

APPENDIX 12b

June 3, 2021

Mr. Tom Dodson
Tom Dodson & Associates
16391 Harwich Circle
Riverside, CA 92503

SUBJECT: MURRIETA APARTMENTS VEHICLE MILES TRAVELED (VMT) ANALYSIS

Dear Mr. Tom Dodson:

The following vehicle miles traveled (VMT) screening evaluation has been prepared for the proposed Murrieta Apartments (**Project**), which is located on the southeast corner of Whitewood Road and Clinton Keith Road in the City of Murrieta.

PROJECT OVERVIEW

The Project is to consist of 153 multifamily (low-rise) housing units (condominiums) and 330 multifamily (mid-rise) housing units (apartments). Based on review of the City's General Plan the proposed Project is consistent with RTP/SCS land use of Multiple-Family Residential.

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 City of Murrieta adopted their Traffic Impact Analysis Preparation Guidelines (**City Guidelines**). (3) The adopted City Guidelines have been utilized to prepare this VMT screening evaluation.

PROJECT SCREENING

The City Guidelines provides details on "Project Type Screening" that can be used to identify when a proposed land use project is anticipated to result in a less than significant impact without conducting a project level assessment. Projects that meet project type screening are as listed:

- Local serving retail projects less than 50,000 square feet
- Projects generating less than 110 daily vehicle trips regardless of whether consistent with the General Plan or not. This generally corresponds to the following "typical" development potentials:

- A residential parcel map
- 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 warehouse
- Local-serving retail that primarily serves the City and/or adjacent cities
- Office and other employment-related land uses reducing commutes outside the local area
- Local-serving day care centers, pre-K and K-12 schools
- Local parks and civic uses
- Local-serving gas stations, banks and hotels (e.g. non-destination hotels)
- Local serving community colleges that are consistent with SCAG RTP/SCS assumptions
- Student housing projects

The Project is forecasted to generate more than 110 daily vehicle trips (see Attachment A) and is not included in the list of projects that meet the project type screening.

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 not located within a low VMT generating zone. Screening Tool results are included in Attachment B.

Therefore, the Project would not be eligible to screen out of further VMT analysis based on City's project type screening criteria. Further VMT analysis is required.

LIMITED VMT ANALYSIS

As stated in the City Guidelines "projects not screened out using the process above shall perform a limited analysis of VMT expected to be generated by the project and compare that to the VMT expected to be generated by the land use assumed in the General Plan." As noted in the City Guidelines, the results of this test will result in one of the following outcomes:

Mr. Tom Dodson
Tom Dodson & Associates
June 3, 2021
Page 3 of 4

- VMT is less than the land use assumed in the General Plan – Less than Significant VMT impact and no need for further analysis in a TIA for VMT
- VMT is more than the land use assumed in the General Plan - Likely Significant VMT impact and need for full analysis in a TIA for VMT

The Project site is currently designated as Multiple-Family Residential land use based on the City of Murrieta's General Plan 2035 Land Use Policy Map. The Multiple-Family Residential land use density standard is between 10.1 and 30.0 dwelling units per acre. (5) The zoning for the site is Multiple Family 2 (MF-2), which allows between 15.1 and 18.0 dwelling units per acre. (6) As noted previously, the Project consists of 483 dwelling units on approximately 29.18 net acres, which equates to 16.55 dwelling units per acre. The Project's proposed density is within the land use and zoning assumptions evaluated by the City's updated General Plan and would therefore would not generate VMT in excess of the land uses assumed in the General Plan. Based on the City's Guidelines the Project does not require additional VMT analysis.

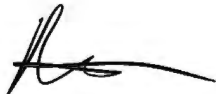
CONCLUSION

In summary, the Project does not meet project type screening criteria, however, the Project's land use and development intensity is the same or less than the land use assumed in the City's General Plan. As such, the Project's VMT impact is less than significant; no additional 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

REFERENCES

1. **Office of Planning and Research.** *Technical Advisory on Evaluating Transportation Impacts in CEQA.* State of California : s.n., December 2018.
2. **City of Murrieta Public Works/Engineering and the Development Services Department.** *Traffic Impact Analysis Preparation Guidelines.* City of Murrieta : s.n., May 2020.
3. **City of Murrieta.** *General Plan 2035 Land Use Policy Map - FINAL.* City of Murrieta : s.n., Approved July 7, 2020.
4. —. *Proposed Zoning Map.* City of Murrieta : s.n., Approved July 7, 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	
Multifamily Housing (Low-Rise)	220	DU	0.11	0.35	0.46	0.35	0.21	0.56	7.32
Multifamily Housing (Mid-Rise)	221	DU	0.09	0.27	0.36	0.27	0.17	0.44	5.44

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

² DU = Dwelling Units

TABLE 2: PROJECT TRIP GENERATION SUMMARY

Land Use	Quantity Units ¹	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Multifamily Housing (Low-Rise)	153 DU	16	54	70	54	32	86	1,120
Multifamily Housing (Mid-Rise)	330 DU	31	88	119	89	57	146	1,796
Total		47	142	189	143	89	232	2,916

¹ DU = Dwelling Units

ATTACHMENT B
WRCOG SCREENING TOOL

WRCOG VMT Screening Tool

Whitewood Rd & Clinton Keith R. X

Show search results for Whitewood R...

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... [X] [Red X]

[Help](#) **Execute**

(2 of 2)

Total VMT?
No (Fail)
Jurisdictional average 2012 daily total VMT per service population = 28.49
Project TAZ 2012 daily total VMT per service population = 107.87

Within a low VMT generating TAZ based on Residential Home-Based VMT?
No (Fail)
Jurisdictional average 2012 daily residential home-based VMT per capita = 16.15
Project TAZ 2012 daily residential home-based VMT per capita = 21.81

Within a low VMT generating TAZ based on Home-Based Work VMT?
Yes (Pass)
Jurisdictional average 2012 daily home-based work VMT per worker = 10.06
Project TAZ 2012 daily home-based work VMT per worker = 8.26

[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

Clinton Keith

Whitewood Rd

200ft

-117.160 33.598 Degrees

Community Maps Contributors, Co