



## Technical Memorandum

**To:** Nathan Perez  
City of Perris

**From:** Nicholas Lowe, PE | Kawai Mang, EIT  
Albert A. Webb Associates

**Date:** June 19, 2023

**Subject:** Vehicle Miles Traveled (VMT) screening analysis for proposed First Industrial Sinclair warehouse in the City of Perris (DPR 22-00027)

Albert A. Webb Associates (Webb) has prepared this screening analysis to determine if a full vehicle miles traveled (VMT) analysis is required for the proposed First Industrial Sinclair warehouse development (Project) located at 100 W Sinclair St, Perris, California, northwest of the intersection of Sinclair Street and Perris Boulevard. The Project includes 423,224 square feet of warehouse with 4,000 square feet of second-floor office development, to replace two existing industrial uses. This screening analysis follows the City of Perris *Transportation Impact Analysis Guidelines for CEQA* (Guidelines) issued in May 2020.

### VMT Screening

Per the City Guidelines, the following screening criteria can be used to determine whether a project would be expected to cause a less-than-significant impact without conducting a full VMT analysis:

1. **Project is 100% affordable housing.** Projects consisting of 100% affordable housing can be presumed to have a less-than-significant impact on VMT. The Project is not residential; therefore, this criterion is not met.
2. **Project is located within one half (1/2) mile of qualifying transit.** Per CEQA Guideline 15064.3, lead agencies generally should presume that projects proposed within one-half (½) mile of an existing major transit stop or an existing stop along a high-quality transit corridor will have a less than significant impact on VMT.

Per City Guidelines, the presumption of less-than-significant VMT impact within a TPA does not apply under the following conditions:

- Project includes more parking for use by residents, consumers or employees of the project and required by the jurisdiction (if the jurisdiction requires the project to supply parking);
- Project is inconsistent with the applicable sustainable community strategy (as determined by the lead agency, with input from the Metropolitan planning organization); or
- Project replaces affordable residential units with smaller number of moderate- or high-income residential units.

The Project is located within a Transit Priority Area (TPA), as shown in the Western Riverside Council of Governments (WRCOG) VMT screening tool (**Figure 1**).

**Figure 1: Project Location within a Transit Priority Area**



Source: WRCOG VMT Screening Tool

Per the project site plan (**Attachment A**), however, the Project is proposing to provide more employee and truck trailer parking than required by the City. Therefore, the presumption of less-than-significant VMT impact within the TPA does not apply to the Project.

3. **Project is a local-serving land use.** Local-serving land uses provide more opportunities for patrons to shop, dine, and obtain services closer to home and work, shortening trips and reducing VMT. Local serving land uses may include retail, education, and municipal/public services. The proposed Project is not a local serving land use; therefore, this criterion is not met.
4. **Project is located within a low-VMT area.** If a project is in a Traffic Analysis Zone (TAZ) with VMT per capita or VMT per employee that is less than or equal to the Citywide average, then the TAZ is considered a low VMT area and the Project can be presumed to have a less-than-significant impact on VMT. Per the WRCOG VMT screening tool, the Citywide employment-based VMT is 11.62 VMT per employee. The Project TAZ is expected to have 12.02 VMT per employee, which is higher than the Citywide average (**Figure 2**). Therefore, this criterion is not met.

**Figure 2: Project Low VMT Area Evaluation**

Citywide VMT Averages <sup>1</sup>		
Citywide Home-Based VMT =	15.05	VMT/Capita
Citywide Employment-Based VMT =	11.62	VMT/Employee

[WRCOG VMT MAP](#)

Project TAZ	VMT Rate for Project TAZ <sup>1</sup>		Type of Project	
3767	6.96	VMT/Capita	Residential:	
	12.02	VMT/Employee	Non-Residential:	X

<sup>1</sup> Base year (2012) projections from RIVTAM.

Source: City of Perris VMT Scoping Form

5. **Project has net daily trips of less than 500 ADT.** Projects that generate less than 500 average daily trips (ADT) would not cause a substantial increase in the total citywide or regional VMT and are therefore presumed to have a less than significant impact on VMT. Per the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition, 2021), the Project is

expected to generate 91 net new daily trips (Table 1). Therefore, this criterion is met and the Project can be exempted from conducting a full VMT analysis.

