



January 22, 2019

Ms. Cheryl Montanez, Project Manager
MORE DESIGN SOLUTIONS, INC.
17189 Bear Valley Road, #160
Hesperia, CA 92345

Dear Ms. Montanez:

INTRODUCTION

Ganddini Group, Inc. is pleased to provide this trip generation analysis for the proposed 8440 and 8424 Cottonwood Avenue project. The purpose of this trip generation analysis is to document the existing, proposed, and net trip generation for the project site. We trust the findings of this analysis will aid the County of San Bernardino in determining if a traffic impact analysis is required.

PROJECT DESCRIPTION

The project site is located at 8440 and 8424 Cottonwood Avenue in unincorporated County of San Bernardino. The project location map is shown on Figure 1.

The proposed project involves the construction of a 4,980 square foot warehouse building and a 12,000 square foot building for HP Telecommunication administrative/management offices and training/meeting areas. The back portion of the property will provide overnight truck parking and store fiber optic spools and rock/dirt fill. Hours of operation will be from 6:00 AM to 6:00 PM, with 15-20 employees in the building and 15-20 employees working in the field. Those employees that work in the field will drive to the project site in their personal vehicle then leave the yard in a work truck, return to the site at the end of shift, and leave in their personal vehicle. The proposed project will rebuild Cottonwood Avenue from the project frontage to Arrow Route to allow traffic weight over 10 tons. The proposed project site plan is illustrated on Figure 2.

TRIP GENERATION

Table 1 shows the project trip generation forecast based upon trip generation rates obtained from the Institute of Transportation Engineers (ITE), [Trip Generation Manual](#), 10th Edition, 2017. Trip generation rates were determined for daily trips and morning/evening peak hour trips for the proposed land use. The number of trips forecast to be generated by the proposed project is determined by multiplying the trip generation rates by the land use quantity. To provide a conservative assessment, no trip generation credit has been assumed for displacement of trips currently generated by existing uses.

Trip generation rates for Utility (Land Use Code 170) were used, which the ITE [Trip Generation Manual](#) describes as:

“A utility is a free-standing building that can house office space, a storage area, and electromechanical or industrial equipment that support a local electrical, communication, water supply or control, or sewage treatment utility.”

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As shown in Table 1, the proposed project is forecast to generate approximately 225 daily trips, including 39 trips during the AM peak hour and 39 trips during the PM peak hour.

Since the field technicians typically work earlier shifts compared to office workers, the trip generation forecast based on the ITE trip generation rates for Utility land use is generally consistent with, if not more conservative than, the project description.

CRITERIA FOR THE PREPARATION OF TRAFFIC IMPACT ANALYSES

According to the County of San Bernardino [Traffic Impact Study Guidelines](#) (April 2014), the requirement to prepare a traffic impact is based upon, but not limited to, one or more of the following criteria:

- If a project generates 100 or more trips without consideration of pass-by trips during any peak hour.
- If the project is located within 300 feet of the intersection of two streets designated as Collector or higher in the County's General Plan or the Department's Master Plan, or (an) impacted intersection as determined by the Traffic Division.
- The project creates safety or operational concerns.

If a project generates less than 100 trips without consideration of pass-by trips during any peak hour, a focused study may still be required if there are special concerns.

CONCLUSION

The proposed project is forecast to generate fewer than 100 peak hour trips and it is not located within 300 feet of an intersection of two streets designated as Collector or higher. Assuming roadway improvements shall be constructed to the satisfaction of the Public Works Department, there are no apparent safety or operational concerns with implementation of the project. Therefore, further traffic analysis does not appear to be necessary for the proposed project.

We appreciate the opportunity to assist you on this project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 795-3100 x 106.

