



## Memorandum

**To:** Andrew Kotyuk  
5 Points, Inc.

**From:** Kawai Mang, EIT  
Albert A. Webb Associates

**Date:** September 16, 2022

**Subject:** Vehicle Miles Traveled screening for proposed 5 Points project

---

Albert A. Webb Associates (WEBB) is pleased to present this vehicle miles traveled (VMT) screening assessment for the proposed 5 Points project on the south side of Ramona Expressway east of Warren Road in the City of San Jacinto. This assessment is based on the latest agency guidelines and project site plan.

The proposed project involves the operation of an outdoor mixed light cultivation facility on assessor parcel numbers (APNs) 430-100-013 and 430-100-002, totaling approximately 57 acres in the City of San Jacinto (City), along with an associated administrative office and employee restrooms. The project site is surrounded by existing agricultural operations, and the Metropolitan Water District (MWD) Aqueduct runs along its southern boundary. Project access is proposed via two existing driveways on Ramona Expressway, to be installed with automatic gates.

Proposed project operations involve the cultivation, processing, storage, and distribution of adult-use plant products, which would be harvested 2-3 times a year. A total of 1,891,119 square feet (sf) of cultivation area is proposed, to be comprised of hoop houses with above-ground planters. The project would have 21 full-time employees during the proposed hours of operation of Monday – Friday 9:00am - 5:00pm, with weekend and holiday operations 9:00am - 12:00pm.

Of the site's nine Operation Areas, two have been fully constructed and three are partially constructed. The remaining undeveloped portions are proposed to be constructed in a single phase taking approximately one to two months.

### **A. Background**

Following the adoption of California Senate Bill 743 (SB 743) in 2013, the California Office of Planning and Research (OPR) identified VMT as the most appropriate measure of determining transportation impacts under CEQA, replacing level of service (LOS) analyses. Accordingly, the City's Guidelines includes examples of project types that would not likely lead to a substantial or measurable increase in vehicle travel and are therefore presumed to induce less-than-significant impacts on VMT. These include "projects generating less than 500 daily vehicle trips."

Typically, expected project trip generation is calculated by applying trip generation rates from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, which aggregates site studies nationwide for various land uses. Although the latest edition of the *Manual* does include a land use for the cultivation and processing of adult-use plants, there is only one study in the data, and the site studied was significantly smaller than the proposed project, at approximately 39,000 sf. Therefore, the trip generation rates for ITE Land Use 190 would not be appropriate for this project.

The ITE *Manual* also provides trip generation rates for General Light Industrial land use (110), which encompasses a variety of industrial operations. The average daily trip generation rate for ITE Land Use 110 is 3.1 trips per employee; to be conservative, this analysis considers a daily trip generation rate of 6 vehicle trips per employee, or approximately 126 total daily trips for 21 employees.

## **B. Findings**

In accordance with the City of San Jacinto *Traffic Impact Analysis Guidelines*, the proposed 5 Points project on the south side of Ramona Expressway, east of Warrant Road, is presumed to have a less than significant transportation impact based on the following criteria:

- Project is expected to generate less than 500 daily vehicle trips.