5% OF REQUIRED AUTO PARKING)		6 BIKE LOCATIONS
TRUCK DOCK POSITIONS GRADE DOORS PROVIDED		38 DOCKS 1 DOOR
LANDSCAPE AREA PROVIDED ON DEVELOPED SITE		120,339 SF / 14.38 %



SITE PLAN
SCALE: 1" = 40'-0"

RG A
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

CONSULTANT

PROFESSIONAL SEALS

REDLANDS AVENUE WEST DEVELOPMENT
00000 REDLANDS AVENUE
CITY OF PERRIS, CA

LAKE CREEK INDUSTRIAL LLC
1302 BRITANNY CROSS ROAD
SANTA ANA, CA 92705
OWNER PHONE: 786-200-9681
OWNER: MICHAEL JOHNSON
EMAIL: m@lakecreekindustrial.com

MARK	DATE	DESCRIPTION
SD	3/7/23	SCHEMATIC DESIGN

RG A PROJECT NO:	20086.00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	20086-00-A1-1P
DRAWN BY:	MG
CHK'D BY:	CS
COPYRIGHT:	RG A, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE:	SITE PLAN