

November 20, 2019

Mr. Patrick Tritz
Rexco Development
1285 Corona Pointe Court, Suite 102
Corona, CA 92879

LLG Reference: 2.18.4039.1

**Subject: General Plan Conformance Traffic Analysis for the
Proposed Latitude Business Park Project
Corona, California**

Engineers & Planners
Traffic
Transportation
Parking

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Dear Mr. Tritz:

Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit this General Plan Conformance Traffic Analysis for the Proposed Latitude Business Park Project (herein referred to as “Project”), located on the northwest quadrant of Temescal Canyon Road and Tom Barnes Street in the City of Corona, California. The purpose of this analysis is to show that the proposed Latitude Business Park is in conformance with the 2004 General Plan Update EIR traffic analysis, such that a VMT analysis is not required consistent with the recently adopted Draft City of Corona VMT Analysis Guidelines (January 2019). Based on information provided by the City of Corona in the Estimated Potential New Development table, dated December 18, 2002 (see attached), which listed all proposed new development in the City, by Traffic Analysis Zones (TAZ), included in the City’s Buildout traffic analysis model for the EIR, TAZ “t21” includes 1,100,000 square feet (SF) of industrial land use within the proposed Latitude Business Park site. Therefore, the traffic associated with the 1,100,000 SF of industrial land use was included in the 2004 General Plan Update EIR.

The updated site plan for the proposed Latitude Business Park Project, attached, has been revised to consist of 1,074,771 SF industrial land use, which includes the following industrial land uses by building:

- Industrial Park (174,055 SF): Bldgs. 3, 4, 5, 6, 7, & 8
- Light Industrial (205,767 SF): Bldgs. 13, 14, & 15
- Warehouse (535,205 SF) & Manufacturing (159,744 SF): Bldgs. 1, 2, 9, 10, 11, & 12

As a result, given that the proposed Latitude Business Park Project is within the industrial land use new development allocation for the 2004 General Plan Update EIR

Pasadena
Irvine
San Diego
Woodland Hills

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traffic analysis, the proposed Project is in conformance with the General Plan and therefore not required to prepare a VMT analysis.

Furthermore, given that the approved Traffic Impact Analysis (TIA) for the proposed Latitude Business Park, prepared by LLG and dated September 23, 2019, includes 1,124,290 SF of development, an updated Project trip generation analysis was conducted to show that the updated Project description, to include 1,074,771 SF, generates fewer trips than the approved TIA, such that no new traffic impacts would occur and that the findings in the approved TIA would remain applicable. **Table A**, attached, presents the updated Project trip generation comparison between the revised 1,074,771 SF Project and the 1,124,290 SF Project analyzed in the approved TIA. As shown, the updated Project is forecast to generate 542 fewer daily trips (-271 inbound, -271 outbound), 9 fewer AM peak hour trips (-12 inbound, +3 outbound) and 11 fewer PM peak hour trips (+10 inbound, -21 outbound) compared to the approved Project trip generation forecast. As a result, the updated Latitude Business Park Project will have traffic impacts less than or equal to the traffic impacts in the approved TIA (September 23, 2019).

Based on the traffic generation potential of the proposed Project, we conclude that the proposed Project should not require the preparation of a traffic impact analysis report and that the additional trips associated with the proposed Project will not significantly impact the existing surrounding roadway network.

We appreciate the opportunity to provide this General Plan Conformance Traffic Analysis. Should you have any questions, please call me at (949) 825-6175.

