

December 12, 2023

Mr. Steven Berzansky  
Steven Walker Communities  
7111 Indiana Ave., STE. 300  
Riverside, CA 92504

**Subject: Tentative Tract Map 37743 VMT Evaluation (JN 0342-0001)**

Dear Mr. Berzansky:

Trames Solutions Inc. is pleased to submit this vehicle miles traveled (VMT) evaluation for the proposed TTM 37743 Highgrove development. The project was previously proposed to be developed with an 8,380 sf retail development, a C-Store with 12 vehicle fueling positions (3,060 sf), and 52 single family residential units. The current proposal is to instead develop the site with 72 single family residential units. The site is located north of Center Street and east of Mt. Vernon Avenue in the County of Riverside.

The County of Riverside has prepared a Transportation Analysis Preparation Guide to include a vehicle miles traveled (VMT) analysis methodology. The VMT analysis is based on the passage of SB 743 which replaces automobile delay and LOS as the basis of determining CEQA impacts. Land use projects that have the potential to increase the average VMT per service population (compared to the County's baseline threshold) will be evaluated for potential impacts.

## **PROJECT DESCRIPTION**

The TTM 37743 Highgrove development is proposed to be developed with 72 single family residential units. The site is located north of Center Street and east of Mt. Vernon Avenue in the County of Riverside. Attachment A contains the site plan and anticipated uses.

## **TRIP GENERATION ANALYSIS**

Typically, traffic generated by commercial and residential developments can be determined based on the Institute of Transportation Engineers (ITE), Trip Generation handbook (11<sup>th</sup> edition). This publication contains trip rates based on studies conducted for a variety of uses.

Trip generation for the previous and proposed development are shown in Tables 1 and 2, respectively. The comparison between the previous and proposed trip generation estimates are shown on Table 3. The project is estimated to generate a total of approximately 679 new trip-ends per day with 50 new vehicle trips per hour during the AM peak hour and 66 new vehicle trips per hour during the PM peak hour. The previous project was estimated to generate approximately 2,154 new trip-ends per day with 133 new vehicle trips per hour during the AM peak hour and 165 new vehicle trips per hour during the PM peak hour. Therefore, the currently proposed project would generate approximately 1,475 fewer trip-ends per day with 83 fewer vehicle trips per hour during the AM peak hour and 99 fewer vehicle trips per hour during the PM peak hour

## **VEHICLE MILES TRAVELED (VMT) EVALUATION**

The intent of the VMT analysis is to reduce Greenhouse Gas (GHG) emissions while promoting the development of infill land use project and multimodal transportation networks, and to promote a diversity of Land uses within developments. The County has developed a six-step process for evaluating land use projects as follows:

- Step 1 - Evaluate land use
- Step 2 – Screen for non-significant transportation impact
- Step 3 – Determine significance threshold and methodology
- Step 4 – Scope of Analysis Agreement
- Step 5 – Analysis and Mitigation
- Step 6 – Mitigation Monitoring (if Required)

### Step 1 – Evaluate land use

The proposed project will consist of 72 single family residential units.

### Step 2 – Screen for non-significant transportation impact

This step is intended to determine if a project would have a non-significant transportation impact. The County has provided seven screening criteria that would allow a project to have a presumed less than significant impact and eliminate the need for further analysis.

- Small Projects
- Projects Near High Quality Transit
- Local-Serving Retail
- Affordable Housing
- Local Essential Service
- Map-Based Screening
- Redevelopment Projects

Criteria 1 and 3 – Small Projects/Local-Serving Retail presumes that low trip generating projects and local serving retail projects will cause a less-than-significant impact if single family residential projects have less than 110 units and a single store on-site does not exceed 50,000 sf. Since the residential project will have 72 units, a less than significant impact can be assumed.

## **CONCLUSIONS**

Due to the size of the proposed residential project (72 single family units), a less than significant impact from a vehicle miles traveled standpoint can be assumed. Therefore, no further analysis is required.

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If you have any questions, please contact me directly at (949) 244-2436.

Respectfully submitted,

Trames Solutions Inc.



Scott Sato, P.E.

