February 27, 2023

Mr. Chad McKillop
WESTGATE PLAZA LLC
1006 Straightaway Court
Oceanside, CA 92057

Subject: Fort Amethyst Self Storage Project Trip Generation and Vehicle Miles Traveled (VMT) Screening Analysis, City of Victorville

Dear Mr. McKillop:

Introduction

RK ENGINEERING GROUP, INC. (RK) is pleased to provide this Trip Generation and Vehicle Miles Traveled (VMT) Screening Analysis for the proposed Fort Amethyst Self Storage Project.

The purpose of this study is to determine if the project will require a detailed level of service (LOS) analysis and/or a detailed VMT modeling analysis per the City of Victorville *General Guidelines for Conducting Traffic Studies and Determination of Intersection Level of Service and Improvement Needs,* dated January 20, 2005 (TIA Guidelines) and the *City of Victorville Vehicle Miles Traveled (VMT) Analysis Guidelines*, dated June 16, 2020 (VMT Guidelines), which establish uniform analysis methodologies and thresholds of significance for determining LOS and VMT impacts in the City of Victorville.

Project Description

The proposed Fort Amethyst Self Storage (hereinafter referred to as "project") is generally located east of Amethyst Road and approximately 630-feet south of Palmdale Road, in the City of Victorville.

The proposed project consists of constructing 122,350 square-feet (SF) of self-storage space within twenty-four (24) buildings over two phases. Phase 1 includes 86,100 SF of self-storage area within fifteen (15) buildings, and Phase 2 includes the remaining 36,250 SF of self-storage area within nine (9) buildings. The project proposes to provide seven (7) on-site parking spaces.

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Exhibit A shows the location map of the proposed project. Exhibit B shows the proposed site plan.

Project Trip Generation

Trip generation represents the amount of traffic that is attracted and produced by a development.

Trip generation rates for the proposed project are shown in Table 1 and are from the *Institute of Transportation Engineers (ITE) Trip Generation Manual* (11th Edition, 2021). This publication provides a comprehensive evaluation of trip generation rates for a variety of land uses.

The project is proposing to construct 122,350 square-feet of self-storage space. As such, the ITE Land Use Code 151: Mini-Warehouse trip rates are the most appropriate for the project. Table 1 shows the ITE trip generation rates (11th Edition) utilized for the trip generation analysis of the proposed project land use.

Table 1
ITE Trip Generation Rates[1]

Land Use	Units[2]	ITE Code	AM			PM			Daily
			In	Out	Total	In	Out	Total	
Mini-Warehouse	TSF	151	59%	41%	0.09	47%	53%	0.15	1.45

[1] Source: *ITE Trip Generation Manual* (11th Edition, 2021).

[2] TSF = Thousand Square Feet.

Using the trip rates from Table 1, Table 2 shows the trip generation for the proposed project.

Table 2
Project Trip Generation[1]

Land Use (ITE Code)	Quantity	Units[2]	AM			PM			Daily
			In	Out	Total	In	Out	Total	
Mini-Warehouse (151)	122.350	TSF	6	5	11	9	9	18	177

[1] Source: *ITE Trip Generation Manual* (11th Edition, 2021).

[2] TSF = Thousand Square Feet.

As shown in Table 2, based on the ITE trip generation rates, the proposed project is forecast to generate approximately 177 daily trips with 11 trips in the AM peak hour and 18 trips in the PM peak hour.

Based on industry standards, a full level of service traffic study is generally required when a project generates 50 or more peak hour trips or 500 or more daily trips.

The proposed project is forecasted to generate less than 50 peak hour trips and less than 500 daily trips, which is below the standard screening threshold for performing full level of service traffic study. Hence, a full traffic impact study is not expected to be required.