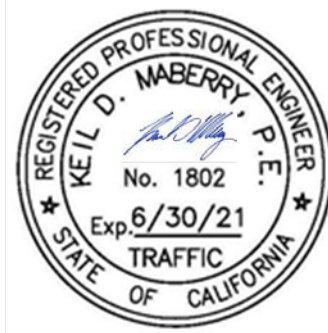
Very truly yours,

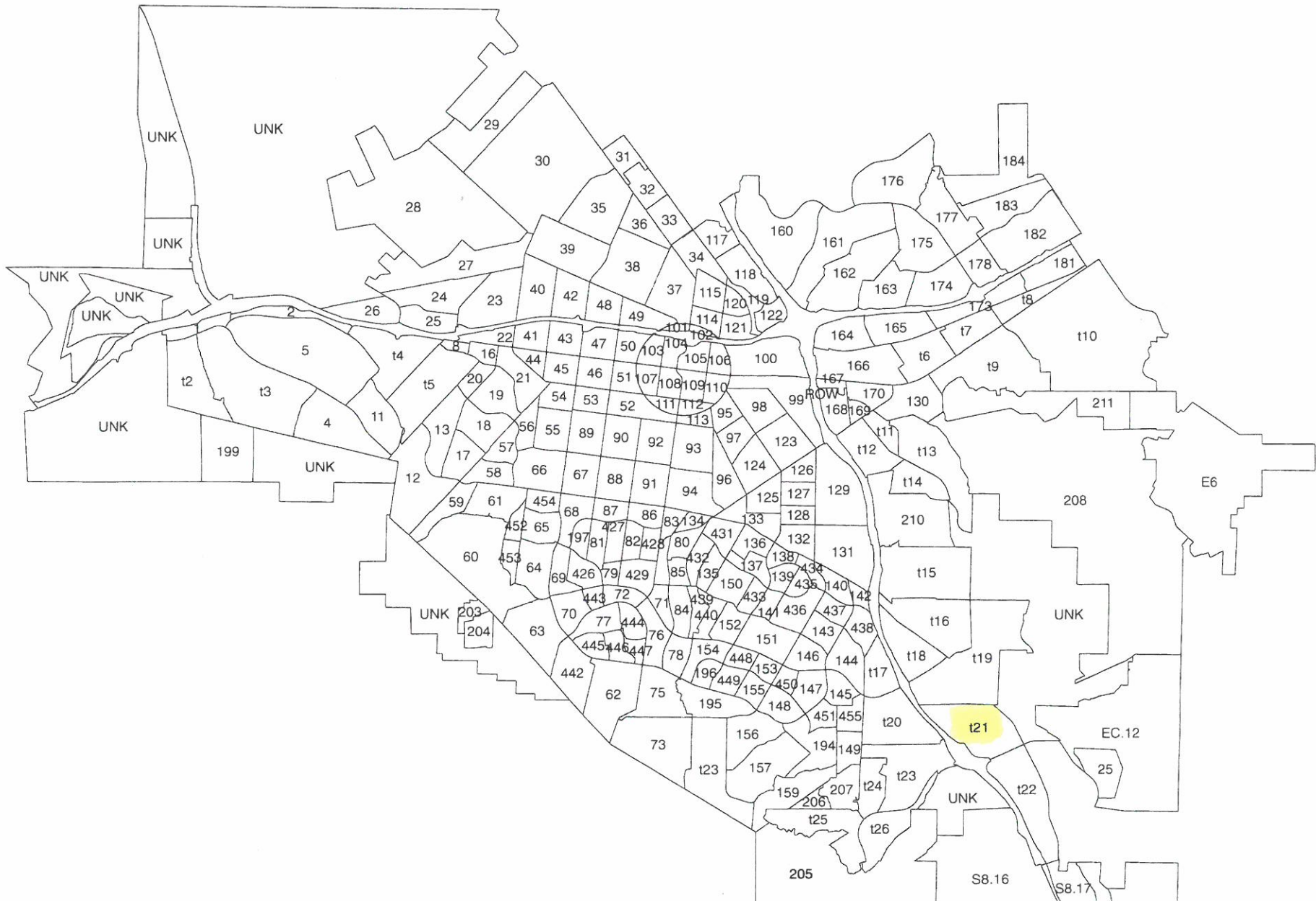
Linscott, Law & Greenspan, Engineers



Keil D. Maberry, P.E.
Principal

Attachments





City of Corona General Plan Update
ESTIMATED POTENTIAL NEW DEVELOPMENT
 December 18, 2002

