



Memorandum

To: City of Perris

From: Nicholas Lowe, P.E., Sara Sadeghi, Albert A. Webb Associates

Date: August 4, 2021

Re: Vehicle Miles Traveled (VMT) Screening Analysis for Warehouse on Northwest corner of Harley Knox & Redlands Ave., City of Perris, California

Albert A. Webb Associates (Webb) has prepared this vehicle miles traveled (VMT) screening analysis to determine if a full VMT analysis will be required for the proposed 159 ksf warehouse (Project) on northwest corner of Harley Knox and Redlands Avenue in the City of Perris (City). **Attachment A** shows the site plan. VMT screening and/or analysis will be required for CEQA purposes for all projects beginning July 1, 2020. The City has adopted its own VMT guideline dated June 9th, 2020. This guideline includes VMT screening methodologies, thresholds, and feasible mitigation measures based primarily on the recommendations provided from the California Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA and the Western Riverside Council of Government (WRCOG). The following screening criteria are based on recommendations from OPR and WRCOG for land use projects:

1. The project is 100% affordable housing.
2. The project is within one half (1/2) mile of qualifying transit.
3. The project is a local serving land use.
4. The project is in a low VMT area.
5. The project's net daily trips are less than 500 average daily trips.

Initial project screening is done using the WRCOG VMT Screening tool (Tool)¹ – a GIS and RivTAM-based online map that provides parcel-level VMT data for western Riverside County. The Project parcel was selected in the Tool to acquire VMT data. The following information was gathered from the Tool outputs:

1. The Project is not within a Transit Priority Area (TPA).
2. The jurisdictional average daily residential home-based VMT per capita is **15.05**. The Project TAZ daily residential home-based VMT per capita is **13.39** which is **1.66 lower** than the jurisdictional average.

¹ WRCOG VMT Screening Tool
<https://gis.fehrandpeers.com/WRCOGVMT/>

3. The jurisdictional average daily home-based work VMT per worker is **11.62**. The Project TAZ daily home-based work VMT per worker is **11.26** which is **0.36 lower** than the jurisdictional average.

In addition,

4. The Project is not 100% affordable housing.
5. The Project is not a local serving land use.
6. The Project would generate 397 daily trips which is less than 500 threshold average daily trips.

Figure 1 below shows the WRCOG VMT Screening Tool output for the Project parcel.

Figure 1 – WRCOG VMT Impact Screening Tool Output for Project APN 300170009

APN:302100002; TAZ:3,821

Within a Transit Priority Area (TPA)?

No (Fail)

Within a low VMT generating TAZ based on Total VMT?

No (Fail)

Jurisdictional average 2012 daily total VMT per service population = 27.59

Project TAZ 2012 daily total VMT per service population = 32.83

Within a low VMT generating TAZ based on Residential Home-Based VMT?

Yes (Pass)

Jurisdictional average 2012 daily residential home-based VMT per capita = 15.05

Project TAZ 2012 daily residential home-based VMT per capita = 13.39

Within a low VMT generating TAZ based on Home-Based Work VMT?

Yes (Pass)

Jurisdictional average 2012 daily home-based work VMT per worker = 11.62

Project TAZ 2012 daily home-based work VMT per worker = 11.26

The VMT screening analysis indicates that the Project should be screened from conducting a full VMT analysis as the project is located in a low VMT-generating area and would generate less than 500 daily trips. In addition, it is not a unique project that would be misrepresented within the RivTAM model. The TAZ contains other warehouse land uses and the Project is consistent with the Perris Valley Commerce Center Specific Plan.

If you have any questions about this analysis, feel free to contact us at (951) 248-4289.

Attachment A

CONSULTANT

PROFESSIONAL SEALS

FIRST HARLEY KNOX HARLEYKNOX DEVELOPMENT
 00000 HARLEY KNOX
 CITY OF PERRIS, CA

FIRST INDUSTRIAL REALTY-TRUST
 FIRST INDUSTRIAL, L.P.
 898 PACIFIC COAST HIGHWAY, SUITE 175
 EL SEGUNDO, CA 90245
 CONTACT: MICHAEL GOODWIN

KEYNOTES

- PAINTED CONCRETE TILT-UP WAREHOUSE / OFFICE / MANUFACTURING FACILITY.
- SHADED AREA PROPOSED IRRIGATED LANDSCAPING PER CC&R GUIDELINES WITH MIN 6" CONCRETE CURBS AT ALL PERIMETERS.
- PAINTED CONCRETE TRASH ENCLOSURE. SCREEN WALLS SHALL BE MIN. 6'-0" HIGH WITH CANOPY TOP. SEE SHEET A2-1P FOR ELEVATIONS AND SECTIONS
- TYPICAL STANDARD PARKING STALL MIN. 9' X 19' - STRIPE PER CITY STANDARDS.
- TRUCK TRAILER PARKING
- NEW 14'-0" CONCRETE TILT-UP SCREEN WALLS AT TRUCK YARD. SEE PLAN FOR MINIMUM HEIGHTS AS MEASURED FROM INSIDE THE TRUCK YARD.
- ROLLING 8'-0" HIGH WROUGHT IRON FENCE INTO THE TRUCK COURT.
- TRANSFORMER PAD LOCATION
- ACCESSIBLE PRIMARY ENTRANCE TO THE BUILDING WITH BIKE RACKS.
- FUTURE HORSESHOE SAND PITS AND KIT AREAS. 3 LOCATIONS.
- CONCRETE COVERED LUNCH PATIO WITH LANDSCAPE FURNITURE. SEE SHEET A3-1P
- CALGREEN REQUIRED BIKE RACKS. SEE TABULATIONS FOR NUMBER OF BIKE RACKS
- DECORATIVE PAVING AT ENTRY DRIVEWAY.
- 8'-0" TUBE STEEL SWING GATE WITH KNOX LOCK

