



## Memorandum

To: Marwan Alabbasi – Polomarmar, LP

From: Nicholas Lowe, P.E. – Albert A. Webb Associates  
Senior Engineer

Date: July 31, 2020

Re: Vehicle Miles Traveled (VMT) Screening Analysis for Motte Country Plaza Gas Station, Convenience Store, Fast Food with Drive-Thru, and Carwash on Palomar Road in the City of Menifee, California (PP No. 2018-300)



Albert A. Webb Associates (Webb) has prepared this vehicle miles traveled (VMT) screening analysis to determine if a full VMT analysis will be required for the proposed sixteen pump gas station with 3,600 square foot convenience store, 1,750 square foot fast-food restaurant with drive-thru, and an automated car wash with one tunnel (Project) at the northwest corner of Palomar Road and SR-74 in the City of Menifee (City) (PP No. 2018-300). VMT screening and/or analysis will be required for CEQA purposes for all projects beginning July 1, 2020. The adopted City VMT guidelines (May 2020) were utilized to determine Project screening.

A full VMT analysis includes modifying the county traffic model, called RivTAM, and analyzing project trips, origins, and destinations to determine project VMT per capita, VMT per service population, or other applicable measurements. Per the guidelines, projects can be exempted from conducting a full VMT analysis by:

1. Being located within a transit priority area (TPA) which is a half-mile radius around a transit stop with service intervals of 15 minutes or less during the morning and afternoon peak periods, or
2. Being located within a traffic analysis zone (TAZ) in the RivTAM model that is a low VMT-generating area and the project is similar to existing uses within the TAZ, or
3. Being considered a local-serving project less than 50,000 square feet such as local-serving gas stations, restaurants, and retail.

Initial project screening is done using the Western Riverside Council of Governments (WRCOG) VMT Screening tool (Tool)<sup>1</sup> – a GIS and RivTAM-based online map that provides parcel-level VMT data for western Riverside County. The Project parcel was selected in the Tool to acquire VMT data. The following information was gathered from the Tool outputs:

1. The Project is not within a TPA.

<sup>1</sup> WRCOG VMT Screening Tool  
<https://gis.fehrandpeers.com/WRCOGVMT/>

2. The City average daily total VMT per service population is **30.99**. The Project TAZ daily total VMT per service population is **27.72** which is **3.27 lower** than the City average.
3. The City average daily residential home-based VMT per capita is **19.11**. The Project TAZ daily residential home-based VMT per capita is **17.71** which is **1.4 lower** than the City average.
4. The City average daily home-based work VMT per worker is **9.46**. The Project TAZ daily home-based work VMT per worker is **9.79** which is **0.33 higher** than the City average.

**Figure 1** below shows the Tool output for the Project parcel.

**Figure 1 – WRCOG VMT Impact Screening Tool Output for Project APN 329110019**

**APN:329110019; TAZ:3,965**

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**Within a Transit Priority Area (TPA)?**

No (Fail)

**Within a low VMT generating TAZ based on Total VMT?**

Yes (Pass)

Jurisdictional average 2012 daily total VMT per service population = 30.99

Project TAZ 2012 daily total VMT per service population = 27.72

**Within a low VMT generating TAZ based on Residential Home-Based VMT?**

Yes (Pass)

Jurisdictional average 2012 daily residential home-based VMT per capita = 19.11

Project TAZ 2012 daily residential home-based VMT per capita = 17.71

**Within a low VMT generating TAZ based on Home-Based Work VMT?**

No (Fail)

Jurisdictional average 2012 daily home-based work VMT per worker = 9.46

Project TAZ 2012 daily home-based work VMT per worker = 9.79

The VMT screening analysis indicates that the Project should be screened from conducting a full VMT analysis due to it being located in a low VMT-generating area and because it is a small-sized local-serving retail project. The TAZ contains other small retail land uses and the Project land use is consistent with the Menifee North Specific Plan. The Project satisfies multiple screening requirements and should be exempt from full VMT assessment.

If you have any questions about this analysis, feel free to contact us at (951) 248-4289.