TAZ		Land Use													
		Residential			Commercial (Total)			Commercial (Building Area)			Industrial				
		Acres	Density	Units	Acres	FAR	Bldg Area	Neigh.	Fwy/Reg	Off. Prof.	Acres	FAR	Bldg Area		
t2	161.9843				0.47	0.25	5,172	5,172							
t3	346.8934														
t5	57.0251	0.2790	3	1											
		2.3504	4.5	11											
t6	4.9543														
t7	2.8099														
t8	31.0011														
t11	41.8003										30.56	0.35	465,898		
t12	109.9976										88.89	0.35	1,355,217		
t13	177.4047														
t14	78.7284										67.59	0.35	1,030,431		
t15	1.9549														
t16	5.4157														
t18	6.0477				3.6183	0.25	39,403	39,403							
t20	0.0307														
t21	193.0163				113.56	0.25	1,236,668		1,236,668		80.54	*	1,100,000		
t22	195.3694				109.28	0.25	1,190,023		1,190,023		21.00	0.35	320,166		
t22a	405.1800	73.50	*	599							22.60	0.35	344,560		
t23	161.6762														
t24	60.3812														
t25	139.1655														
t26	108.5785														
OTAL		643.89		6,733	385.98		8,563,149	1,564,335	6,653,274	345,539	1,547.63		22,404,066		

TABULATION

Table with columns: BLDG.1, BLDG.2, BLDG.3, BLDG.4, BLDG.5, BLDG.6, BLDG.7, BLDG.8, BLDG.9, BLDG.10, BLDG.11, BLDG.12, BLDG.13, BLDG.14, BLDG.15, TOTAL. Rows include: SITE AREA, BUILDING AREA, OFFICE, MEZZANINE, MANUFACTURING, WAREHOUSE, TOTAL, COVERAGE, CLEAR HEIGHT, AUTO PARKING REQUIRED, AUTO PARKING PROVIDED, TRAILER PARKING PROVIDED, TRASH ENCLOSURE REQUIRED, TRASH ENCLOSURE PROVIDED.

SITE PLAN GENERAL NOTES

- 1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.

