



April 13, 2022

Discovery Village LLC  
c/o Mr. Derek Hicks  
2646 Dupont Dr. Suite 60 #520  
Irvine, CA 92612

**SUBJECT: DISCOVERY VILLAGE VEHICLE MILES TRAVELED (VMT) ANALYSIS**

Dear Mr. Derek Hicks:

The following vehicle miles traveled (VMT) screening evaluation has been prepared for the proposed Discovery Village (**Project**), which is located on the southwest corner of Whitewood Lane and Baxter Road in the City of Murrieta.

**PROJECT OVERVIEW**

The current project involves a large lot Tentative Tract Map (TTM) No. 38228 (eight individual parcels), and associated grading and infrastructure installation and the development of the Project site as described below (Project). A portion of the Project site would be preserved as open space. The large pads and infrastructure would facilitate future development of the Project site compliant with current General Plan and zoning designations. The Project site encompasses approximately 55.8 gross acres (44.9 net acres) (assessor parcel number [APN] 392-290-049) and is generally bound by Baxter Road to the north, Whitewood Road to the east, Running Rabbit Road and rural residential homes to the south, and Antelope Road and I-215 to the west. (See Attachment A).

The Project also includes development of 267,000 square feet (sf) of business park uses, and 5,000 sf of commercial uses on Lot 1 through Lot 3 (18.8 gross acres/16.5 net acres), consistent with the "Innovation" land use designation; and 199 multifamily (low-rise) housing units (condo) and 237 single family detached residential dwelling units for a total of 436 residential dwelling units on Lot 4 through Lot 8 (24.55 net acres), consistent with the existing zoning (MF-2, Multi-Family Residential).

**BACKGROUND**

Changes to California Environmental Quality Act (CEQA) Guidelines were adopted in December 2018, which require all lead agencies to adopt VMT as a replacement for automobile delay-based level of service (LOS) as the new measure for identifying transportation impacts for land use projects. This statewide mandate went into effect July 1, 2020. To aid in this transition, the Governor's Office of Planning and Research (OPR) released a Technical Advisory on Evaluating Transportation Impacts in CEQA (December of 2018) (**Technical Advisory**). (1) Based on OPR's Technical Advisory, the City of Murrieta adopted their Traffic Impact Analysis Preparation Guidelines (**City Guidelines**). (3) The adopted City Guidelines have been utilized to prepare this VMT screening evaluation.

## PROJECT SCREENING

The City Guidelines provides details on “Project Type Screening” that can be used to identify when a proposed land use project is anticipated to result in a less than significant impact without conducting a project level assessment. Projects that meet project type screening are as listed:

- Local serving retail projects less than 50,000 square feet
- Projects generating less than 110 daily vehicle trips regardless of whether consistent with the General Plan or not. This generally corresponds to the following “typical” development potentials:
  - A residential parcel map
  - 11 single family housing units
  - 16 multi-family, condominiums, or townhouse housing units
  - 10,000 sq. ft. of office
  - 15,000 sq. ft. of light industrial
  - 63,000 sq. ft. of warehouse
  - Local-serving retail that primarily serves the City and/or adjacent cities
- Office and other employment-related land uses reducing commutes outside the local area
- Local-serving day care centers, pre-K and K-12 schools
- Local parks and civic uses
- Local-serving gas stations, banks and hotels (e.g. non-destination hotels)
- Local serving community colleges that are consistent with SCAG RTP/SCS assumptions
- Student housing projects

The Project is anticipated to generate more than 110 daily vehicle trips (See Attachment B) and the Project’s land use type is not included in the list of projects that are not required to undergo further analysis. The retail component of the Project qualifies for local serving retail project less than 50,000 square feet once calculated in the VMT analysis. Therefore, consistent with City Guidelines, further VMT analysis is required.

## LIMITED VMT ANALYSIS

As stated in the City Guidelines “projects not screened out using the process above shall perform a limited analysis of VMT expected to be generated by the project and compare that to the VMT expected to be generated by the land use assumed in the General Plan.” The City of Murietta’s Traffic Model was used to locate the Project’s traffic analysis zone (TAZ). The Project was found to be in TAZ 43423201. The base year (2016) model shows no existing uses within the Project TAZ. In the horizon (cumulative) year (2040) model, TAZ 43423201 contains 44 retail type employees and 1,970 non-retail (i.e., Agricultural, Industrial, Professional, Public Admin, etc.) type employees. The Project is adequately represented in

the cumulative year model. As noted in the City Guidelines, the results of this analysis will result in one of the following outcomes:

- VMT is less or equal to that generated by than the land use assumed in the General Plan – Less than Significant VMT impact and no need for further analysis in a TIA for VMT
- VMT is more than that generated by the land use assumed in the General Plan - Likely Significant VMT impact and need for full analysis in a TIA for VMT

The Project includes two separate uses to be analyzed:

