

#10: Traffic Study and

#11: VMT Analysis Memo



August 19, 2021

Mr. Kevin Tsang
Riverside County, TLMA
Transportation Department
4080 Lemon Street, 8th Floor
Riverside, CA 92501

SUBJECT: NO WORRIES! RV AND BOAT STORAGE TRIP GENERATION AND VMT AND
TRAFFIC ANALYSIS ASSESSMENT
(RICK ENGINEERING COMPANY JOB NUMBER 19430)

Dear Mr. Tsang:

The following assessment has been prepared to provide an evaluation of the traffic anticipated to be generated by the proposed project and to document the need for a Vehicle Miles Traveled (VMT) or a Traffic Operations analysis.

Project Description

The project proposes to construct an RV and boat storage facility at the southwest corner of the intersection of Winchester Road (SR-79) and Willard Street in Riverside County. Approximately 222 stalls are anticipated to be installed in a 3.53-acre lot. The site proposes to take access to Willard Street via a full access driveway located approximately 310-feet west of Winchester Road (SR-79).

Winchester Road (SR-79) is classified as a state highway. It currently provides one travel lane in each direction. No bike lanes are provided and there are no parking restrictions in the vicinity of the project. The posted speed limit is 45 MPH.

Willard Street is currently a dirt road in the vicinity of the project that is stop controlled at its intersection with Winchester Road (SR-79).

Exhibit 1 shows a project vicinity map and **Exhibit 2** shows the most current site plan.

Trip Generation

A trip generation calculation was conducted utilizing rates for an industrial storage obtained from *Sandag's (NOT SO) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*. It should be noted that ITE has no published rates for a similar land use. **Table 1** shows that the proposed project is anticipated to generate approximately 106 daily trips with 6 (3 in/3 out) trips during the AM peak hour and 10 (5 in/5 out) PM peak hour trips. **Attachment A** contains *Sandag's (NOT SO) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region* and **Attachment B** contains the *County of Riverside Project Scoping Form for Traffic Analysis*.

Mr. Kevin Tsang
August 19, 2021
Page 2 of 2

Figure 3 – Screening Criteria for Development Projects of *The County of Riverside Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled* document, dated December 2020 presumes the project to cause a less-than-significant impact if “unless specified above, project trip generation is less than 110 trips per day per the ITE Manual or other acceptable source determined by Riverside County.” As previously noted, the project is anticipated to generate 106 trips per day and is therefore assumed to cause a less-than significant impact and not required to provide a full Vehicle Miles Traveled (VMT) analysis.

Appendix B Traffic Analysis Exemptions of *The County of Riverside Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled* document, dated December 2020 states that “any use which can demonstrate, based on the most recent edition of the Trip Generation Report published by the Institute of Transportation Engineers (ITE) of other approved trip generation data, trip generation of less than 100 vehicle trips during the peak hours.” As previously noted, the project is anticipated to generate approximately 6 trips during the AM peak hour and 10 trips during the PM peak hour. This is significantly less than the 100 peak hour trips required for a level of service analysis.

Conclusions/Recommendations

The No Worries! RV and Boat storage facility proposes the installation of 222 stalls that will be used to store RV’s and boats. Table 1 shows that the project is anticipated to generate approximately 106 daily trips with 6 (3 in/3 out) trips during the AM peak hour and 10 (5 in/5 out) PM peak hour trips. As previously noted, and per guidelines in *The County of Riverside Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled* document, dated December 2020, the project is anticipated to generate daily trips and peak hour trips that are below the thresholds requiring a VMT or a level of service analysis.

Please feel free to contact me or Carlos Perez at (619) 291-0707 should you have any questions.

Sincerely,

RICK ENGINEERING COMPANY

A handwritten signature in black ink, appearing to read "B. R. Stephenson" with a stylized flourish at the end.

Brian R. Stephenson PE, TE, PTOE
Associate Principal

K:\Files\19430\text\19430.001.docx

Attachments



EXHIBIT 1

VICINITY MAP
 NO WORRIES! RV AND BOAT STORAGE TRIP GENERATION
 VMT AND TRAFFIC ANALYSIS ASSESSMENT

PLOT PLAN COUNTY OF RIVERSIDE NO WORRIES! RV AND BOAT STORAGE

PROJECT DESCRIPTION

THIS PROJECT PROPOSES AN RV, BOAT AND TRUCK STORAGE FACILITY WITH 222 STORAGE STALLS. THE STORAGE FACILITY WILL HAVE AN AUTOMATIC FIRE-EXTINGUISHING SYSTEM, A SECURITY CAMERA, AN OFFICE, A RESTROOM, A SHOWER, A LAUNDRY, A UTILITY, A LIGHTHOUSE AND RV SUPPLY SALES. MECHANICAL MAINTENANCE WILL NOT BE PERFORMED ON-SITE.

OWNER/APPLICANT

NO WORRIES RV AND BOAT STORAGE, LLC
2347 WINTERBORN DRIVE
VALLEJO, CA 94595
OFFICE: (925) 206-1920
CONTACT NAME: TOM COMBER
CONTACT PHONE: (925) 433-0982
EMAIL: TOM@NORRIESRV.COM

ENGINEER / EXHIBIT PREPARER

HEZAYEN DESIGN GROUP, INC.
360 TAYLOR COURT
CAMARILLO, CA 93015
OFFICE: (805) 233-7778
CONTACT: BRYAN HAZAYEN
CELL: (818)461-2842
EMAIL: BHAZAYEN@HIDG.COM

ASSESSOR'S PARCEL NO.

