

APPENDIX I

TRIP GENERATION

June 8, 2023

Alfredo Garcia
City of Perris Planning Division
101 North D Street
Perris, CA 92570

Subject: *Trip Generation Memorandum for the Lowe's Distribution Center Parking Lot Expansion Project at 3984 Indian Avenue (DPR 22-00011) in the City of Perris*

Dear Mr. Garcia:

This memorandum has been prepared to evaluate the trip generating characteristics of the proposed Lowe's Distribution Center Parking Lot Expansion, which includes the development of 9.70 acres of paved surfaces for truck trailer parking and storage uses. The new parking and storage areas will be constructed in areas of the existing property that are currently undeveloped.

PROJECT DESCRIPTION

The proposed parking lot expansion is located within an existing Lowe's Distribution Center and storage lot at the northeast corner of Morgan Street and Brennan Avenue. The existing total site area consists of 107.71 acres, with a 1,227,366-square-foot warehouse building and surface lot accommodations for 1,076 truck parking stalls. The proposed project will include the development of additional paved areas for truck parking and storage, as well as the reorienting of existing angled truck parking stalls on site. With the addition of 9.70 acres of proposed parking lot surfaces, the net total parking stalls upon project completion will amount to 1,450 stalls. This would be an increase of 374 additional truck parking stalls from the existing condition. The project, in its regional setting, is shown on Figure 1. The proposed project site plan is shown on Figure 2.

Access to the truck parking stalls is facilitated by a single unsignalized driveway off Indian Avenue. Trucks entering this site driveway are required to pass through a staffed gate before entering the premises.

SITE OPERATION

Based on information obtained from Lowe's, an average of 180 daily truck trips (105 inbound and 75 outbound) occur at the existing distribution center. These trips encompass driver deliveries to and from the distribution center, as well as inbound and outbound bobtail/empty trailer trips (a bobtail is a truck without an attached trailer). Bobtail/empty trailer trips include trips to and from the Lowe's distribution center in Moreno Valley, located at 16850 Heacock Street.

The proposed parking lot expansion will provide adequate trailer/truck storage at the Perris distribution center, thereby eliminating the need for bobtails/empty trailers to make trips to and from the Moreno Valley site outside of special occasions. Periodic trips to and from Moreno Valley will still occur on an as-needed basis. The proposed expansion will promote increased on-site truck circulation but will not increase trips to and from the site.

