

Appendix G-2

Pine Springs Ranch Vehicle Miles Traveled (VMT)

Screening Analysis

Integrated Engineering Group

August 2022

Pine Springs Ranch Vehicle Miles Traveled (VMT) Screening Analysis

Prepared for:

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Prepared by:



INTEGRATED ENGINEERING GROUP
TRANSPORTATION PLANNING AND ENGINEERING

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August 2022

1.0 PROJECT INTRODUCTION

The purpose of this report is to evaluate the project's VMT analysis requirements and compliance with Senate Bill 743 (SB 743) and The California Environmental Quality Act (CEQA).

1.1 PROJECT DESCRIPTION & BACKGROUND

Pine Springs Ranch (PSR) was founded in 1961 and has operated at its current location for fifty-three years. Since the 1981 PUP the camp has experienced a period with a limited number of development projects. A wastewater treatment plant was constructed in 1998 and various other small construction projects have been processed through the Building Department. Recently, the camp and conference center was severely impacted by a fire that swept through the property. The fire destroyed portions of the wastewater treatment plant, existing maintenance center, shop, a staff residence, and several other small structures. Plans to rebuild these facilities are in various states of permitting and development. In addition to responding to the issues pertaining to the fire, many of the existing facilities are in need for repair, updating, and in some cases expansion. Based on the ongoing need for facility upgrades, improved guest program venues, and the desire to establish a plan for phased development, Pine Springs Ranch is seeking to establish an updated CUP with the County.

Pine Springs Ranch is a Christian youth camp and retreat center dedicated to providing an atmosphere where one can encounter Jesus Christ in a natural environment. The Master Plan does not include additional uses or a change of use, nor does it propose an increase to the total operational occupancy at a single time. The purpose of the planned improvements are to enhance the guest experience, replace outdated structures along with those impacted by the recent fire, and improve the overall camp & retreat center operations.

Figure A-1.0 shows the Project site plan.

1.2 SENATE BILL 743

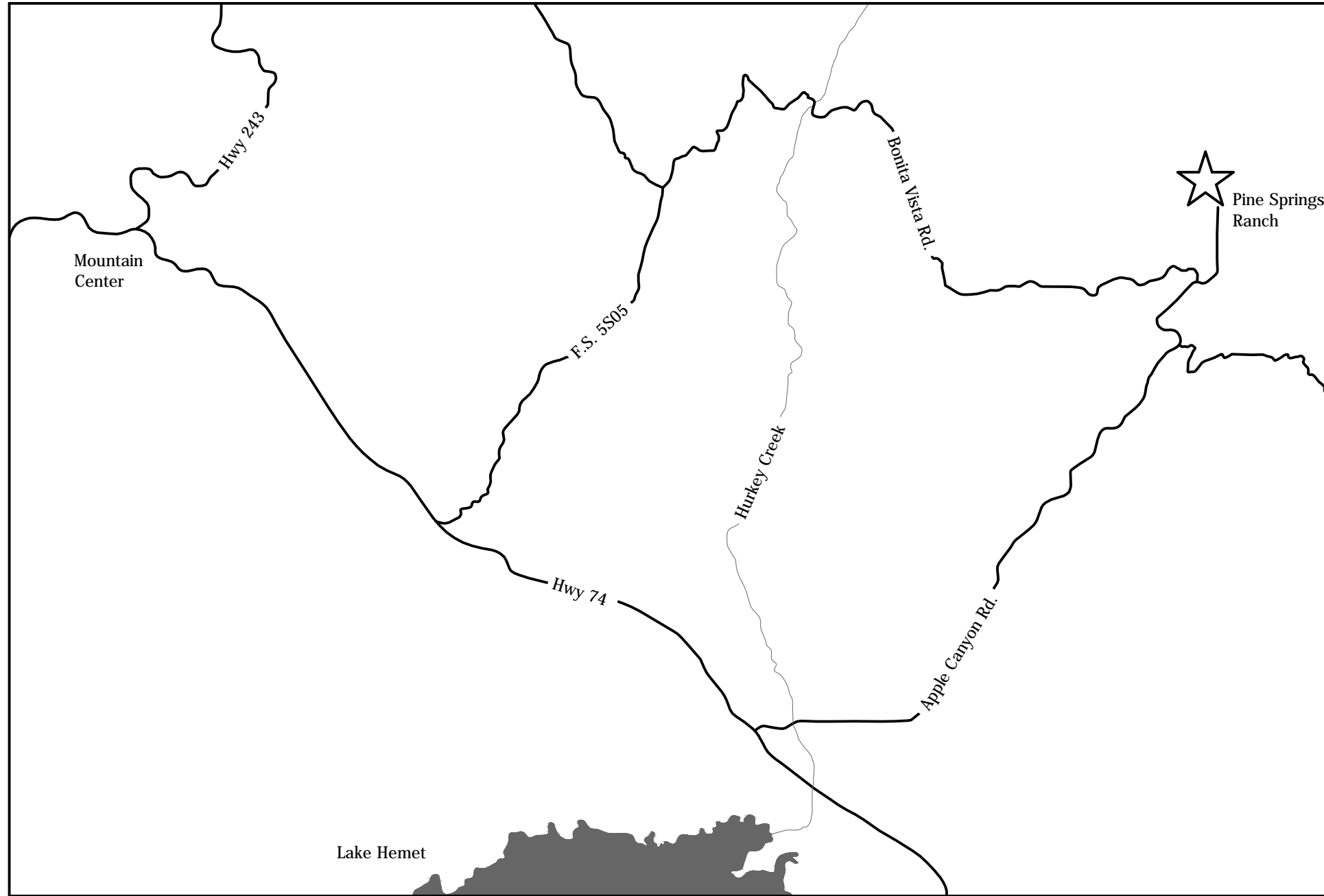
On September 27, 2013, SB 743 was signed into State law and started a process intended to fundamentally change transportation impact analysis as part of the CEQA compliance. The California Natural Resource Agency updated the CEQA transportation analysis guidelines in 2018. In this update automobile delay and LOS metrics are no longer to be used in determining transportation impacts. Instead VMT metrics will serve as the basis in determining impacts. Furthermore, the guidelines stated that after July 1, 2020, transportation analysis under CEQA must use VMT to determine impacts for land use projects.

