

SCOPING AGREEMENT FOR TRAFFIC IMPACT STUDY

This letter acknowledges the City of Lake Elsinore requirements for traffic impact analysis of the following project. The analysis must follow the City of Lake Elsinore Traffic Study Guidelines dated May 2020.

Case No PA-2020-103

Related Cases -

SP No. Provide SP No. and list of other approved or active projects within the SP.

EIR No. _____

GPA No. _____

CZ No. _____

Project Name: Baker Lake Elsinore

Project Address: Vacant parcel on Southeast of Pierce and Baker St (APNs 378-020-014, -015, -016, -028, -029, -030, -031, -036, -037, and -048)

Project Description: The project proposes a 1,000,451 SF industrial development with two warehouse buildings: Building 1 (212,028 SF) and Building 2 (788,423 SF).

	<u>Consultant</u>	<u>Developer</u>
Name:	<u>EPD Solutions</u>	<u>Glen Williams</u>
Address:	<u>3333 Michelson Drive, Suite 500</u>	<u>Riverside Legacy IV Nichols Road, LLC</u>
	<u>Irvine CA 92612</u>	<u>2330 Marinship Way Suite 120</u>
Telephone:	<u>949-794-1186</u>	<u>Sausalito, CA 94965</u>
Fax:		

A. Trip Generation Source: ITE Trip Generation Manual; 11th edition

Current GP Land Use: Limited Industrial Proposed Land Use: Limited Industrial

Current Zoning: General Manufacturing (M-2) and Light Manufacturing (M-1) Proposed Zoning: General Manufacturing (M-2)

Current Trip Generation				Proposed Trip Generation		
	In	Out	Total	In	Out	Total
AM Trips				197	61	258
PM Trips				81	200	281

Internal Trip Allowance Yes No _____ % Trip Discount

Pass-By Trip Allowance Yes No _____ % Trip Discount

B. Trip Geographic Distribution: N__% S__% E__% W__% (Please see Attached exhibit (Figure 4) for detailed assignment)

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C. Background Traffic

Project Build-out Year: Q1 2027 Annual Ambient Growth Rate: 2 % or as directed by City.

Phase Year(s): _____

Other area projects to be analyzed: Cumulative development projects were obtained from the city of Lake Elsinore. The information was provided by the Planning Department. Figure 5 shows a map including eight (8) cumulative projects within 1 mile of the project site.

The following eight (8) cumulative projects will be included in the Opening Year volume development:

1. Terracina-Single Family
2. Kassab Travel Center-Gas Station, Restaurants
3. Nicholas Ranch- Single Family Residential, Hotel, Commercial
4. The Lakeview Plaza-Commercial Retail Center
5. Xebec Building Company-Industrial
6. North Elsinore Business Park-Industrial
7. Lakeshore Dr Condos-Condominiums
8. Starbucks Coffee Shop-Coffee shop with Drive-Thru

Model/Forecast methodology: Annual ambient growth applied to existing volumes for the project opening. (2%)

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

1. Baker Street/ Project Dwy 1
2. Baker Street / Project Dwy 2
3. Baker Street/ Project Dwy 3
4. Project Dwy 4/ Pierce Street
5. Baker Street/Pierce Street
6. Pierce Street/Nichols Rd
(Future Baker St./Nichols Rd)
7. Collier Ave/ Nichols Rd
8. I-15 SB Ramps/Nichols Rd
9. I-15 NB Ramps/ Nichols Rd

Note that Pierce Street/Nichols Road will be removed in the future and intersection #6 would become the new Baker Street/Nichols Road intersection. This is shown in Figure 3.

11. _____
12. _____
13. _____
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17. _____
18. _____
19. _____
20. _____
21. _____
22. _____
23. _____
24. _____
25. _____
26. _____
27. _____
28. _____

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

1. Nichols Rd between Terra Cotta and Baker St
2. Nichols Rd between Baker St and Collier Ave
3. Nichols Rd between Collier Ave and I-215 SB Ramp
4. Nichols Rd between I-215 SB Ramp and I-215 NB Ramp
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- 9.
- 10.