VMT Screening Assessment

The City of Victorville has adopted Vehicle Miles Traveled (VMT) Analysis Guidelines, dated June 16, 2020, to provide recommendations in the form of thresholds of significance and methodology for identifying VMT related impacts under the California Environmental Quality Act (CEQA). The proposed project is subject to a VMT analysis and will adhere to the recommendations and practices described in the City of Victorville VMT Guidelines.

Per the City's VMT guidelines, there are three (3) types of screening that can be applied to effectively screen development projects from requiring a project-level VMT assessment. These screening criteria are summarized below:

- *Transit Priority Area (TPA) Screening*
- *Low VMT Area Screening*
- *Daily Trip and Land Use Type Screening*

Daily Trip and Land Use Type Screening

Based on the analysis methodology described in the City of Victorville VMT Guidelines, project screening procedures have been implemented to identify projects that may be presumed to have a less than significant impact absent substantial evidence to the contrary and will be exempted from further project-level VMT assessment.

According to the City's VMT Guidelines, land use projects that result in a net increase of 1,285 or less weekday daily trips, per the latest ITE Trip Generation Manual, are presumed to have a less than significant impact absent substantial evidence to the contrary. These include the following land use types:

- Single Family or Multifamily (Low Rise) Residential – 136 dwelling units or less;
- Office – 227,000 square feet or less;
- Retail – 122,000 square feet or less;
- Warehousing – 829,000 square feet or less;
- Light Industrial – 296,000 square feet or less;
- K-12 Public Schools;
- Daycare/Childcare/Pre-K;
- Affordable Housing;
- Student Housing;
- Community Institutions, Social Services, Public Buildings; and
- Other land uses not described above for which the project would generate 1,285 weekday daily trips or less.

As previously mentioned, the proposed project consists of 122,350 SF of self-storage space and is forecast to generate approximately 177 weekday daily trips, which is less than the 1,285 weekday daily trips threshold.

As a result, the proposed project is screened out based on Daily Trip and Land Use Type Screening and may be presumed to have a less than significant VMT impact under CEQA. Therefore, no further VMT analysis is required.

Conclusions

RK Engineering Group, Inc. has completed this Trip Generation and Vehicle Miles Traveled (VMT) Screening Assessment for the proposed Fort Amethyst Self Storage Project.

Based on the project trip generation (i.e., 11 AM peak hour trips, and 18 PM peak hour trips), the proposed project does not meet the minimum requirements for a full level of service traffic study.

Furthermore, the City's VMT guidelines provide three types of screening that can be applied to screen proposed development projects from requiring a project-level VMT analysis. The project is forecast to generate approximately 177 weekday daily trips, which is less than the 1,285 weekday daily trips threshold. As a result, the proposed project is screened out based on Daily Trip and Land Use Type Screening and may be presumed to have a less than significant VMT impact under CEQA. Therefore, no further VMT analysis is required.

RK Engineering Group, Inc. appreciates this opportunity to assist WESTGATE PLAZA LLC with this project. If you have any questions regarding this study, please do not hesitate to contact us at (949) 474-0809.

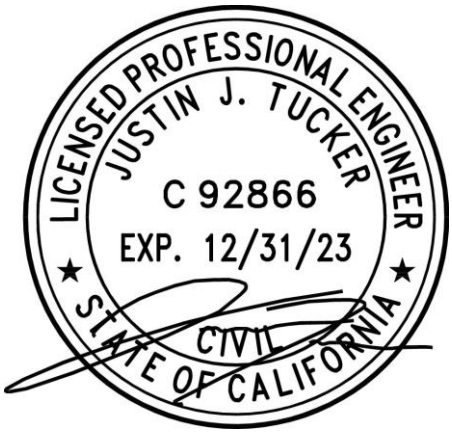
Sincerely,

RK ENGINEERING GROUP, INC.

