

September 5, 2018

Mr. Tom Chavez
Speedway Development
15350 Fairfield Ranch Rd., Ste. K
Chino Hills, CA 91709

Subject: Toscana Village (Temescal Valley Gateway) Trip Generation Comparison (JN 0269-0001)

Dear Mr. Chavez:

Trames Solutions Inc. is pleased to submit the following a trip generation comparison for the proposed Toscana Village (Temescal Valley Gateway) development. The site is located north of Indian Truck Trail between I-15 and Temescal Canyon Road in the County of Riverside.

A traffic study was previously prepared for the proposed project (Temescal Valley Gateway (CUP 3712) Traffic Impact Analysis, March 6, 2018, Trames Solutions) that evaluated the potential traffic impacts to the adjacent roadway network. The traffic study analyzed the following land uses:

Phase 1

- Gas station (12 vehicle fueling positions)
- Two fast food restaurants with drive thru (6,800 square feet)
- A high turnover restaurant (10,500 square feet)
- General Office (14,000 square feet)
- Retail uses (25,900 square feet)

Phase 2

- General Office (42,000 square feet)
- Retail uses (21,000 square feet)
- Supermarket (43,000 square feet)
- Drive-in bank (3,500 square feet)
- A high turnover restaurant (9,500 square feet)
- Pharmacy with Drive-Thru (14,000 square feet)

It is our understanding that the project is increasing the number of vehicle pumps at the convenience store from 6 to 8. This will provide an additional 4 vehicle fueling positions.

The intent of the comparison is to determine the additional number of vehicular trips that would be generated due to the increased number of vehicle fueling positions.

TRIP GENERATION EVALUATION

The traffic study based the trip generation on the 9th Edition of the ITE Trip Generation manual. It was estimated that the project would generate a total of 16,126 net trips per day, with 924 net AM peak hour trip ends, and 1,499 net PM peak hour trip ends. Table 1 provides a summary of the project trip generation table from the traffic study.

The addition of 4 vehicle fueling positions would increase the number of trips generated by the proposed project. Table 2 contains the revised trip generation summary. Based on the same trip rates, pass-by reduction, and internal interaction, the new project would generate 16,614 net trips per day, with 962 net AM peak hour trip ends, and 1,544 net PM peak hour trip ends. This results in 488 (3.0% increase) more trips per day, with 38 (4.1% increase) more trip ends during the AM peak hour and 45 (3.0% increase) more trip ends during the PM peak hour.

CONCLUSION

Due to the additional vehicle fueling positions currently proposed, the project trip generation will increase slightly. However, since the traffic study indicated that the study intersections would have excess capacity with the recommended improvements, it is not anticipated that additional significant impacts/improvements would result due to the 4 additional vehicle fueling positions.

If you have any questions, please contact me directly at (949) 244-2436.

Respectfully submitted,
Trames Solutions Inc.

A handwritten signature in black ink that reads "Scott Sato". The signature is written in a cursive style with a large initial "S".