Vice President

Attachment A – Site Plan

**TABLE 1: PREVIOUS LAND USE TRIP GENERATION SUMMARY**

Trip Generation Rates <sup>1</sup>										
Land Use	ITE LU Code	Quantity <sup>2</sup>	AM Peak Hour			PM Peak Hour			Daily	
			In	Out	Total	In	Out	Total		
Single Family Detached	210	52 DU	0.18	0.52	0.70	0.59	0.34	0.93	9.43	
Convenience Mkt. w/Pumps	853	12 VFP	10.38	10.38	20.76	11.52	11.52	23.04	322.50	
Shopping Center (>150k)	820	8.38 TSF	0.52	0.32	0.84	1.63	1.77	3.40	37.01	

Trip Generation Results										
Land Use	ITE LU Code	Quantity <sup>2</sup>	AM Peak Hour			PM Peak Hour			Daily	
			In	Out	Total	In	Out	Total		
Single Family Detached	210	52 DU	9	27	36	31	18	49	490	
Convenience Mkt. w/Pumps	853	12 VFP	125	125	250	138	138	276	3,870	
- Pass-By Reduction (AM-63%, PM-66%)			-79	-79	-158	-91	-91	-182	-2,438	
Shopping Center (>150k)	820	8.38 TSF	4	3	7	14	15	29	310	
- Pass-By Reduction (25%)			-1	-1	-2	-4	-4	-7	-78	
<b>TOTAL EXTERNAL TRIPS</b>			<b>58</b>	<b>75</b>	<b>133</b>	<b>88</b>	<b>76</b>	<b>165</b>	<b>2,154</b>	

<sup>1</sup> Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition (2021).

<sup>2</sup> DU = Dwelling Units; VFP = Vehicle Fueling Positions; TSF = Thousand Square Feet

**TABLE 2: PROPOSED PROJECT LAND USE TRIP GENERATION SUMMARY**

Trip Generation Rates <sup>1</sup>										
Land Use	ITE LU Code	Quantity <sup>2</sup>	AM Peak Hour			PM Peak Hour			Daily	
			In	Out	Total	In	Out	Total		
Single Family Detached	210	72 DU	0.18	0.52	0.70	0.59	0.34	0.93	9.43	

Trip Generation Results										
Land Use	ITE LU Code	Quantity <sup>2</sup>	AM Peak Hour			PM Peak Hour			Daily	
			In	Out	Total	In	Out	Total		
Single Family Detached	210	72 DU	13	37	50	42	24	66	679	

<sup>1</sup> Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition (2021).

<sup>2</sup> DU = Dwelling Units

**TABLE 3: TRIP GENERATION COMPARISON**

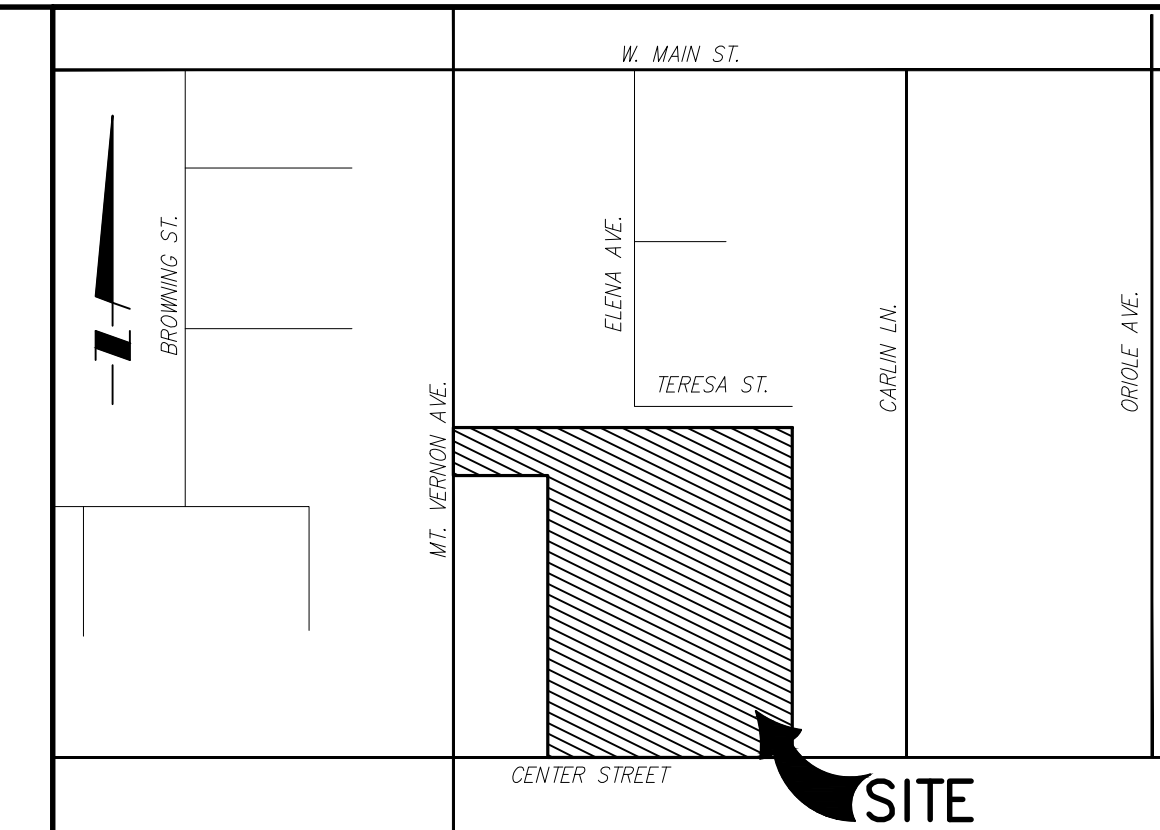
Land Use			AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Previous Project			58	75	133	88	76	165	2,154
Proposed Project			13	37	50	42	24	66	679
<b>Delta (Proposed - Previous)</b>			<b>-45</b>	<b>-38</b>	<b>-83</b>	<b>-46</b>	<b>-52</b>	<b>-99</b>	<b>-1,475</b>