462-182-183-8 & 462-182-183-4
GROSS ACRES: 3.53 ACRES
NET ACRES: N/A

UTILITIES

WATER: EASTERN MUNICIPAL WATER DISTRICT
SAG 50 CAL CO
SEWER: EASTERN MUNICIPAL WATER DISTRICT
ELECTRIC: SOUTHERN CALIFORNIA Edison
TELEPHONE: COMCAST FRONTIER COMMUNICATIONS

SITE DATA

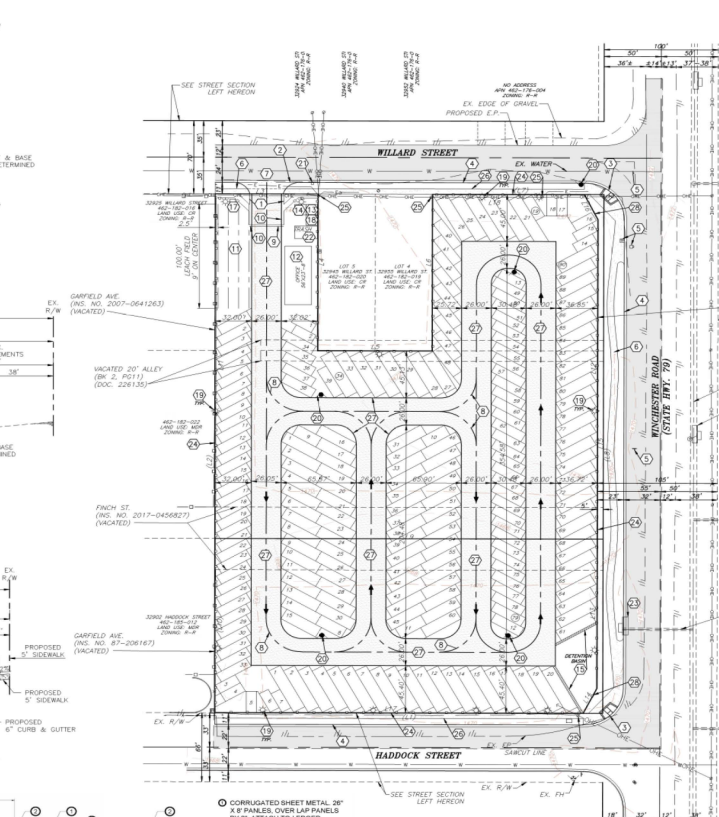
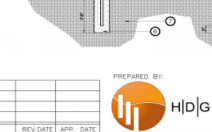
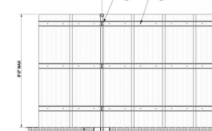
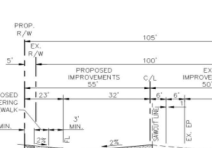
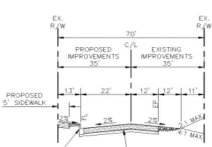
EXISTING LAND USE: CR
PROPOSED LAND USE: MHA
EXISTING ZONING AREA: WINCHESTER AREA
EXISTING ZONING CLASSIFICATION: R-10
PROPOSED ZONING CLASSIFICATION: C-1/C-P
EXISTING SPECIFIC PLAN: NOT A SPECIFIC PLAN
SCHOOL DISTRICT: HEMET UNIFIED
LIGHTING (ORD. 655): TOWER SEC 28 SE
FLOODPLAIN: FIRM
GENERAL PLAN POLICY OVERLAY: COO
AREA PLAN (DEP): WINCED VALLEY WINCHESTER
FIRM FLOOD PLAN: ZONE 4
FIRM FLOOD PLAN: FIRM FLOOD PLAN, SHEET 19, 2017

LEGAL DESCRIPTION

PARCEL 1: (APN 462-182-018)
LOTS 1 THROUGH 3, INCLUDING AND LOTS 6 AND 7, BLOCK 30, AS VACATED BY RESOLUTION NO. 2007-286, A CERTIFIED COPY OF SAID RESOLUTION HAVING BEEN RECORDED OCTOBER 26, 1978 AS INSTRUMENT NO. 2007-0458277 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
TOGETHER WITH THAT PORTION OF THE VACATED ALLEY LYING ADJACENT TO SAID LOTS, AS VACATED BY RESOLUTION NO. 2013-232, AMENDMENT TO WINCED ALLEYS (R-460), A CERTIFIED COPY OF SAID RESOLUTION HAVING BEEN RECORDED OCTOBER 26, 1978 AS INSTRUMENT NO. 2007-0458277 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF FINCH STREET ADJACENT TO THE WEST HALF OF GARFIELD AVENUE ADJACENT TO THE WEST LINE OF LOTS 6 AND 7, BLOCK 30, AS VACATED BY RESOLUTION NO. 2007-286, A CERTIFIED COPY OF SAID RESOLUTION HAVING BEEN RECORDED OCTOBER 26, 1978 AS INSTRUMENT NO. 2007-0458277 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF FINCH STREET ADJACENT TO THE SOUTH LINE OF LOTS 7 THROUGH 12, BLOCK 30 AS VACATED BY RESOLUTION NO. 2017-194, A CERTIFIED COPY OF SAID RESOLUTION HAVING BEEN RECORDED NOVEMBER 2, 2017 AS INSTRUMENT NO. 2017-0458277 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
PARCEL 2: (APN 462-182-008)
LOTS 1 THROUGH 6, INCLUDING, IN BLOCK 43 OF "TANBORN'S SURVEY OF THE TOWN OF WINCHESTER," AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 11, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
TOGETHER WITH THAT PORTION OF THE EAST HALF OF GARFIELD AVENUE ADJACENT TO LOTS 6 AND 7, BLOCK 30, AS VACATED BY RESOLUTION NO. 2007-286, A CERTIFIED COPY OF SAID RESOLUTION HAVING BEEN RECORDED OCTOBER 26, 1978 AS INSTRUMENT NO. 2007-0458277 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF FINCH STREET ADJACENT TO THE SOUTH LINE OF LOTS 7 THROUGH 12, BLOCK 30 AS VACATED BY RESOLUTION NO. 2017-194, A CERTIFIED COPY OF SAID RESOLUTION HAVING BEEN RECORDED NOVEMBER 2, 2017 AS INSTRUMENT NO. 2017-0458277 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PROPOSED CRUSHED AGG. DRIVEWAY & BASE THICKNESS TO BE DETERMINED BY SOILS ENGINEER.
PROPOSED ALL WEATHER ACCESS DRIVEWAY PER FIRE DEPARTMENT STANDARDS. SEE GENERAL NOTE #6.
DRIVE ISLE SECTION
BOUNDARY FENCE