1.3 GUIDANCE DOCUMENTS

The project is within the jurisdiction of the County of Riverside. The County has adopted guidance on evaluating VMT for transportation impacts under CEQA. For this project the County of Riverside's, "Transportation Analysis Guidelines for Level of Service, Vehicle Miles Traveled", December 2020¹, hereafter referred to as Guidelines.

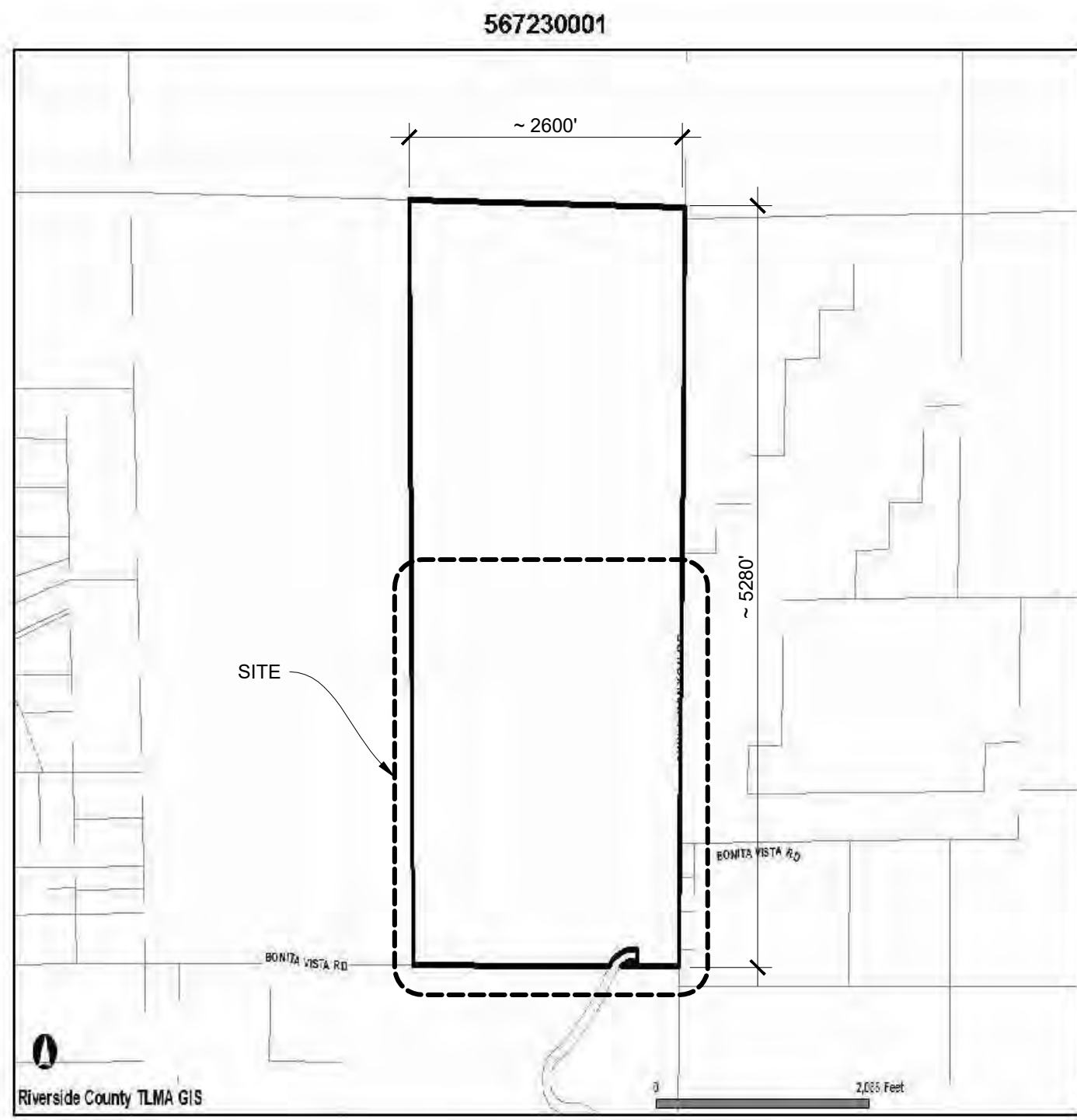
¹ <https://rctlma.org/Portals/7/2020-12-15%20-%20Transportation%20Analysis%20Guidelines.pdf>





VICINITY MAP

20

Selected parcels:
567-230-001

BOUNDARY MAP

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LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Riverside, and described as follows:

Government Lots 1, 2, 3, 4 and the west half of the east half of Section 27, Township 5 south, Range 3 east, San Bernardino Base and Meridian, according to United States Survey;

Excepting therefrom that portion of Government Lot 4 in the southeast quarter of Section 27, Township 5 south, Range 3 east, San Bernardino Base and Meridian, more particularly described as a strip of land 80.00 feet in width, being 40.00 feet on each side of the following described center line:

