



January 27, 2025

TJW ENGINEERING, INC.

TRAFFIC ENGINEERING &
TRANSPORTATION PLANNING
CONSULTANTS

BUILDER'S MAX INC.
C/O Guy Selleck
1207 N East Street
Anaheim, CA 92805

SUBJECT: Rome Hill Commercial Trip Generation Analysis and VMT Screening, City of Lake Elsinore

Dear Mr. Selleck,

TJW Engineering, Inc. (TJW) is pleased to submit this Trip Generation Analysis and VMT Screening for the proposed project located along Grand Avenue at Vail Street in the City of Lake Elsinore. The proposed project includes 2 buildings of warehousing with a total of 121,490 square feet. A site plan is attached for reference. The purpose of this memorandum is to summarize the project Trip Generation Analysis and VMT Screening.

Proposed Project

The proposed site is located along Grand Avenue at Vail Street in the City of Lake Elsinore. The project will construct 2 buildings of warehousing with a total of 121,490 square feet. Site access will be provided along via an access road off Grand Avenue.

Trip Generation Analysis

Projected trip generation for the proposed project was developed based on the City of Lake Elsinore Traffic Impact Analysis Preparation Guide (June 2020). The guidelines state land uses that generate less than 100 peak hour trips will not require a Traffic Impact Analysis (TIA) that includes LOS analysis.

The trip generation for the proposed project was determined using the Institute of Transportation Engineers Trip Generation Manual (11th Edition). Based on the proposed project's intended use the projected trip generation was determined using the Warehousing Land Use Code 150. The proposed project is projected to generate 21 total AM peak hour trips, 22 total PM peak hour trips, and 208 total daily trips.

Table 1 – Trip Generation

Proposed Land Use	Qty	Unit	Daily Trips (ADTs)		AM Peak Hour					PM Peak Hour				
			Rate	Trips	Rate	In:Out Split	Trips			Rate	In:Out Split	Trips		
							In	Out	Total			In	Out	Total
Warehousing (150)	121.49	TSF	1.71	208	0.17	77:23	16	5	21	0.18	28:72	6	16	22
Total				208			16	5	21			6	16	22

Notes: ITE Trip Generation (11th Edition, 2021); TSF=Thousand Square Feet

Vehicle Miles Traveled (VMT) Screening

Senate Bill (SB) 743 was adopted in 2013 requiring the Governor’s Office of Planning and Research (OPR) to identify new metrics for identifying and mitigating transportation impacts within the California Environmental Quality Act (CEQA). For land use projects, OPR has identified Vehicle Miles Traveled (VMT) as the new metric for transportation analysis under CEQA. The regulatory changes to the CEQA guidelines that implement SB 743 were approved on December 28th, 2018, with an implementation date of July 1st, 2020, as the new metric.

The City of Lake Elsinore updated their Transportation Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment in June 2020. The document outlines guidelines for CEQA analysis including screening criteria and requirements for VMT assessment of land use projects. The VMT guidelines provide several screening criteria for projects including Transit Priority Area (TPA) Screening, Low VMT Area Screening, and Project Type Screening.

The City’s Guidelines indicate residential and office projects located within a low VMT-generating area may be presumed to have a less than significant impact. In addition, other employment-related land use projects may qualify for the use of screening if the project can reasonably be expected to generate VMT per service population that is similar to the existing land uses in the low VMT area. For this screening, the WRCOG screening tool was used to determine low VMT-generating areas. The proposed project is located within a low VMT-generating area (see attached). In addition, the proposed project can be reasonably expected to generate VMT per service population similar to the existing land uses within the low VMT area such as the manufacturing/warehousing/industrial buildings along Grand Avenue and the surrounding area. As such, the proposed project can be presumed to have a less than significant impact.

Summary

This memorandum provides an overview of the trip generation analysis and VMT screening for the proposed project. Based on the City of Lake Elsinore Traffic Impact Analysis Guidelines (June 2020), the proposed project generates less than 100 peak hour trips and does not require a TIA that includes LOS analysis. In addition, the City guidelines outline employment related land use projects within a low VMT-generating area may be presumed to have a less than significant impact on VMT and can be screened

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from VMT analysis. Consistent with the City guidelines, the proposed project does not require additional traffic or VMT analysis.

Please contact us at (949) 878-3509 if you have any questions regarding this analysis.

Sincerely,



Thomas Wheat, PE, TE
President
Registered Civil Engineer #69467
Registered Traffic Engineer #2565



David Chew, PTP
Transportation Planner



