

Appendix K

VMT Analysis

Darnell & ASSOCIATES

TRANSPORTATION PLANNING & TRAFFIC ENGINEERING

6/30/2020NR
LAPPROVED

Date: June 29, 2020

To: Nick Lowe, Consultant Traffic Engineer
City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA. 92530

From: Bill E. Darnell, Darnell & Associates

D&A No: 180705

RE: Bamiyan Market Place VMY Analysis

Dear Mr. Lowe:

I have reviewed the City of Lake Elsinore proposed may 2020 Traffic Impact Analysis Preparation Guide related to SB743 VMT Analysis. The following is the results of our analysis.

VMT Screening

The proposed project is located on two separate parcels (APN #381320023 and #381320020) and consists of the following:

APN: 318320020

- 4,056 Square Foot Automated Carwash
- 9,172 square Foot Fast Food Restaurants
- 4,354 Square Foot Gas Station with Convenience Market
- 19,537 Square Feet of General Retail
- 14 Residential Units

APN: 318320023

- 66 residential condo units

Figure 1 is a copy of the project site plan.

According to the City's *Traffic Impact Analysis Preparation Guide*, adopted on June 23, 2020, there are four (4) types of WRCOG Screening that can be applied to effectively screen projects from VMT project-level assessments. The three types include the following:

1. Transit Priority Area (TPA) Screening.
2. Low VMT generating TAZ based on Total VMT Area Screening.
3. Low VMT generating TAZ based on Residential Home-Based VMT Screening.
4. Low VMT generating TAZ based on Home-Based VMT Screening.

If the project satisfies any of the four (4) screening steps above, they are presumed to not have a significant impact and are screened out from preparing additional VMT analysis.

Nick Lowe, Consultant Traffic Engineer
City of Lake Elsinore
June 29, 2020
Page 2

The VMT guidelines are based on the *WRCOG Implementation Pathway Study, March 2019* that provides additional details on the methodologies and VMT screening. **Figure 2** presents the project location TAZ to be analyzed.

The WRCOG VMT Screening Tool was then utilized to determine if any additional VMT traffic analysis is required. The Phase 1 +2 Mixed Use parcel location is presented on Table 2 and the Table 3 presents the Phase 3 proposed 66 Residential Development. A discussion on the four screening types follows.

The project is located in TAZ 3,429. **Table 1** summarizes the results of the four (4) screening types. **Figure 2** illustrate the results of the VMT Screening Tool.

Table 1: Summary of Project Screening	
Screening Type	Criteria Met?
Transit Priority Area (TPA) Screening.	No
Low VMT generating TAZ based on Total VMT Area Screening.	Yes
Low VMT generating TAZ based on Residential Home-Based VMT Screening.	No
Low VMT generating TAZ based on Home-Based VMT Screening	Yes

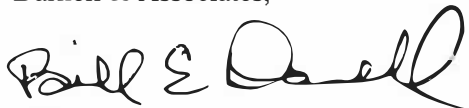
As shown in Table 1, the project does not fall within a Transit Priority Area (TPA) and therefore would not be screened out by the TPA Screening criteria. However, the project site (both parcels) are located in a low VMT generating TAZ based on total VMT in a low MT generating TAZ based on Home-based VMT and would be presumed to have a less than significant impact.

Also, local serving projects less than 50,000 square feet may be presumed to have a less than significant impact. As a result, no additional VMT analysis is required for the proposed Bamiyan Marketplace project.

To further support the conclusion, Tables 2 and 3 summarize the VMT screen check analysis screening tool results. The jurisdictional average 2012 daily total VMT per service population is 37.87 and the project TAZ 2012 daily total VMT per service population is 32.64, which is 5.23 lower than the jurisdictional average of 37.87. The jurisdictional average 2012 daily home-based VMT per worker is 14.83 and the project TAZ 2012 daily home-based VMT per worker is 5.75, which is 9.08 lower than the jurisdictional average of 14.83.