NO.	DESCRIPTION OF REVISION	REV. DATE	APP. DATE



- 1 CORRUGATED SHEET METAL 28" X 8" PANELS OVER LAF PANELS BY 2" ATTACH TO LEDGER BOARDS WITH GALVANIZED SCREWS AND WASHERS LOCATED IN THE VALLETS OF THE CORRUGATION SPACE SCREWS 12" ON-CENTER.
- 2 2 1/4" DIAMETER STEEL FENCE POST WITH CAP.
- 3 2 X 4 PRESSURE TREATED LEDGER BOARD CONNECT TO FENCE POSTS WITH U-BOLTS, NUTS AND WASHERS.
- 4 3/8" DIAMETER U-BOLTS WITH NUTS AND WASHERS, LENGTH AS REQUIRED.
- 5 MACHINE SCREW WITH WASHER, LENGTH AS REQUIRED.
- 6 CONCRETE FOOTING.
- 7 COMPACTED SUB-GRADE.
- 8 FINISH GRADE.



LINE DATA

LINE	BEARING	DISTANCE
L1	N. 89.5310° W.	139.80
L2	N. 02.024° E.	132.00
L3	N. 89.9741° W.	95.00
L4	N. 02.024° E.	130.00
L5	N. 89.9741° W.	110.00
L6	N. 02.024° E.	130.00
L7	N. 89.9741° W.	130.00
L8	N. 02.024° E.	134.00
L9	N. 89.5310° W.	139.80
L10	N. 02.024° E.	132.00
L11	N. 89.5310° W.	139.80
L12	N. 02.024° E.	132.00
L13	N. 89.5310° W.	139.80
L14	N. 02.024° E.	132.00
L15	N. 89.5310° W.	139.80
L16	N. 02.024° E.	132.00
L17	N. 89.5310° W.	139.80
L18	N. 89.9741° W.	133.00

PARKING STALL TABLE

USE	NO. OF 8' X 17' STALL	34
RV	120' X 9' STALL	30
TR	9' X 9' STALL	79
BT	120' X 9' STALL	79
TOTAL STALLS		222

- ### GENERAL NOTES:
1. NO WORK IN AREAS SHOWN OR NOT SHOWN UNLESS OTHERWISE SPECIFIED.
 2. EXISTING LOTTING SHALL BE FROM LOW PRESURE SOLAR LAMPS THAT ARE OPERATED AND DIMMED TO PREVENT STREET ILLUMINATION ABOVE THE HORIZONTAL PLANE PASSING THROUGH THE LUMINAIRE AND 2.5 FEET.
 3. THE PROJECT SITE IS AN UNDEVELOPED LAND.
 4. THE PROJECT SITE IS LOCATED WITHIN ZONE "C" AS SHOWN ON FLOOD INSURANCE RATE MAP. CONSTRUCTION SHALL BE LIMITED TO A SPECIAL FLOOD HAZARD AREA.
 5. PARKING STALLS SHALL BE PROVIDED TO THE SUFFICIENT NUMBER TO ACCOMMODATE HIGH QUALITY PARKING STALLS SHALL BE OUTSIDE THE ROAD FRONT OF WAY.
 6. DRIVE ISLES SHALL BE PROVIDED TO THE SUFFICIENT NUMBER. THE DRIVE ISLE CONSTRUCTION SHALL BE MINIMUM OF 12'5" WIDE OF UNIMPAVED DRIVEWAY AND ABLE TO WITHSTAND APPROXIMATE VEHICLE WEIGHT OF 70,000 POUNDS. SEE DETAIL.
 7. SEE ALSO SURVEY MAP FOR EXISTING EASEMENTS.
 8. NO STREET LIGHT CURRENTLY EXISTS ON WILLARD STREET, HADDOCK STREET, AND WINCHESTER ROAD.