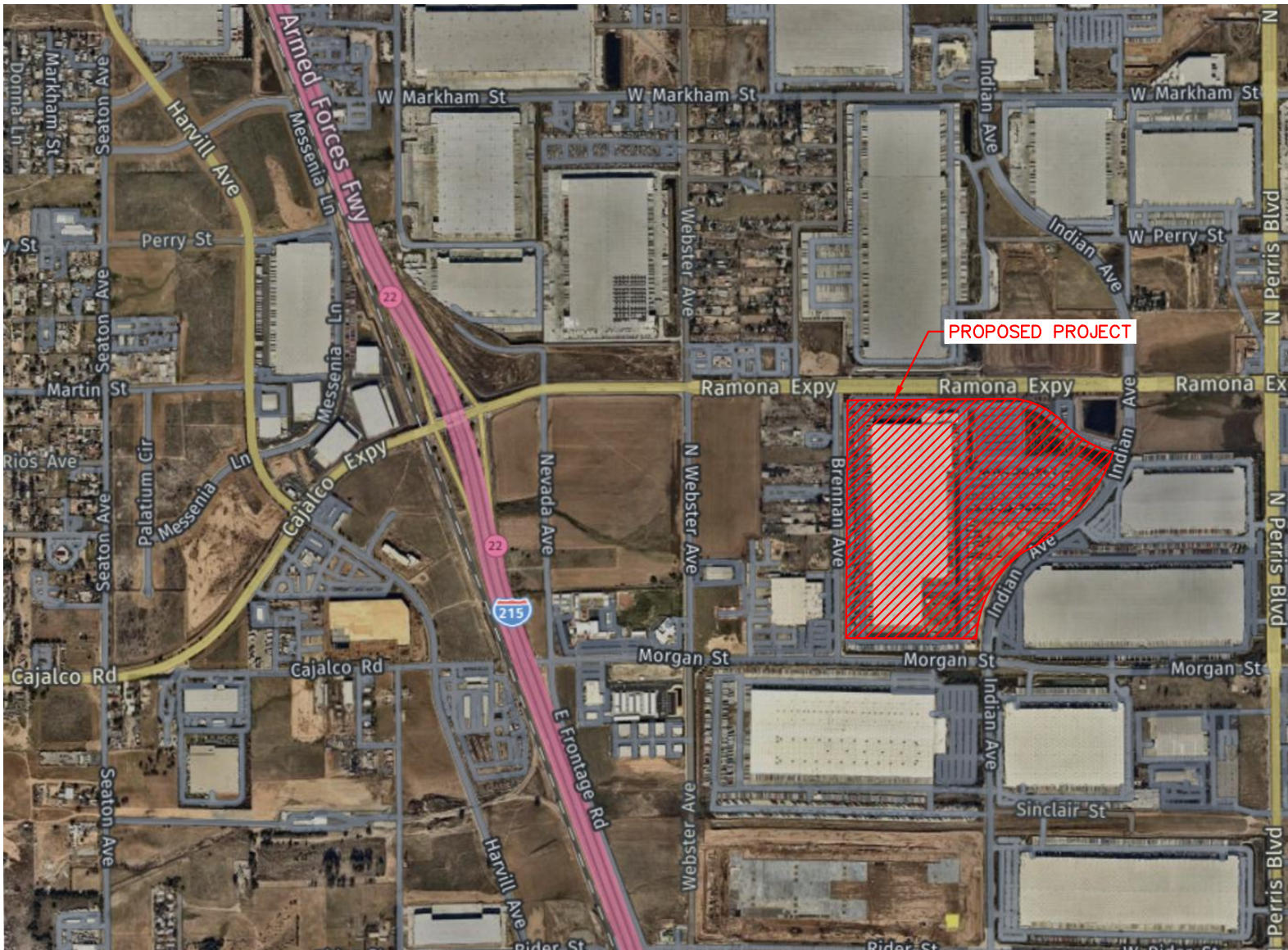
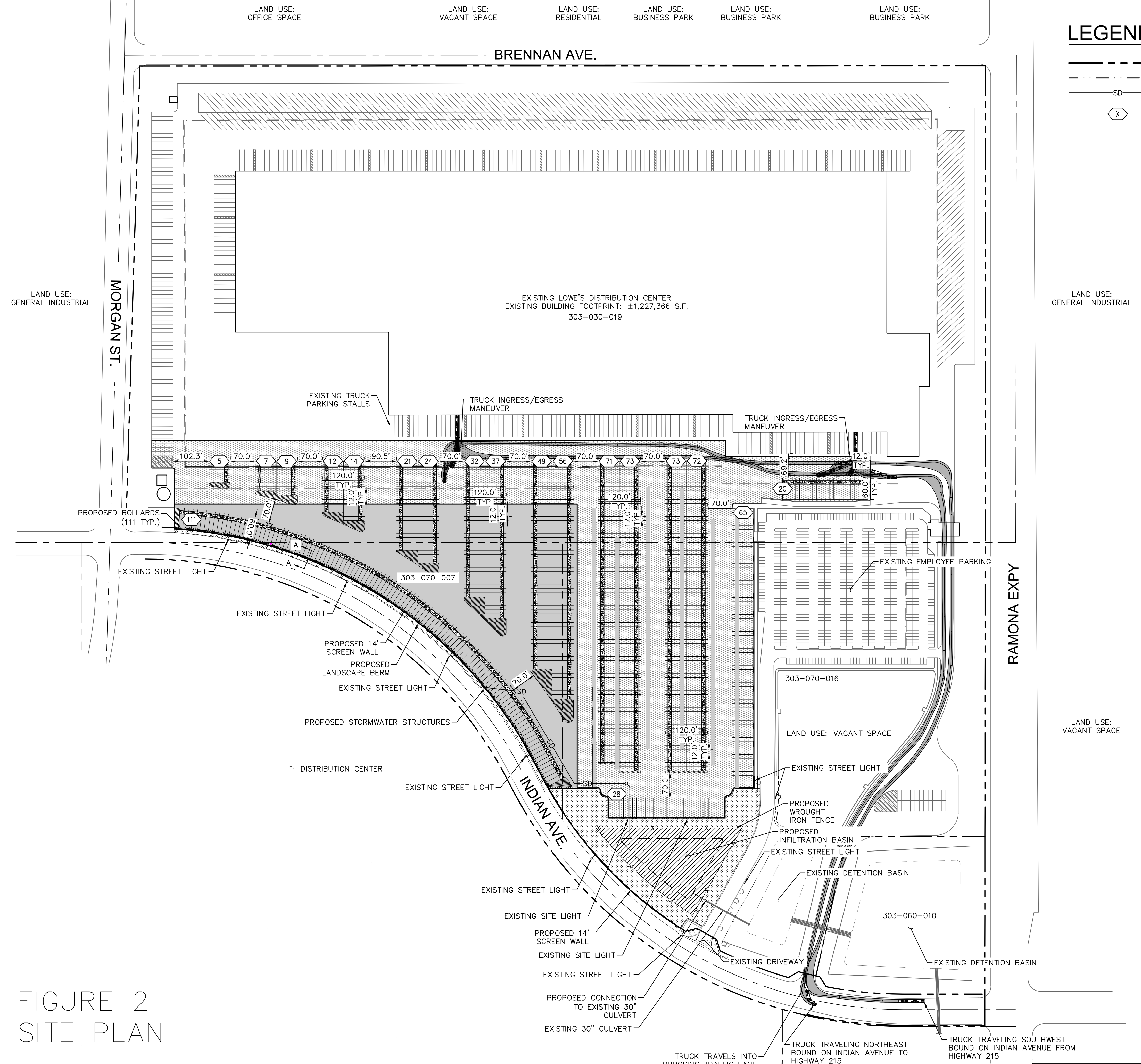