Sincerely,

Darnell & Associates,



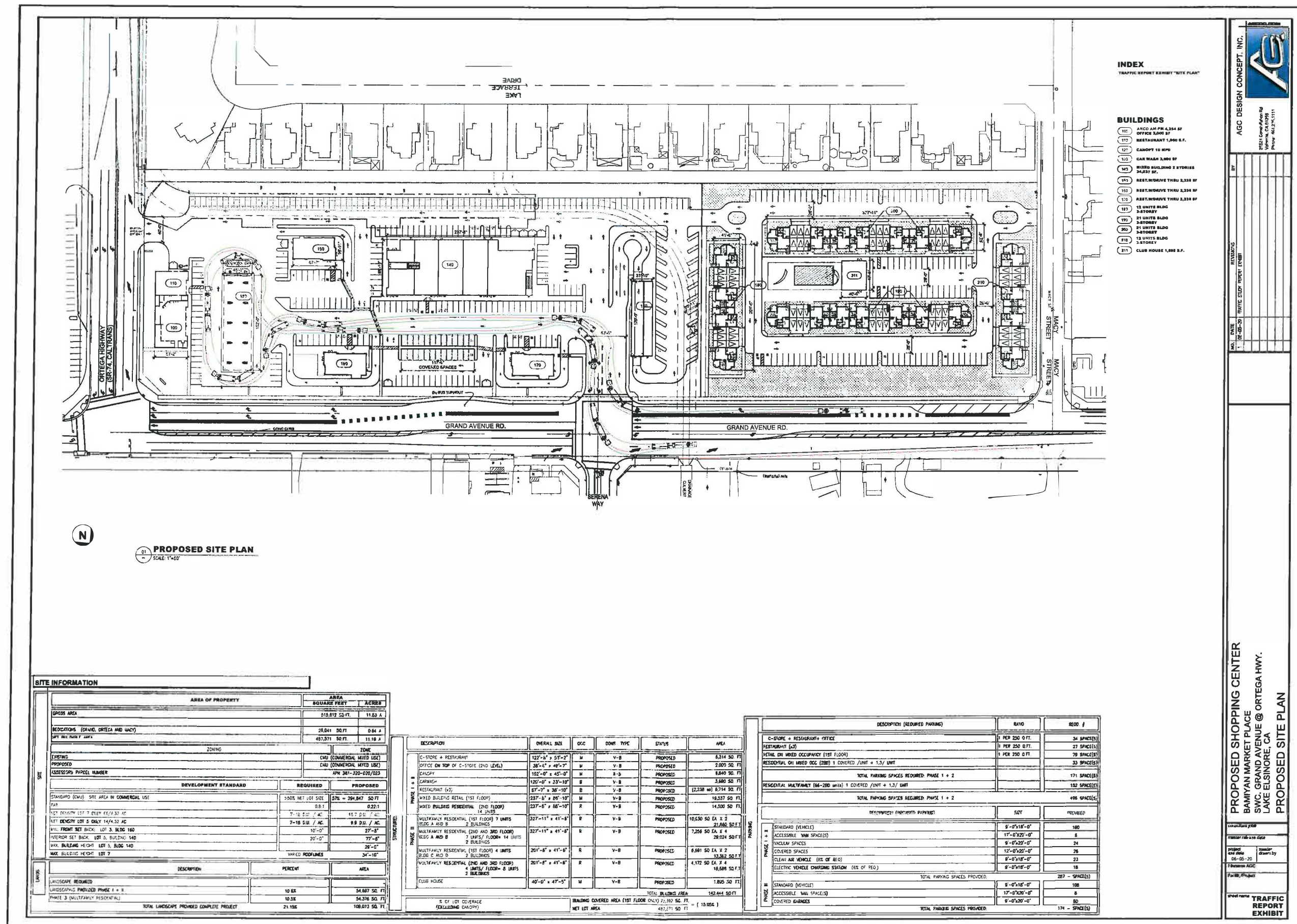
Bill E. Darnell, P.E.
RCE: 22338

BED/jam

180705 - Bamiyan Marketplace VMT Analysis _ 6-29-2020.doc



Date: 4/29/2020



- INDEX**
TRAFFIC REPORT EXHIBIT "SITE PLAN"
- BUILDINGS**
- 102 ARCO AM-PN 4,334 SF OFFICE BLDG 3F
 - 110 RESTAURANT 1,940 S.F.
 - 117 CANOPY 10 BAY
 - 122 CAR WASH 2,480 SF
 - 143 BLDG BUILDING 2 STORIES 24,837 SF
 - 153 RESTR.WORVE THRU 2,338 SF
 - 155 RESTR.WORVE THRU 2,338 SF
 - 157 RESTR.WORVE THRU 2,338 SF
 - 193 12 UNITS BLDG 2-STORY
 - 195 21 UNITS BLDG 2-STORY
 - 203 21 UNITS BLDG 2-STORY
 - 210 13 UNITS BLDG 2-STORY
 - 211 CLUB HOUSE 1,888 S.F.

