

Figure 13: PM Peak Hour Project PCE Trip Assignment

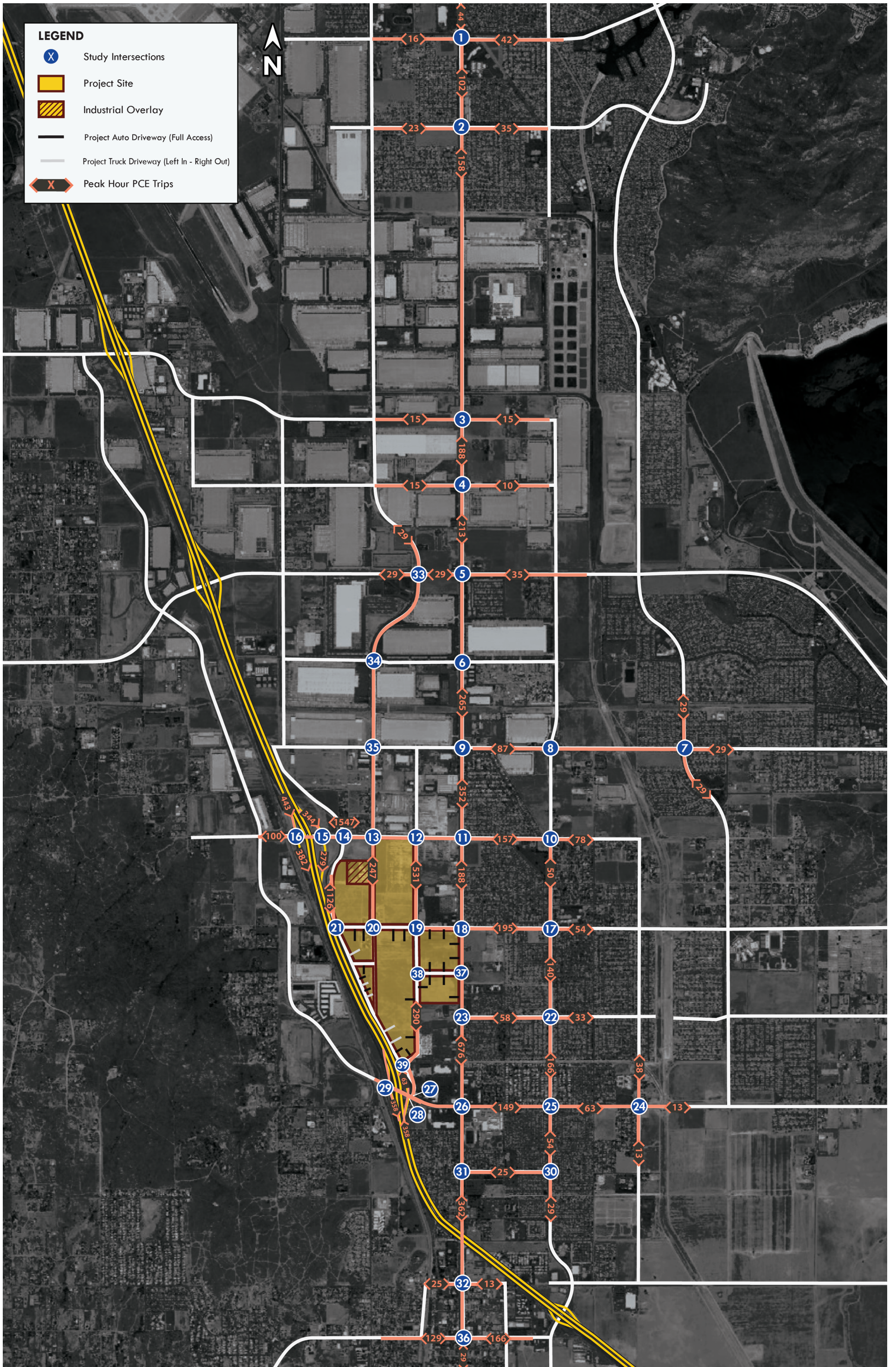
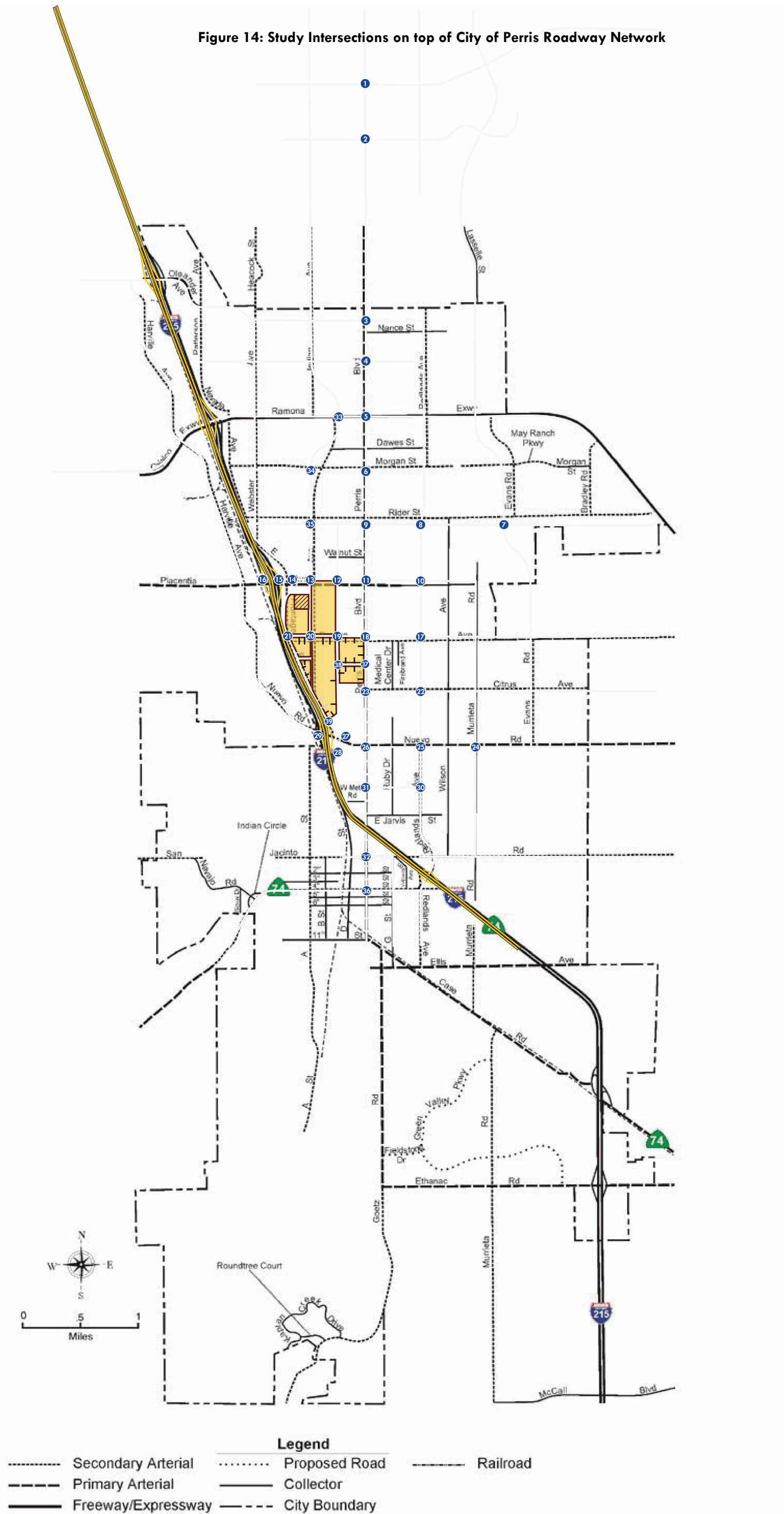


