

APPENDIX H2
VMT ASSESSMENT

Technical Memorandum

August 14, 2023

To: Fernando Herrera, City of Menifee

From: Jacob Swim TE, Michael Baker International

CC: Alicia Gonzalez, Michael Baker International

Subject: Coronado Condos VMT Assessment

Introduction

The purpose of this memorandum is to document the Vehicle Miles Traveled (VMT) assessment for the proposed Coronado Condos Project (Project) located in the City of Menifee, California in support of the Transportation component of the California Environmental Quality Act (CEQA) process. **Table 1** provides key project information. **Attachment A** contains all associated exhibits. **Exhibit 1** shows the regional location of the Project, **Exhibit 2** shows the local site vicinity, and **Exhibit 3** shows the conceptual site plan.

Table 1 – Project Information

Item	Description
Project Name	Coronado Condos Project
Project Location	Northern portion of the City at Thornton Avenue between Family Circle and Murietta Road. Regional access to the site is provided via Interstate 215 (I-215) and local access to the site is provided via Murietta Road.
Site Area	The Project site covers approximately 6.5 net acres.
Existing Use	Undeveloped
Surrounding Land Use	<ul style="list-style-type: none">• <i>North</i>: The project site is bordered by a single-family residential housing.• <i>East</i>: The project site is bordered by a single-family residential housing.• <i>South</i>: To the south, there are mobile-home housing and single-family residential• <i>West</i>: The project site is bordered by a single-family residential housing.
Proposed Project	Project proposes a single-family condominium project comprised of 73 units on an approximately 9.7 gross acres /6.5 net acre site.
Assessor's Parcel Number (APN)	APN 335-440-001 and 335-440-002
Anticipated Project Opening Year	2025

Project Trip Generation

The Project site trips were calculated using trip generation rates obtained from the *Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition)* for land use code 210 (Single-Family Residential). **Table 2** provides the trip generation rates based on the Project’s number of dwelling units as well as the vehicle trip generation summary forecast to be generated by the Project. As provided by the site operator, the projected number of dwelling units will be 73.

As shown, the Project is anticipated to generate 755 daily trips with 56 AM peak hour trips (14 in / 42 out) and 74 PM peak hour trips (47 in / 27 out). It should be noted that no trip generation credits, or reductions were applied.

Table 2 – Trip Generation Rates

ITE Land Use Code 210: Single-Family Residential	Daily	AM Peak Hour		PM Peak Hour	
		Total	In : Out	Total	In : Out
Intensity: 73 DU					
Trip Generation Rates ⁽¹⁾	$\text{Ln}(T)=0.92\text{Ln}(x)+2.68$	$\text{Ln}(T)=0.91\text{Ln}(x)+0.12$	26% : 74%	$\text{Ln}(T)=0.94\text{Ln}(x)+0.27$	63% : 37%
Trip Generation	755	56	14 : 42	74	47 : 27

¹ Source: ITE Trip Generation Manual, 11th Edition. Trip Generation shown based on fitted curve equation.

DU = Dwelling Units

Analysis Guidelines

The primary resource for this assessment is the *City of Menifee Traffic Impact Analysis Guidelines for Vehicle Miles Travelled (Updated January 2022)*. As outlined in the guidelines, a web-based tool that was developed by the Western Riverside Council of Governments (WRCOG) can be utilized to determine project specific VMT based on the traffic analysis zone (TAZ) where the project is located. The results of screening evaluation including the use of this assessment tool are discussed in the following section.

Screening Criteria

Based on the City’s guidelines, land use projects that meet certain screening threshold criteria based on project size, location, proximity to transit or trip-making potential may be presumed to have a less-than-significant transportation impact under CEQA and do not require a full detailed VMT analysis. Each of the screening criteria and the individual Project assessments are discussed below.

Step 1: Transit Priority Area (TPA) Screening

Projects located within a TPA may be presumed to have a less than significant impact absent substantial evidence to the contrary. This presumption may NOT be appropriate if the project:

1. *Has a Floor Area Ratio of less than 0.75;*

2. Includes more parking for use by residents, customers, or employees of the project than required by the City.
3. Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the City of Menifee, with input from the Metropolitan Planning Organization); or
4. Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

Project Assessment:

According to the WRCOG online screening tool referenced in the City's guidelines, the Project is not located in a Transit Priority Area and therefore not screened out based on proximity to transit. Refer to **Attachment B** for the WRCOG VMT screening tool screen capture for the Project area.