PROJECT INFORMATION

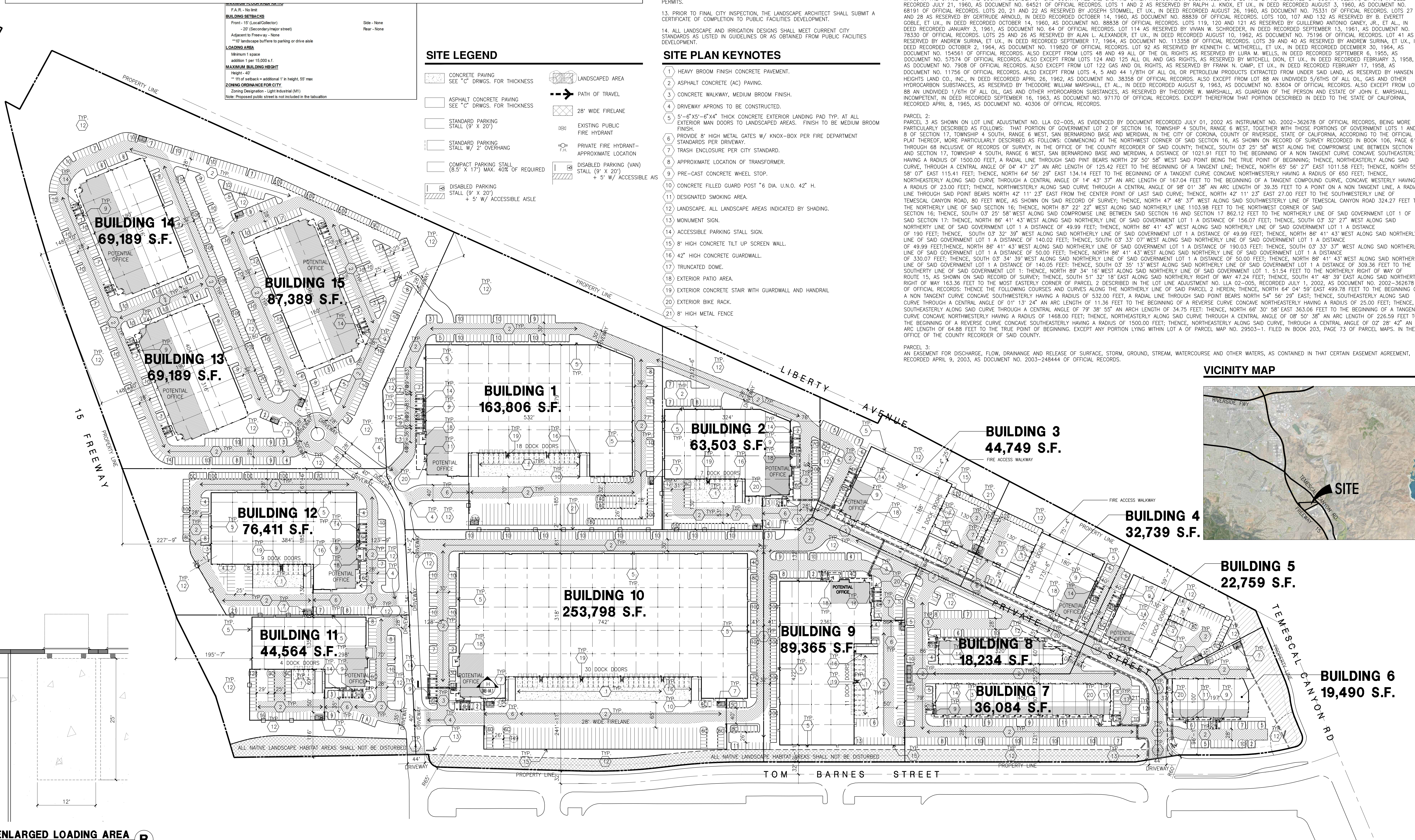
Owner: LATITUDE BUSINESS PARK LLC, 2518 N. SANTIAGO BLVD., ORANGE, CA 92667.
Applicant's Representative: HPA architecture, 1831 BARDEEN AVE., SUITE 100, IRVINE, CA 92612.
Zoning: LIGHT INDUSTRIAL DESIGNATION OF THE EL CERRITO SPECIFIC PLAN (SP91-02).
Assessors Parcel Number: 279-140-001-0 (AFFECTS PARCEL 1); 279-140-007-8 (AFFECTS PORTION OF PARCEL 2) AND 279-231-044-0 (AFFECTS PORTION OF PARCEL 2).

SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT.
2 ASPHALT CONCRETE (AC) PAVING.
3 CONCRETE WALKWAY, MEDIUM BROOM FINISH.
4 DRIVEWAY APRONS TO BE CONSTRUCTED.
5 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
6 PROVIDE 8" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
7 TRASH ENCLOSURE PER CITY STANDARD.
8 APPROXIMATE LOCATION OF TRANSFORMER.
9 PRE-CAST CONCRETE WHEEL STOP.
10 CONCRETE FILLED GUARD POST 6" DIA. U.N.O. 42" H.
11 DESIGNATED SMOKING AREA.
12 LANDSCAPE, ALL LANDSCAPE AREAS INDICATED BY SHADING.
13 MONUMENT SIGN.
14 ACCESSIBLE PARKING STALL SIGN.
15 8" HIGH CONCRETE TILT UP SCREEN WALL.
16 42" HIGH CONCRETE GUARDWALL.
17 TRUNCATED DOME.
18 EXTERIOR PATIO AREA.
19 EXTERIOR CONCRETE STAIR WITH GUARDWALL AND HANDRAIL.
20 EXTERIOR BIKE RACK.
21 8" HIGH METAL FENCE.