01 PROPOSED SITE PLAN
SCALE 1"=40'

AREA OF PROPERTY		AREA	ACRES
DESCRIPTION	SQ. FEET		
GROSS AREA	515,817 SQ. FT.		11.83 A
DESCRIPTIONS (GRAND, ORTEGA AND MACY)	28,041 SQ. FT.	0.64 A	
NET DEVELOP. AREA	487,776 SQ. FT.	11.19 A	

EXISTING	PROPOSED	ZONE
EXISTING	CMU (COMMERCIAL MIXED USE)	CMU (COMMERCIAL MIXED USE)
PROPOSED	CMU (COMMERCIAL MIXED USE)	CMU (COMMERCIAL MIXED USE)
AGENCY PARCEL NUMBER	APN 361-320-020/023	

DEVELOPMENT STANDARD	REQUIRED	PROPOSED
STANDARD (CMU) SITE AREA IN COMMERCIAL USE	>50% NET LOT SIZE	57% = 284,847 SQ. FT.
MAX. FRONT SET BACK	0.8 FT.	0.2 FT.
MAX. FRONT SET BACK	7'-18" SLO. / AC.	14'-0" SLO. / AC.
MAX. FRONT SET BACK	7'-18" SLO. / AC.	8.8' SLO. / AC.
INTERIOR SET BACK	10'-0"	37'-8"
MAX. BUILDING HEIGHT	20'-0"	77'-8"
MAX. BUILDING HEIGHT	34'-10"	34'-10"

DESCRIPTION	PERCENT	AREA
LANDSCAPE PROVIDED	10.5%	54,887 SQ. FT.
LANDSCAPE PROVIDED PHASE 1 + 2	10.5%	54,316 SQ. FT.
PHASE 3 (MULTIFAMILY RESIDENTIAL)	21.15%	108,013 SQ. FT.
TOTAL LANDSCAPE PROVIDED COMPLETE PROJECT		108,013 SQ. FT.

DESCRIPTION	OVERALL SIZE	OCC.	DOCS. TYPE	STATUS	AREA
C-STORE + RESTAURANT	122'-8" x 57'-2"	M	V-B	PROPOSED	6,914 SQ. FT.
OFFICE ON TOP OF C-STORE (2ND LEVEL)	36'-4" x 48'-7"	M	V-B	PROPOSED	2,005 SQ. FT.
CANOPY	152'-0" x 45'-0"	M	R-B	PROPOSED	6,840 SQ. FT.
CARWASH	120'-0" x 23'-10"	B	V-B	PROPOSED	2,760 SQ. FT.
RESTAURANT (62)	87'-7" x 28'-10"	B	V-B	PROPOSED	2,238 SQ. FT.
MIXED BUILDING RETAIL (1ST FLOOR)	237'-5" x 28'-10"	M	V-B	PROPOSED	6,657 SQ. FT.
MIXED BUILDING RESIDENTIAL (2ND FLOOR)	237'-5" x 28'-10"	R	V-B	PROPOSED	6,657 SQ. FT.
MULTIFAMILY RESIDENTIAL (1ST FLOOR) 7 UNITS	327'-11" x 41'-8"	R	V-B	PROPOSED	10,630 SQ. FT.
BLDG. A AND B					21,260 SQ. FT.
MULTIFAMILY RESIDENTIAL (2ND AND 3RD FLOOR)	327'-11" x 41'-8"	R	V-B	PROPOSED	7,298 SQ. FT.
BLDG. C AND D					20,924 SQ. FT.
MULTIFAMILY RESIDENTIAL (1ST FLOOR) 4 UNITS	201'-8" x 41'-8"	R	V-B	PROPOSED	8,491 SQ. FT.
BLDG. E AND F					13,362 SQ. FT.
MULTIFAMILY RESIDENTIAL (2ND AND 3RD FLOOR)	201'-8" x 41'-8"	R	V-B	PROPOSED	4,172 SQ. FT.
4 UNITS / FLOOR = 8 UNITS					16,888 SQ. FT.
CLUB HOUSE	49'-0" x 47'-5"	M	V-B	PROPOSED	1,805 SQ. FT.
TOTAL BUILDING AREA					142,444 SQ. FT.
5% OF LOT COVERAGE (EXCLUDING CANOPY)					25,917 SQ. FT. (18.2%)
NET LOT AREA					487,776 SQ. FT.