Step 2: Low VMT Area Screening

Residential and office projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, other employment-related and mixed-use land use projects may qualify for the use of screening if there is a reasonable expectation that the project will generate VMT per service population that is similar to the existing land uses in the low VMT area.

Project Assessment:

A review of the WRCOG online screening tool shows the Project is located within in a Low VMT area. Also, the Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation (EDC-SG) and regulations. Therefore, the Project can be presumed to have a less-than-significant VMT impact and the Project screens out of a full VMT analysis based Low VMT Area screening criterion. See **Attachment B** for the online screening tool exhibits. It should be noted that the previous traffic study scoping agreement screening evaluation has been updated to change the VMT metric from "PA" to "OD", thus resulting in a modified screening analysis finding.

Step 3: Project Type Screening

Local-serving projects, including retail projects less than 50,000 square feet, are presumed to have a less than significant impact absent substantial evidence to the contrary. Local serving retail generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel.

In addition to local serving retail, the following uses can also be presumed to have a less than significant impact absent substantial evidence to the contrary as their uses are local serving in nature:

- Local serving K-12 schools
- Local parks
- Day care centers
- Local-serving retail uses less than 50,000 square feet (SF), including:
 - Gas stations, banks, restaurants, shopping centers

- *Local-serving hotels (e.g. non-destination hotels)*
- *Student housing projects on or adjacent to college campuses*
- *Local-serving assembly uses (places of worship, community organizations)*
- *Community institutions (public libraries, fire stations, local government)*
- *Local-serving community colleges that are consistent with the assumptions noted in the RTP/SCS*
- *Affordable or supportive housing*
- *Assisted living facilities*
- *Senior housing as defined by the U.S Department of Housing and Urban Development (HUD)*
- *Projects generating less than 110 daily vehicle trips*
 - *This generally corresponds to the following “typical” development potentials:*
 - *11 single family housing units*
 - *16 multi-family, condominiums, or town housing units*
 - *10,000 SF of office*
 - *15,000 SF of light industrial*
 - *63,000 SF or warehousing*
 - *79,000 SF of high-cube transload and short-term storage warehouse*

Project Assessment:

The Project is anticipated to generate more than 110 daily vehicle trips with 73 single-family residential dwelling units. As shown in **Table 2**, the Project is anticipated to generate more than 110 daily trips. Therefore, the Project cannot be screened out under Criteria 3: Project Type Screening.

