



## Technical Memorandum

To: Kevin Tsang, Riverside County Transportation Department

From: Marc Mizuta, Mizuta Traffic Consulting

Date: May 12, 2021

Re: VMT Screening Analysis for the Proposed Cajalco Road Mixed-Use Project (PAR 200006)

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Mizuta Traffic Consulting (MTC) has prepared this memo to determine if the proposed Cajalco Road Mixed-Use development located at 21705 Cajalco Road would result in any significant transportation impacts. Senate Bill 743 (SB 743) was approved in 2013 and changes the way transportation impacts are measured under the California Environmental Quality Act (CEQA). The Office of Planning and Research (OPR) has recommended the use of vehicle miles travelled (VMT) as the required metric to replace the automobile delay-based LOS. The VMT assessment is required to satisfy CEQA guidelines that utilizes VMT as the required metric to determine transportation impacts. The VMT assessment was based on the criteria outlined in the *Riverside County Transportation Department Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled, December 2020 (County's TA Guidelines)*.

### PROJECT DESCRIPTION

The Project consists of a 4,283 square-foot (sf) convenience store, a 4,991 sf canopy over a 16 pump fueling station, a 1,481 sf car wash, two 1,632 sf restaurants with a drive-thru, and a 4,698 sf of high-turnover sit-down restaurant. The Project is located in the core of Mead Valley and consistent with the goals outlined in the *Mead Valley Area Plan, June 26, 2018*. The Project is estimated to be constructed by 2022.

### SCREENING CRITERIA

According to the *County's TA Guidelines*, there are several screening criteria that can be applied to effectively screen projects from VMT project-level assessments. The purpose is to screen out projects that are presumed to have a non-significant transportation impact based on facts of a project and to avoid unnecessary analysis and findings that would be inconsistent with the intent of SB 743. The following lists the screening criteria:

1. Small Projects
2. Projects Near High Quality Transit
3. Local Serving Retail
4. Affordable Housing
5. Local Essential Service
6. Map-Based Screening
7. Redevelopment Projects



If the project meets any of the screening criteria above, they are presumed to not have a significant impact and are screened out from completing additional VMT analysis.

**VMT SCREENING ANALYSIS**

Upon reviewing the screening criteria, the most appropriate and applicable criteria for the project was the Local Serving Retail criteria. According to OPR, the introduction of new Local Serving retail has been determined to reduce VMT by shortening trips by redistributing longer trips from retail retail to local retail. Table 1 summarizes how the project satisfies the Local Serving Retail criteria.

**Table 1: VMT Project Screening – Local Serving Retail**

Screening Criteria <sup>1</sup>	Project	Criteria Met?
No single store on-site exceeds 50,000 sf	4,283 sf convenience store 4,991 sf canopy over gas pumps 1,481 sf car wash 4,698 sf high-turnover sit-down restaurant 3,264 sf restaurants with drive-thru	Yes
	18,717 sf of TOTAL area	

Notes:

1. Based on the screening criteria shown in Figure 3 contained in the *Riverside County Transportation Department Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled, December 2020*.

As shown in the table, the total area of the entire project, including canopy areas, totals 18,717 sf. This is less than the 50,000 sf requirement. The presence of other gas stations and fast-food restaurants in the community also support the conclusion that the project would indeed function as local-serving retail with most customers likely traveling from nearby areas within Riverside County, with little potential to draw longer trips from the wider region.

As a result, the Project is presumed to have a less than significant VMT impact per the County’s screening criteria and no additional VMT analysis is required.

# ATTACHMENTS

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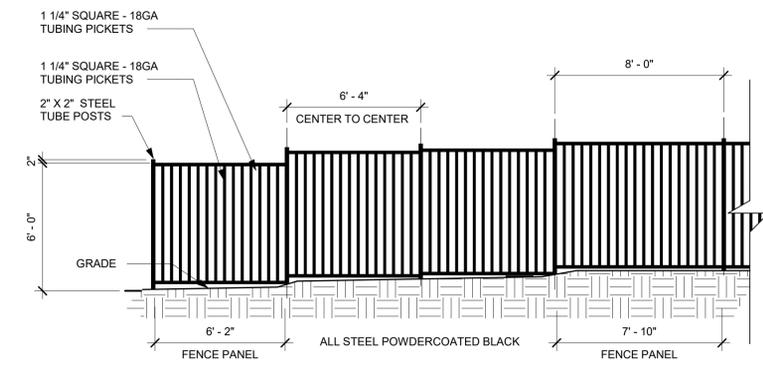
- Site Plan