- ### CONSTRUCTION NOTES:
1. 10'X10' AREA FOR SIGN DISTANCE PURPOSES.
 2. CONSTRUCT COMMERCIAL DRY PER RIVERSIDE COUNTY STD. NO. 207A.
 3. CONSTRUCT CURB & GUTTER PER RIVERSIDE COUNTY STD. NO. 403. CALL "A".
 4. CONSTRUCT CURB & GUTTER PER RIVERSIDE COUNTY STD. NO. 200.
 5. RELOCATE EXISTING TRAFFIC SIGNAGE, EQUIPMENT, SIGNALS, LIGHTS.
 6. CONSTRUCT 5' MEANDERING SIDEWALK PER RIVERSIDE COUNTY ROAD STD.
 7. PROVIDE MINIMUM PAVED UNDESTRUCTURED WIDTH OF 24 FEET FOR FIRE DEPARTMENT VEHICLES.
 8. FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED WITH A 38 FOOT APPROVED TURNING RADIUS AND AS PROVIDED BY FIRE DEPARTMENT.
 9. PROVIDE AUTOMATIC SLIDING GATE.
 10. PROVIDE KEYPAD LOCATION, MINIMUM 50 FEET FROM PUBLIC FRONT OF WAY.
 11. PROPOSED 2'-100' LEACH FIELDS AND 100' FUTURE EXPANSION LEACH FIELDS PER SOILS ENGINEER RECOMMENDATIONS AND COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
 12. PROVIDE PREFABRICATED MODULAR FOR OFFICE, LAUNDRY, RV SUPPLIES, BATHROOM, ROOM SECURITY ROOM, WASHING FACILITIES AND STORAGE. COMPLETE WITH FIRE SUPPRESSION SYSTEM, IBC OCCUPANCY 304-I, GROUP B.
 13. PROVIDE 10'X10' DRY STORAGE WITH MASONRY WALLS AND METAL BRUSSELED ROOF.
 14. PROVIDE PROPANE FILLING AREA.
 15. PROVIDE FENCED DETENTION BASIN AREA.
 16. NOT USED.
 17. PROVIDE SEPTIC TANK PER COUNTY ENVIRONMENTAL HEALTH REGULATIONS.
 18. PROVIDE AIR COMPRESSION AREA WITH 4' HIGH MASONRY WALL.
 19. PROVIDE SOLAR POWERED LIGHTS WITH SECURITY CAMERAS ATTACHED. COMPLY WITH ENVIRONMENTAL CONSTRAINT MAP WITH SHIELDS AND LOW PRESSURE SODIUM LAMPS. SEE GENERAL NOTE #6.
 20. PROVIDE FIRE HYDRANT PER RIVERSIDE COUNTY STD. 701.
 21. PROVIDE WATER METER PER RIVERSIDE COUNTY STD. 700.
 22. PROVIDE COVERED TRASH AREA.
 23. EXISTING CATON BASIN TO BE RELOCATED.
 24. PROVIDE 8' HIGH METALLIC PANEL FENCE PER DETAIL B HEREON.
 25. EXISTING POWER POLE, SIZE.
 26. CONSTRUCT 5' SIDEWALK PER RIVERSIDE COUNTY ROAD STD. 401.
 27. PROVIDE DRIVE ISLE. SEE DETAIL "A" LEFT HEREON.
 28. PROVIDE SIGNAGE PER LANDSCAPE PLANS.



**SITE PLAN/LAND USE PLAN
EXHIBIT "A"**
DATE: 6/18/2021
SHEET 1 OF 2

NO SCALE

EXHIBIT 2 SITE PLAN NO WORRIES! RV AND BOAT STORAGE TRIP GENERATION VMT AND TRAFFIC ANALYSIS ASSESSMENT



PREPARED BY
HIDG
Hazyen Design Group, Inc.
360 Taylor Court
Camarillo, CA 93012
Phone (805) 233-7778

© 2000 Rick Engineering Company



**PROJECT TRIP GENERATION SUMMARY
NO WORRIES! RV AND BOAT STORAGE PROJECT**

LAND USE	SIZE	RATE ¹	ADT	AM PEAK				PM PEAK					
				RATE ¹	SPLIT		VOLUME		RATE ¹	SPLIT		VOLUME	
					IN	OUT	IN	OUT		IN	OUT	IN	OUT
Storage	3.53 Acres	30	106	0.06	50%	3	50%	3	0.09	50%	5	50%	5
TOTAL TRAFFIC GENERATION:						3		3			5		5

1 = SANDAG's Not So Brief Guide of Vehicular Traffic Generation Rates.

ATTACHMENT “A”

(NOT SO)
**BRIEF GUIDE OF VEHICULAR TRAFFIC GENERATION RATES
 FOR THE SAN DIEGO REGION**



401 B Street, Suite 800
 San Diego, California 92101
 (619) 699-1900 • Fax (619) 699-1950

APRIL 2002

NOTE: This listing only represents a *guide* of average, or estimated, traffic generation "driveway" rates and some very general trip data for land uses (emphasis on acreage and building square footage) in the San Diego region. These rates (both local and national) are subject to change as future documentation becomes available, or as regional sources are updated. For more specific information regarding traffic data and trip rates, please refer to the San Diego Traffic Generators manual. *Always check with local jurisdictions for their preferred or applicable rates.*

