

APPENDIX 6.0

VEHICLE MILES TRAVELED

(VMT) SCREENING EVALUATION



June 2, 2021

Mr. Stephen Macie
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16391 Harwich Circle
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SUBJECT: CLINTON KEITH MARKETPLACE VEHICLE MILES TRAVELED (VMT) SCREENING EVALUATION

Dear Mr. Stephen Macie:

The following vehicle miles traveled (VMT) screening evaluation has been prepared for the proposed Clinton Keith Marketplace (**Project**), which is located on the northwest corner of Hidden Springs Road and Clinton Keith Road in the City of Wildomar.

PROJECT OVERVIEW

The Project is to consist of the following uses:

- Pad 1: 4,800 square feet of fast-food restaurant with drive-through window
- Major A: 22,000 square foot grocery store
- Shops 1: 7,700 square feet of retail shops
- Pad 2: 7,600 square foot automotive retail store
- Major B: 13,000 square foot pharmacy with drive-through window (first floor)
- Major B: 8,000 square feet of professional business/medical office (second floor)
- Parcel 6: 3,590 square foot car wash
- Pad 3: 4,800 square foot restaurant

Based on review of the City's General Plan the proposed Project is consistent with RTP/SCS land use of commercial retail.

BACKGROUND

Changes to California Environmental Quality Act (CEQA) Guidelines were adopted in December 2018, which require all lead agencies to adopt VMT as a replacement for automobile delay-based level of service (LOS) as the new measure for identifying transportation impacts for land use projects. This statewide mandate went into effect July 1, 2020. To aid in this transition, the Governor's Office of Planning and Research (OPR) released a [Technical Advisory on Evaluating Transportation Impacts in](#)

CEQA (December of 2018) (**Technical Advisory**). (1) Based on OPR’s Technical Advisory, the Western Riverside Council of Governments (WRCOG) prepared a WRCOG SB 743 Implementation Pathway Document Package (March 2019) to assist its member agencies with implementation tools necessary to adopt analysis methodology, impact thresholds and mitigation approaches for VMT. To add to the previous work effort, WRCOG in February 2020 released its Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment (WRCOG Guidelines), which provides specific procedures for complying with the new CEQA requirements for VMT analysis. (2) Utilizing the Technical Advisory and WRCOG Guidelines, the City of Wildomar adopted VMT CEQA Threshold Policy Guidelines in June of 2020 (**City Guidelines**). (3) The adopted City Guidelines have been utilized to prepare this VMT screening evaluation.

PROJECT SCREENING

The City Guidelines provide details on criteria that can be used to identify when a proposed land development project is anticipated to result in a less than significant impact without the need to conduct a more detailed VMT analysis. The following types of land development projects are anticipated to have a less than significant project VMT impact:

- Any project that generates or attracts 110 or fewer trips per day. This generally corresponds to the following “typical” development potentials:
 - 11 single family housing units
 - 16 multi-family, condominiums, or townhouse housing units
 - 10,000 sq. ft. of office
 - 15,000 sq. ft. of light industrial
 - 63,000 sq. ft. of warehousing
 - 79,000 sq. ft. of high cube transload and short-term storage warehouse
- Projects statutorily or categorically exempt from CEQA.
- Locally serving retail 50,000 square feet or less.
- Mixed use projects with at least 30 percent residential.

The proposed Project would exceed 110 trips per day (see Attachment A), is not exempt from CEQA, and does not contain a mixed of land uses where at least 30 percent are residential.

LOCALLY SERVING RETAIL 50,000 SQUARE FEET OR LESS

The City Guidelines identifies that local serving retail projects less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition to local serving retail, other types of local serving uses such as day care centers, non-destination hotels, affordable housing, places of worship, municipal services and other local serving uses may also be presumed to have a less than significant impact as local serving in nature and would tend to shorten

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vehicle trips. Though additional consultation with City Staff, it is the City's intent to follow guidance of the Technical Advisory pertaining to local serving retail uses within a project individually does not exceed the 50,000 square feet.