**Table 1: Project Trip Generation**

Vehicle Type	PCE Factor <sup>1</sup>	Units <sup>2</sup>	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<b>Proposed Project Trip Generation (classification, non-PCE) – Sinclair<sup>3</sup></b>									
Passenger Cars	-	423.22 KSF	499	22	3	25	10	28	38
2-axle Trucks	-		16	1	1	2	0	0	0
3-axle Trucks	-		19	1	1	2	0	0	0
4-axle Trucks	-		58	3	3	6	1	1	2
<b>Subtotal - Proposed Project</b>			<b>592</b>	<b>27</b>	<b>8</b>	<b>35</b>	<b>11</b>	<b>29</b>	<b>40</b>
<b>Existing Site Trip Generation (classification, non-PCE) – BMD<sup>4</sup></b>									
Passenger Cars	-	-159.19 KSF	-177	-19	-5	-24	-6	-18	-24
2-axle Trucks	-		-16	0	0	0	0	0	0
3-axle Trucks	-		-20	0	0	0	-1	0	-1
4-axle Trucks	-		-60	-1	-1	-2	-2	-1	-3
<b>Existing Site Subtotal - BMD</b>			<b>-273</b>	<b>-20</b>	<b>-6</b>	<b>-26</b>	<b>-9</b>	<b>-19</b>	<b>-28</b>
<b>Existing Site Trip Generation (classification, non-PCE) – Recycle Wise<sup>5</sup></b>									
Passenger Cars	-	-46.91 KSF	-217	-30	-4	-34	-4	-26	-30
2-axle Trucks	-		-2	0	0	0	0	0	0
3-axle Trucks	-		-2	0	0	0	0	0	0
4-axle Trucks	-		-7	0	0	0	0	0	0
<b>Existing Site Subtotal - Recycle Wise</b>			<b>-228</b>	<b>-30</b>	<b>-4</b>	<b>-34</b>	<b>-4</b>	<b>-26</b>	<b>-30</b>
<b>Subtotal - All Existing Site</b>		<b>-206.10 KSF</b>	<b>-501</b>	<b>-50</b>	<b>-10</b>	<b>-60</b>	<b>-13</b>	<b>-45</b>	<b>-58</b>
<b>Net New Passenger Cars</b>			<b>105</b>	<b>-27</b>	<b>-6</b>	<b>-33</b>	<b>0</b>	<b>-16</b>	<b>-16</b>
<b>Net New Trucks</b>			<b>-14</b>	<b>4</b>	<b>4</b>	<b>8</b>	<b>-2</b>	<b>0</b>	<b>-2</b>
<b>Total Net New Project Trips</b>			<b>91</b>	<b>-23</b>	<b>-2</b>	<b>-25</b>	<b>-2</b>	<b>-16</b>	<b>-18</b>

<sup>1</sup> PCE factors per Riverside County guidelines

<sup>2</sup> KSF = 1,000 square feet gross floor area

<sup>3</sup> Trip generation per ITE Trip Generation Manual 11th Ed, 2021 - Land Use 154, High-Cube Transload and Short-Term Storage Warehouse

<sup>4</sup> Trip generation per ITE Trip Generation Manual 11th Ed, 2021 - Land Use 150, Warehousing

<sup>5</sup> Trip generation per ITE Trip Generation Manual 11th Ed, 2021 - Land Use 110, General Light Industrial