LAND USE	TRIP CATEGORIES [PRIMARY:DIVERTED:PASS-BY]P	ESTIMATED WEEKDAY VEHICLE TRIP GENERATION RATE (DRIVEWAY)	HIGHEST PEAK HOUR % (plus IN:OUT ratio)		TRIP LENGTH (Miles) ^t
			Between 6:00-9:30 A.M.	Between 3:00-6:30 P.M.	
AGRICULTURE (Open Space)	[80:18:2]	2/acre**			10.8
AIRPORT	[78:20:2]				12.5
Commercial		60/acre, 100/flight, 70/1000 sq. ft. * **	5% (6:4)	8% (5:5)	
General Aviation		6/acre, 2/flight, 6/based aircraft * **	9% (7:3)	15% (5:5)	
Heliports		100/acre**			
AUTOMOBILE^s					
Car Wash					
Automatic		900/site, 600/acre**	4% (5:5)	9% (5:5)	
Self-serve		100/wash stall**	4% (5:5)	8% (5:5)	
Gasoline	[21:51:28]				2.8
with/Food Mart		160/vehicle fueling space**	7% (5:5)	8% (5:5)	
with/Food Mart & Car Wash		155/vehicle fueling space**	8% (5:5)	9% (5:5)	
Older Service Station Design		150/vehicle fueling space, 900/station**	7% (5:5)	9% (5:5)	
Sales (Dealer & Repair)		50/1000 sq. ft., 300/acre, 60/service stall* **	5% (7:3)	8% (4:6)	
Auto Repair Center		20/1000 sq. ft., 400/acre, 20/service stall*	8% (7:3)	11% (4:6)	
Auto Parts Sales		60/1000 sq. ft. **	4%	10%	
Quick Lube		40/service stall**	7% (6:4)	10% (5:5)	
Tire Store		25/1000 sq. ft., 30/service stall**	7% (6:4)	11% (5:5)	
CEMETERY		5/acre*			
CHURCH (or Synagogue)	[64:25:11]	9/1000 sq. ft., 30/acre** (quadruple rates for Sunday, or days of assembly)	5% (6:4)	8% (5:5)	5.1
COMMERCIAL/RETAIL^s					
Super Regional Shopping Center (More than 80 acres, more than 800,000 sq. ft., w/usually 3+ major stores)		35/1000 sq. ft., ^c 400/acre*	4% (7:3)	10% (5:5)	
Regional Shopping Center	[54:35:11]	50/1000 sq. ft., ^c 500/acre*	4% (7:3)	9% (5:5)	5.2
(40-80acres, 400,000-800,000 sq. ft., w/usually 2+ major stores)					
Community Shopping Center	[47:31:22]	80/1000 sq. ft., 700/acre* **	4% (6:4)	10% (5:5)	3.6
(15-40 acres, 125,000-400,000 sq. ft., w/usually 1 major store, detached restaurant(s), grocery and drugstore)					
Neighborhood Shopping Center (Less than 15 acres, less than 125,000 sq. ft., w/usually grocery & drugstore, cleaners, beauty & barber shop, & fast food services)		120/1000 sq. ft., 1200/acre* **	4% (6:4)	10% (5:5)	
Commercial Shops	[45:40:15]				
Specialty Retail/Strip Commercial		40/1000 sq. ft., 400/acre*	3% (6:4)	9% (5:5)	4.3
Electronics Superstore		50/1000 sq. ft.**		10% (5:5)	
Factory Outlet		40/1000 sq. ft.**	3% (7:3)	9% (5:5)	
Supermarket		150/1000 sq. ft., 2000/acre* **	4% (7:3)	10% (5:5)	
Drugstore		90/1000 sq. ft.**	4% (6:4)	10% (5:5)	
Convenience Market (15-16 hours)		500/1000 sq. ft.**	8% (5:5)	8% (5:5)	
Convenience Market (24 hours)		700/1000 sq. ft.**	9% (5:5)	7% (5:5)	
Convenience Market (w/gasoline pumps)		850/1000 sq. ft., 550/vehicle fueling space**	6% (5:5)	7% (5:5)	
Discount Club		60/1000 sq. ft., 600/acre* **	1% (7:3)	9% (5:5)	
Discount Store		60/1000 sq. ft., 600/acre**	3% (6:4)	8% (5:5)	
Furniture Store		6/1000 sq. ft., 100/acre**	4% (7:3)	9% (5:5)	
Lumber Store		30/1000 sq. ft., 150/acre**	7% (6:4)	9% (5:5)	
Home Improvement Superstore		40/1000 sq. ft.**	5% (6:4)	8% (5:5)	
Hardware/Paint Store		60/1000 sq. ft., 600/acre**	2% (6:4)	9% (5:5)	
Garden Nursery		40/1000 sq. ft., 90/acre**	3% (6:4)	10% (5:5)	
Mixed Use: Commercial (w/supermarket)/Residential		110/1000 sq. ft., 2000/acre* (commercial only) 5/dwelling unit, 200/acre* (residential only)	3% (6:4) 9% (3:7)	9% (5:5) 13% (6:4)	
EDUCATION					
University (4 years)	[91:9:0]	2.4/student, 100 acre*	10% (8:2)	9% (3:7)	8.9
Junior College (2 years)	[92:7:1]	1.2/student, 24/1000 sq. ft., 120/acre* **	12% (8:2)	9% (6:4)	9.0
High School	[75:19:6]	1.3/student, 15/1000 sq. ft., 60/acre* **	20% (7:3)	10% (4:6)	4.8
Middle/Junior High	[63:25:12]	1.4/student, 12/1000 sq. ft. 50/acre**	30% (6:4)	9% (4:6)	5.0
Elementary	[57:25:10]	1.6/student, 14/1000 sq. ft., 90/acre* **	32% (6:4)	9% (4:6)	3.4
Day Care	[28:58:14]	5/child, 80/1000 sq. ft.**	17% (5:5)	18% (5:5)	3.7
FINANCIAL^s	[35:42:23]				3.4
Bank (Walk-In only)		150/1000 sq. ft., 1000/acre* **	4% (7:3)	8% (4:6)	
with Drive-Through		200/1000 sq. ft., 1500/acre*	5% (6:4)	10% (5:5)	
Drive-Through only		250 (125 one-way)/lane*	3% (5:5)	13% (5:5)	
Savings & Loan		60/1000 sq. ft., 600/acre**	2%	9%	
Drive-Through only		100 (50 one-way)/lane**	4%	15%	
HOSPITAL	[73:25:2]				8.3
General		20/bed, 25/1000 sq. ft., 250/acre*	8% (7:3)	10% (4:6)	
Convalescent/Nursing		3/bed**	7% (6:4)	7% (4:6)	
INDUSTRIAL					
Industrial/Business Park (commercial included)	[79:19:2]	16/1000 sq. ft., 200/acre* **	12% (8:2)	12% (2:8)	9.0
Industrial Park (no commercial)		8/1000 sq. ft., 90/acre**	11% (9:1)	12% (2:8)	
Industrial Plant (multiple shifts)	[92:5:3]	10/1000 sq. ft., 120/acre*	14% (8:2)	15% (3:7)	11.7
Manufacturing/Assembly		4/1000 sq. ft., 50/acre**	19% (9:1)	20% (2:8)	
Warehousing		5/1000 sq. ft., 60/acre**	13% (7:3)	15% (4:6)	
Storage		2/1000 sq. ft., 0.2/vault, 30/acre*	6% (5:5)	9% (5:5)	
Science Research & Development		8/1000 sq. ft., 80/acre*	16% (9:1)	14% (1:9)	
Landfill & Recycling Center		6/acre	11% (5:5)	10% (4:6)	