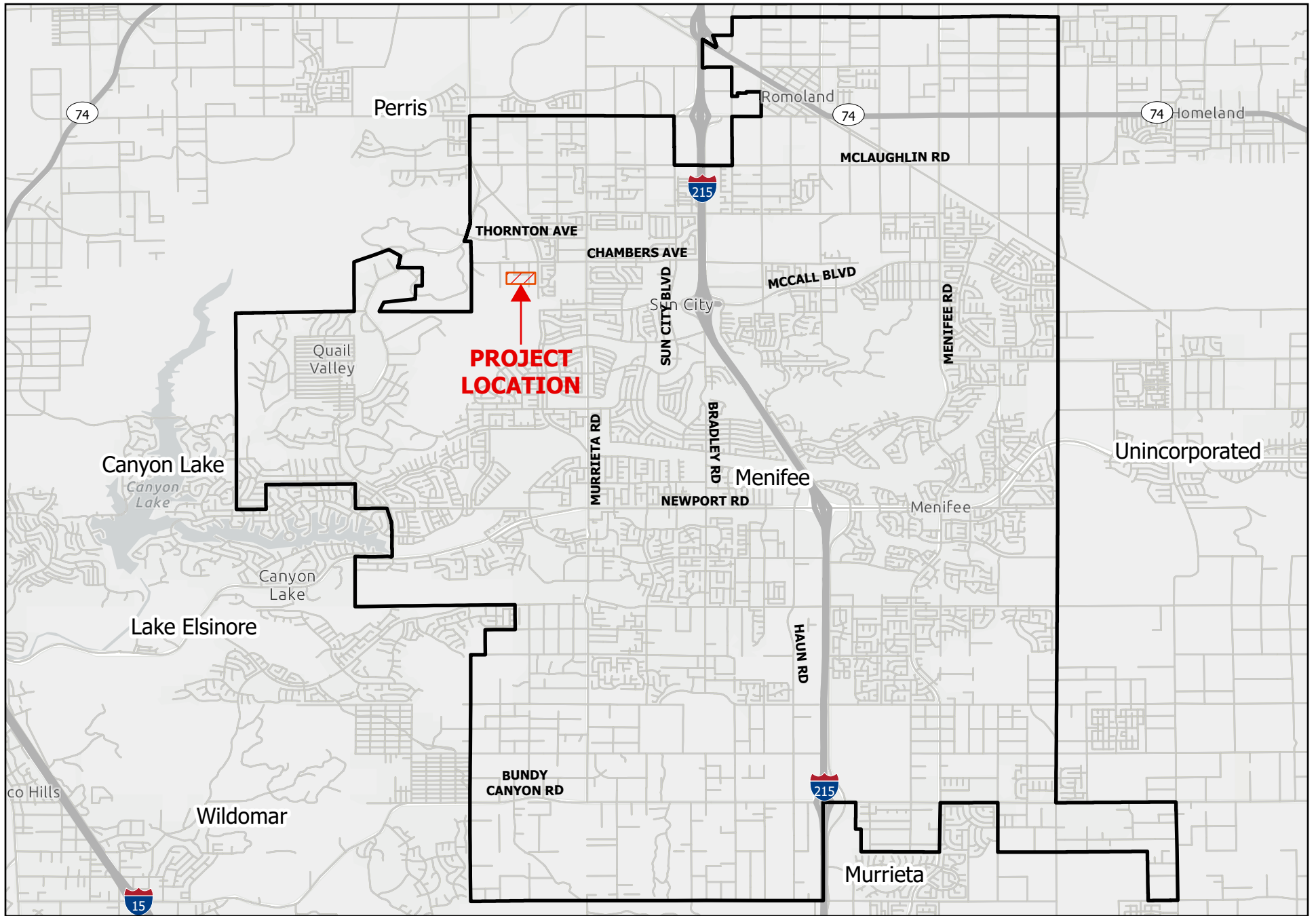
Conclusions

The Project plans to construct 73 single-family residential dwelling units on approximately 9.7 gross acres and is expected to generate 755 daily trips with 56 AM peak hour trips and 74 PM peak hour trips. Based on the *City Guidelines*, land use projects that meet any of the screening thresholds based on size, location, project type, proximity to transit or trip-making potential can be presumed to result in a less-than-significant transportation impact under CEQA and do not require a detailed quantitative VMT assessment. **Table 3** summarizes the screening criteria findings. As shown, **the Project meets the Screening Criteria for Low VMT Area, thus allowing for a determination of a less-than-significant impact on VMT. Therefore, a detailed project specific VMT calculation and identification of mitigation measures is NOT required.**

Table 3 – Screening Criteria Summary

Screening Criteria	Criteria Met?
1 Transit Priority Area (TPA) Screening	No
2 Low VMT Area Screening	Yes
3 Project Type Screening	No