- 11.
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- 20.

E. Other Jurisdictional Impacts

Is this project within a one-mile radius of another jurisdiction or State Highway?

Yes

No

If so, name of Agency:

Caltrans, City of Corona County of Riverside

F. Site Plan (please attach figure)

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

H. Existing Conditions

Date of counts: New counts will be collected at the study area intersections.

Once this scoping agreement is approved. Counts will be collected while schools are in session.

I. Traffic Study Requirements

Traffic Study Required: X

Focused Study Required: _____

VMT Analysis: As Figure 6 illustrates, the proposed Project is located in a Low VMT (Vehicle Miles Traveled) area. Therefore, it is screened out of the VMT analysis. A separate screening memo will be prepared to demonstrate that the project VMT impacts are less than significant.

Exempt from Analysis: XX

Recommended by:

Approved Scoping Agreement:


Consultant's Representative

12/22/2023

Date

Nicholas Lowe 4/24/2024

City of Lake Elsinore Engineering Department

Scoping Agreement Submitted on

Revised on 3/22/2024

Table 1: Trip Generation

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Trip Rates								
157 - High-Cube Cold Storage Warehouse ¹	TSF	2.12	0.08	0.03	0.11	0.03	0.09	0.12
140 - Manufacturing ²	TSF	4.75	0.52	0.16	0.68	0.23	0.51	0.74
Proposed Project Trip Generation								
Building Square Footage	1,000.45	TSF						
High-Cube Cold Storage Warehouse ¹	900.4059	TSF	1909	76	23	99	30	78
Vehicle Mix⁴								
Passenger Vehicles		Percent	55%	1056	42	13	55	17
2-Axle Trucks			15.50%	296	12	3	15	5
3-Axle Trucks			4.90%	94	3	2	5	1
4+-Axle Trucks			24.30%	464	19	5	24	7
			1.0	1910	76	23	99	30
PCE Trip Generation³								
Passenger Vehicles		PCE Factor	1.0	1056	42	13	55	17
2-Axle Trucks			1.5	444	18	5	23	8
3-Axle Trucks			2.0	188	6	4	10	2
4+-Axle Trucks			3.0	1392	57	15	72	21
Total PCE Trip Generation				3080	123	37	160	48
Proposed Manufacturing ²	100.045	TSF	475	52	16	68	23	52
Vehicle Mix⁵								
Passenger Vehicles		Percent	72.50%	344	38	11	49	17
2-Axle Trucks			4.60%	22	2	1	3	1
3-Axle Trucks			5.70%	27	3	1	4	1
4+-Axle Trucks			17.20%	82	9	3	12	4
			100%	475	52	16	68	23
PCE Trip Generation³								
Passenger Vehicles		PCE Factor	1.0	344	38	11	49	17
2-Axle Trucks			1.5	33	3	2	5	2
3-Axle Trucks			2.0	54	6	2	8	2
4+-Axle Trucks			3.0	246	27	9	36	12
Total PCE Trip Generation				677	74	24	98	33
Passenger Trip Generation								
Project Trip Generation				1400	80	24	104	34
Project PCE Trip Generation								
				2384	128	39	167	53

TSF = Thousand Square Feet

PCE = Passenger Car Equivalent

¹ Trip rates from the Institute of Transportation Engineers, *Trip Generation Manual, 11th Edition*, 2021. Land Use Code 157 - High-Cube Cold Storage Warehouse.

² Trip rates from the Institute of Transportation Engineers, *Trip Generation Manual, 11th Edition*, 2021. Land Use Code 140 - Manufacturing.