Figure 14: Study Intersections on top of City of Perris Roadway Network



- Legend**
- Secondary Arterial
 - Primary Arterial
 - Freeway/Expressway
 - Proposed Road
 - Collector
 - City Boundary
 - Railroad

Table 3. Study Intersections

1	Perris Blvd/Iris Ave
2	Perris Blvd/Krameria Ave
3	N Perris Blvd/Harley Knox Blvd
4	N Perris Blvd/W Markham St
5	N Perris Blvd/Ramona Expy
6	N Perris Blvd/Morgan St
7	Evans Rd/E Rider St
8	Redlands Ave/E Rider St
9	N Perris Blvd/E Rider St
10	Redlands Ave/Placentia Ave
11	N Perris Blvd/Placentia Ave
12	Barrett Ave/W Placentia Ave
13	Indian Ave/W Placentia Ave
14	I-215 Frontage Rd/W Placentia Ave
15	I-215 NB Ramps/Placentia Ave
16	I-215 SB Ramps/Placentia Ave
17	Redlands Ave/Orange Ave
18	N Perris Blvd/Orange Ave
19	Barrett Ave/Orange Ave
20	Indian Ave/Orange Ave
21	I-215 Frontage Rd/Orange Ave
22	Redlands Ave/Citrus Ave
23	N Perris Blvd/Citrus Ave
24	Murrieta Rd/E Nuevo Rd
25	Redlands Ave/E Nuevo Rd
26	N Perris Blvd/ W Nuevo Rd
27	I-215 Frontage Rd/W Nuevo Rd
28	I-215 NB Ramps/W Nuevo Rd
29	I-215 SB Ramps/W Nuevo Rd
30	Redlands Ave/Midred St
31	N Perris Blvd/Mildred St
32	N Perris Blvd/E San Jacinto Ave
33	Indian St/Ramona Expy
34	Indian St/Morgan St
35	Indian St/Rider St
36	Perris Blvd/4 th St
37	Perris Blvd/Daniela Way
38	Barrett Ave/Daniela Way
39	Barrett Ave/I-215 Frontage Road
40	Commercial Driveway 1, 2 and Daniela Way
41	Commercial Driveway 3, 4 and Daniela Way
42	Commercial Driveway 5 and N. Perris Blvd
43	Commercial Driveway 6 and Barrett Ave
44	Commercial Driveway 7 and N. Perris Blvd
45	Commercial Driveway 8/Existing Carwash Driveway and N. Perris Blvd
46	Commercial Driveway 9/Existing Plaza Driveway and Orange Ave
47	Commercial Driveway 10/Existing Plaza Driveway and Orange Ave
48	Building 1 Auto Driveway 1 and Orange Ave