(OVER)

MEMBER AGENCIES: Cities of Carlsbad, Chula Vista, Coronado, Del Mar, El Cajon, Encinitas, Escondido, Imperial Beach, La Mesa, Lemon Grove, National City, Oceanside, Poway, San Diego, San Marcos, Santee, Solana Beach, Vista and County of San Diego.

ADVISORY/LIAISON MEMBERS: California Department of Transportation, County Water Authority, U.S. Department of Defense, S.D. Unified Port District and Tijuana/Baja California.

LAND USE	TRIP CATEGORIES [PRIMARY:DIVERTED:PASS-BY] ^P	ESTIMATED WEEKDAY VEHICLE TRIP GENERATION RATE (DRIVEWAY)	HIGHEST PEAK HOUR % (plus IN:OUT ratio)		TRIP LENGTH (Miles) ^L		
			Between 6:00-9:30 A.M.	Between 3:00-6:30 P.M.			
LIBRARY	[44:44:12]	50/1000 sq. ft., 400/acre**	2%	(7:3)	10%	(5:5)	3.9
LODGING	[58:38:4]						7.6
Hotel (w/convention facilities/restaurant)		10/occupied room, 300/acre	6%	(6:4)	8%	(6:4)	
Motel		9/occupied room, 200/acre*	8%	(4:6)	9%	(6:4)	
Resort Hotel		8/occupied room, 100/acre*	5%	(6:4)	7%	(4:6)	
Business Hotel		7/occupied room**	8%	(4:6)	9%	(6:4)	
MILITARY	[82:16:2]	2.5/military & civilian personnel*	9%	(9:1)	10%	(2:8)	11.2
OFFICE							
Standard Commercial Office	[77:19:4]	20/1000 sq. ft., ^o 300/acre*	14%	(9:1)	13%	(2:8)	8.8
(less than 100,000 sq. ft.)							
Large (High-Rise) Commercial Office	[82:15:3]	17/1000 sq. ft., ^o 600/acre*	13%	(9:1)	14%	(2:8)	10.0
(more than 100,000 sq. ft., 6+ stories)							
Office Park (400,000+ sq. ft.)		12/1000 sq.ft., 200/acre* **	13%	(9:1)	13%	(2:8)	
Single Tenant Office		14/1000 sq. ft., 180/acre*	15%	(9:1)	15%	(2:8)	8.8
Corporate Headquarters		7/1000 sq. ft., 110/acre*	17%	(9:1)	16%	(1:9)	
Government (Civic Center)	[50:34:16]	30/1000 sq. ft.**	9%	(9:1)	12%	(3:7)	6.0
Post Office							
Central/Walk-In Only		90/1000sq. ft.**	5%		7%		
Community (not including mail drop lane)		200/1000 sq. ft., 1300/acre*	6%	(6:4)	9%	(5:5)	
Community (w/mail drop lane)		300/1000 sq. ft., 2000/acre*	7%	(5:5)	10%	(5:5)	
Mail Drop Lane only		1500 (750 one-way)/lane*	7%	(5:5)	12%	(5:5)	
Department of Motor Vehicles		180/1000 sq. ft., 900/acre**	6%	(6:4)	10%	(4:6)	
Medical-Dental	[60:30:10]	50/1000 sq. ft., 500/acre*	6%	(8:2)	11%	(3:7)	6.4
PARKS	[66:28:6]						5.4
City (developed w/meeting rooms and sports facilities)		50/acre*	4%		8%		
Regional (developed)		20/acre*	13%	(5:5)	9%	(5:5)	
Neighborhood/County (undeveloped)		5/acre (add for specific sport uses), 6/picnic site* **					
State (average 1000 acres)		1/acre, 10/picnic site**					
Amusement (Theme)		80/acre, 130/acre (summer only)**			6%	(6:4)	
San Diego Zoo		115/acre*					
Sea World		80/acre*					
RECREATION							
Beach, Ocean or Bay	[52:39:9]	600/1000 ft. shoreline, 60/acre*					6.3
Beach, Lake (fresh water)		50/1000 ft. shoreline, 5/acre*					
Bowling Center		30/1000 sq. ft., 300/acre, 30/lane **	7%	(7:3)	11%	(4:6)	
Campground		4/campsite**	4%		8%		
Golf Course		7/acre, 40/hole, 700/course* **	7%	(8:2)	9%	(3:7)	
Driving Range only		70/acre, 14/tee box*	3%	(7:3)	9%	(5:5)	
Marinas		4/berth, 20/acre* **	3%	(3:7)	7%	(6:4)	