ATTACHMENT A  
SITE PLAN

# RESIDENTIAL PLOT PLAN - PPT200017

## PARCEL 1, TENTATIVE TRACT MAP 37743

### APN: 255-150-001



**VICINITY MAP**  
SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST  
NOT TO SCALE

**CIVIL ENGINEER**

WOODARD GROUP  
ANDREW WOODARD  
1485 SPRUCE ST., SUITE "M"  
RIVERSIDE, CA 92507  
PHONE: (951) 907-5077

**OWNER/APPLICANT**

STEVEN WALKER COMMUNITIES  
7111 INDIANA AVE. STE. 300  
RIVERSIDE, CA 92504

NOTE: THE SUBDIVISION MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER/APPLICANT.

**SOILS ENGINEER & GEOLOGIST**

ADVANCED GEOTECHNICAL SOLUTIONS, INC.  
485 CORPORATE DRIVE, SUITE B,  
ESCONDIDO, CA 92029  
PH: (714) 786-5661  
CONTACT: JOHN DONOVAN

**ARCHITECTS**

FOR RESIDENTIAL:  
KTCY ARCHITECTURE + PLANNING  
17911 VON KARMEN AVENUE, SUITE 200  
IRVINE, CA 92614  
PH: (949) 221-6209

**TOPOGRAPHY SOURCE**

INLAND AERIAL SURVEY, INC.  
7117 ARLINGTON AVENUE  
RIVERSIDE, CA 92503  
PH: (951) 687-4252  
FAX: (951) 687-4120

**LEGAL DESCRIPTION**

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SBM, RECORDS OF RIVERSIDE COUNTY.

**ZONING/LAND USE**

EXISTING ZONING: ..... R-1 - ONE-FAMILY DWELLINGS  
EXISTING LAND USE: ..... CD:MDR - COMM. DEVELOPMENT MED. DENS. RESIDENTIAL  
PROPOSED ZONING: ..... SAME NO CHANGE  
PROPOSED LAND USE: ..... CD:HDR - HIGH DENSITY, RESIDENTIAL