Beginning at a point on the southerly line of said southeast quarter of Section 27, which bears south 89°39' 16" west, along said southerly line, a distance of 638.65 feet from the southeast corner of said Section 27, said point being on a curve having a radius of 250 feet and being concave southerly, also from said point a radial line of said curve bears south 46°30' 57" east; Thence easterly along the arc of said curve, through an angle of 57°22' 57", a distance of 250.38 feet.

The sidelines of the abovedescribed strip of land shall be prolonged or shortened to terminate westerly in the southerly boundary of Section 27, and bounded on the east by a line drawn at right angles to the easterly terminus of the abovedescribed curve, also from which easterly terminus a radial line of said curve bears south 10°52' west.

Reference is made to Right of Way Map, File No. 786-CC, records of the County Surveyor of Riverside County, California.

(End of Legal Description)

LEGAL DESCRIPTION

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PROJECT DATA

4

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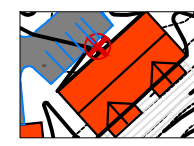
EASEMENT LEGEND

7

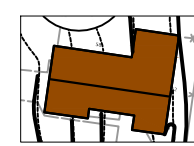
PROJECT TEAM

3

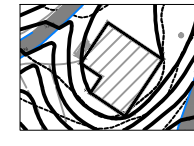
NEW FACILITY



EXISTING FACILITY TO REMAIN



EXISTING FACILITY TO PHASE BE OUT



Roof colors are for illustrative purposes only. See Phase One Architecture for Material Palette.