³ Passenger Car Equivalent (PCE) factors from San Bernardino County CMP, Appendix B - Guidelines for CMP Traffic Impact Analysis Reports in San Bernardino County, 2016

⁴ Vehicle Mix from the Warehouse Truck Trip Study Data Results and Usage, July 17, 2014. With Cold Storage

⁵ Vehicle Mix from the Warehouse Truck Trip Study Data Results and Usage, July 17, 2014. Without Cold Storage

Figure 1: Project Location



Figure 2: Site Plan

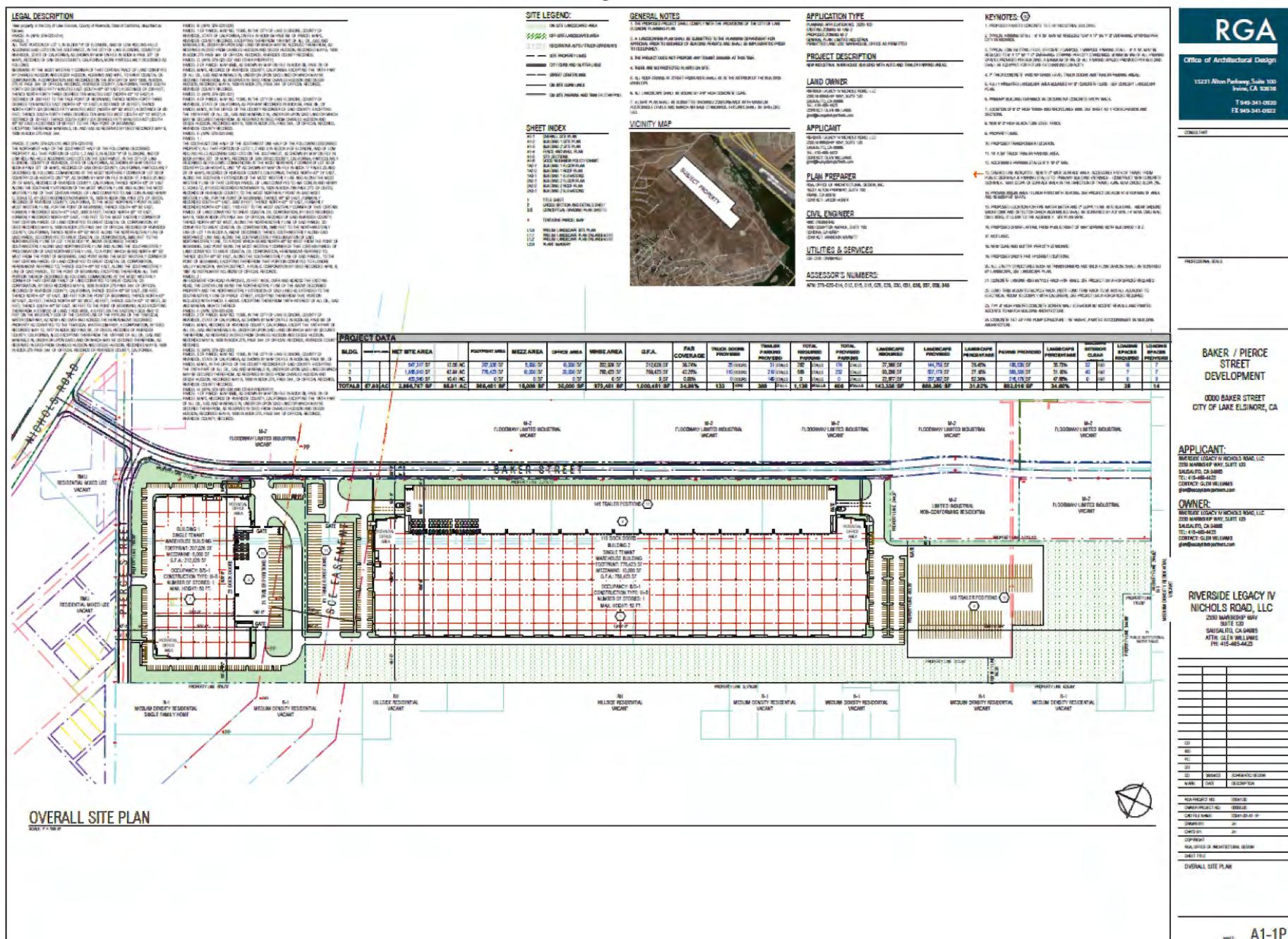


Figure 3: Project Study Intersection

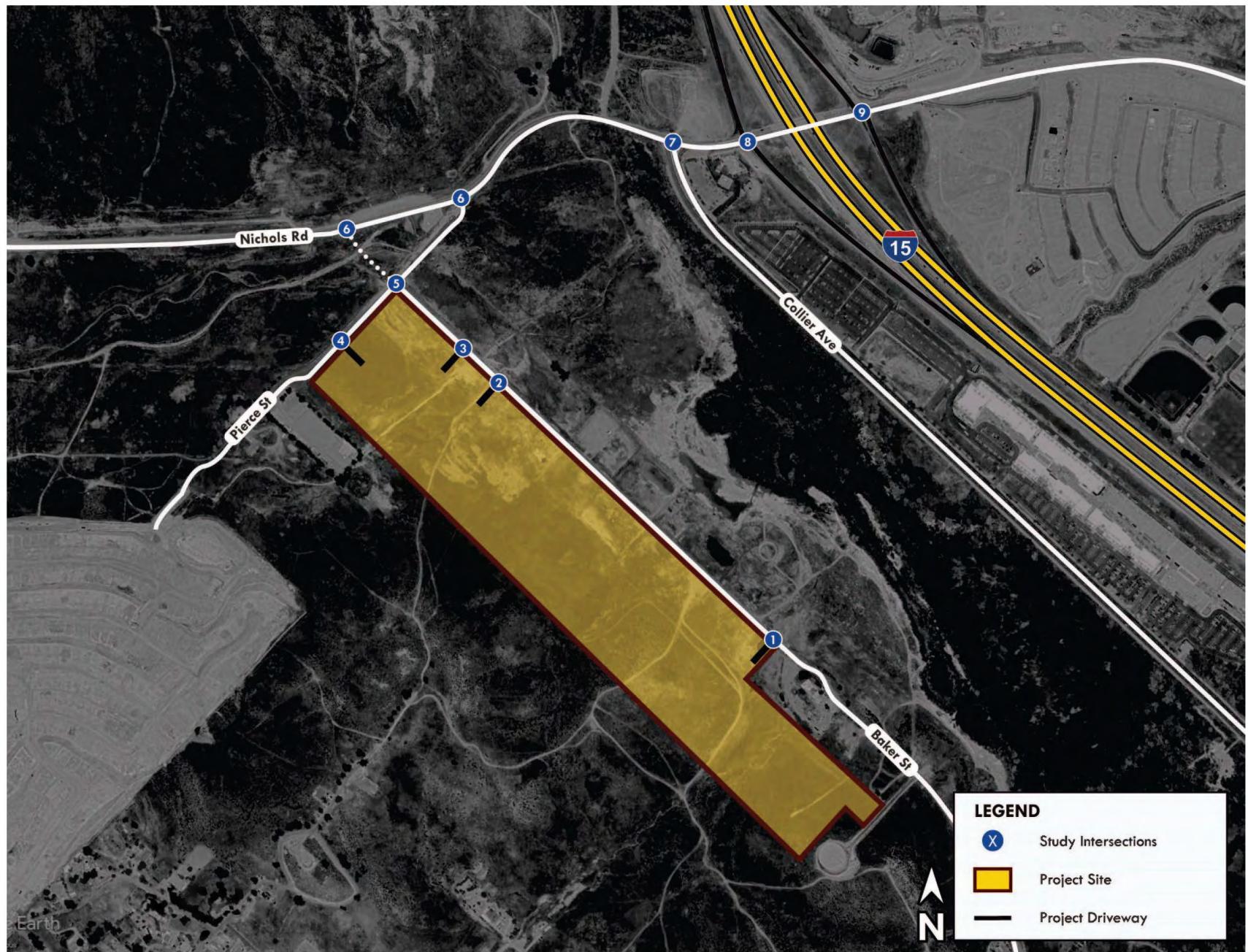


Figure 4: Project Trip Distribution

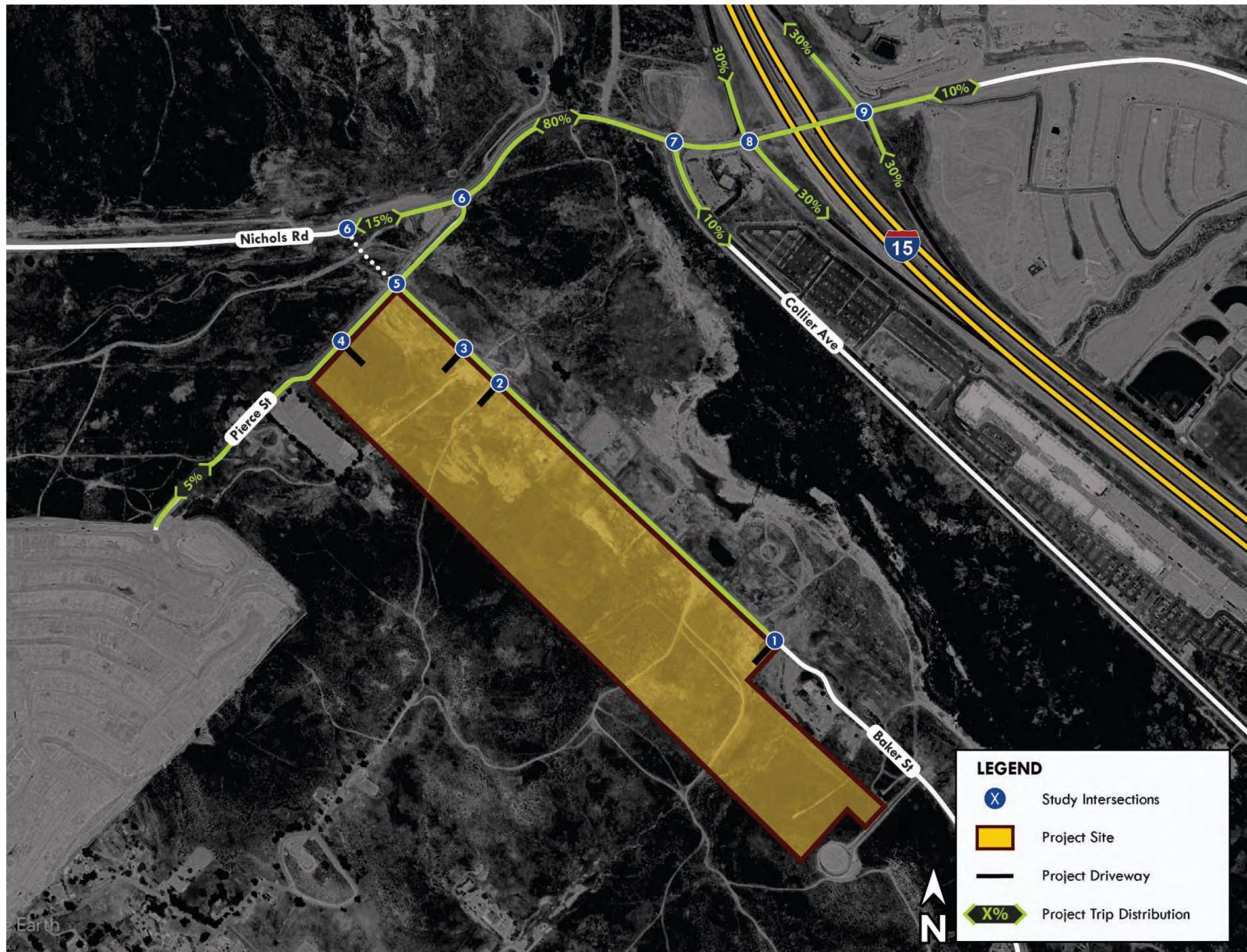