1. Innovation use
2. Multiple-family residential use

### **1. INNOVATION USE**

The proposed Project intends to develop Innovation land use within lot 1-3. As defined by the City of Murrieta's General Plan 2035 (3) (**General Plan**) as follows:

*The Innovation designation provides for a wider variety and intensity of non-residential uses allowed elsewhere in the City with the goal of providing a cutting edge and campus-like mixed-use business setting. The Innovation designation provides for employment intensive uses such as business and medical offices, corporate headquarters, medical services, research and development, education, technological advancement, makers labs (such as people using digital tools to design new products) craftsman products (such as furniture and window design/construction), and hotels. The designation also provides for a limited amount of commercial uses for the sale of products made in facilities on-site and restaurants that support the employment and primary uses.<sup>1</sup>*

As identified the City's General Plan the Innovation District component allows for a variety of land uses and allows for a wide range of potential land uses including those proposed as the commercial components of the Project. Commercial land uses are evaluated by in the VMT Guidelines based on the number of employees that will be generated by the use. For purposes of this analysis, the County of Riverside's General Plan Appendix E was used to convert land use data to employee data to create a compatible data set to compare with the socio-economic data contained in the City's traffic model. The County of Riverside's land use conversion factors were used for this analysis, which is consistent with the original modeling assumptions used to create the City's Traffic Model.

1. The City's General Plan traffic model assumes approximately 44 retail employees over the 83.2-acre TAZ (TAZ 43423201). This equates to approximately 0.53 employees per acre (44 employees /83.2 acres). Based on the proposed Project's Innovation District area of 18.8 acres, we calculated 10 employees. Using the County of Riverside's General Plan Appendix E, we applied the 500 square feet per employee

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<sup>1</sup> City General Plan; Page 3-26

conversion factor to translate 10 employees to 5,000 square feet (500 SF/emp x 10 emp). As the Project includes 5,000 sf of retail uses, the Project's retail land use would be the same as that analyzed in the General Plan traffic analysis for the TAZ. In addition, as part of the previous VMT screening process, the retail component would qualify for local serving retail under 50,000 square feet.

2. Similarly, the City's General Plan traffic model assumed 1,970 non-retail employees over the 83.2-acre TAZ. This equates to approximately 23.68 employees per acre (1,970 employees/83.2 acres). Based on the proposed Project's Innovation District area of 18.8 acres, we calculated 445 employees. Using the County of Riverside's General Plan Appendix E, we applied the 600 square feet per employee conversion factor to translate 445 employees to 267,000 square feet (600 SF/emp x 445 emp). As the Project includes 267,000 sf of Business Park uses, the Project's non-retail employees using this metric would be 445 employees and would be the same as that analyzed in the General Plan traffic analysis for the TAZ.

The retail portion of the Innovation component would meet local serving retail under 50,000 square feet screening criteria. The non-retail Innovation component of the project would not increase VMT more than the land use assumed in the General Plan and the City's traffic model.

## **2. MULTIPLE-FAMILY RESIDENTIAL USE**

The City's General Plan provide land use densities used to calculate maximum allowable dwelling units. Therefore, the previous land use conversion to a model compatible data set is not required for basis of comparison. The residential component of the proposed Project site is currently designated as Multiple-Family Residential land use based on the City's General Plan. The Multiple-Family Residential land use density standard allows a maximum of 30.0 dwelling units per acre (du/ac)<sup>2</sup>. The zoning for the site is Multiple Family 2 (MF-2). As noted in City of Murrieta 2014-2021 Housing Element (October 2018) (4) this allows for a maximum of 18.0 du/ac<sup>3</sup>. As noted previously, for purposes of this VMT analysis, it is anticipated that development at the Project site would consist of a maximum of 436 dwelling units on 24.25 net acres, which results in 18.0 du/ac. The Project's proposed density does not exceed the land use assumptions evaluated by the City's updated General Plan and would therefore would not generate VMT in excess of the land use assumed in the General Plan.

## **CONCLUSION**

In summary, the Project does not meet project type screening criteria. Therefore, a limited analysis was performed for the Project. The proposed Project's land use densities and development intensities are at or below the underlying land use assumed in the City's General Plan. Additionally, as part of the limited VMT analysis, it was determined that the retail component of the Project would meet the local serving retail below 50,000 square feet screening criteria. As such, the Project's VMT impact is less than significant; no additional VMT analysis is required.

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<sup>2</sup> City General Plan; Page 3-25

<sup>3</sup> Housing Element; Page 61

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If you have any questions, please contact me directly at 949-660-1994.

Respectfully submitted,

URBAN CROSSROADS, INC.