Sincerely,



Brandon Alvarado, EIT
Transportation Analyst



Giancarlo Ganddini, TE, PTP
Principal

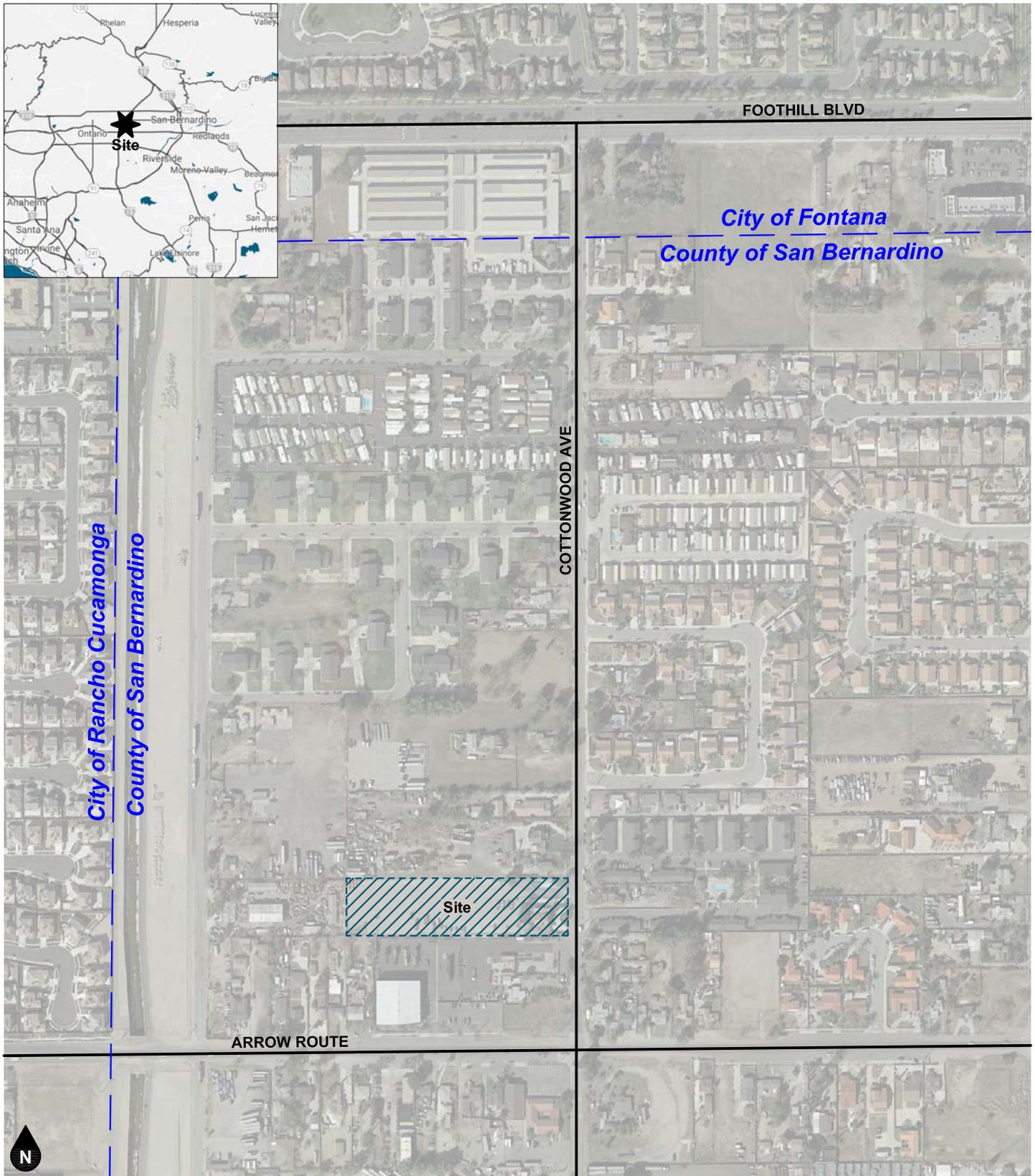


Figure 1
Project Location Map

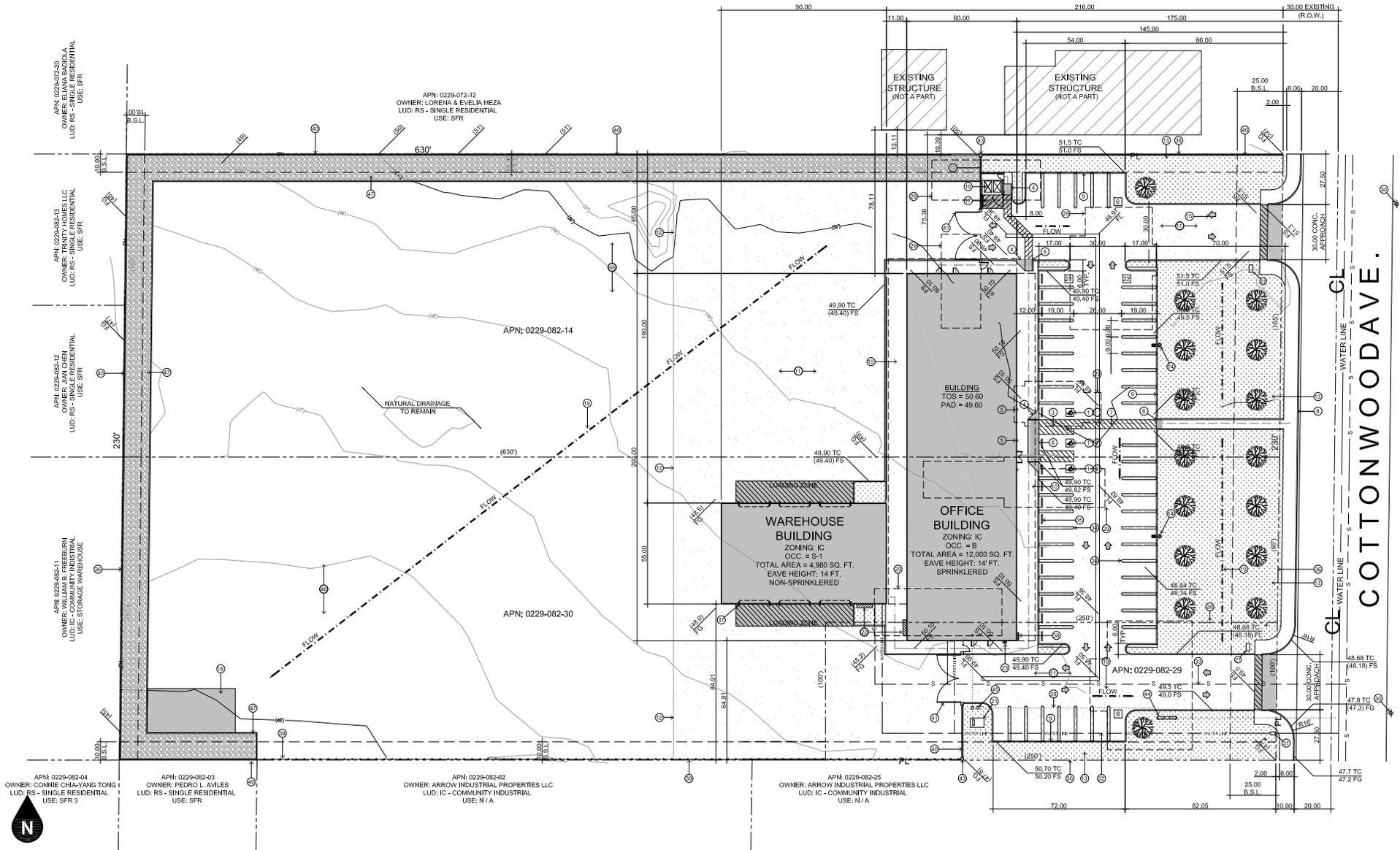


Figure 2
Site Plan

**Table 1
Project Trip Generation**

Trip Generation Rates									
Land Use	Source ¹	Unit ²	AM Peak Hour			PM Peak Hour			Daily Rate
			% In	% Out	Rate	% In	% Out	Rate	
Utility	ITE 170	TSF	80%	20%	2.31	20%	80%	2.27	13.24

Trips Generated									
Land Use	Quantity	Unit ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Utility	16.980	TSF	31	8	39	8	31	39	225

Notes:

(1) ITE = Institute of Transportation Engineers, Trip Generation Manual, 10th Edition, 2017; ### = Land Use Code

(2) TSF = Thousand Square Feet