DESCRIPTION (REQUIRED PARKING)	RATIO	REQ. #
C-STORE + RESTAURANT + OFFICE	1 PER 250 S.F.T.	34 SPACES(S)
RESTAURANT (62)	1 PER 250 S.F.T.	27 SPACES(S)
TOTAL ON MIXED OCCUPANCY (1ST FLOOR)	1 PER 250 S.F.T.	79 SPACES(S)
RESIDENTIAL ON MIXED OCC. (200) 1 COVERED /UNIT + 1.5/ UNIT	1 PER 250 S.F.T.	33 SPACES(S)
TOTAL PARKING SPACES REQUIRED PHASE 1 + 2		171 SPACES(S)
RESIDENTIAL MULTIFAMILY (64-280 UNITS) 1 COVERED /UNIT + 1.5/ UNIT		152 SPACES(S)
TOTAL PARKING SPACES REQUIRED PHASE 1 + 2		496 SPACES(S)
REQUIREMENTS (PHASES 1+2)	50%	PREMISED
STANDARD (VEHICLE)	9'-0" x 18'-0"	180
ACCESSIBLE VAN SPACES(S)	17'-0" x 20'-0"	8
VANCLAM SPACES	9'-0" x 20'-0"	24
COVERED SPACES	12'-0" x 20'-0"	26
CLEAN AIR VEHICLE (8% OF REQ.)	9'-0" x 18'-0"	23
ELECTRIC VEHICLE CHARGING STATION (8% OF REQ.)	9'-0" x 18'-0"	18
TOTAL PARKING SPACES PROVIDED:		287 - SPACES(S)
STANDARD (VEHICLE)	9'-0" x 18'-0"	108
ACCESSIBLE VAN SPACES(S)	17'-0" x 20'-0"	8
COVERED SPACES	9'-0" x 20'-0"	50
TOTAL PARKING SPACES PROVIDED:		174 - SPACES(S)

AGC DESIGN CONCEPT, INC.
AGC DESIGN CONCEPT, INC.
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Phone: 310.274.1111