**ASSESSOR PARCEL NO**

BOOK	PAGE	PARCELS
255	150	001

**PROJECT SUMMARY**

APN: 255-150-001	9.17 ACRES ; 399,261 S.F.
LOTS 1-72	5.22 ACRES ; 227,290 S.F.
STREET "A"	0.11 ACRES ; 4,627 S.F.
STREET "B"	0.43 ACRES ; 18,557 S.F.
STREET "C"	0.33 ACRES ; 14,209 S.F.
STREET "D"	0.16 ACRES ; 6,768 S.F.
STREET "E"	0.04 ACRES ; 1,813 S.F.
STREET "F"	0.27 ACRES ; 11,756 S.F.
STREET "G"	0.33 ACRES ; 14,197 S.F.
LOT "H" (OPEN SPACE)	0.77 ACRES ; 33,483 S.F.
STREET "I"	0.29 ACRES ; 12,619 S.F.
LOT "J" (BIORETENTION AREA 2)	0.21 ACRES ; 8,993 S.F.
LOT "K" (OPEN AREA AT END OF ST. "G")	0.02 ACRES ; 1,044 S.F.
LOT "L" (OPEN AREA AT END OF ST. "I")	0.01 ACRES ; 643 S.F.
LOT "M" (OPEN SPACE AREA)	0.04 ACRES ; 1,892 S.F.
LOT "N" (OPEN AREA AT END OF ST. "G")	0.02 ACRES ; 1,040 S.F.
LOT "O" (OFF-SITE O.O.D. AT TERESA ST.)	0.14 ACRES ; 6,228 S.F.
LOT "P" (OFF-SITE O.O.D. AT MT. VERNON AVE.)	0.29 ACRES ; 12,530 S.F.
LOT "Q" (OFF-SITE O.O.D. AT CENTER ST.)	0.29 ACRES ; 12,476 S.F.
LOT "R" (OPEN AREA AT END OF ST. "D")	0.02 ACRES ; 1,043 S.F.
LOT "S" (LANDSCAPE AT CENTER ST.)	0.14 ACRES ; 5,984 S.F.
LOT "T" (OPEN SPACE)	0.05 ACRES ; 2,068 S.F.
GROSS AREA:	9.17 ACRES ; 399,261 S.F.
NET AREA:	8.45 ACRES ; 368,027 S.F.
AREA DISTURBED:	8.45 ACRES ; 368,027 S.F.