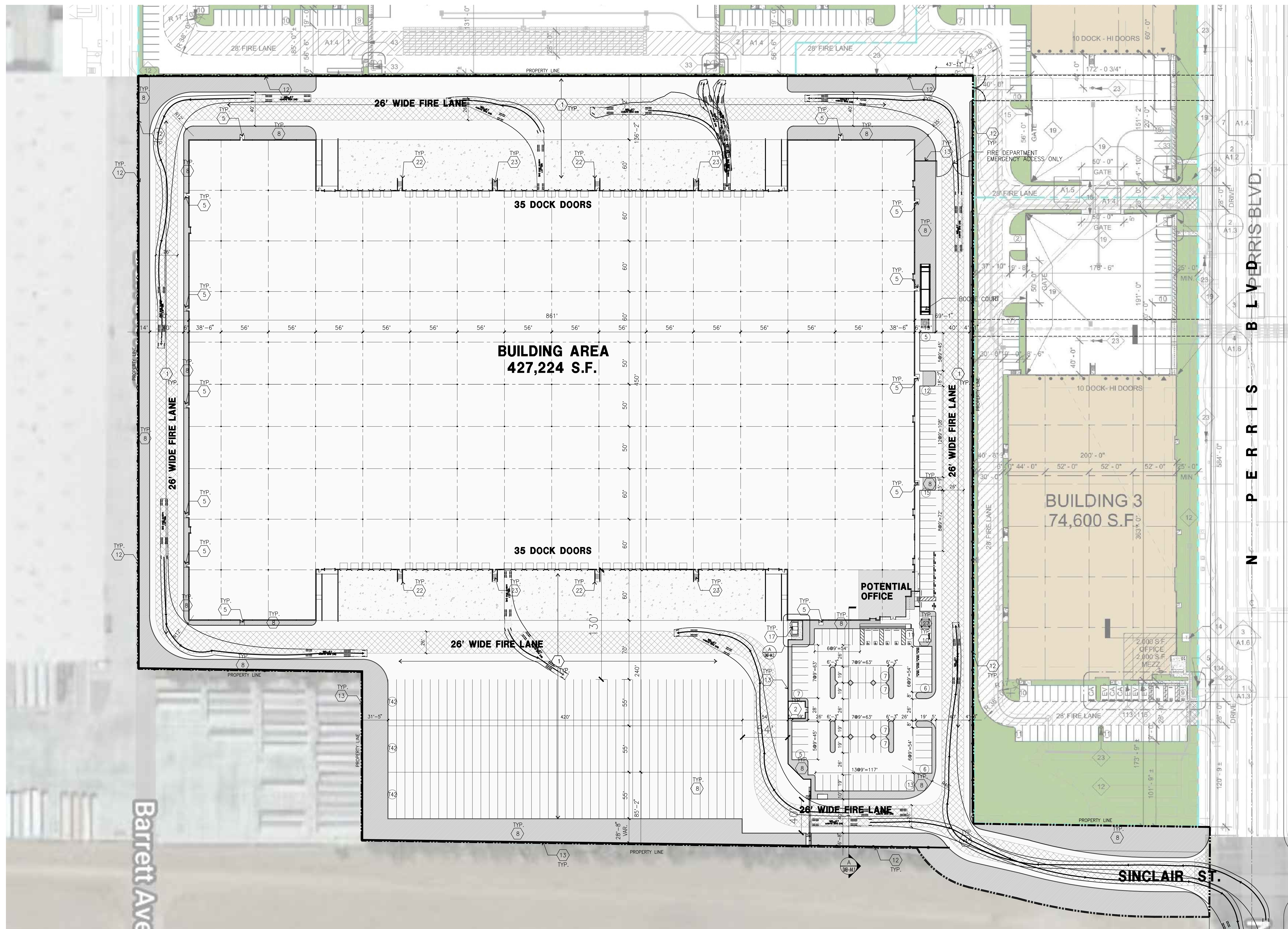
## Summary

Per City of Perris Guidelines, the proposed First Industrial Sinclair warehouse project is presumed to have a less-than-significant impact on VMT and is therefore screened from further VMT analysis based on the following criteria:

- The Project is expected to generate less than 500 net new daily vehicle trips.

## Attachments:

- Proposed Project Site Plan



**PROPERTY OWNER**

FIRST INDUSTRIAL REALTY TRUST  
 898 N. PACIFIC COAST HIGHWAY SUITE 175  
 EL SEGUNDO, CA 90245  
 TEL: (310) 321-3805  
 CONTACT: PAUL LOUBET  
 PLOUBET@FIRSTINDUSTRIAL.COM

**APPLICANT**

FIRST INDUSTRIAL REALTY TRUST  
 898 N. PACIFIC COAST HIGHWAY SUITE 175  
 EL SEGUNDO, CA 90245  
 TEL: (310) 321-3805  
 CONTACT: PAUL LOUBET  
 PLOUBET@FIRSTINDUSTRIAL.COM

**APPLICANT'S REPRESENTATIVE**

HPA, INC.  
 18831 BARDEEN AVE SUITE 100  
 IRVINE, CA 92612  
 TEL: 949-863-2116  
 ATTN: RUBEN CHOI

**ADDRESS OF THE PROPERTY**

100 W SINCLAIR STREET PERRIS, CA 92571

**ASSESSOR'S PARCEL NUMBER**

303-080-013 & 303-080-015

**ZONING**

ZONING DESIGNATION - PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN  
 LIGHT INDUSTRIAL