Multi-purpose (miniature golf, video arcade, batting cage, etc.)		90/acre	2%		6%		
Racquetball/Health Club		30/1000 sq. ft., 300/acre, 40/court*	4%	(6:4)	9%	(6:4)	
Tennis Courts		16/acre, 30/court**	5%		11%	(5:5)	
Sports Facilities							
Outdoor Stadium		50/acre, 0.2/seat*					
Indoor Arena		30/acre, 0.1/seat*					
Racetrack		40/acre, 0.6 seat*					
Theaters (multiplex w/matinee)	[66:17:17]	80/1000 sq. ft., 1.8/seat, 360/screen*	1/3%		8%	(6:4)	6.1
RESIDENTIAL	[86:11:3]						7.9
Estate, Urban or Rural		12/dwelling unit**	8%	(3:7)	10%	(7:3)	
(average 1-2 DU/acre)							
Single Family Detached		10/dwelling unit**	8%	(3:7)	10%	(7:3)	
(average 3-6 DU/acre)							
Condominium		8/dwelling unit**	8%	(2:8)	10%	(7:3)	
(or any multi-family 6-20 DU/acre)							
Apartment		6/dwelling unit**	8%	(2:8)	9%	(7:3)	
(or any multi-family units more than 20 DU/acre)							
Military Housing (off-base, multi-family)							
(less than 6 DU/acre)		8/dwelling unit	7%	(3:7)	9%	(6:4)	
(6-20 DU/acre)		6/dwelling unit	7%	(3:7)	9%	(6:4)	
Mobile Home							
Family		5/dwelling unit, 40/acre*	8%	(3:7)	11%	(6:4)	
Adults Only		3/dwelling unit, 20/acre*	9%	(3:7)	10%	(6:4)	
Retirement Community		4/dwelling unit**	5%	(4:6)	7%	(6:4)	
Congregate Care Facility		2.5/dwelling unit**	4%	(6:4)	8%	(5:5)	
RESTAURANT^S	[51:37:12]						4.7
Quality		100/1000 sq. ft., 3/seat, 500/acre* **	1%	(6:4)	8%	(7:3)	
Sit-down, high turnover		160/1000 sq. ft., 6/seat, 1000/acre* **	8%	(5:5)	8%	(6:4)	
Fast Food (w/drive-through)		650/1000 sq. ft., 20/seat, 3000/acre* **	7%	(5:5)	7%	(5:5)	
Fast Food (without drive-through)		700/1000 sq. ft.**	5%	(6:4)	7%	(5:5)	
Delicatessen (7am-4pm)		150/1000 sq. ft., 11/seat*	9%	(6:4)	3%	(3:7)	
TRANSPORTATION							
Bus Depot		25/1000 sq. ft.**					
Truck Terminal		10/1000 sq. ft., 7/bay, 80/acre**	9%	(4:6)	8%	(5:5)	
Waterport/Marine Terminal		170/berth, 12/acre**					
Transit Station (Light Rail w/parking)		300/acre, 2 ^{1/2} /parking space (4/occupied)**	14%	(7:3)	15%	(3:7)	
Park & Ride Lots		400/acre (600/paved acre), { 5/parking space (8/occupied)* **	14%	(7:3)	15%	(3:7)	

* Primary source: San Diego Traffic Generators.

* Other sources: ITE Trip Generation Report [6th Edition], Trip Generation Rates (other agencies and publications), various SANDAG & CALTRANS studies, reports and estimates.

^P Trip category percentage ratios are daily from local household surveys, often cannot be applied to very specific land uses, and do not include non-resident drivers (draft SANDAG Analysis of Trip Diversion, revised November, 1990):

PRIMARY - one trip directly between origin and primary destination.

DIVERTED - linked trip (having one or more stops along the way to a primary destination) whose distance compared to direct distance ≥ 1 mile.

PASS-BY - undiverted or diverted < 1 mile.

^L Trip lengths are average weighted for all trips to and from general land use site. (All trips system-wide average length = 6.9 miles)

^c Fitted curve equation: $\ln(T) = 0.502 \ln(x) + 6.945$ } T = total trips, x = 1,000 sq. ft.