Table 3. Study Intersections (Cont.)	
49	Building 1 Auto Driveway 2 and Orange Ave
50	Building 1 Truck Driveway and I-215 Frontage Rd
51	Building 2 Auto Driveway 1 and Orange Ave
52	Building 2 Auto Driveway 2 and Orange Ave
53	Building 2 Truck Driveway and I-215 Frontage Rd
54	Building 3 Auto Driveway and I-215 Frontage Rd
55	Building 3/4 Truck Driveway and I-215 Frontage Rd
56	Building 4/5 Auto Driveway and I-215 Frontage Rd
57	Building 5 Truck Driveway and I-215 Frontage Rd
58	Building 6 Truck Driveway and I-215 Frontage Rd
59	Building 6 Auto Driveway 1/Walmart Supercenter Driveway and Barrett Ave
60	Building 6 Auto Driveway 2 and Barrett Ave
61	Building 7 Truck Driveway and I-215 Frontage Rd
62	Building 7 Auto Driveway 1 and I-215 Frontage Rd
63	Building 7 Auto Driveway 2 and Barrett Ave

Table 4. Study Roadway Segments	
1	Indian Ave between Placentia Ave and Orange Ave
2	Orange Ave between Indian Ave and Perris Blvd
3	Perris Blvd between Orange Ave and Citrus Ave
4	Barrett Ave between Placentia Ave and Orange Ave
5	Perris Blvd between Placentia Ave and Orange Ave
6	Perris Blvd between Rider St and Placentia Ave
7	Nuevo Rd between Perris Blvd & I-215 NB Ramps
8	I-215 Frontage Rd between Placentia Ave and Orange Ave
9	I-215 Frontage Rd between Orange Ave and Nuevo Rd
10	Orange Ave between I-215 Frontage Rd and Indian Ave
11	Nuevo Rd between I-215 NB Ramps & I-215 SB Ramps
12	Perris Blvd between Citrus Ave and Nuevo Rd
13	Placentia Ave between I-215 NB Ramps & I-215 SB Ramps
14	Placentia Ave between I-215 NB Ramps & Indian Ave
15	Placentia Ave between Indian Ave & Perris Blvd

Attachment A

Project Description

Project Description:

The Harvest Landing Retail Center and Business Park Project is a proposed retail and business park development for the City of Perris's Harvest Landing Specific Plan. The project includes a General Plan Amendment, Specific Plan Amendment, and development reviews of the proposed project's Phase 1. The Project consists of two Phases, Phase 1 and Phase 2.

Phase 1 consists of lots south of Orange Avenue. Phase 1 is consistent with a development application for a mix of multiple business uses, a retail center and a water quality retention basin. Phase 1 includes: 1,207,000 SF TUMF High Cube, 322,079 SF Parcel Hub, 198,500 SF General Light Industrial, 423,000 SF Commercial uses, 5,500 SF medical office building, and a gasoline/service station with 10 vehicle fueling positions.