LOW VMT AREA

Additionally, the Project was evaluated with the Western Riverside Council of Governments (WRCOG) VMT Screening Tool (**Screening Tool**). The Screening Tool allows users to select one or more assessor's parcel numbers (APN) to determine if a project's location meets one or more of the screening thresholds for land use projects. As noted in the Technical Advisory, "residential and office projects located within a low VMT-generating area, as identified in the WRCOG screening tool, may be presumed to have a less than significant impact." The Screening Tool uses the sub-regional Riverside Transportation Analysis Model (RIVTAM) to measure VMT performance within individual traffic analysis zones (TAZ's) within the region. The Project's physical location based on parcel number is selected in the Screening Tool to determine project generated VMT as compared to the jurisdictional VMT impact threshold. Based on the Screening Tool results, the Project is located within a low VMT generating zone. (see attachment B)

CONCLUSION

Based on our findings the Project contains only local retail uses that are below the 50,000 square feet screening criteria. In addition, the project was found to be in a low VMT generating area. The Project is presumed to have less than significant impact on VMT; no further VMT analysis is required.

If you have any questions, please contact me directly at 949-660-1994.

Respectfully submitted,

URBAN CROSSROADS, INC.



Alex So
Senior Analyst

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REFERENCES

1. **Office of Planning and Research.** *Technical Advisory on Evaluating Transportation Impacts in CEQA.* State of California : s.n., December 2018.
2. **Western Riverside Council of Governments (WRCOG).** *Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment.* February 13, 2020.
3. **City of Wildomar.** *Vehicle Miles Travelled (VMT) CEQA Threshold Policy Guidelines.* City of Wildomar : s.n., June 2020.

ATTACHMENT A
PROJECT TRIP GENERATION

TABLE 1: TRIP GENERATION RATES

Land Use ¹	ITE LU Code	Units ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Project Trip Generation Rates									
Medical Office	720	TSF	2.17	0.61	2.78	0.97	2.49	3.46	34.80
Shopping Center	820	TSF	0.58	0.36	0.94	1.83	1.98	3.81	37.75
Automobile Parts Sales	843	TSF	1.42	1.17	2.59	2.36	2.55	4.91	55.34
Supermarket	850	TSF	2.29	1.53	3.82	4.71	4.53	9.24	106.78
Pharmacy w/ Drive Thru	881	TSF	2.04	1.80	3.84	5.15	5.14	10.29	109.16
High Turnover (Sit-Down) Restaurant	932	TSF	5.47	4.47	9.94	6.06	3.71	9.77	112.18
Fast Food w/ Drive Thru	934	TSF	20.50	19.69	40.19	16.99	15.68	32.67	470.95
Car Wash ³	948	TSF	--	--	--	7.10	7.10	14.20	142.00

¹ Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

² TSF = Thousand Square Feet

³ Daily trip rate not available in the ITE Trip Generation Manual; as such, the daily trip rate has been calculated at 10 times the PM peak hour total.