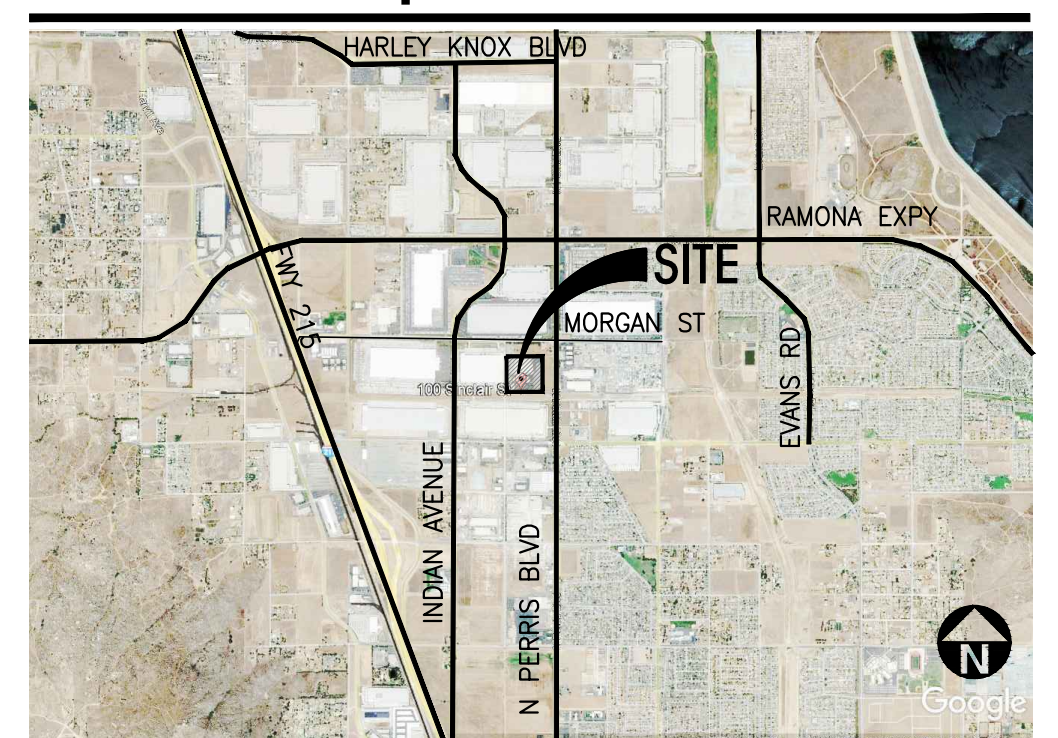
**LEGAL DESCRIPTION**

PARCELS A AND B OF LLA NO. 08-10-0001, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED JANUARY 7, 2009, AS INSTRUMENT NO. 2009-0006173 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

**PROJECT DATA**

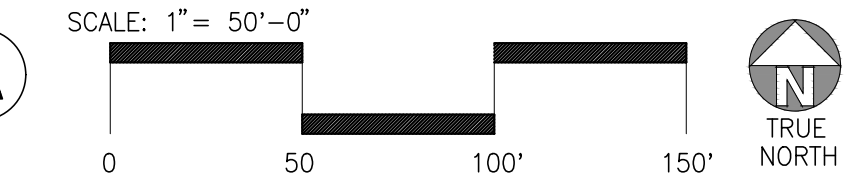
<b>SITE AREA</b>	In s.f.	877,994 sf
	In acres	20.2 ac
<b>BUILDING AREA</b>		
Office - 1st Floor		4,000 sf
Office - 2nd Floor		4,000 sf
Warehouse		419,224 sf
<b>BUILDING FOOTPRINT</b>		427,224 sf
<b>TOTAL BUILDING AREA</b>		427,224 sf
<b>FLOOR AREA RATIO</b>		
Maximum Allowed		0.75
Actual		0.487
<b>SITE COVERAGE</b>		
Maximum Allowed		50%
Actual		48.20%
<b>AUTO PARKING REQUIRED</b>		
Office - less than 10% of GFA		n/a stalls
Vehicle - 1 to 20,000 sf @ 1 / 1,000 sf		20 stalls
20,001 sf to 40,000 sf @ 1 / 2,000 sf		10 stalls
Over 40,001 sf @ 1 / 5,000 sf		78 stalls
<b>TOTAL</b>		108 stalls
<b>AUTO PARKING PROVIDED</b>		
Standard (9' x 19')		92 stalls
ADA Standard (9' x 19')		4 stalls
ADA Van (9' x 19')		1 stalls
Standard EVCS (9' x 19')		5 stalls
ADA EVCS Standard Parking (9' x 19')		1 stalls
ADA EVCS Van Parking (12' x 19')		1 stalls
Clean Air/Vanpool/EV Parking (9' x 19')		4 stalls
<b>TOTAL</b>		108 stalls
<b>TRAILER PARKING REQUIRED</b>		
1 per 5,000 s.f.		85 stalls
<b>TRAILER PARKING PROVIDED</b>		
Trailer (10' x 53')		126 stalls
<b>ZONING ORDINANCE</b>		
Zoning - Perris Valley Commerce Center Specific Plan - Light Industrial		
<b>MAXIMUM BUILDING HEIGHT ALLOWED</b>		
Height - 50'		
<b>SETBACKS</b>		
Frontstreet building setback at secondary arterial - 15'		
Rear/Side building setback: none		
<b>LANDSCAPE</b>		
REQUIRED		87,799 SF
PROVIDED		10.0 % 86,869 SF 10.1 %