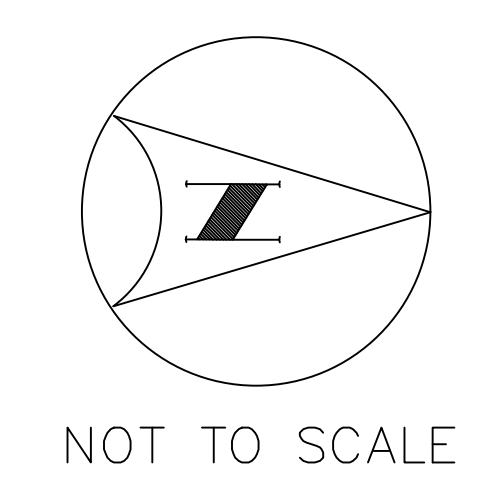
FIGURE 1
VICINITY MAP
SOURCE: NEARMAP



LEGEND

--- (dashed line)	PROPERTY LINE
- - - (dotted line)	SETBACK LINE
—SD— (line with SD)	PROPOSED STORM DRAIN LINE
◊ X ◊ (diamond with X)	AMENDED PARKING SPACE COUNT

FIGURE 2
SITE PLAN



TRIP GENERATION ASSESSMENT

A trip generation assessment has been conducted for the proposed site characteristics, taking into consideration the net changes to the truck parking areas. Per discussions with Lowe's, the proposed 9.70 acres of parking lot surfaces are intended to function as storage for truck trailers and are not anticipated to result in additional trips during the peak morning and evening periods. Trucks will utilize the additional parking stalls as areas for storing unused trailers while they await loading from the distribution area. These stalls are not expected to experience high turnover.

As previously mentioned, an average of 180 truck trips into and out of the existing Lowe's distribution center occur daily; 105 trips are inbound, and 75 trips are outbound. These trips encompass bobtails/empty trailers entering or leaving the site to go to/from the Lowe's distribution center in Moreno Valley. As the proposed expansion will provide ample trailer/truck storage, there will no longer be a regular need for truck trips to and from the Moreno Valley site. The expansion aims to boost to operational efficiency by centralizing trailer and truck storage for Perris only; no trucks from other local distribution centers will regularly utilize the proposed expansion.

Given the intended usage of the project, no increase to trip generation is anticipated. The proposed expansion provides additional utility and efficiency on-site, but will not promote additional trips into or out of the site. In fact, the dissociation from the Moreno Valley distribution center would result in a net decrease in trips, as confirmed by Lowe's. Therefore, no further analysis would be required.

VEHICLE MILES TRAVELED (VMT) IMPACT ASSESSMENT

Based on the City of Perris Transportation Impact Analysis Guidelines for CEQA (May, 2020), a project screens out if it generates less than 500 Average Daily Trips (ADT). The proposed project will generate no additional trips and is not considered to have a significant impact. Therefore, the proposed project is not required to conduct further transportation impact analysis. Additionally, the State Office of Planning and Research (OPR), under Senate Bill (SB) 743, has established Vehicle Miles Traveled (VMT) metrics within the *Technical Advisory on Evaluating Transportation Impacts in CEQA* document, published in December 2018. Within this documentation, projects generating fewer than 110 daily trips are below the screening threshold for VMT. The proposed project is presumed to result in a less-than-significant VMT impact and no further VMT assessment is anticipated.