

Figure 4-E – Project Only AM Peak Hour Intersection Volumes (in PCE)

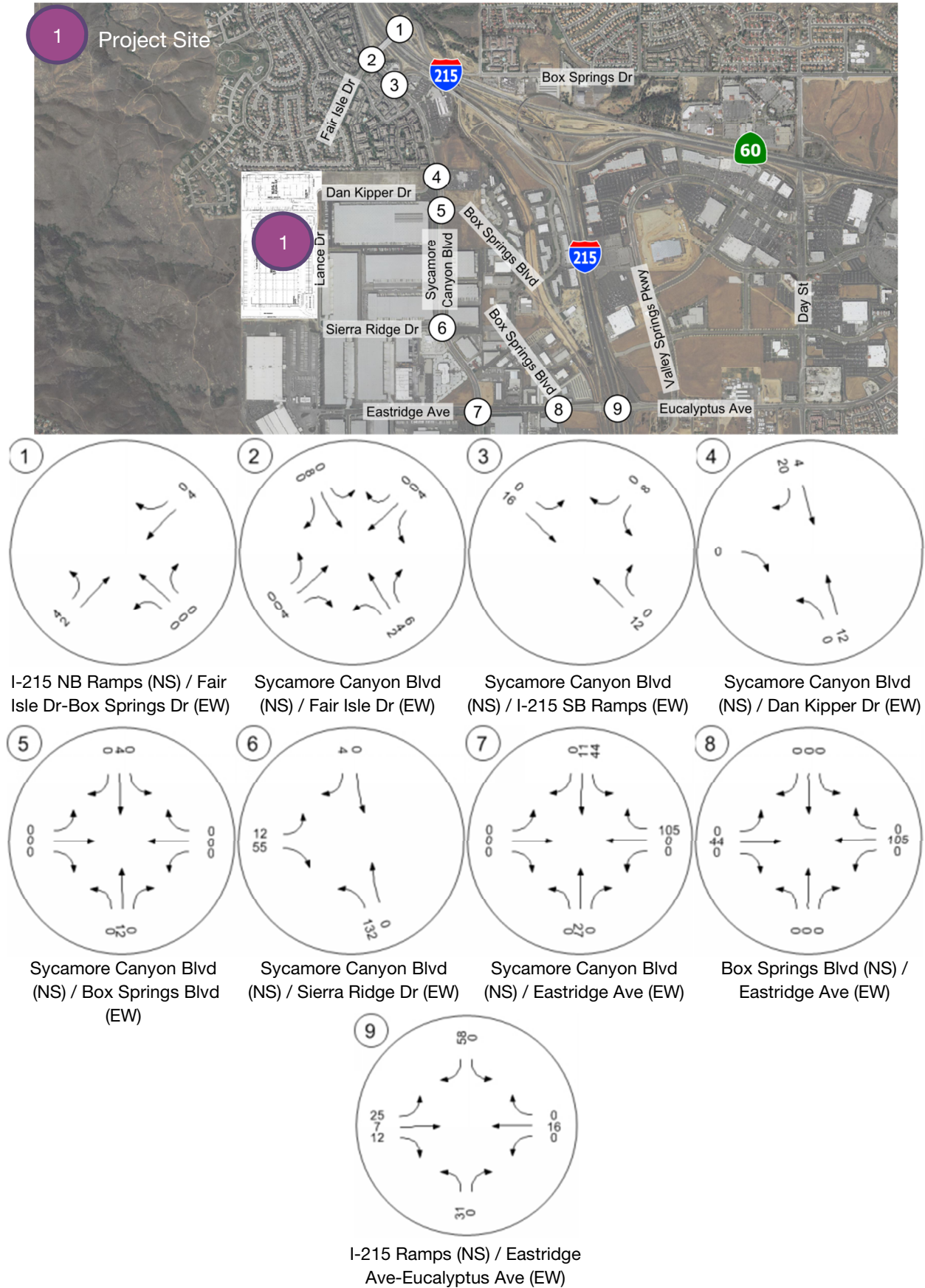
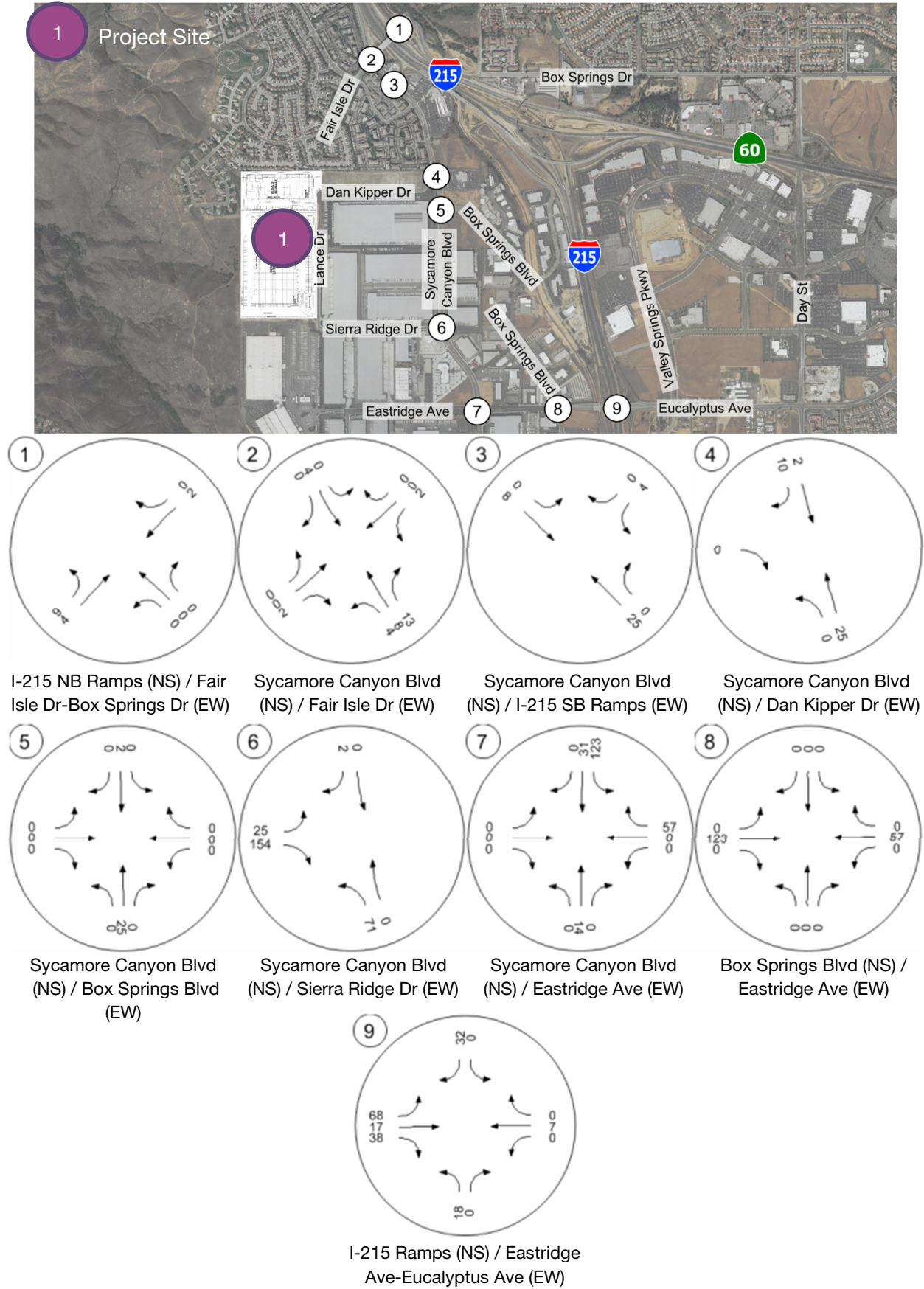