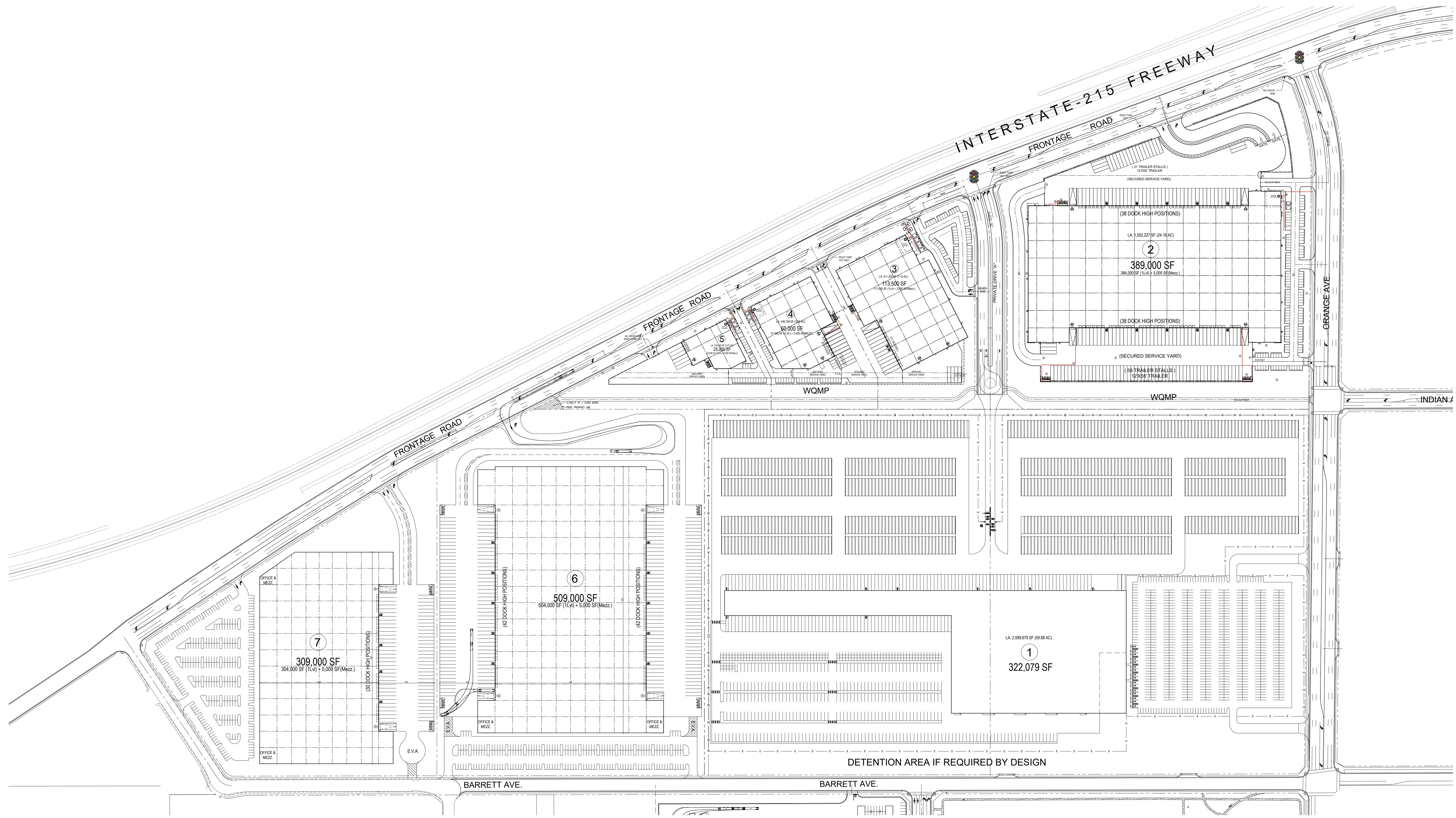
Phase 2 consists of lots north of Orange Avenue. Phase 2 is analyzed for future multiple business uses. No detailed site plan is available for Phase 2. Phase 2 includes: 3,659,693 SF industrial park and 348,262 industrial park overlay.

The proposed Project acreage totals 358.28 acres and consists of the following acreages and SF across the three proposed zones. 252.73 acres of the project will be zoned Multiple Business Use (MBU) and will consist of an anticipated SF of 5,735,534 across the Project's two Phases. A MBU overlay is included within the project that analyzes 10.66 acres to the projects north and would potentially include 348,262 SF of MBU uses. 46.72 acres of the project will be zoned Commercial (COMM) and will be developed during Phase 1 with an anticipated maximum SF of 428,507 of commercial and retail use including 5,500 SF medical office building and a gasoline/service station with 10 vehicle fueling positions. The remaining areas of 48.17 acres within the proposed project are dedicated to a water quality retention basin and roadways.

Attachment B
Phase 1
Detailed Site Plan

DISCLAIMER:
ALL INFORMATION CONTAINED HEREIN MAY BE SUBJECT TO CHANGE WITHOUT NOTICE AND WITHOUT LIABILITY TO THE ARCHITECT.

drawing file name: p:\2022-392\harvest\landingsite\table.dwg, 2022, please refer to the drawing file name for the drawing file name.
© 2022, Architects Orange, LLP dba AO



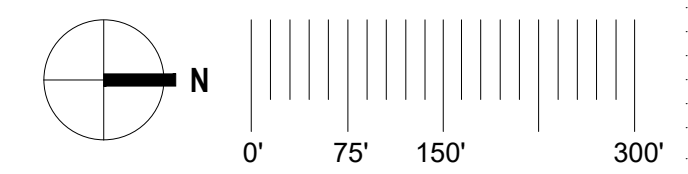
SITE DATA TABLE																	
BUILDING	LAND AREA AC	LAND AREA SF	COV %	FAR	BLDG FOOT PRINT	BLDG MEZZ.	TOTAL BLDG SF	OFFICE SF	WAREHOUSE SF	PRKG REQ 0-20K	PRKG REQ 20K+	PRKG REQ 20-40K	PRKG REQ 40K+	PRKG REQ.	PRKG PROV.	TRAILER PRKG	OTHER PARKING
1	±59.68	±2,599,679	12.4%	0.12	322,079	0	322,079	13,500	308,579	20	-	10	56	86	789	674	569
2	±24.16	±1,052,313	36.5%	0.37	384,000	5,000	389,000	10,000	379,000	20	-	10	70	100	118	93	
3	±7.19	±313,318	35.4%	0.36	111,000	2,500	113,500	5,000	108,500	20	47	-	-	67	67	11	
4	±3.60	±156,816	36.7%	0.38	57,500	2,500	60,000	5,000	55,000	20	20	-	-	40	43	6	
5	±3.46	±150,717	14.9%	0.17	22,500	2,500	25,000	5,000	20,000	20	3	-	-	23	29	2	
6	±25.94	±1,130,138	44.6%	0.45	504,000	5,000	509,000	10,000	499,000	20	-	10	94	124	232	102	
7	±16.71	±727,912	41.8%	0.42	304,000	5,000	309,000	10,000	299,000	20	-	10	54	84	275	36	
TOTAL	±140.75	±6,130,893	27.8%	0.28	1,705,079	22,500	1,727,579	58,500	1,669,079	140	69	40	274	523	1,553	924	569
										(1/1000)	(1/2000)	(1/2000)	(1/5000)		(0.90/1000)		