FACILITY LEGEND

2

A-1.0 CONDITIONAL USE PERMIT PLAN

A-2.0 ACCESSIBILITY PLAN

A-3.0 LANDSCAPE PLAN

A-3.1 LANDSCAPE DETAIL PLAN

A-3.2 BIOLOGY EXHIBIT PLAN

A-3.3 BIOLOGY EXHIBIT - DBESP

A-4.1 CONCEPTUAL GRADING PLAN - TITLE SHEET

A-4.2 C.G.P. - ABBREVIATIONS, LEGEND AND NOTES

A-4.3 C.G.P. - TOPOGRAPHIC SURVEY

A-4.4 CONCEPTUAL GRADING PLAN

A-4.5 CONCEPTUAL GRADING PLAN

A-4.6 CONCEPTUAL GRADING PLAN

A-4.7 CONCEPTUAL GRADING PLAN

A-4.8 CONCEPTUAL GRADING PLAN

A-4.9 CONCEPTUAL GRADING PLAN

A-4.10 CONCEPTUAL GRADING PLAN

A-4.11 CONCEPTUAL GRADING PLAN

A-4.12 CONCEPTUAL GRADING PLAN-SECTIONS

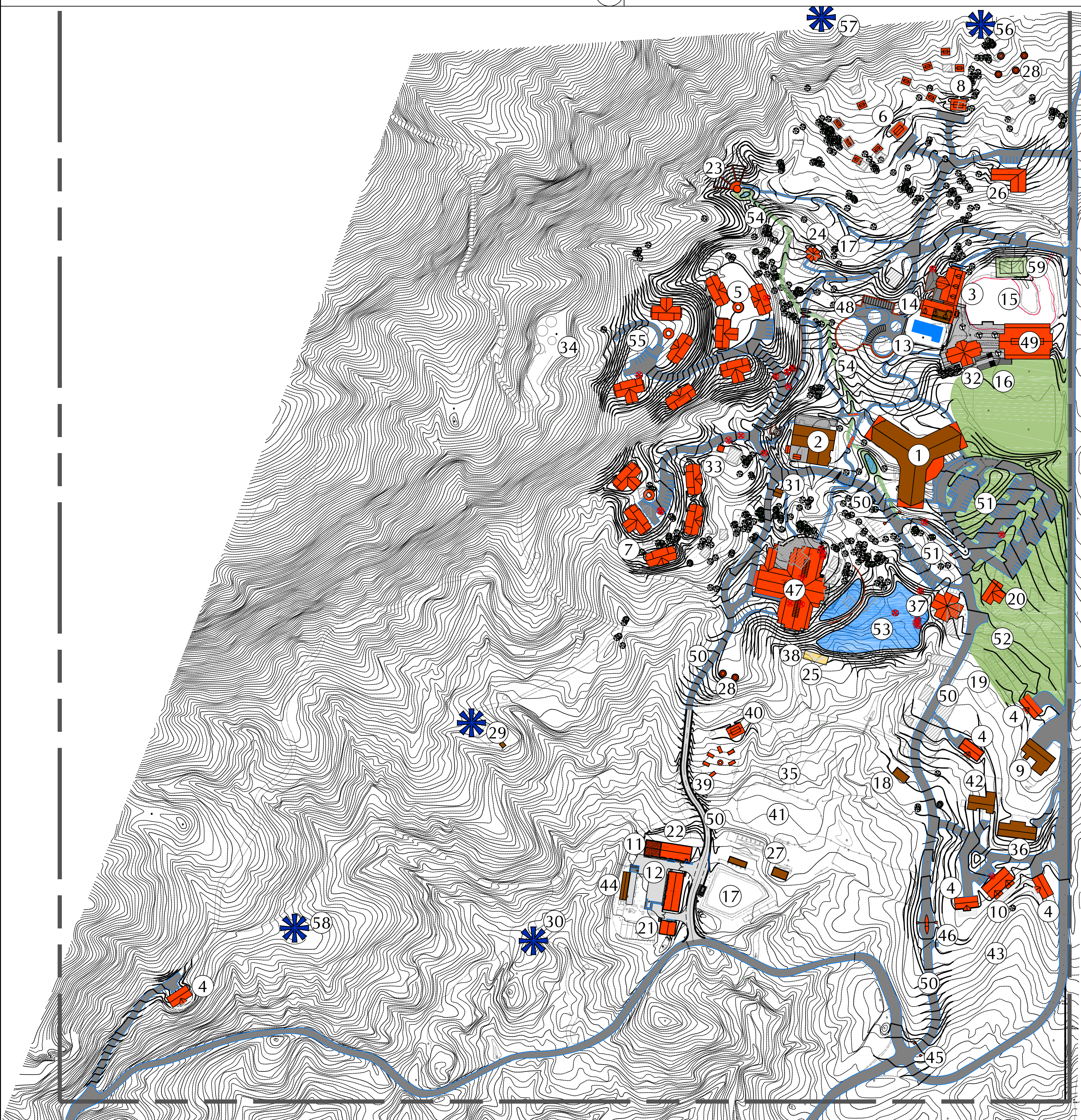
A-4.13 CONCEPTUAL GRADING PLAN-GABION SECTIONS