Figure 4-F – Project Only PM Peak Hour Intersection Volumes (in PCE)



■ **Cumulative Project Generated Traffic**

Cumulative project traffic from within the study area is expected to have an impact on levels of service. The cumulative projects within the study area are listed in Table 4-4. These projects were included as per discussion with the City of Riverside and City of Moreno Valley staff and within a 3 mile radius of the project location. The location of these projects are shown on Figure 4-G. The AM and PM peak hour intersection turning movement volumes for cumulative projects are shown on Figure 4-H and Figure 4-I, respectively.

Table 4-4 – Cumulative Projects within the Study Area

Project	Land Use	Qty	Unit	AM Peak Hour	PM Peak Hour	Daily
City of Riverside						
1. P07-1181/P07-0593	Automobile Parts Sales	1.5	TSF	3	9	93
	Pass-by Trips (PM: 43%)			0	(4)	(4)
	PROJECT TOTAL			3	5	89
2. P08-0274/P08-0275	Drive-in Bank	2.7	TSF	33	67	407
	Pass-by Trips (AM: 29% PM: 35%)			(10)	(24)	(34)
	PROJECT TOTAL			23	43	373
3. P10-0090/P10-0091	Gasoline/Service Station with Convenience Market	2	VFP	20	27	326
	Pass-by Trips (AM: 62% PM: 56%)			(12)	(15)	(27)
	PROJECT TOTAL			8	12	299
4. P12-0419/P12-0557/P12-0558/P12-0559	Drive-in Bank	3.9	TSF	47	94	572
	Pass-by Trips (AM: 29% PM: 35%)			(14)	(32)	(46)
	PROJECT TOTAL			33	62	526
5. P14-0457	Health/Fitness Club	4	TSF	6	14	132
6. P14-0536/P14-0537	Fast-Food Restaurant with Drive-Through Window	3.8	TSF	170	122	1,860
	Pass-by Trips (AM: 49% PM: 50%)			(84)	(62)	(146)
	PROJECT TOTAL			86	60	1,714
7. P07-1073	Single-Family Detached Housing	9	DU	7	9	86
8. P07-1028/P06-0416/P06-0418/P06-0419/P06-0421/P07-0102	High-Cube Warehouse	662	TSF	105	120	1,756
9. P13-0665	Single-Family Detached Housing	8	DU	6	8	76
10. P14-1053/P14-1054	High-Cube Warehouse	265	TSF	42	50	703
11. P13-0553/P13-0554/P13-0583/P14-0065	Apartments	275	DU	140	171	1,829
12. P14-0600/P14-0601/P14-0602/P15-0044	General Office Building	121	TSF	189	181	1,339
13. P12-0309	Apartments	88	DU	45	55	585
14. P13-0607/P13-0608/P13-0609/P13-0854	Business Park	172	TSF	367	283	2,710
15. P14-0246	Shopping Center	102	TSF	98	380	4,371
	Pass-by Trips (PM: 34%)			0	(129)	(129)
	PROJECT TOTAL			98	251	4,242
16. Quail Run Apartments	Apartments	220	DU	112	136	1,463
City of Moreno Valley						
17. Canyon Springs Plaza: Club Status	Drinking Place ¹	11	TSF	0	125	989
	Pass-by Trips (PM: 43%)			0	(53)	(53)
	PROJECT TOTAL			0	72	936
18. O'Reilly Automotive	Automobile Parts Sales	7.5	TSF	17	45	464
	Pass-by Trips (PM: 43%)			0	(19)	(19)
	PROJECT TOTAL			17	26	445
19. Plaza Del Sol: Restaurant	High-Turnover (Sit-Down) Restaurant	9.0	TSF	97	89	1,144
	Pass-by Trips (PM: 43%)			0	(38)	(38)
	PROJECT TOTAL			97	51	1,106
20. TownGate Promenade: Rivals Sports Bar	High-Turnover (Sit-Down) Restaurant	6.452	TSF	70	64	820
	Pass-by Trips (PM: 21%)			0	(13)	(13)
	PROJECT TOTAL			70	51	807
21. TownGate Promenade: Aldi Market	Discount Supermarket ¹	20.3	TSF	51	169	1,844
22. Yum Yum Donut Shop	Bread/Donut/Bagel Shop without Drive-Through Window	4.351	TSF	306	122	3,562
23. Hawthorn Inn & Suites	Hotel	79	Rooms	42	47	645
24. Olivewood Plaza: Sleep Inn Suites	Hotel	66	Rooms	35	40	539
25. Moreno Valley Prof. Center	General Office Building	84	TSF	131	125	927
26. Gateway Business Park	Business Park	184	TSF	395	303	2,906
27. Veterans Wy Logistics Center	High-Cube Warehouse	366.7	TSF	58	67	973
28. World Logistics Center (Phase 1) ³	High-Cube Warehouse			3,925	4,287	50,753
TOTAL (in PCE)				6,397	6,820	83,365

TSF = 1,000 Square Feet Gross Floor Area, VFP = Vehicle Fueling Positions, DU = Dwelling Units.

Average trip generation rates from *Trip Generation Manual, ITE, 9th Edition* (2012).

¹ Quality Restaurant (LU: 931) was used for the daily trip generation. No trips were assumed in the AM Peak Hour.

² Coffee/Donut Shop with drive-through (LU: 937) was used for the daily trip generation.