^o Fitted curve equation: $\ln(T) = 0.756 \ln(x) + 3.950$ }

^R Fitted curve equation: $t = -2.169 \ln(d) + 12.85$ t = trips/DU, d = density (DU/acre), DU = dwelling unit

^S Suggested PASS-BY (undiverted or diverted < 1 mile) percentages for trip rate reductions only during P.M. peak period (based on combination of local data/review and Other sources**):

COMMERCIAL/RETAIL	
Regional Shopping Center	20%
Community " "	30%
Neighborhood " "	40%
Specialty Retail/Strip Commercial (other)	10%
Supermarket	40%
Convenience Market	50%
Discount Club/Store	30%
FINANCIAL	
Bank	25%
AUTOMOBILE	
Gasoline Station	50%
RESTAURANT	
Quality	10%
Sit-down high turnover	20%
Fast Food	40%

^T Trip Reductions - In order to help promote regional "smart growth" policies, and acknowledge San Diego's expanding mass transit system, consider vehicle trip rate reductions (with proper documentation and necessary adjustments for peak periods). The following are some examples:

[1] A 5% daily trip reduction for land uses with transit access or near transit stations accessible within 1/4 mile.

[2] Up to 10% daily trip reduction for mixed-use developments where residential and commercial retail are combined (demonstrate mode split of walking trips to replace vehicular trips).

ATTACHMENT “B”

Appendix B

PROJECT SCOPING FORM FOR TRAFFIC ANALYSIS

This letter acknowledges the Riverside County Transportation Department requirements for traffic impact analysis of the following project. The analysis must follow the Riverside County Transportation Department Transportation Analysis Guidelines dated August 2020.

Case No. _____
 Related Cases -
 SP No. _____
 EIR No. _____
 GPA No. _____
 CZ No. _____
 Project Name: _____
 Project Address: _____
 Project Description: _____

	<u>Consultant</u>	<u>Developer</u>
Name:	<u>Rick Engineering Company</u>	<u>No Worries! Boat and RV Storage</u>
Address:	<u>5620 Friars Road</u>	<u>28447 Witherspoon Parkway</u>
	<u>San Diego, CA 92110</u>	<u>Valencia CA, 91355</u>
Telephone:	<u>(619) 291-0707</u>	<u>(661) 433-8062</u>
Fax:	<u>(619) 291-4165</u>	<u>tom@riverrangellc.com</u>

A. Trip Generation Source: SANDAG

Current GP Land Use *Provide General Plan Land Use Designation (e.g.: MDR, CR, etc)* _____ Proposed Land Use _____

Current Zoning _____ Proposed Zoning _____

	Current Trip Generation			Proposed Trip Generation		
	In	Out	Total	In	Out	Total
AM Trips	<u>0</u>	<u>0</u>	<u>0</u>	<u>3</u>	<u>3</u>	<u>6</u>
PM Trips	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>5</u>	<u>10</u>

Internal Trip Allowance Yes No (_____ % Trip Discount)
 Pass-By Trip Allowance Yes No (_____ % Trip Discount)

A passby trip discount of 25% is allowed for appropriate land uses. The passby trips at adjacent study area intersections and project driveways shall be indicated on a report figure.

B. Trip Geographic Distribution: N 40 % S 60 % E 0 % W 0 %
 (attach exhibit for detailed assignment)

C. Background Traffic

Project Build-out Year: Provide realistic opening year, considering time needed for approvals and construction. Annual Ambient Growth Rate: 2 %
 Phase Year(s) 2022

Other area projects to be analyzed: Cumulative projects to be provided by County of Riverside.

Model/Forecast methodology Not applicable

Appendix B – Project Scoping Form – Page 2

D. Study intersections: (NOTE: Subject to revision after other projects, trip generation and distribution are determined, or comments from other agencies.)

- | | |
|--|-----------|
| 1. <u>Winchester Road/Willard Street</u> | 6. _____ |
| 2. <u>Winchester Road/Simpson Road</u> | 7. _____ |
| 3. <u>Winchester Road/Domenigoni Parkway</u> | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |

E. Study Roadway Segments: (NOTE: Subject to revision after other projects, trip generation and distribution are determined, or comments from other agencies.)

- | | |
|---|-----------|
| 1. <u>Winchester Road north of Willard Street</u> | 6. _____ |
| 2. <u>Winchester Road south of Willard Street</u> | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |

E. Other Jurisdictional Impacts

Is this project within a City’s Sphere of Influence or one-mile radius of City boundaries? Yes No

If so, name of City Jurisdiction: _____

F. Site Plan (please attach reduced copy)

G. Specific issues to be addressed in the Study (in addition to the standard analysis described in the Guideline) (To be filled out by Transportation Department)

(NOTE: If the traffic study states that “a traffic signal is warranted” (or “a traffic signal appears to be warranted,” or similar statement) at an existing unsignalized intersection under existing conditions, 8-hour approach traffic volume information must be submitted in addition to the peak hourly turning movement counts for that intersection.)

H. Existing Conditions

Traffic count data must be new or recent. Provide traffic count dates if using other than new counts.
Date of counts

***NOTE* Traffic Study Submittal Form and appropriate fee must be submitted with, or prior to submittal of this form. Transportation Department staff will not process the Scoping Agreement prior to receipt of the fee.**

Recommended by:

Carlos C. Perez M. 7/19/2021
 Consultant’s Representative Date
 Project Scoping Form Submitted on 7/19/2021

Approved Project Scoping Form:

 Riverside County Transportation Date
 Department

Revised on _____