FACILITY DESCRIPTIONS

5

SHEET INDEX

1



SITE PLAN

SCALE: 1"=150'

13

MASTER PLAN FACILITIES

CUP #	Facility Description	SQFT	Plans	Comments
1	Lodge	41000	E0.10-E0.11	To Remain/Improve/Expand
1	Registration & Elevator Addition	1866	Future Phase	Addition
1	Deck/Improved Entry	2284	Future Phase	Addition
2	Adapted Multipurpose Building	6991	E0.20	Remodel Existing Dining Hall into New Multi-Purpose Building
2	Exterior Restroom Addition	2000	Future Phase	Addition
3	New Classroom Building in Rec Complex	3240	A0.56-A0.58	Replace Phased Out Multi-Purpose Building in New Location
4	New Staff - Cabin A	2200	Future Phase	Replace Existing Staff Cabins
4	New Staff - Cabin B	2200	Future Phase	Replace Existing Staff Cabins
4	New Staff - Cabin C	2200	Future Phase	Replace Existing Staff Cabins
4	New Staff - Cabin D	2200	Future Phase	Replace Existing Staff Cabins
4	New Staff - Cabin E	2200	Future Phase	Replace Existing Staff Cabins
5	Duplex Cabins - 2 Cabins (2815 sqft/each)	5630	A0.32-A0.33	To replace Existing North Village Cabins
5	Meeting Cabin - 3 Cabin (3442 sqft/each)	10326	A0.34-A0.35	To replace Existing North Village Cabins
6	New Tent Platform Bath House	1165	Future Phase	Replace Existing Bath House
6	New Wooden Tents - 5 Cabins (400 sqft/each)	2000	A0.41	New Camping Program
7	Duplex Cabins - 3 Cabins (2815 sqft/each)	8445	A0.32-A0.33	To replace Existing South Village Cabins
7	Meeting Cabin - 2 Cabin (3442 sqft/each)	6884	A0.34-A0.35	To replace Existing South Village Cabins
8	New Tent Platform Bath House	1165	Future Phase	Replace Existing Bath House
8	New Wooden Tents - 5 Cabins (400 sqft/each)	2000	A0.41	New Camping Program
8	Staff House #1 - Ranger's Residence	3771	E0.30	Reconstructed - After Fire
10	New Staff Dorm (2 Story)	4000	Future Phase	replace Existing Staff Residence #4 with Staff Dorm in Alt. Location
11	Shop #1 (Wood Shop)	4800	A0.60-A0.61	Destroyed in Fire/Reconstruct at New Location
12	Shop #2 (Vehicle Shop)	4000	A0.60-A0.61	Destroyed in Fire/Reconstruct at New Location
13	Pool	NA	To Remain	To remain/improve
14	New Expanded Pool House	2638	E0.40.A0.56-A0.58 future phase	Renovate and Expand Existing Pool House
14	Optional Second Level	1950	E0.40.A0.56-A0.58 future phase	Replace Existing Pool House
15	Upper Play Field	NA	NA	Convert Pond to Upper Playfield/Existing Pond Relocated
16	Play Field	NA	NA	To Remain/improve as Necessary
17	Water Treatment - Holding Pond	NA	NA	To Remain/improve as Necessary
18	Staff Housing	NA	NA	Phase Out
19	Horse Shoe Pits	NA	NA	To Remain
20	New RV Picnic Pavilion & Bath House	3000	Future Phase	Replace Existing Picnic Area
21	Shop #3 (Camp Storage)	1400	A0.60-A0.61	Destroyed in Fire/Reconstruct at New Location
22	Storage Area	NA	NA	Relocate to New Maintenance Yard
23	New Outdoor Amphitheater	NA	Future Phase	To Replace Existing Campfire Bowl at New Location
24	New Remote Prayer Chapel	NA	Future Phase	To Replace Existing Church Bowl
25	Rally Area	NA	NA	Relocate