Attachment A
Exhibits





Not to Scale

Legend



Project Location

Michael Baker

INTERNATIONAL

Date
H:\pdata\

Project Location

Exhibit 2

SITE SUMMARY

GROSS ACREAGE	420,753 sf	9.66 AC						
Public ROW (Thornton Ave)	25,702 sf	0.59 AC						
ADJUSTED GROSS ACREAGE	395,051 sf	9.14 AC						
Base Zone	LAMOR	Low Medium Density Residential						
Max Density	5' - 8' ft/Ac	Min. 73 Units						
Lot Requirements	Lot Area: 6,000 sf Lot Width: 40 ft Lot Depth: 80 ft	Frontage: 30 ft Flag Lot: 20 ft Cul-de-sac: 35 ft						
Setbacks	Front: 15 ft Corner Side: 15 ft Side: 15 ft	Rear: 20 ft						
Structure Height	42 ft							
Gross Floor Area	First floor	Garage	Patios	Second fl.	Total Living	Non-Residential & Impervious	Building Coverage Area	# of Units
PLAN 1	1,292 sf	405 sf	16 sf	1,292 sf	21 sf	1,951 sf	15 units	
PLAN 2	682 sf	477 sf	19 sf	1,019 sf	1,682 sf	23 sf	1,378 sf	19 units
PLAN 3	687 sf	485 sf	40 sf	1,092 sf	1,775 sf	11 sf	1,413 sf	23 units
PLAN 4	734 sf	498 sf	32 sf	1,106 sf	1,840 sf	32 sf	1,417 sf	16 units
SITE TOTAL				50,538 sf	1,050 sf		110,614 sf	73 units
Lot Area	296,002 sf							
Total Coverage Area	110,614 sf							
Building Coverage	Max: 20,006 Proposed: 110,614 sf							
Open Space	30%	118,518 sf						
Common Open Space	N/A	N/A	ROW: 25,633 sf OS: 5,712 sf WQ/BMP: 3,889 sf OS, WQ/BMP: 39,488 sf					
Private Open Space	N/A	N/A						
SITE TOTAL								103,881 sf
Parking Requirement	2.5 per du	with 3 bedrooms or more						48.95%
SITE TOTAL	0.1 per du	guest parking spaces						
SITE TOTAL								190 spaces
								298 spaces

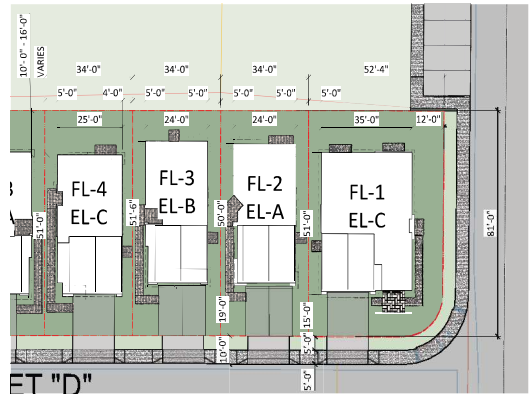
REQUIRED SPACES

MF - 3 bedrooms or more	2.5 per unit	73 DU	182.5 spaces
MF - Guest space	1 per 10 units	73 DU	7.3 spaces
TOTAL			190 spaces

PROVIDED SPACES

Covered Garage	2 per unit	73 DU	146 spaces
Guest space (Off-Street)			12 spaces
Guest space (Driveway)			78 spaces
TOTAL			236 spaces

FLOOR AREA CALCULATIONS ARE FOR BUILDING DEPARTMENT PURPOSES ONLY



3 SETBACKS EXHIBIT
Scale: 1" = 20'-0"



1 CONCEPT SITE PLAN - 73 UNITS
Scale: 1" = 40'-0"



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SITE PLAN

JOB NUMBER: 218PAM07
DATE PUBLISHED: 04.12.2023
DRAWN BY: YUL_DS
REVISION: DESCRIPTION: Pre-application Revision

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Attachment B
WRCOG VMT Screening Tool Output

Exhibit B-1

The screenshot displays the WRCOG VMT Tool interface. At the top, the header includes the logo, the text "WRCOG VMT Tool", "Powered by Fehr & Peers", and "User's Guide". A search bar on the left contains the text "thorton avenue, menifee, ca" and a search icon. Below the search bar, a dropdown menu shows "Show search results for thorton aven...".

A configuration dialog box titled "Complete #1-4, Then Click 'Run'" is open. It contains four numbered steps with corresponding dropdown menus:

- #2. Select the VMT Metric. Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*
Dropdown: OD VMT Per Service Population
- #3. Select the Baseline Year. The year available for analysis are from 2018 to 2045.*
Dropdown: 2025
- #4. Select the Threshold (% reduction from baseline year). Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*
Dropdown: Below County Future Buildout (0%)

A data popup window titled "(3 of 4)" is overlaid on the map, displaying the following information:

OBJECTID	443
TAZ	1100
VMT Metric	OD VMT Per Service Population
TAZ VMT	29.36180157851852
Community Region VMT	33.600665
Threshold	33.6
% Difference	-12.62%
Results	Yes (Pass)
Shape_Length	16676.34583735939
Shape_Area	12304028.243563058

The popup window also includes a "Zoom to" link and a close button. The background map shows a green area with several streets labeled, including Thorton Ave, Boulder Road, and Boulder Ln.