**Aerial Map**



**OVERALL SITE PLAN**

Scale: 1" = 50'-0"



**SITE PLAN KEYNOTES**

- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
- 2 PUMP HOUSE
- 3 CONCRETE WALKWAY
- 4 ENHANCED DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
- 5 5'-6"x5'-6"x4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX.
- 6 PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 7 PROVIDE METAL, MANUAL OPERATED SLIDING GATES W/ PERFORATED SCREEN MESH & KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- 8 PROVIDE METAL, MANUAL OPERATED SWING GATES W/ PERFORATED SCREEN MESH & KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- 9 LANDSCAPE. SEE "L" DWGS.
- 10 CONCRETE TILT-UP SCREEN WALL
- 11 BIKE RACK.
- 12 APPROXIMATE LOCATION OF TRANSFORMER.
- 13 8" H WROUGHT IRON FENCE
- 14 14" H SCREEN WALL WITH ANTI GRAFFITI COATING
- 15 ELECTRICAL ROOM
- 16 PROPOSED SITE LIGHT POLE.
- 17 PROPOSED STREET LIGHT
- 18 TRASH ENCLOSURE PER CITY STANDARD.
- 19 PROPOSED FIRE HYDRANT
- 20 HANDICAPPED PARKING STALL SIGN
- 21 HANDICAPPED ENTRY SIGN
- 22 PRE-CAST CONC. WHEEL STOP
- 23 CONC. FILLED GUARD POST \*6 DIA. U.N.O. 42" H.
- 24 EXTERIOR CONC. STAIR.
- 25 NOT USED
- 26 COLOR CONCRETE WITH SCORING LINES AT TRUCK DRIVEWAY
- 27 EMPLOYEE BREAK AREA WITH PICKLE BALL
- 28 EMPLOYEE BREAK AREA WITH CANOPY AND TABLE
- 29 FUTURE INDOOR EMPLOYEE BREAK AREA
- 30 AUTOMATIC BOOM BARRIER DOUBLE GATE
- 31 PROPOSED 8' CLASS 1 MULTIPURPOSE PATH
- 32 3' WIDE W/ SWING GATE W/LOCKSET
- 33 6' WIDE W/ SWING GATE W/LOCKSET

**SITE LEGEND**

- LANDSCAPED AREA
- SITE PAVING - SEE "C" DRWS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19')
- HANDICAPPED PARKING STALL (9' X 19')
- 26' FIRE LANE.
- LIGHT STANDARD
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
- PROPERTY LINE
- PATH OF TRAVEL
- TRUCK IN & OUT

**SITE PLAN GENERAL NOTES**

1. THE SOILS REPORT PREPARED BY \_\_\_\_\_ SHOULD BE A PART OF THESE CONTRACT DOCUMENTS.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "L" DRAWINGS FOR FINISH.
11. PROVIDE TWO FIRE HYDRANT ON THE SITE. FINAL LOCATION WILL DETERMINE IN DURING SUBMITTAL.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
15. NOT USED.
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. NOT USED.
18. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
19. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT

OFFICIAL USE ONLY



hpa, inc.  
 18831 bardeen avenue - ste. #100  
 irvine, ca  
 92612  
 tel: 949-863-1770  
 fax: 949-863-0851  
 email: hpa@hparchs.com



Owner:  
 FIRST INDUSTRIAL REALTY TRUST



989 N Sepulveda Blvd, Suite 750  
 El Segundo, CA 90245

tel: 310-414-5400

Project:

FIRST INDUSTRIAL SINCLAIR

100 W SINCLAIR STREET  
 PERRIS, CA

Consultants:

- CIVIL FMCIVIL
- STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- LANDSCAPE SPLA
- PRE-PROTECTION
- SOILS ENGINEER

Title: OVERALL SITE PLAN

Project Number: 21393

Drawn by: RC

Date: 02/17/2023

Revision:

Sheet:

DAB-A1.1