26	New Nature and Astronomy Center (with petting zoo)	1500	Future Phase	To Replace Existing Nature Center and Petting Zoo Area
27	Hay Shed, Tack House, and Corals	1554	NA	To Remain/improve as Necessary
28	Indian Outpost Platforms (6 at 576 sqft/each)	3456	NA	(Expanded/Relocated Program Area)
29	Fort Outpost	NA	NA	Destroyed in Fire/Reconstruct at Same Location
30	Existing 49er Outpost	NA	NA	Destroyed in Fire/Reconstruct at Same Location
31	Electrical Distribution Center	NA	NA	To Remain/improve as Necessary
32	Snack Shop & Game Room	3100	A0.64-A0.65	To Replace Existing Ranch House
32	Optional Basement Level	2860	A0.64-A0.65	To Replace Existing Ranch House
33	Water Storage - & Lift Pump	NA	NA	To Remain/improve as Necessary
34	Water Storage - Fire & Domestic	NA	NA	To Remain/improve as Necessary
35	Bleachers at Equestrian Center	NA	NA	To Remain/improve as Necessary
36	Staff Housing #2 - Assistant Rangers Residence	3672	E0.51	To Remain/improve as Necessary
37	New Admin Building/Welcome Center	4127	Future Phase	To replace existing Town Hall
38	Canoe Storage	NA	NA	Relocate
39	Wagon Village (6 Wagons - 150 sqft each)	900	NA	Destroyed in Fire/Reconstruct at Same Location
40	Wagon Village (Bathhouse)	1165	Future Phase	New Support Facility
41	Horse Arena	NA	NA	To Remain/improve as Necessary
42	Staff Housing #3 - Manager Residence	2752	E0.51	To Remain/improve as Necessary
43	Evapotranspiration Field	NA	NA	To Remain/improve as Necessary
44	Water Treatment Plant	NA	E0.30	To Remain/improve as Necessary
45	New Entry Sign	NA	A0.70	To Replace Existing
46	New Gatehouse	80	A0.70	New Security Check Point
47	New Dining Hall & Meeting Rooms	17022	A0.21-A0.23	To Replace Existing Dining Facility
48	Basement & Mechanical Rooms	4077	A0.21-A0.23	To Replace Existing Dining Facility
49	New Splash Park	8000	Future Phase	New Program
50	New Recreation Pavilion	8000	A0.61-A0.62	New Program
51	New Entry and Service Road Loop	NA	NA	New Circulation
52	Guest Parking	NA	NA	New Circulation
53	Overflow Parking & RV Hook-ups	NA	NA	Reclaimed Parking Area for Overflow and RV Field Parking
54	Central Lake or Central Lawn Area	NA	Future Phase	To Replace and Expand Existing Pond
55	Recirculating Streams and Pedestrian Greenbelt	NA	Future Phase	New Site Improvement
56	New High Duplex Cluster - 2 Cabins (2815 sqft/each)	5630	A0.32-A0.33	Expanded Cabin Program
57	Meeting Cabin - 2 Cabin (3442 sqft/each)	6884	A0.34-A0.35	Expanded Cabin Program
58	Ropes Course	NA	To Remain	To Remain/improve as Necessary
59	Archery	NA	To Remain	To Remain/improve as Necessary
59	Go Carts	NA	To Remain	Relocate to New Location
59	Volleyball Court	1	NA	New Program



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(Parcel #567230001)

58000 Apple Canyon RD., Mountain Center, CA 92561
EXHIBIT A-1 (CONDITIONAL USE PERMIT PLAN)

Owner:
Pine Springs Ranch
PO Box 37
Mountain Center, CA 92561

Project Number:
FLA1035
Project Phase:
07/07/2014: C.U.P.