³ World Logistics Trip Generation taken from World Logistics Center TIA, Parsons Brinkerhoff

Figure 4-H – Cumulative Projects Only AM Peak Hour Intersection Volumes (in PCE)

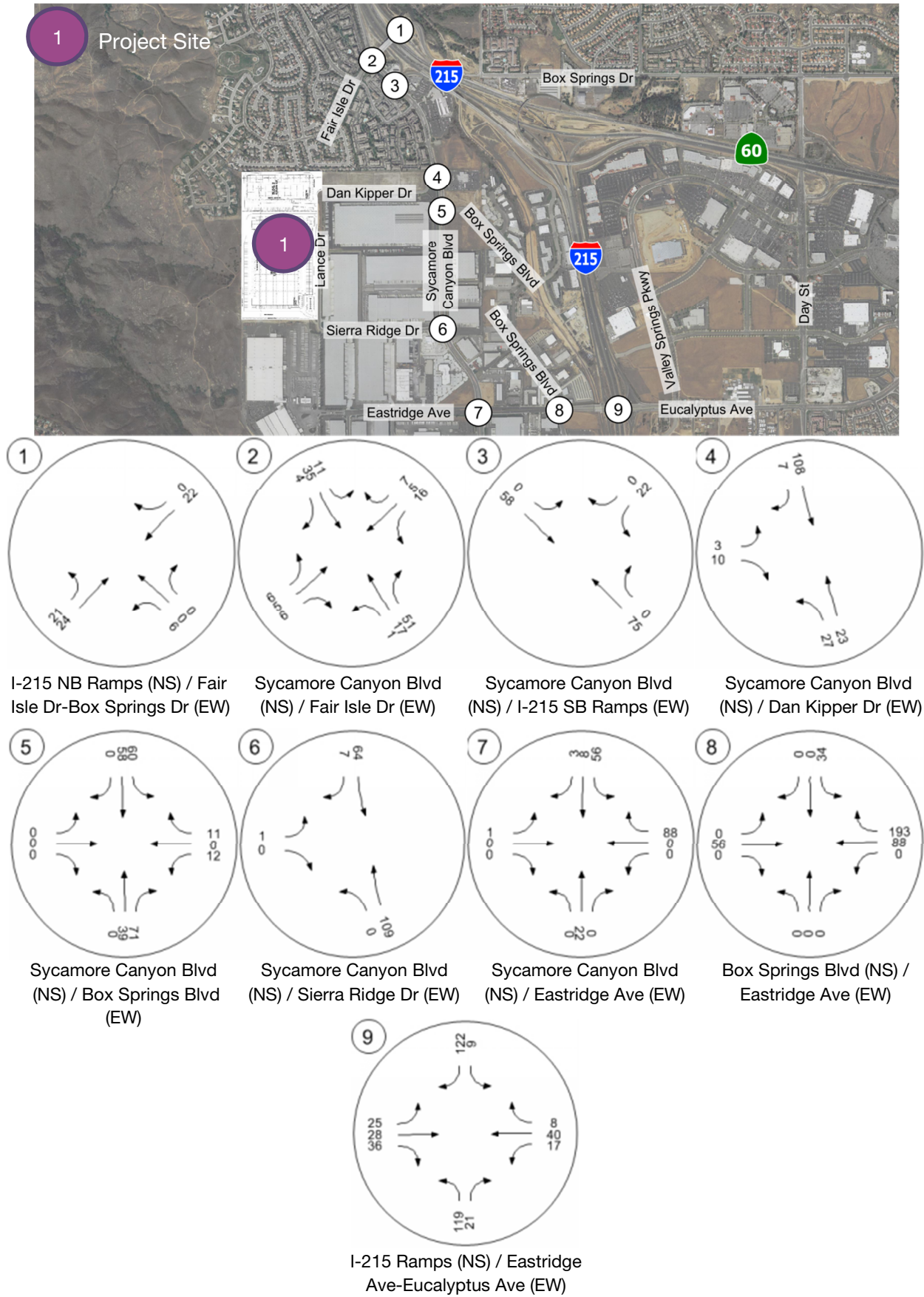
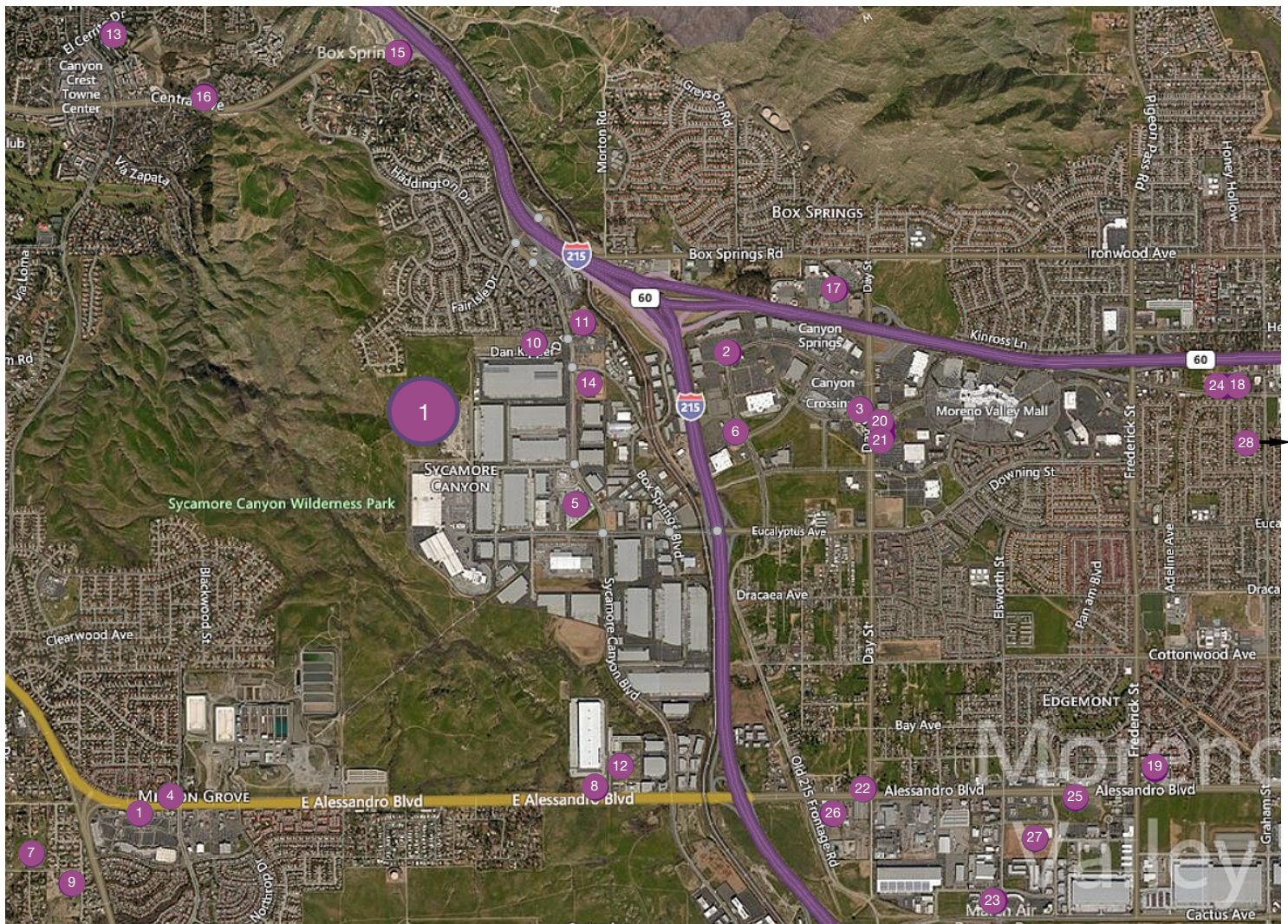


Figure 4-G – Cumulative Projects within the Study Area



City of Riverside

1. P07-1181/P07-0593
2. P08-0274/P08-0275
3. P10-0090/P10-0091
4. P12-0419/P12-0557/P12-0558/P12-0559
5. P14-0457
6. P14-0536/P14-0537
7. P07-1073
8. P07-1028/P06-0416/P06-0418/P06-0419/
P06-0421/P07-0102
9. P13-0665
10. P14-1053/P14-1054
11. P13-0553/P13-0554/P13-0583/P14-0065
12. P14-0600/P14-0601/P14-0602/P15-0044
13. P12-0309
14. P13-0607/P13-0608/P13-0609/P13-0854
15. P14-0246
16. Quail Run Apartments

City of Moreno Valley

17. Canyon Springs Plaza: Club Status
18. O'Reilly Automotive
19. Plaza Del Sol: Restaurant
20. TownGate Promenade: Rivals Sports Bar
21. TownGate Promenade: Aldi Market
22. Yum Yum Donut Shop
23. Hawthorn Inn & Suites
24. Olivewood Plaza: Sleep Inn Suites
25. Moreno Valley Professional Center
26. Gateway Business Park
27. Veterans Wy Logistics Center
28. World Logistics Center