Alex So  
Senior Associate



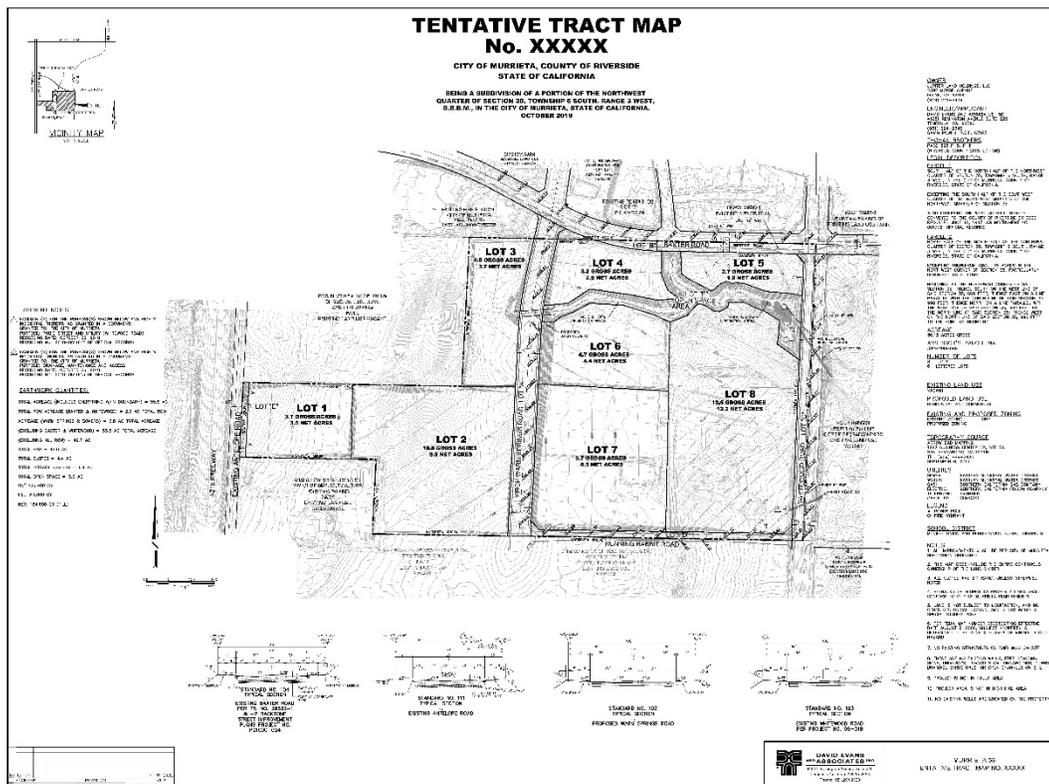
Charlene So, PE  
Principal

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## REFERENCES

1. **Office of Planning and Research.** *Technical Advisory on Evaluating Transportation Impacts in CEQA.* State of California : s.n., December 2018.
2. **City of Murrieta Public Works/Engineering and the Development Services Department.** *Traffic Impact Analysis Preparation Guidelines.* City of Murrieta : s.n., May 2020.
3. **City of Murrieta.** *General Plan 2035.* July 7, 2020.
4. —. *City of Murrieta 2014-2021 Housing Element.* October 2018.

**ATTACHMENT A**  
**PROJECT SITE PLAN**



**ATTACHMENT B**  
**PROJECT TRIP GENERATION SUMMARY**

**TABLE 1: TRIP GENERATION SUMMARY**

Land Use <sup>1</sup>	ITE LU Code	Units <sup>2</sup>	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
<b>Trip Generation Rates:</b>									
Single Family Residential Detached	210	DU	0.18	0.52	0.70	0.59	0.35	0.94	9.43
Multifamily Housing (Low-Rise)	220	DU	0.10	0.30	0.40	0.32	0.19	0.51	6.74
Business Park	770	TSF	1.15	0.20	1.35	0.32	0.90	1.22	12.44
Strip Retail Plaza	822	TSF	1.42	0.94	2.36	3.30	3.29	6.59	54.45

<sup>1</sup> Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition (2021).

<sup>2</sup> DU = Dwelling Units; TSF = Thousand Square Feet

Land Use	Quantity	Units <sup>1</sup>	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
<b>Trip Generation Summary:</b>									
Single Family Residential Detached	237	DU	43	123	166	140	83	223	2,236
Multifamily Housing (Low-Rise)	199	DU	20	60	80	64	38	102	1,342
<b>Residential Total</b>			<b>63</b>	<b>183</b>	<b>246</b>	<b>204</b>	<b>121</b>	<b>325</b>	<b>3,578</b>
Business Park	267.000	TSF	307	53	360	85	240	325	3,322
Strip Retail Plaza	5.000	TSF	7	5	12	17	16	33	272
Pass-by Reduction (25% PM/Daily)			0	0	0	-4	-4	-8	-68
<b>Innovation District Total</b>			<b>314</b>	<b>58</b>	<b>372</b>	<b>98</b>	<b>252</b>	<b>350</b>	<b>3,526</b>
<b>Project Total</b>			<b>377</b>	<b>241</b>	<b>618</b>	<b>302</b>	<b>373</b>	<b>675</b>	<b>7,104</b>

<sup>1</sup> DU = Dwelling Units; TSF = Thousand Square Feet