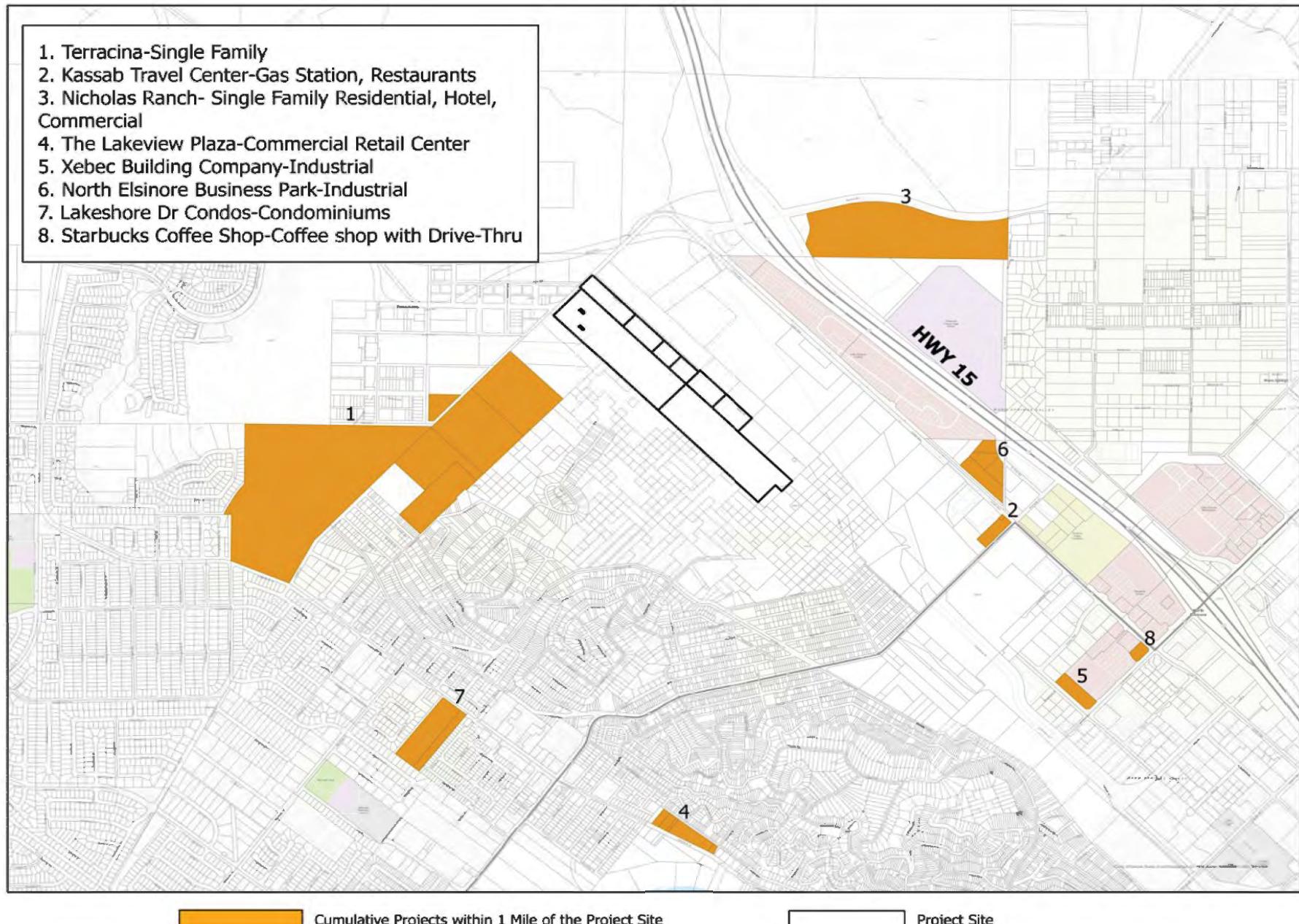


Figure 5: Cumulative Projects



Cumulative Projects within 1 Mile of the Project Site

Project Site

Figure 6: WRCOG VMT Screening Tool Result