PROPOSED SHOPPING CENTER
BAMIYAN MARKET PLACE
SWC: GRAND AVENUE @ ORTEGA HWY.
LAKE ELSINORE, CA

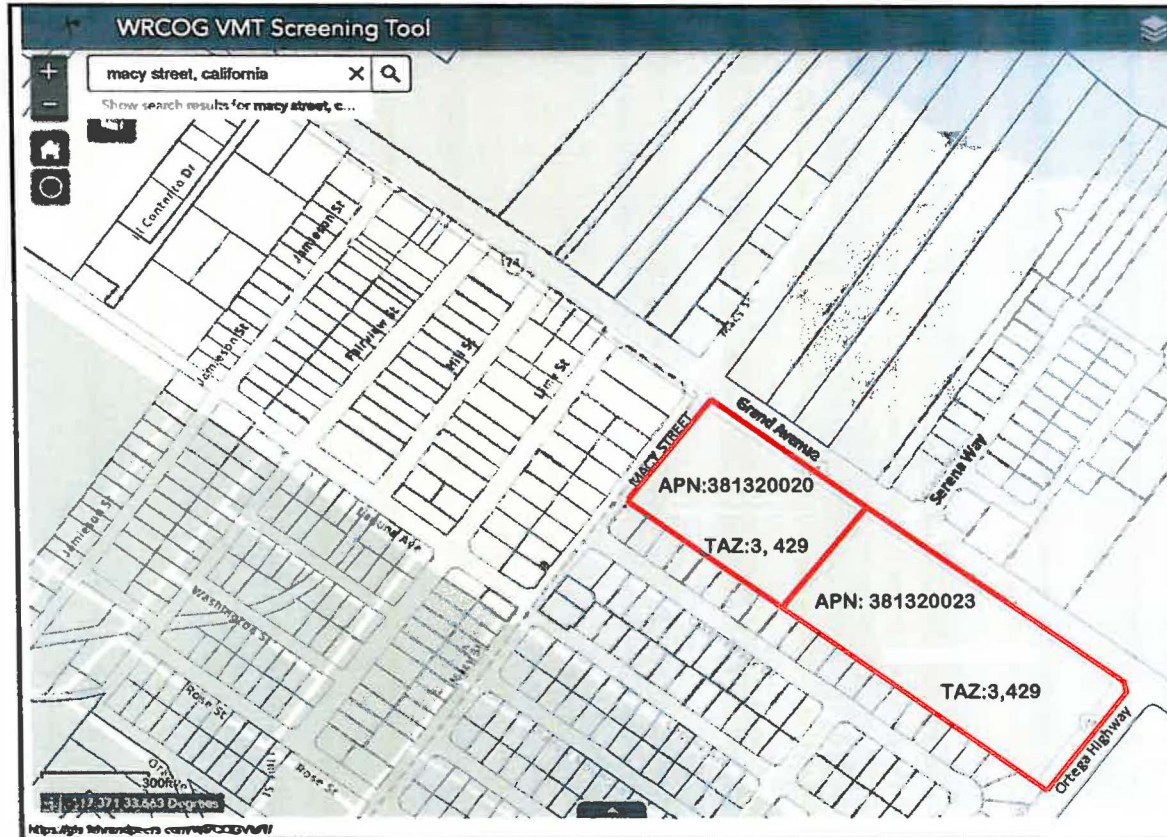
PROPOSED SITE PLAN

TRAFFIC REPORT EXHIBIT

FIGURE 1 - PROPOSED BAMIYAN MARKETPLACE PROJECT SITE PLAN

6/26/2020

WRCOG VMT Screening Tool



Darnell & Associates

180705 - Bamiyan Marketplace

FIGURE 2 - WRCOG VMT Screening for APN:381320020 and APN: 381320023

Table 2 – WRCOG VMT Screening Tool Results for APN: 381320020; TAZ: 3 429

Screening Type	Criteria Met
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 = 37.87 Project TAZ 2012 daily total VMT per service population = 32.64
Within a low VMT generating TAZ based on Residential Home-Based VMT?	No (Fail) Jurisdictional average 2012 daily residential home-based VMT per capita = 19.04 Project TAZ 2012 daily residential home-based VMT per capita = 21.23
Within a low VMT generating TAZ based on Home-Based VMT?	Yes (Pass) Jurisdictional average 2012 daily total VMT per worker = 14.83 Project TAZ 2012 daily home-based work VMT per worker = 5.75
Notes: <ul style="list-style-type: none"> • TPA designation is based on October 2018 conditions. • Screening results are based on location of parcel centroids. • VMT results do not account for full length of trips that occur beyond the SCAG region. 	

Table 3 – WRCOG VMT Screening Tool Results for APN: 381320023; TAZ: 3 429

Screening Type	Criteria Met
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 = 37.87 Project TAZ 2012 daily total VMT per service population = 32.64
Within a low VMT generating TAZ based on Residential Home-Based VMT?	No (Fail) Jurisdictional average 2012 daily residential home-based VMT per capita = 19.04 Project TAZ 2012 daily residential home-based VMT per capita = 21.23
Within a low VMT generating TAZ based on Home-Based VMT?	Yes (Pass) Jurisdictional average 2012 daily total VMT per worker = 14.83 Project TAZ 2012 daily home-based work VMT per worker = 5.75
<p>Notes:</p> <ul style="list-style-type: none"> • TPA designation is based on October 2018 conditions. • Screening results are based on location of parcel centroids. • VMT results do not account for full length of trips that occur beyond the SCAG region. 	