Drawn:
CF
Checked:
FLA

Set Date:
07/07/2014: C.U.P.
Revisions:
04/14/2015: County Comments
02/05/2016: County Comments
03/13/2017: County Comments
05/01/2018: Update Set

A-1.0

2.0 ANALYSIS METHODOLOGY

The Guidelines adopted by Riverside County require a 5-step process² for VMT analysis:

1. **Project Screening:** Identifies if the project needs additional VMT analysis based on if the project meets screening criteria set by Riverside County. Projects that meet any criteria would have a presumption of less than significance.
2. **Identify VMT Measure:** If the project does not meet any screening criteria, the project will need to identify the appropriate VMT metric as identified in the Guidelines based on land use type.
3. **Identify VMT Threshold:** Based on the required VMT Measure the project will need to identify the appropriate VMT Measure threshold as required in the Guidelines.
4. **Assessment of Impact:** Project will need to evaluate its project specific VMT Measure against the appropriate VMT Threshold to determine if the project would have an CEQA transportation VMT impact.
5. **Mitigation Measures:** If the project would have a VMT impact under CEQA the project would need to mitigate the impact to the extent feasible and disclose whether the project would fully mitigate its impact or require additional analysis.

2.1 SCREENING CRITERIA

2.1.1 County of Riverside Transportation Analysis Guidelines Screening Criteria

The Guidelines recognize that certain projects based on type, location, size and other contexts could lead to a *presumption of less than significance* (i.e. the project's VMT would not cause a transportation impact) and would not need additional VMT analysis. The Guidelines provide the following screening criteria³:

1. *Small Projects:* This applies to projects with low trip generation per existing CEQA exemptions or based on the County Greenhouse Gas Emissions Screening Tables, result in a 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO₂e) per year screening level threshold."
2. *Projects Near High Quality Transit:* High quality transit provides a viable option for many to replace automobile trips with transit trips resulting in an overall reduction in VMT.
3. *Local Retail:* The introduction of new Local-serving retail has been determined to reduce VMT by shortening trips that will occur.
4. *Affordable Housing:* Lower-income residents make fewer trips on average, resulting in lower VMT overall.
5. *Local Essential Service:* As with Local-Serving Retail, the introduction of new Local Essential services shortens non-discretionary trips by putting those goods and services closer to residents.
6. *Map-Based Screening:* This method eliminates the need for complex analyses by allowing existing VMT data to serve as a basis for the screening smaller developments. Note that screening is limited to residential and office projects.
7. *Redevelopment Projects:* Projects with lower VMT than existing on-site uses, can under limited circumstances, be presumed to have a non-significant impact. In the event this screening does not apply, projects should be analyzed as though there is no existing uses on site (project analysis cannot take credit for existing VMT).

² Guidelines, Figure 2 VMT Analysis Flow Chart

³ Guidelines, Figure 3 Screening Criteria for Development Projects

2.2 VMT ANALYSIS

Projects that do not meet any of the screening criteria identified would need to perform a VMT analysis per the Guidelines. The project would need evaluate the appropriate VMT metrics and compare them to thresholds to determine significance as defined by the Guidelines⁴.

2.2.1 VMT Measures

The Guidelines assign the appropriate VMT Measure for land use projects based on land use type. Residential and Office uses are required to use the relevant VMT efficiency metric, VMT per Capita or Work VMT per Employee respectively. Retail and similar uses are required to use a total VMT metric to measure the net change in VMT a project would create due to the “customer component” of the project.

2.3 VMT THRESHOLDS

Once a project identifies the appropriate VMT measures for the proposed land uses it would need to be compared to thresholds for those metrics to determine significance under CEQA. The County has chosen to base its thresholds on the county and county-wide averages.