04/19/2021

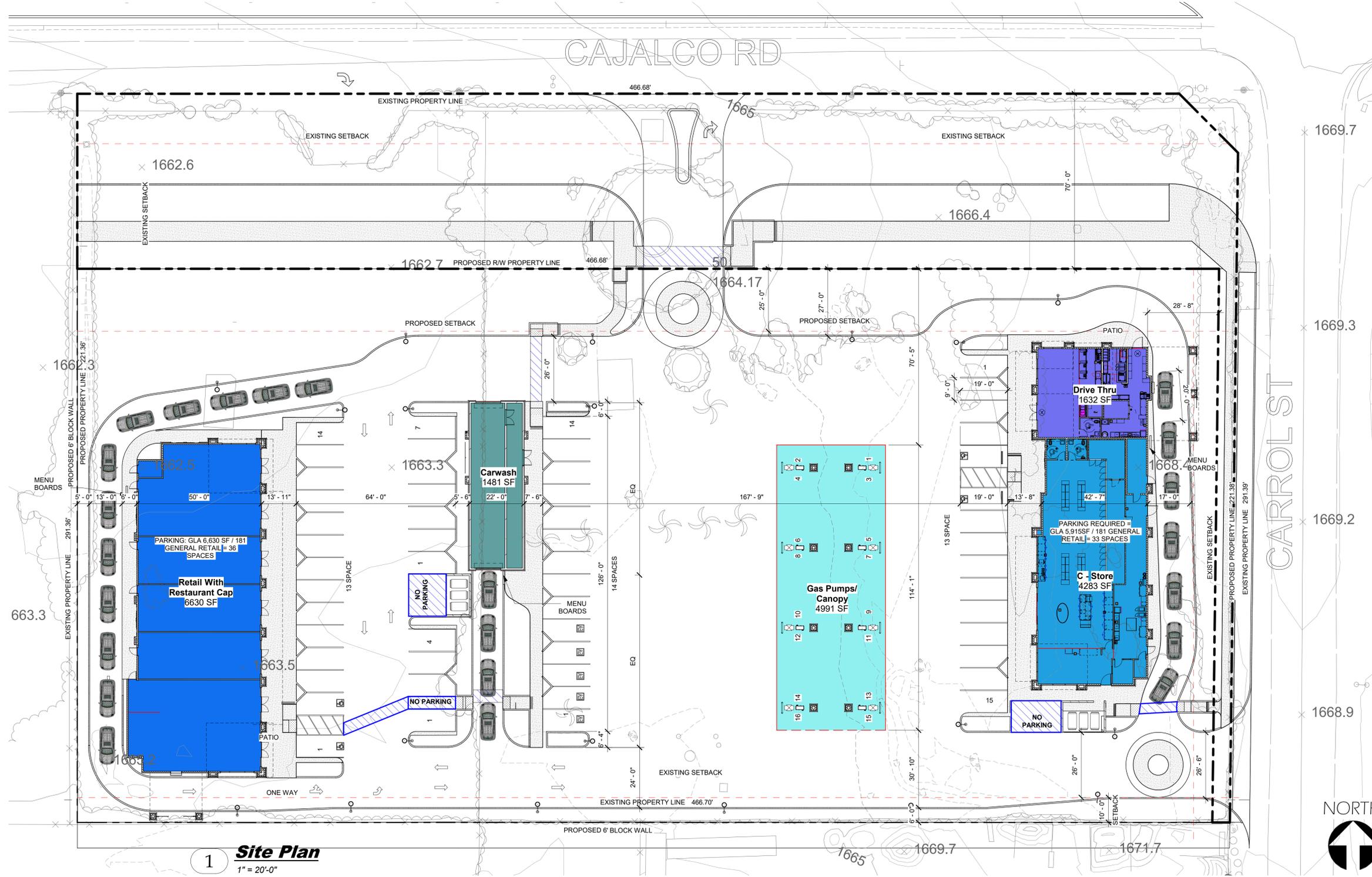
Number	Revision Description	Date

**2 Rod Iron Fence**  
 1/4" = 1'-0"



**Area Legend**

- C - Store
- Carwash
- Drive Thru
- Gas Pumps/ Canopy
- Retail With Restaurant Cap



**1 Site Plan**  
 1" = 20'-0"

Conceptual Site Plan for:

**Deemarco**

19-1101

3-25-2021

**21705 Cajalco Rd,  
 Perris, CA 92570**

**DR-101**

**Site Plan**