HARVEST LANDING RETAIL CENTER AND BUSINESS PARK

Perris, CA

CONCEPTUAL SITE DESIGN
Master Plan



Copyright © AO, LLP 2024

A1

Scale 1" = 150'-0"
Job No. 2020-392
Date 2024-06-10



Symbol	Botanical Name	Common Name	WUCOLS REGION 4	Sizing	Qty.
	<i>Chilopsis linearis</i> 'Bubba'	Desert Willow	Low	36' Box Std.	77
	<i>Cercis c.</i> Forest Pansy	Forest Pansy Redbud	Low	24' Box Std.	19
	<i>Geijera parviflora</i>	Australian Willow	Mod	15 Gallon Std.	107
	<i>Lagerstroemia hybrid</i> 'Tuscarora'	Hybrid Crape Myrtle	Low	24' Box Std.	15
	<i>Lagerstroemia l.</i> 'Natchez'	Natchez Crape Myrtle	Mod	24' Box Std.	18
	<i>Olea europaea</i> 'Wilsonii'	Fruitless Olive	Low	48' Box Multi.	13
	<i>Pinus</i> 'eldarica'	Mondell Pine	Low	24' Box Std.	105
	<i>Platanus x acerifolia</i>	London Plane Tree	Mod	24' Box Std.	40
	<i>Platanus racemosa</i>	California Sycamore	Low	48' Box Multi.	5
	<i>Pyrus calleryana</i> 'Charicleer'	Callery Pear	Mod	24' Box Std.	79
	<i>Quercus r.</i> 'Fastigiata'	English Oak	Mod	36' Box Std.	59
	<i>Tierstania conferta</i>	Brisbane Box	Mod	24' Box Std.	77
	<i>Ulmus parvifolia</i> 'Drake'	Drake Evergreen Chinese Elm	Low	15 Gallon Std.	59
	<i>Zelkova serrata</i> 'City Sprite'	City Sprite Zelkova	Mod	36' Box Std.	105

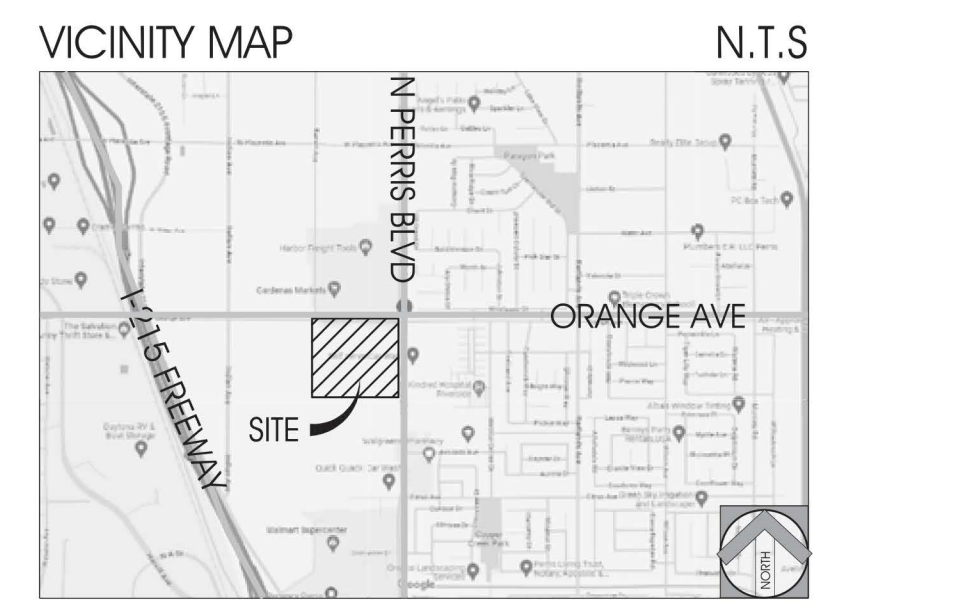
Symbol	Botanical Name	Common Name	WUCOLS REGION 4
	<i>Agave d.</i> 'Variegata'	Variegated Smooth Agave	Low
	<i>Aloe</i> 'Blue Elf'	Blue Elf Aloe	Low
	<i>Anigozanthos flavidus</i>	Kangaroo Paw	Low
	<i>Baccharis p.</i> 'Twin Peaks'	Coyote Bush	Low
	<i>Caesalpinia gilliesii</i>	Mexican Bird of Paradise	Low
	<i>Callistemon v.</i> 'Little John'	Dwarf Bottlebrush	Low
	<i>Celtis purpureus</i>	Orchid Rock Rose	Low
	<i>Daylily</i> 'Whitebell'	Desert Spoon	Low
	<i>Eremophila g.</i> 'Mingaw Gold'	Gold Emu Bush	Low
	<i>Furcraea f.</i> 'Mediopicta'	Mauritius Hemp	Low
	<i>Grevillea lanigera</i> 'Coastal Gem'	Coastal Gem Grevillea	Low
	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	Low
	<i>Lantana</i> 'New Gold'	New Gold Lantana	Low
	<i>Leucophyllum f.</i> 'Compacta'	Texas Ranger	Low
	<i>Lomandra</i> 'Breeze'	Dwarf Mat Rush	Low
	<i>Leucophyllum f.</i> 'Compacta'	Platinum Beauty Lomandra	Low
	<i>Penstemon h.</i> 'Margarita BOP'	Margarita BOP Blue Bedder	Low
	<i>Rosa</i> 'Flower Carpet'	Groundcover Rose	Mod
	<i>Rosmarinus o.</i> 'Huntington Carpet'	Creeping Rosemary	Low
	<i>Russelia equisetiformis</i>	Coral Fountain	Mod
	<i>Salvia greggii</i> 'Flame'	Furnace Red Autumn Sage	Low
	<i>Salvia leucantha</i>	Mexican Bush Sage	Low
	<i>Westingia f.</i> 'Mundi'	Mundi Coast Rosemary	Low
	<i>Zauschneria californica</i>	California Fuchsia	Low