TABLE 2: PROJECT TRIP GENERATION SUMMARY

Project	Quantity	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Project Trip Generation									
The Commons at Hidden Springs									
Pad 1: Fast Food w/ Drive Thru	4.800	TSF	98	95	193	82	75	157	2,262
<i>Internal Capture (10%):</i>			-10	-9	-19	-8	-8	-16	-226
<i>Pass-by Reduction (49% AM, 50% PM/Daily):</i>			-42	-42	-84	-34	-34	-67	-1,018
Pad 1 Net Trips:			46	44	90	41	33	74	1,018
Shops 1: Shopping Center	7.700	TSF	4	3	8	14	15	29	292
<i>Internal Capture (10%):</i>			0	0	0	-1	-2	-3	-30
<i>Pass-by Reduction (34% PM/Daily):</i>			0	0	0	-4	-4	-8	-90
Shops 1 Net Trips:			5	2	7	9	10	18	172
Major A: Supermarket	22.000	TSF	50	34	84	104	100	203	2,350
<i>Internal Capture (10%):</i>			-5	-3	-8	-10	-10	-20	-236
<i>Pass-by Reduction (36% PM/Daily):</i>			0	0	0	-32	-32	-65	-762
Major A Net Trips:			45	30	76	62	57	119	1,352
Pad 2: Automobile Parts Sales	7.600	TSF	11	9	20	18	19	37	422
<i>Internal Capture (10%):</i>			-1	-1	-2	-2	-2	-4	-42
<i>Pass-by Reduction (43% PM/Daily):</i>			0	0	0	-7	-7	-14	-164
Pad 2 Net Trips:			10	8	18	9	11	19	216
Major B: Pharmacy w/ Drive Thru	13.000	TSF	26	23	50	67	67	134	1,420
<i>Internal Capture (10%):</i>			-3	-2	-5	-7	-7	-14	-142
<i>Pass-by Reduction (49% PM/Daily):</i>			0	0	0	-30	-29	-59	-628
Major B: Medical Office	8.000	TSF	17	5	22	8	20	28	278
<i>Internal Capture (10%):</i>			-2	0	-2	-1	-2	-3	-28
Major B Net Trips:			39	26	65	38	49	86	900
Pad 3: High Turnover (Sit-Down) Restaurant	4.800	TSF	26	21	48	29	18	47	538
<i>Internal Capture (10%):</i>			-3	-2	-5	-3	-2	-5	-54
<i>Pass-by Reduction (43% PM/Daily):</i>			0	0	0	-11	-7	-18	-210
Pad 3 Net Trips:			24	19	43	15	9	24	274
Parcel 6: Car Wash	3.590	TSF	--	--	--	25	25	51	510
<i>Internal Capture (10%):</i>			--	--	--	-3	-3	-5	-52
Parcel 6 Net Trips:			0	0	0	23	23	46	458
The Commons at Hidden Springs Total Trips			169	129	298	196	191	386	4,390

¹ TSF = Thousand Square Feet

ATTACHMENT B
WRCOG SCREENING TOOL

WRCOG VMT Screening Tool

Hidden Springs Rd, Wildomar, C. X

Show search results for Hidden Sprin...

VMT Impact Screening

Input Output

Zoom in to your project location close enough that the blue parcel layer appears. Select Western Riverside County Parcels in the drop-down below, then use the black square to select your project parcels. When ready, click on the Execute button. To clear the selection or start over, click on the "X" on the output tab once the tool has run. All results based on RIVTAM Model*

Western Riverside County Parcels...

Execute

(1 of 2)

APN:380110016; TAZ:3,703

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 = 32.87
Project TAZ 2012 daily total VMT per service population = 26.54

Within a low VMT generating TAZ based on Residential Home-Based VMT?
Yes (Pass)
Jurisdictional average 2012 daily residential home-based VMT per capita = 18.66
Project TAZ 2012 daily residential home-based VMT per capita = 15.73

Within a low VMT generating TAZ based on Zoom to

Layer List

All results based on RIVTAM Model.

- Output Layer
- Western Riverside County Parcels (Zoom in to view)
- Transit Priority Area
- RIVTAM TAZs with total VMT per service population below jurisdictional average under 2012 base year model
- RIVTAM TAZs with Home-based VMT per resident below jurisdictional average under 2012 base year model
- RIVTAM TAZs with Home-based work VMT per worker below jurisdictional average under 2012 base year model
- RIVTAM TAZs with total VMT per service population below WRCOG subregional average under 2012 base year model
- RIVTAM TAZs with Home-based VMT per resident below WRCOG subregional average under 2012 base year model
- RIVTAM TAZs with Home-based work VMT per worker below WRCOG subregional average under 2012 base year model
- City Boundaries
- TUMF Zone Boundaries

117.264 33.601 Degrees

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