Justin Tucker, P.E.
Principal Engineer

Becca Morrison
Environmental Specialist

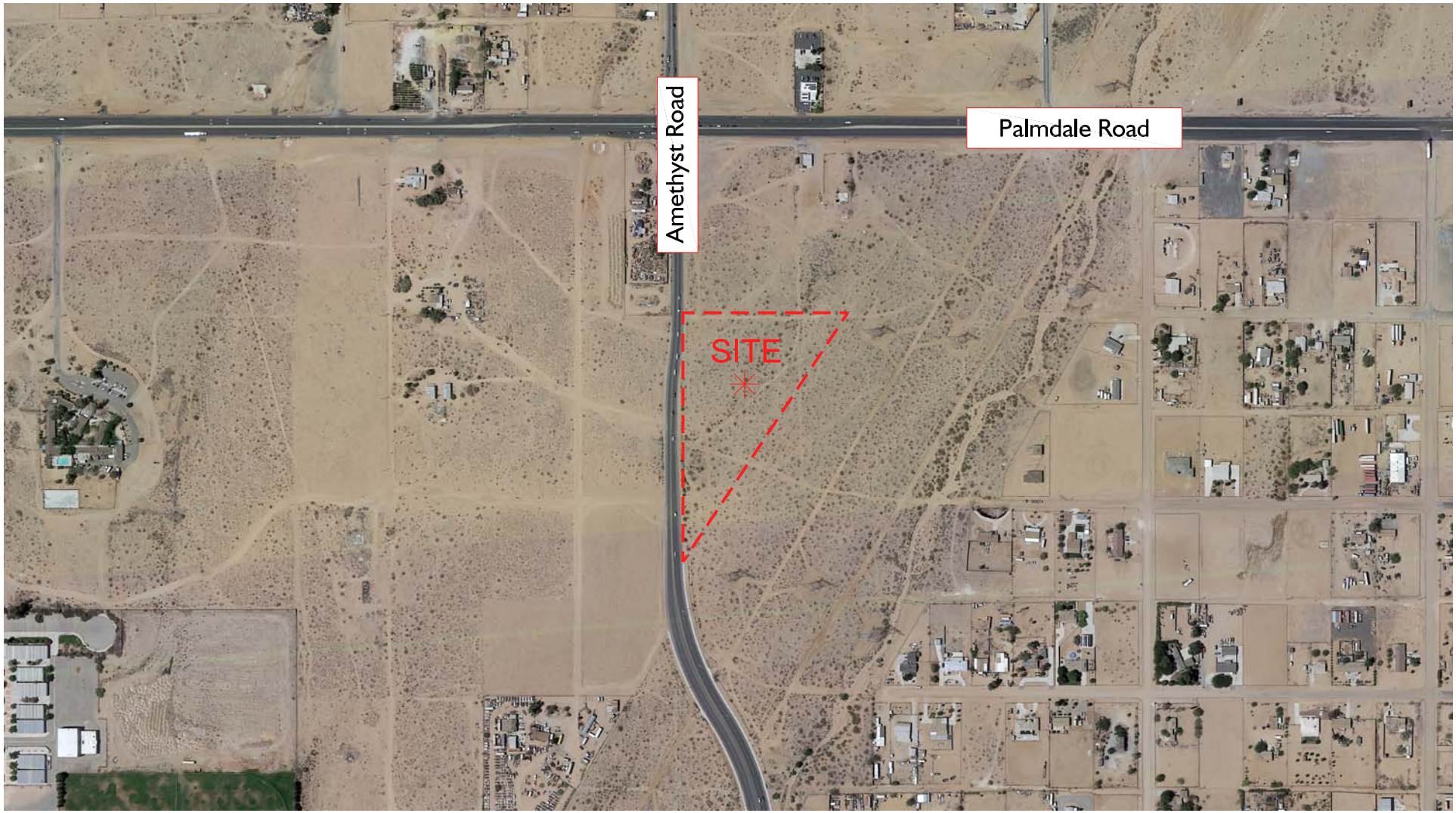
Attachments:



Exhibits

Exhibit A

Location Map



Legend:

✳ = Project Site

– – = Project Site Boundary

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