Symbol	Botanical Name	Common Name	WUCOLS REGION 4
	<i>Agave</i> 'Blue Glow'	Blue Glow Agave	Low
	<i>Aloe</i> 'Blue Elf'	Blue Elf Aloe	Low
	<i>Bougainvillea</i> 'Raspberry Ice'	Bougainvillea	Low
	<i>Bulbine</i> 'fufescens 'Haltmark'	Stalked Bulbine	Low
	<i>Lavandula</i> 'Meerlo'	Meerlo English Lavender	Low

- SCREEN SHRUBS
- | | | | |
|--|---------------------------------------|-------------------------|-----|
| | <i>Rhamnus californica</i> 'Eve Case' | Dwarf Coffeeberry | Low |
| | <i>Westingia</i> 'Blue Gem' | Blue Gem Coast Rosemary | Low |
- NOTES:
- PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.
 - ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
 - ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
 - ALL LANDSCAPE INSTALLATIONS SHALL BE PERMANENTLY MAINTAINED.

OFFSITE PLANTING NOTE:
REFER TO MASTER DEVELOPER LANDSCAPE PLANS FOR OFFSITE IMPROVEMENTS

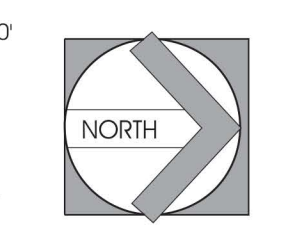
Category	Value
SHOPPING CENTER	
PARKING LOT STALLS	1,121
PARKING LOT TREES REQUIRED	186 (1 TREE PER 6 STALLS)
PARKING LOT TREES PROVIDED	320
PARKING LOT TREES 36' BOX	112 (30% REQUIRED)
TOTAL SITE AREA	970,805 S.F.
TOTAL LANDSCAPE AREA REQUIRED	97,080 (10% OF TOTAL SITE AREA)
TOTAL LANDSCAPE AREA PROVIDED	117,224 S.F. (12% OF TOTAL SITE AREA)
COMMERCIAL RETAIL	
PARKING LOT STALLS	877
PARKING LOT TREES REQUIRED	146 (1 TREE PER 6 STALLS)
PARKING LOT TREES PROVIDED	210
PARKING LOT TREES 36' BOX	85 (30% REQUIRED)
TOTAL SITE AREA	893,404 S.F.
TOTAL LANDSCAPE AREA REQUIRED	89,340 (10% OF TOTAL SITE AREA)
TOTAL LANDSCAPE AREA PROVIDED	170,447 S.F. (19% OF TOTAL SITE AREA)



CONCEPTUAL LANDSCAPE PLAN
HARVEST LANDING RETAIL CENTER & BUSINESS PARK
S.W.C. OF PERRIS BLVD AND ORANGE AVE
PERRIS, CA 92571



SCALE: 1" = 80'
CDPC PROJECT NO. 23072
MARCH 22, 2024



conceptual design & planning company
Corporate Office
3195 C. Airport Loop Drive
Studio One
Costa Mesa, CA 92626
T. 949.399.0870
www.cdpc.com



Attachment C
NCHRP Report 684
Internal Capture
Worksheets

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:		Organization:	
Project Location:		Performed By:	
Scenario Description:		Date:	
Analysis Year:		Checked By:	
Analysis Period:	AM Street Peak Hour	Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				4,216	2,108	2,108
Retail				12,342	6,171	6,171
Restaurant				9,234	4,617	4,617
Cinema/Entertainment				0		
Residential				0		
Hotel				0		
All Other Land Uses ²				0		
				25,792	12,896	12,896

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		590	1062	0	0	0
Retail	84		802	0	0	0
Restaurant	295	494		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	25,792	12,896	12,896
Internal Capture Percentage	26%	26%	26%
External Vehicle-Trips ⁵	19,138	9,569	9,569
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	18%	78%
Retail	18%	14%
Restaurant	40%	17%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:		Organization:	
Project Location:		Performed By:	
Scenario Description:		Date:	
Analysis Year:		Checked By:	
Analysis Period:	AM Street Peak Hour	Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				445	309	136
Retail				480	265	215
Restaurant				861	447	414
Cinema/Entertainment				0		
Residential				0		
Hotel				0		
All Other Land Uses ²				0		
				1,786	1,021	765