The thresholds⁵ as defined by the Guidelines provides are as follows:

- Residential Projects: exceeding 15.2 VMT/Capita, based on the county-wide average.
- Office and Other Employment Projects: exceeding 14.2 Work VMT/Employee, based on the county-wide average.
- Retail and Other Customer Projects: An increase in total region wide (county) VMT.

3.0 PROJECT ANALYSIS

The proposed project consists of the following land uses and intensities:

Existing Land Use Facilities

- Lodge - 80 Rooms
- North Village - 10 Cabins
- South Village - 10 Cabins
- Wagon Village - 6 Wagons
- Indian Village - 2 Teepees
- Town Hall

Total of 80 room lodge (existing), 28 occupied campsites and other ancillary buildings and supporting facilities.

Combined Existing (to remain) and Proposed Land Use Facilities

- Lodge - 80 Rooms
- North Cabin Cluster* - 5 Cabins
- South Cabin Cluster* - 5 Cabins
- High Cabin Cluster* - 4 Cabins

⁴ Guidelines, Figure 4 Threshold

⁵ Guidelines, Figure 6 VMT Threshold of Significance



- Wagon Village** - 6 Wagon
- Indian Village** - 6 Teepees
- Wooden Tent Village** - 10 Platforms

Total of 80 room lodge (existing), 36 occupied campsites and other ancillary buildings and supporting facilities.

It is anticipated that the project campsites will be increased by 8 occupied sites.

*Cabin Villages utilized when utilized as youth cabins will be primarily bused guests. When the cabins convert to family/retreat cabins, guests primarily use carpool vehicles.

**Seasonal beds are primarily for youth and are therefore bused guests with limited to no parking required. Buses drop off guests and exit the site.

3.1 PROJECT ASSESSMENT

3.1.1 Screening Criteria Assessment

As stated previously, the project campsites will be increased by 8 occupied sites.

Project Trip Generation Forecast

The Trip generation is a measure or forecast of the number of trips that begin or end at the Project site. The traffic generated is a function of the extent and type of development proposed for the site. These trips will result in some traffic increases on the streets where they occur. Project vehicular traffic generation characteristics are estimated based on established rates, contained in the Trip Generation Manual, 11th Edition, published by the Institute of Transportation Engineers (ITE). The proposed Project ITE average trip generation rates and trip calculations summary are presented in **Tables 1 and 2** respectively.

Table 1
Project Trip Generation Rate

Land Use ¹	Units ²	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Campground	OC	416	1.52	2.69	4.21	2.68	1.44	4.12	-

¹Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Eleventh Edition (2021).

² OC = Occupied Campsite

Table 2
Project Trip Generation

Land Use ¹	Intensity	Units ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Campground	8	OC	12	22	34	21	12	33	-

¹Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Eleventh Edition (2021).

² OC = Occupied Campsite



As shown in **Table 2**, the additional 8 campsites are expected to generate 34 trips in the AM peak and 33 trips in the PM peak with an anticipated nominal amount of average daily traffic (ADT) since the ITE Trip Generation Manual does not provide an ADT rate due to the proposed type of land use which accommodates campers and other users on a transient basis (Per ITE 11th Edition LU 416 Description).

Screening Criteria Small Projects

Based on the Guidelines final bullet for small projects stating, “Unless specified above, project trip generation is less than 110 trips per day per the ITE Manual or other acceptable source determined by Riverside County” and project trip generation assessment, the additional 8 occupied campground spaces are expected to generate less than 110 trips; and therefore, **the project does qualify for small project screening.**

3.2 VMT Analysis

Per the preceding analysis, it is determined that the project would qualify for the small project screening criteria; and therefore, **would be presumed to be less than significant for VMT impacts.**

3.3 VMT IMPACT ASSESSMENT AND CONCLUSION

The proposed project is presumed to be less than significant for VMT impacts due to the proposed land use meeting at least one of the County’s screening criteria outlined in Section 2.1. The project’s VMT impact assessment for the proposed uses is summarized in **Table 3**:

Table 3: Summary of VMT Impacts

Land Use Type	Proposed Uses	Impact	Commentary
Recreational	Campground	Presumed to be less than significant	Meets County’s Screening Criteria for Small Projects