Exhibit B-2

The screenshot displays the WRCOG VMT Tool interface. At the top, the title bar reads "WRCOG VMT Tool" with subtext "Powered by Fahr & Peers" and "User's Guide". A search bar on the left contains the text "thorton avenue, menifee, ca". Below the search bar, a configuration window titled "Complete #1-4, Then Click 'Run'" is open. This window contains four numbered steps:

- #2. Select the VMT Metric. Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*
Dropdown menu: OD VMT Per Service Population
- #3. Select the Baseline Year. The year available for analysis are from 2018 to 2045.*
Dropdown menu: 2025
- #4. Select the Threshold (% reduction from baseline year). Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*
Dropdown menu: Below County Future Buildout (0%)

The map background shows a green area with a large orange highlighted parcel. A tooltip window titled "(4 of 4)" is open over the parcel, displaying the following information:

OBJECTID	1
Completely within a TPA?	No (Fail)
Within a low VMT generating TAZ?	Yes (Pass)
Note	Screening results are based on location of parcel centroids. If results are desired considering the full parcel, please refer to the associated map layers to visually review parcel and TAZ boundary relationship.
Community Regions have different thresholds	0

At the bottom of the tooltip, there is a "Zoom to" link and three dots. The map also shows various street names such as Boulder Road, Thorton Ave, and Boulder Ln.

Exhibit B-3

The screenshot displays the WRCOG VMT Tool interface. At the top, it is powered by Fehr & Peers and includes a User's Guide link. A search bar on the left contains the text "thorton avenue, menifee, ca". A configuration dialog box titled "Complete #1-4, Then Click 'Run'" is open, with the following settings:

- #2. Select the VMT Metric: OD VMT Per Service Population
- #3. Select the Baseline Year: 2025
- #4. Select the Threshold (% reduction from baseline year): Below County Future Buildout (0%)

An orange highlighted area on the map represents the selected parcel. A data popup window titled "(1 of 4)" provides the following information:

OBJECTID	1
Assessor Parcel Number (APN)	335440001
Traffic Analysis Zone (TAZ)	1100
Community Region	MENIFEE
Inside a Transit Priority Area (TPA)	No
TAZ VMT	29.4
Jurisdiction VMT	33.6
% Difference	-12.62%
VMT Metric	OD VMT Per Service Population
Threshold	33.6

The popup also includes a "Zoom to" link and a menu icon (three dots).

Exhibit B-4

The screenshot displays the WRCOG VMT Tool interface. At the top, the title bar reads "WRCOG VMT Tool" with subtext "Powered by Fehr & Peers" and "User's Guide". A search bar at the top left contains the text "thorton avenue, menifee, ca". Below the search bar, a configuration dialog box titled "Complete #1-4, Then Click 'Run'" is open. This dialog contains three numbered steps:

- #2. Select the VMT Metric.** Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*
Selected metric: OD VMT Per Service Population
- #3. Select the Baseline Year.** The year available for analysis are from 2018 to 2045.*
Selected year: 2025
- #4. Select the Threshold** (% reduction from baseline year). Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*
Selected threshold: Below County Future Buildout (0%)

The background map shows a green area with an orange highlighted polygon. A data popup window titled "(3 of 4)" is open over the polygon, displaying the following data:

OBJECTID	443
TAZ	1100
VMT Metric	OD VMT Per Service Population
TAZ_VMT	29.36180157851852
Community Region VMT	33.600665
Threshold	33.6
% Difference	-12.62%
Results	Yes (Pass)
Shape_Length	16676.34583735939
Shape_Area	12304028.243563058

At the bottom of the popup, there is a "Zoom to" link and a three-dot menu icon. The map background shows various street names such as Thorton Ave, Family Ct, Hilman Ct, and Boulder Road Pl.