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		38	86	0	0	0
Retail	12		28	0	0	0
Restaurant	43	21		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	1,786	1,021	765
Internal Capture Percentage	26%	22%	30%
External Vehicle-Trips ⁵	1,330	793	537
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	18%	91%
Retail	22%	19%
Restaurant	26%	15%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:		Organization:	
Project Location:		Performed By:	
Scenario Description:		Date:	
Analysis Year:		Checked By:	
Analysis Period:	PM Street Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				468	204	264
Retail				1,071	528	543
Restaurant				527	293	234
Cinema/Entertainment				0		
Residential				0		
Hotel				0		
All Other Land Uses ²				0		
				2,066	1,025	1,041

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		42	6	0	0	0
Retail	11		85	0	0	0
Restaurant	7	96		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	2,066	1,025	1,041
Internal Capture Percentage	24%	24%	24%
External Vehicle-Trips ⁵	1,572	778	794
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	9%	18%
Retail	26%	18%
Restaurant	31%	44%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Attachment D
List of Cumulative
Projects

PROJECTS THAT HAVE STARTED CONSTRUCTION

Commercial	Sq. Ft.	Acreage	APN	Location	Entitlement Status	Status	Case Number(s)	Planner
<i>NORTH AREA OF THE CITY</i>								
3 March Plaza (7-Eleven 3k SF)	47,253	8		NW corner of Perris Blvd & Harley Knox	Entitled 2017.3.15	Vertical Construction	CUP 16-05165	DS
Ramona Gateway Retail	37,215	6.95		SE corner of Ramona & Nevada	Submitted 2021.9.29	Grading	CUP 21-05216	MB
Beyond Market; drive-thru wash	9,000	2.42		SE Nuevo & Murrieta	Entitled 2020.3.4	Vertical Construction	CUP 18-05248	KP/LP
Beyond Market Gas Station	7,250	4.56		NE Perris & Harley Knox	Entitled 2021.7.27	Plan check	CUP 20-05101	AG
Walmart Fueling	440	1		SW corner of Perris & Citrus	Entitled 2022.3.16	Vertical Construction	ADPR 21-05260	RG/NP
<i>SOUTH AREA OF THE CITY</i>								
O'Reilly				465 E. 4th St		Grading	DPR 21-00255	RG/NP
Total SF	101,158	23						

Uses undetermined

LD 24-05036

PROJECTS IN PLAN CHECK

Commercial	Sq. Ft.	Acreage	APN	Location	Entitlement Status	Status	Case Number(s)	Planner
<i>NORTH AREA OF THE CITY</i>								
<i>SOUTH AREA OF THE CITY</i>								
Total SF	0	0						

ENTITLED PROJECTS

Commercial	Sq. Ft.	Acreage	APN	Location	Entitlement Status	Status	Case Number(s)	Planner
<i>NORTH AREA OF THE CITY</i>								
Target	151,000	6.32	305-240-012	1688 N. Perris Blvd	Entitled 2023.4.17		ADPR 22-05286	NP
Tommy's carwash & QSR	8,500	4.5		E. side of Perris Blvd; south of Orange	Entitled 2022.7.20	In process	CUP 20-05217	RG
Habit & QSRs	8,000	1.16		NW of Perris & Orange	Entitled 2023.8.10		CUP 23-05025	NP
7-Eleven Auto carwash	4,100	2		SW Perris and Rider	Entitled 2027.7.27	In process	CUP 19-05281	NP
Raising Canes	3,831	1.42	311-050-002	SE corner of Nuevo & Old Nuevo	Entitled 2023.3.15		CUP22-05100	NP
Taco Bell - Ramona Gateway	2,150	0.8	317-120-021	Ramona btw Nevada			ADPR 23-05243	VR
<i>SOUTH AREA OF THE CITY</i>								
Motte Town Center (MTC)	484,300	59		SE corner of Ethanac and Trumble	Entitled 2008.5.13	Dormant	DPR 06-0337	DS
Pharmacy	15,000	1.3		S. side of 4th St west of Park St	Entitled 2022.4.6	In process	DPR 20-00022	AG
Gas Station & Carwash	7,000	1.8		4th St and Navajo Rd	Entitled 2021.12.1	In process	CUP 19-05295	AG
Total SF	683,881							