VICINITY MAP

MARK	DATE	DESCRIPTION
SD	7/20/21	SCHEMATIC DESIGN

PROJECT DATA

SITE AREA:
 PERRIS SITE AREA: 353,927 SF / 8.12 AC
 MORENO VALLEY SITE AREA: 52,975 SF / 1.21 SF
 STREET DEDICATION: 9,146 SF / 0.21 AC
 NET SITE AREA: 344,781 SF / 7.91 AC

BUILDING AREA:
 FOOTPRINT: 154,250 SF
 FIRE PUMP HOUSE: 00 SF
 MEZZANINE: 4,300 SF
 GUARD HOUSE: 00 SF
 TOTAL: 158,550 SF

TOTAL INCLUDED PLANNED OFFICE AREA: 8,600 SF
 PERRIS LOT COVERAGE: (50% MAX): 45.98 %

AUTO PARKING REQUIRED:
 8,600 OFFICE PARKING (1/250 SF): 35 STALLS
 WAREHOUSE:
 1-20,000 SF (1/1,000 SF): 20 STALLS
 20,000 SF AND ABOVE (1/2,000 SF): 65 STALLS
 TOTAL: 120 STALLS

AUTO PARKING PROVIDED:
 ACCESSIBLE STALLS: 4 STALLS
 STANDARD STALLS: 123 STALLS
 TOTAL PROVIDED: 127 STALLS

REQUIRED BICYCLE PARKING (5% OF REQUIRED AUTO PARKING): 4 BIKE LOCATIONS

TRUCK DOCK POSITIONS: 26 DOCKS
 GRADE DOORS PROVIDED: 1 DOOR

LANDSCAPE AREA PROVIDED ON DEVELOPED SITE (REQUIRED 12% MIN. ON CITY OF PERRIS PROPERTY): 48,891 SF / 14.18 %

ASSESSOR'S PARCEL NUMBERS
 APN # 302-100-017; 302-100-029

APPLICATION TYPE
 DEVELOPMENT PLAN REVIEW 00-00-0000
 ZONING: "GI" GENERAL 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 A FUTURE GUARD SHACK LOCATION ON THE SOUTH-EAST SIDE.

LAND OWNER
 FIRST INDUSTRIAL, L.P.
 898 PACIFIC COAST HIGHWAY, SUITE 175
 EL SEGUNDO, CA 90245

APPLICANT
 FIRST INDUSTRIAL REAL ESTATE TRUST
 898 PACIFIC COAST HIGHWAY, SUITE 175
 EL SEGUNDO, CA 90245
 PHONE: 310-606-1634
 CONTACT: MICHAEL GOODWIN

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 HEREON IS SITUATED IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL 1: THAT PORTION OF LOT 1 FO RIVERSIDE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 14 PAGE 688 OF SAN DIEGO COUNTY RECORDS
 ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONDEMNED BY THAT CERTAIN FINAL JUDGEMENT OF CONDEMNATION ENTERED IN THE SUPERIOR COURT OF THE COUNTY OF RIVERSIDE, CASE NO. R02115335; A CERTIFIED COPY WITH WHICH WAS RECORDED SEPTEMBER 7, 2012 AS INSTRUMENT NO. 2012-042648 AND RECORDED NOVEMBER 8, 2013 AS INSTRUMENT NO. 2013-0523968BOTH OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 PARCEL 2: THE SOUTHERN RECTANGULAR 65 FEET OF THE NORTHERLY RECTANGULAR 110 FEET OF LOT 1, BLOCK 1 OF RIVERSIDE TRACT AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 688 OF MAPS, RECORDS OF THE RECORDER'S OFFICE OF SAN DIEGO COUNTY, CALIFORNIA.

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

- GENERAL NOTES**
- THE PROPOSED PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE COUNTY RIVERSIDE, CITY OF PERRIS PLANNING PLAN
 - 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.
 - THE PROJECT DOES NOT PROPOSE ANY TENANT SIGNAGE AT THIS TIME.
 - THERE ARE NO PROTECTED PLANTS ON SITE.
 - ALL ROOF DRAINS AT STREET FRONTAGES SHALL BE IN THE INTERIOR OF THE BUILDING ENVELOPE.
 - ALL LANDSCAPE SHALL BE BOUND BY A 6" HIGH CONCRETE CURB.
 - A LIGHT PLAN SHALL BE SUBMITTED SHOWING CONFORMANCE WITH MINIMUM FOOTCANDLE LEVELS AND MARCH AIR BASE STANDARDS. FIXTURES SHALL BE SHIELDED HIGH PRESSURE SODIUM.
 - 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.
 - FUTURE TENANT OFFICE BUILD-OUTS TO INCLUDE INDOOR EMPLOYEE AMENITY AREAS PER CITY GUIDELINES.
 - PROJECT WILL BE DESIGNED WITH LEED IN MIND, BUT WILL NOT REQUIRE CERTIFICATION.

- SITE LEGEND:**
- ON-SITE LANDSCAPED AREA
 - OFF-SITE LANDSCAPED AREA
 - DECORATIVE AUTO / TRUCK DRIVEWAYS
 - SITE PROPERTY LINES
 - CITY CURB AND GUTTER LINES
 - STREET CENTERLINES
 - ON-SITE CURB LINES
 - ON-SITE PARKING AND TRAILER STRIPPING

LAND USE:
 EXISTING INDUSTRIAL BUILDING

