

July 24, 2019

Mr. Nathan Mustafa, P.E.
City of Riverside
3900 Main Street
Riverside, California 92552

Subject: 4350 La Sierra Avenue Project Trip Generation Memorandum

Dear Nathan,

LSA has prepared this trip generation memorandum for the 4350 La Sierra Avenue Project (project) in the City of Riverside (City). The project is bounded by La Sierra Avenue to the west, single-family homes to the east and south, and GoodNews Church to the north. The project proposes development of 34 detached single-family homes on a 3.4 acre site along La Sierra Avenue between Collet Avenue and Spaulding Avenue. Figure 1 (all figures and tables attached) illustrates the regional and project location. Figure 2 illustrates the conceptual site plan for the project.

The purpose of this memorandum is to calculate the number of trips generated by the proposed project and determine whether a traffic impact analysis (TIA) is required for the project. The trip generation for the proposed project was determined using rates from the Institute of facility was determined using rates from the Institute of Transportation Engineers *Trip Generation Manual* (10th Edition) for Land Use 210 – “Single-Family Detached Housing.” As illustrated in Table A, the project will generate 25 trips during the a.m. peak hour, 34 trips during the p.m. peak hour, and 321 daily trips. Based on the City’s Traffic Impact Analysis Preparation Guide dated April 2019, a TIA is not required if a project is consistent with the City’s General Plan and generates less than 100 peak hour trips. Since the project meets both of these criteria, a TIA will not be required.

Should you have any questions, please do not hesitate to contact me at (951) 781-9310 or email me at Ambarish.Mukherjee@lsa.net.

Sincerely,

LSA



Ambarish Mukherjee, PE, AICP
Associate/Senior Transportation Planner

Attachments:

Figure 1: Regional and Project Location

Figure 2: Conceptual Site Plan

Table A: Project Trip Generation

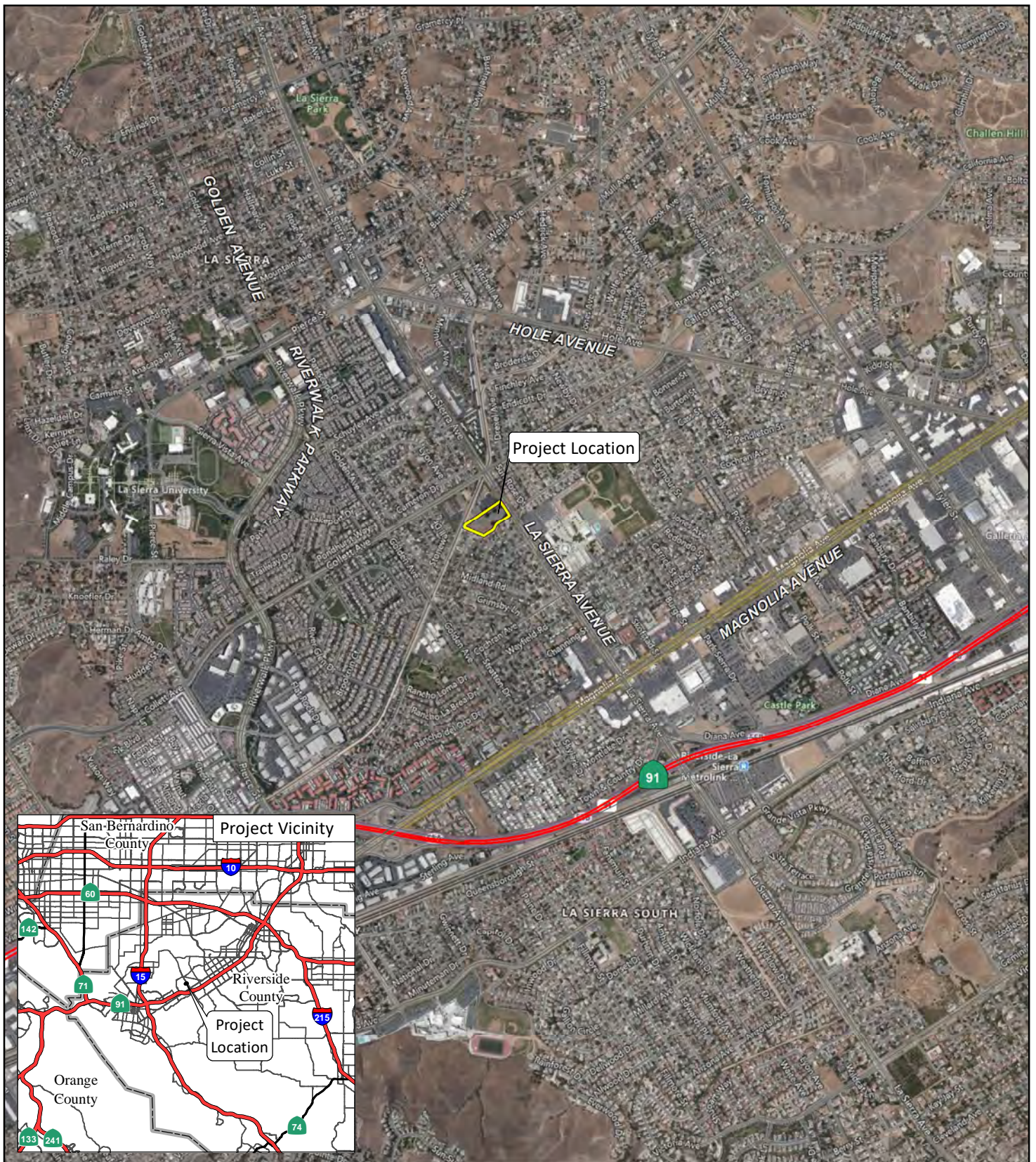
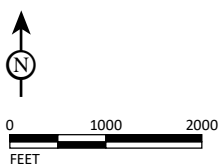


FIGURE 1

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SOURCE: ESRI Streetmap, 2013; Bing Aerial, 2015.

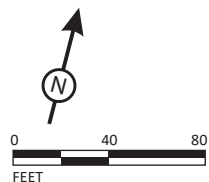
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4350 La Sierra Avenue Project
Trip Generation Memo
Regional and Project Location



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FIGURE 2



4350 La Sierra Avenue Project
Trip Generation Memo
Conceptual Site Plan

Table 5-A - Project Trip Generation

Land Use	Units	A.M. Peak Hour			P.M. Peak Hour			Daily ²
		In	Out	Total	In	Out	Total	
Single-Family Trips/Unit ¹ Trip Generation	34.00 DU	0.19 6	0.55 19	0.74 25	0.62 21	0.37 13	0.99 34	9.44 321

Notes:

DU = Dwelling Units

Rates derived from the Fitted Curve Equation in the Institute of Transportation Engineers (ITE) Trip Generation Manual(10th Edition) for Land Use 210 - "Single-Family Detached Housing", Setting/Location - "General Urban/Suburban."