APN: 305-080-082; PR 22-05320

SPA 19-05282 & VAR 20-05162

LSCP 23-05188; LSCP 23-05189

DPR 21-00013; SPA 21-05218; LSCP 24-05056; LSCP 23-05132; LSCP 23-05115

Example Rpt DPR 13-10-0020

Submitted 2019.11.13

PROJECTS IN PROCESS

Commercial	Sq. Ft.	Acreage	APN	Location	Entitlement Status	Status	Case Number(s)	Planner
<i>NORTH AREA OF THE CITY</i>								
Gas Station, carwash & Hotel	22,000	3.83		NW Perris and Placentia	Submitted 2022.3.8	In process	DPR 22-00007	AG
Mosque	12,000	0.52		NE of Barrett and Orange	Submitted 2021.5.12	In process	CUP 21-05102	RG
Hotel and Two Sit Down Restau	25,000	17.64		South of Ramona Expressway, 1,260 feet eas	Submitted 2022.12.16	In process	DPR 22-00038	NP
Panera	3,586	0.5		Perris De Plaza	Submitted 2022.5.31	In process	ADPR 22-05157	LG
Jack-in-the-box/ gas station/car	3,202	3.71		SW Perris and Harley Knox	Submitted 2022.3.15	In process	CUP22-05083	NP
Gas Station Expansion (Chevron)		0.94	302-260-053	Ramona Express Way and Webster Avenue	Submitted 2023.21.23	In process	MAJMOD23-05073	NP
Commercial Shopping Center	92632	10.45	300-260-001	SW Corner of Placentia and Perris	Submitted 2023.10.17	In process	CUP 23-05264	AG
Pollo Campero (Fast Food)	2600	0.87	305150065	Northwest corner of Perris Blvd. and Citrus A	Submitted 2024.4.17	In process	CUP24-05095	
Self-Storage/Gas Station/FF	126,342	20	31-4170-020, 314-170-023, and 314	Northwest corner of Ramona Expwy and We	Submitted 2024.4.17	In process	SPA 22-00529, GPA 22	ME
Sonic Drive-in Ramona Gateway	1,227	1.06	317-120-021	Ramona btw Nevada and Webster		In process	ADPR 24-05014	ME
Panda Express Ramona Gateway	2,700	0.97	317-120-021	Ramona btw Nevada and Webster	2024.06.04	In process	ADPR 24-05143	ME
Commercial Shopping Center	45,000	4.34	330-130-002, 006, 018, 021, 022, 02	East of Ramona Expwy bet. Perris Blvd and R	2024.05.02	In process	DPR 24-00002	ME

12,000 SF Hotel and 10,000 Commercial

SPA 21-05218; TPM 38252, DPR 21-00013; CUP 21-052169; DA 22-05297

SPA 21-05218; TPM 38252, DPR 21-00013; CUP 21-052169; DA 22-05297

SPA 24-05078, TPM 24-05076 and 24-05077, CUP 24-05075 DPR 24-00002 and 24-00003

SOUTH AREA OF THE CITY

			310-100-057, 016, 015, 059, 058, 310-110-027, 054, 013, 014, 015, 017, 018, 019, 020, 021, 022, 023, 028, 037, 038, 039, 040, 041, 042,						
20	Lewis Indus @ San Jacinto	122,027	50 044, 049, 051	SW corner of San Jacinto and Redlands	Not entitled (3/8/2023)	In process	DPR 23-00005	NP	DPR 23-00006, CUP 23-05032, TPM 23-05036/TPM 35700, GPS 23-05033, & ZC 23-05034
	Vida Church Expansion	25,000	3.7	251 N. Perris Blvd - DTSP	Submitted 2022.10	In process	CUP 22-05284	AG; RG	PR 22-05051
	Pilot J 14K & QSRs 8.2K	22,200	14.4	NW of Ethanac & Trumble		In process	CUPs 22-05002 & 22-0	LG	Var Freeway 24-05022
	Beyond Market, Gas Station & C	6,900	0.78	NE corner Ethanac & Trumble	Submitted 2022.10	In process	CUP 22-05292	AG	
	Carwash	5,005	0.61	S. of 4th St btw G and Redlands	Submitted 2022.11	In process	CUP 22-0533	AG	APN: 310-082-021
	Farmer Boys	3,300	1.43	SE corner of Ethanac & Encanto	Submitted 2021.11	In process	ADPR 21-05188	AG	
	Jack in the Box	2,378	0.7	500 E. 4th NE 4th and Wilkerson	Submitted 2024.2		CUP 24-05034		Var 24-05035
	Home Depot Equipment Rent	0		3150 Case Road	Submitted 2022.3.31	In process	ADPR 22-05103	RG	
	Better Buzz Coffee Shop	1,741	1.21	311-050-053 Old Nuevo Road and Nuevo Road	Submitted 2024.6.17	In process	CUP24-05152	RAF	
	Self Storage/Gas Station	107,601	10.7	310-160-070, 310-150-012 Goetz Road at Case Road and Ellis Ave	2024.03.27	In process	DPR 24-00001	ME	CUP 24-05060 and TPM 24-05061
	Total SF	632,441							

Preliminary Review

Commercial	Sq. Ft.	Acreage	Location	Entitlement Status	Status	Case Number(s)	Planner
NORTH AREA OF THE CITY							
Habit & QSRs	8,000	1.16	NW of Perris & Orange	Submitted 2022.11		PR 22-05320	NP
SOUTH AREA OF THE CITY							
Lewis (Commercial and Indus)	122,074	16	SE San Jacinto and Redlands	Submitted 2022.11		PR 22-05337	NP
Mixed Use 2k C + 1K Res	2,000	0	SW G and 3rd - DTSP	Submitted 2022.3.29	In process	PR 22-05098	RG

Total SF 132,074