Legal Description

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1: TRACT 3333-R, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55, PAGE 96 AND 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY...
PARCEL 2: PARCEL 2 AS SHOWN ON LOT LINE ADJUSTMENT NO. LLA 02-005, AS EVIDENCED BY DOCUMENT RECORDED JULY 01, 2002 AS INSTRUMENT NO. 2002-362678 OF OFFICIAL RECORDS...
PARCEL 3: AN EASEMENT FOR DISCHARGE, FLOW, DRAINAGE AND RELEASE OF SURFACE, STORM, GROUND, STREAM, WATERCOURSE AND OTHER WATERS, AS CONTAINED IN THAT CERTAIN EASEMENT AGREEMENT, RECORDED APRIL 9, 2003, AS DOCUMENT NO. 2003-248444 OF OFFICIAL RECORDS.



ENLARGED LOADING AREA



VICINITY MAP



HPA, Inc.
1831 Bardeen Avenue - Ste. #100
Irvine, CA 92612
Tel: 949-863-1770
Fax: 949-863-0851
Email: hpa@hparchs.com

DPR 2018-0015 / DPR 2018-0016

Owner:
LATITUDE BUSINESS PARK LLC
2518 N. SANTIAGO BLVD.
ORANGE, CA 92667
TEL: 714-998-3400

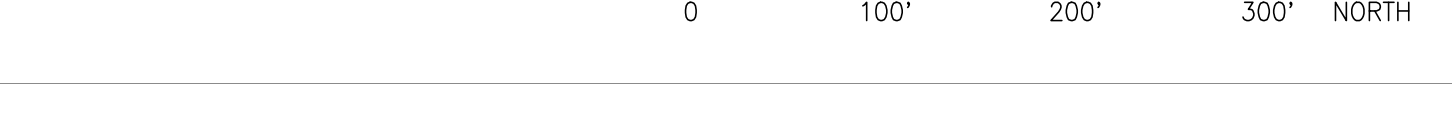
Project:
LATITUDE BUSINESS PARK

CORONA 92883, CA

Consultants:
Civil: LDDC
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape:
Fire Protection:
Soils Engineer:

Title: Master Site Plan
Project Number: 15438
Drawn by: NP
Date: 01/30/19
Revision:

MASTER SITE PLAN



Sheet: DAB-A1.1

CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT

TABLE A
UPDATED PROJECT TRIP GENERATION FORECAST¹
LATITUDE BUSINESS PARK, CORONA

ITE Land Use Code / Project Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
<u>Trip Generation Factors:</u>							
▪ 110: General Light Industrial (TE/TSF)	4.96	0.62	0.08	0.70	0.08	0.55	0.63
▪ 130: Industrial Park (TE/TSF)	3.37	0.32	0.08	0.40	0.08	0.32	0.40
▪ 140: Manufacturing (TE/TSF)	3.93	0.48	0.14	0.62	0.21	0.46	0.67
❑ Passenger Cars – 80.3% of Daily (TE/TSF)	3.16	0.38	0.12	0.50	0.17	0.37	0.54
❑ 2-Axle Trucks – 5.2% Daily (TE/TSF)	0.20	0.03	0.00	0.03	0.01	0.02	0.03
❑ 3-Axle Trucks- 4.5% Daily (TE/TSF)	0.18	0.02	0.01	0.03	0.01	0.02	0.03
❑ 4+ Axle Trucks – 10.0% Daily (TE/TSF)	0.39	0.05	0.01	0.06	0.02	0.05	0.07
▪ 150: Warehousing (TE/TSF)	1.74	0.13	0.04	0.17	0.05	0.14	0.19
❑ Passenger Cars – 80.3% of Daily (TE/TSF)	1.40	0.10	0.03	0.13	0.04	0.11	0.15
❑ 2-Axle Trucks – 5.2% Daily (TE/TSF)	0.09	0.01	0.00	0.01	0.00	0.01	0.01
❑ 3-Axle Trucks- 4.5% Daily (TE/TSF)	0.08	0.01	0.00	0.01	0.00	0.01	0.01
❑ 4+ Axle Trucks – 10.0% Daily (TE/TSF)	0.17	0.01	0.01	0.02	0.01	0.01	0.02
<u>Manufacturing Trip Generation Forecast:</u>							
140: Manufacturing (159,744 SF)							
❑ Passenger Cars	505	60	19	79	26	60	86
❑ 2-Axle Trucks	32	5	0	5	2	3	5
❑ 3-Axle Trucks	29	3	2	5	2	3	5
❑ 4+ Axle Trucks	<u>62</u>	<u>8</u>	<u>2</u>	<u>10</u>	<u>3</u>	<u>8</u>	<u>11</u>
Manufacturing Gross Trip Generation Forecast	628	76	23	99	33	74	107
<u>PCE² Manufacturing Trip Generation Forecast:</u>							
140: Manufacturing (159,744 SF)							
❑ Passenger Cars	505	60	19	79	26	60	86
❑ 2-Axle Trucks	48	8	0	8	3	5	8
❑ 3-Axle Trucks	58	6	4	10	4	6	10
❑ 4+ Axle Trucks	<u>186</u>	<u>24</u>	<u>6</u>	<u>30</u>	<u>9</u>	<u>24</u>	<u>33</u>
PCE Manufacturing Trip Generation Forecast [A]	797	98	29	127	42	95	137
<u>Warehousing Trip Generation Forecast:</u>							
150: Warehousing (535,205 SF)							
❑ Passenger Cars	749	55	15	70	23	58	81
❑ 2-Axle Trucks	48	5	0	5	0	5	5
❑ 3-Axle Trucks	43	5	0	5	0	5	5
❑ 4+ Axle Trucks	<u>91</u>	<u>5</u>	<u>6</u>	<u>11</u>	<u>5</u>	<u>6</u>	<u>11</u>
Warehousing Gross Trip Generation Forecast	931	70	21	91	28	74	102
<u>PCE² Warehousing Trip Generation Forecast:</u>							
150: Warehousing (535,205 SF)							
❑ Passenger Cars	749	55	15	70	23	58	81
❑ 2-Axle Trucks	72	8	0	8	0	8	8
❑ 3-Axle Trucks	86	10	0	10	0	10	10
❑ 4+ Axle Trucks	<u>273</u>	<u>15</u>	<u>18</u>	<u>33</u>	<u>15</u>	<u>18</u>	<u>33</u>
PCE Warehousing Trip Generation Forecast [B]	1,180	88	33	121	38	94	132
<u>Industrial Park Trip Generation Forecast:</u>							
130: Industrial Park (174,055) [C]							
	587	57	13	70	15	55	70
<u>Light Industrial Trip Generation Forecast:</u>							
110: General Light Industrial (205,767 SF) [D]							
	1,021	127	17	144	17	113	130
Project Total Trip Generation Forecast [A+B+C+D]							
	3,585	370	92	462	112	357	469
Approved TIA Project Total Trip Generation Forecast							
	4,127	382	89	471	102	378	480
Net Project Total Trip Generation Forecast							
	-542	-12	+3	-9	+10	-21	-11

Notes:

- TE/TSF = Trip End per 1,000 Square Feet of Gross Floor Area

¹ Source: Trip rates based on *Trip Generation, 10th Edition, Institute of Transportation Engineers (ITE), Washington, D.C. (2017)*. Recommended mix of traffic, including mix of 2-axle, 3-axle and 4+axle trucks, based on *Truck Trip Generation Study – City of Fontana, August 2003* average rate used.

² All 2-axle, 3-axle and 4+axles trucks converted to passenger car equivalents using a factor of 1.5 vehicles per truck, 2.0 vehicles per truck, and 3.0 vehicles per truck, respectively.