**LEGEND**

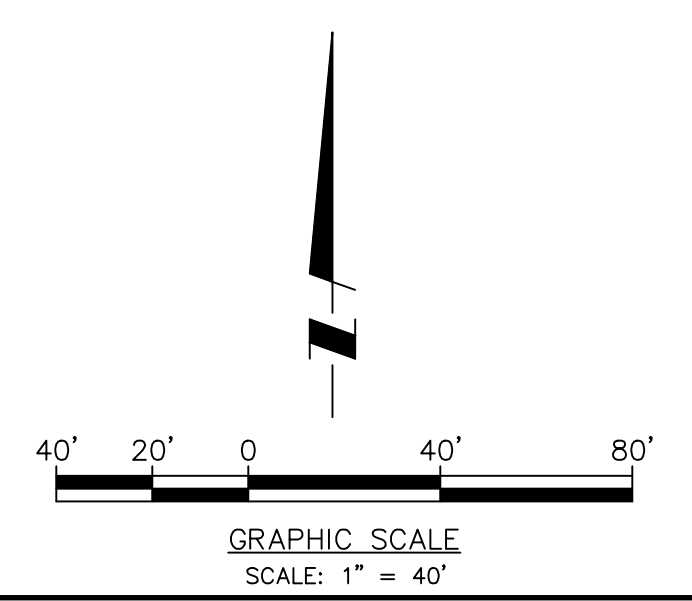
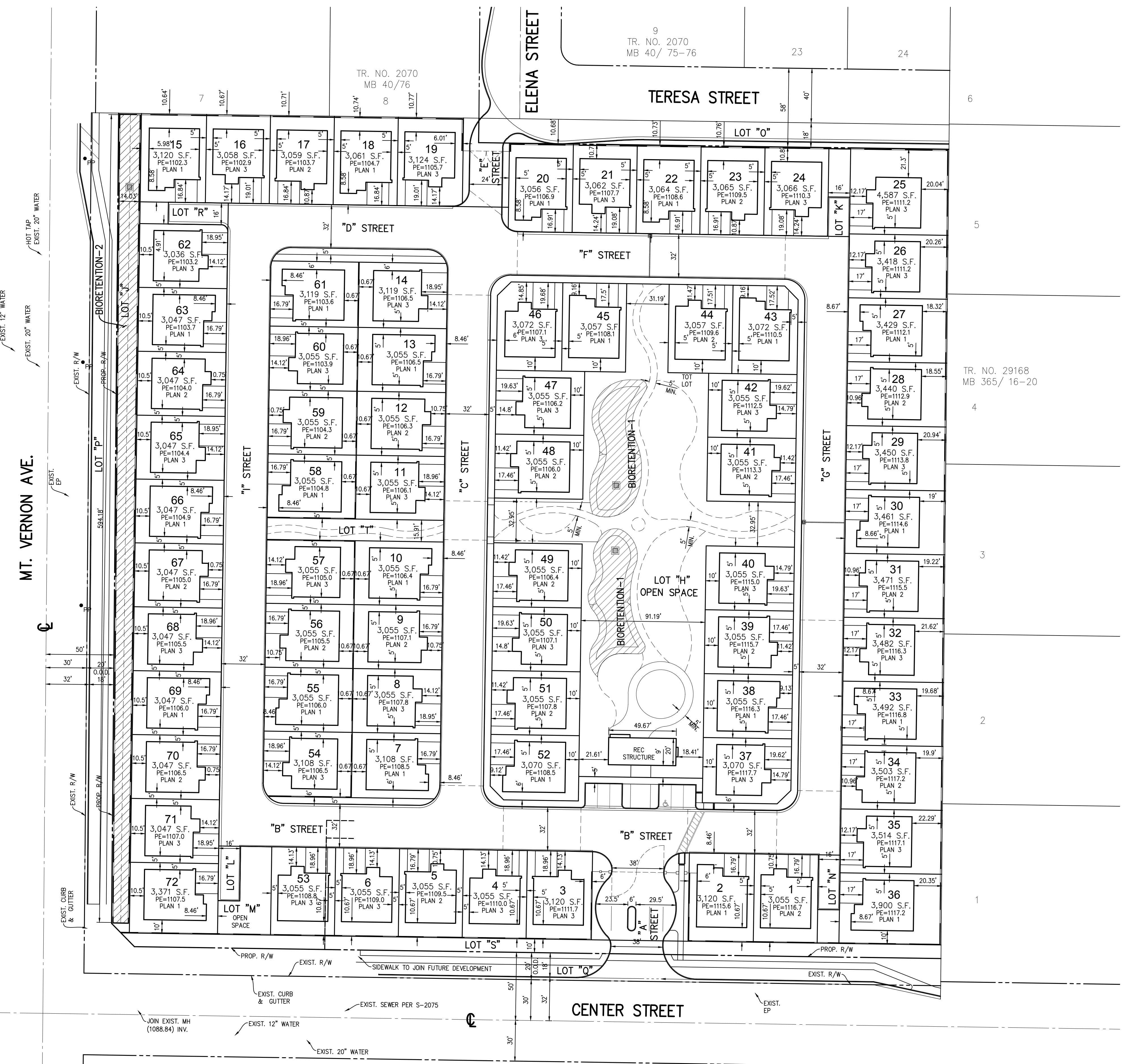
- EXISTING PROPERTY LINE
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- PROPOSED CURB
- EXISTING CURB
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING DIRT ROAD
- PROPOSED PARKING STRIPE
- EXISTING EASEMENT
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING CONCRETE
- PROPOSED UNDERGROUND UTILITY
- EXISTING UNDERGROUND UTILITY
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING CONTOUR ELEVATION
- EXISTING SPOT ELEVATION

**OPEN SPACE SUMMARY**

TOTAL AREA	OPEN SPACE AREA REQUIRED	OPEN SPACE PROVIDED
278,617 S.F.	111,447 S.F.	119,208 S.F.
LOT COVERAGE (%)	40%	43%

**PARKING SUMMARY**

LOT NUMBER	PRIVATE/PARKING AREA	TOTAL PARKING SPACES	PUBLIC/OFFSITE PARKING AREA	TOTAL PARKING SPACES
1-72	4/LOT (2@ GARAGE) 288 (2 @ D/W)	288	6	214
OFF-SITE				
SUM				294



MARK	REVISIONS	DATE	BY

**RESIDENTIAL PLOT PLAN - PPT200017**  
**PARCEL 1, TENTATIVE TRACT MAP 37743**

FOR: STEVEN WALKER COMMUNITIES

SCALE: 1"=40'  
DATE: 11/2023  
DESIGNED: JC  
CHECKED: AW  
PLN CK REF:  
F.B.

W.O. 1043  
SHEET1  
OF 1 SHEETS  
DWC. NO. 1043