Scott Sato, P.E.
Vice President

**TABLE 1
PROJECT TRIP GENERATION SUMMARY**

Land Use	Quantity ¹	PEAK HOUR						DAILY
		AM			PM			
		IN	OUT	TOTAL	IN	OUT	TOTAL	
PHASE 1								
Gas/Service Station w/Food Mart and Car Wash	12 VFP	72	70	142	85	81	166	1,834
Fast Food w/ Drive Thru	6.8 TSF	157	151	308	115	107	222	3,374
High Turnover (Sit-Down) Restaurant	10.5 TSF	62	51	113	62	41	103	1,335
General Office Building	14.0 TSF	35	5	40	16	78	94	295
Shopping Center	25.9 TSF	42	26	68	116	126	242	2,822
Phase 1 Subtotal		368	303	671	394	433	827	9,660
	<i>Pass-By Reduction (15%)</i>	<i>(55)</i>	<i>(45)</i>	<i>(101)</i>	<i>(59)</i>	<i>(65)</i>	<i>(124)</i>	<i>(1449)</i>
	<i>Internal Trips (5%)</i>	<i>(17)</i>	<i>(17)</i>	<i>(34)</i>	<i>(21)</i>	<i>(20)</i>	<i>(41)</i>	<i>(483)</i>
Phase 1 Total		296	241	537	314	348	662	7,728
PHASE 2								
General Office Building	42.0 TSF	84	11	95	21	104	125	679
Shopping Center	21.0 TSF	37	23	60	101	109	210	2,462
Supermarket	43.0 TSF	91	55	146	208	200	408	4,396
Drive-in Bank	3.5 TSF	24	19	43	45	45	90	519
High Turnover (Sit-Down) Restaurant	9.5 TSF	57	46	103	56	37	93	1,208
Pharmacy/Drugstore w/Drive-Thru window	14.0 TSF	21	16	37	59	62	121	1,234
Phase 2 Subtotal		314	170	484	490	557	1047	10,498
	<i>Pass-By Reduction (15%)</i>	<i>(47)</i>	<i>(26)</i>	<i>(73)</i>	<i>(74)</i>	<i>(84)</i>	<i>(157)</i>	<i>(1575)</i>
	<i>Internal Trips (5%)</i>	<i>(12)</i>	<i>(12)</i>	<i>(24)</i>	<i>(26)</i>	<i>(26)</i>	<i>(52)</i>	<i>(525)</i>
Phase 2 Total		255	132	387	390	447	837	8,398
Total Project Trip Generation		551	373	924	704	795	1,499	16,126

¹ VFP = Vehicle Fueling Position; TSF = Thousand Square Feet

**TABLE 2
PROJECT TRIP GENERATION SUMMARY**

Land Use	Quantity ¹	PEAK HOUR						DAILY
		AM			PM			
		IN	OUT	TOTAL	IN	OUT	TOTAL	
PHASE 1								
Gas/Service Station w/Food Mart and Car Wash	16 VFP	97	93	190	113	109	222	2,445
Fast Food w/ Drive Thru	6.8 TSF	157	151	308	115	107	222	3,374
High Turnover (Sit-Down) Restaurant	10.5 TSF	62	51	113	62	41	103	1,335
General Office Building	14.0 TSF	35	5	40	16	78	94	295
Shopping Center	25.9 TSF	42	26	68	116	126	242	2,822
Phase 1 Subtotal		393	326	719	422	461	883	10,271
	<i>Pass-By Reduction (15%)</i>	<i>(59)</i>	<i>(49)</i>	<i>(108)</i>	<i>(63)</i>	<i>(69)</i>	<i>(132)</i>	<i>(1541)</i>
	<i>Internal Trips (5%)</i>	<i>(18)</i>	<i>(18)</i>	<i>(36)</i>	<i>(22)</i>	<i>(22)</i>	<i>(44)</i>	<i>(514)</i>
Phase 1 Total		316	259	575	337	370	707	8,216
PHASE 2								
General Office Building	42.0 TSF	84	11	95	21	104	125	679
Shopping Center	21.0 TSF	37	23	60	101	109	210	2,462
Supermarket	43.0 TSF	91	55	146	208	200	408	4,396
Drive-in Bank	3.5 TSF	24	19	43	45	45	90	519
High Turnover (Sit-Down) Restaurant	9.5 TSF	57	46	103	56	37	93	1,208
Pharmacy/Drugstore w/Drive-Thru window	14.0 TSF	21	16	37	59	62	121	1,234
Phase 2 Subtotal		314	170	484	490	557	1047	10,498
	<i>Pass-By Reduction (15%)</i>	<i>(47)</i>	<i>(26)</i>	<i>(73)</i>	<i>(74)</i>	<i>(84)</i>	<i>(157)</i>	<i>(1575)</i>
	<i>Internal Trips (5%)</i>	<i>(12)</i>	<i>(12)</i>	<i>(24)</i>	<i>(26)</i>	<i>(26)</i>	<i>(52)</i>	<i>(525)</i>
Phase 2 Total		255	132	387	390	447	837	8,398
Total Project Trip Generation		571	391	962	727	817	1,544	16,614

¹ VFP = Vehicle Fueling Position; TSF = Thousand Square Feet