

APPENDIX H2

VMT ASSESSMENT



TECHNICAL MEMORANDUM

To: Fernando Herrera, City of Menifee

From: Jacob Swim, Michael Baker International
Carla Dietrich, Michael Baker International

CC: Alicia Gonzalez, Michael Baker International

Date: April 5, 2023

Subject: City of Menifee DEV2022-002 (Tentative Tract Map No. 38346) Vehicle Miles Traveled Assessment

INTRODUCTION

The purpose of this memorandum is to document the vehicle miles traveled (VMT) assessment for the proposed DEV2022-002 (Tentative Tract Map No. 38346) residential development (Project) in the City of Menifee. The Project is located at the northwest corner of Rouse Road and Menifee Road in the City of Menifee and proposes to construct 162 two-story attached condominium units on an approximately 9.5-acre site. **Exhibit 1** shows the Conceptual Site Plan and **Exhibit 2** shows the Site Vicinity. Both of these exhibits are contained in **Appendix A**.

This VMT assessment has been prepared to evaluate potential transportation impacts under California Environmental Quality Act (CEQA) in accordance with the *City of Menifee Traffic Impact Analysis Guidelines for Vehicle Miles Traveled* dated January 2022 (City TIA Guidelines). A separate Traffic Study which documents the anticipated traffic operations and site access has also been prepared.

PROJECT DESCRIPTION

The Project plans to construct 162 attached condominium units within three Assessor Parcel Numbers (APNs) (331-250-028, 331-250-029, and 331-250-030). The Project site is currently vacant and is zoned for High Density Residential use. With 162 attached condominium units on approximately 9.5 acres, the density of the Project would be approximately 23.65 dwelling units per acre (du/ac) which is within the allowable density range of 20.1 to 24.0 du/ac for land with the High-Density Residential zoning designation.

TRIP GENERATION

Table 1 shows the trip generation rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition utilized for Multifamily (Low-Rise) Residential (ITE Code 220). **Table 2** shows the Project trip generation estimates for daily and peak hour traffic during a typical weekday.

Table 1 – ITE Trip Generation Rates

Land Use	ITE Code	Daily Trip Rate	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Multifamily (Low-Rise) Residential	220	6.74 / DU	0.40 / DU	24%	76%	0.51 / DU	63%	37%

Source: ITE Trip Generation Manual, 11th Edition.

Note: DU = Dwelling Unit

Table 2 – Tentative Tract Map 38346 Estimated Trip Generation

Land Use	Intensity		Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
				Total	In	Out	Total	In	Out
Multifamily (Low-Rise) Residential	162	DU	1,092	65	16	49	83	52	31

Note: DU = Dwelling Unit

As shown above, the Project is expected to generate 1,092 daily vehicle trips with 65 AM peak hour trips (16 inbound and 49 outbound) and 83 PM peak hour trips (52 inbound and 31 outbound).

VMT ASSESSMENT

Methodology

The City's TIA Guidelines include analytical procedures, screening criteria and impact thresholds for evaluating VMT for a project. A project that is screened out would not be required to prepare a detailed VMT analysis and would be considered to have a less-than-significant VMT impact on the environment.

VMT Screening Criteria

The City's TIA Guidelines provides details on appropriate screening criteria and has identified three (3) screening criteria for proposed land use projects. As outlined in the City's TIA Guidelines, land use projects that meet at least one of the following screening criteria may be presumed to have a less-than-significant impact under CEQA.

- Transit Priority Area (TPA) Screening
- Low VMT Area Screening
- Project Type Screening

The City of Menifee uses the Western Regional Council of Governments (WRCOG) VMT Screening Tool which is a web-based tool based on WRCOG's Riverside County Transportation Model (RIVCOM) that allows users to select one or more APN to determine if a project's physical location meets one or more of the land use screening thresholds. The Screening Tool uses RIVCOM to measure VMT performance within individual traffic analysis zones (TAZ) within the region. The Project site is located within TAZ 1050. Each of the screening criteria were evaluated for the proposed Project and summarized in **Table 3**. Supporting documentation from the WRCOG Screening Tool is included in **Appendix B**. As shown, **the Project does NOT meet any of the VMT screening criteria; therefore, a VMT Assessment including VMT calculation is required.**

Table 3 – Evaluation of Screening Criteria

Screening Criteria	Description	Project Evaluation	Screening Criteria Satisfied?
Transit Priority Area (TPA) Screening	Is the Project located within a Transit Priority Area (i.e. within ½ mile of an existing major bus stop or an existing stop along a high quality transit corridor)? However, the presumption may not be appropriate if a project: • Has a FAR less than 0.75; • Includes more parking for the project than required by City Code; • Is inconsistent with the Sustainable Communities Strategy; or • Replaces affordable residential units with a smaller number of moderate- or-high income units.	No, the Project is not located within a TPA Area based on the WRCOG VMT Screening Tool.	No
Low VMT Area Screening	Is the Project located within a low VMT-generating area.	No, the Project is not located within a low VMT-generating area based on the WRCOG VMT Screening Tool.	No
Project Type Screening	Does the Project include local serving retail less than 50,000 square feet or other local serving essential services (e.g. local parks, day care centers, public schools, medical/dental office, etc.)? Or, does the Project generate fewer than 110 daily vehicle trips?	No, the Project is not considered a locally serving public facility or retail use. In addition, the Project is expected to generate 1,092 daily vehicle trips which exceeds the 110 daily trip threshold.	No

Source: Screening criteria obtained from *City of Menifee Traffic Impact Analysis Guidelines for Vehicle Miles Traveled* (January 2022).

VMT Analysis Tool

According to the City's TIA Guidelines, the WRCOG VMT Calculator can be utilized to analyze VMT on routine projects. Routine projects are considered simple in nature and similar to other standard land uses in the City and model. The VMT calculator can estimate the Project's VMT based on the project type, size, location, and average travel distance to the project site. Based on a review of the land uses within the project TAZ, the land uses are similar to the proposed Project i.e., residential. Therefore, the VMT Calculator has been used to evaluate the Project's VMT.

VTM Calculation

For land use projects, the City's TIA Guidelines recommends using the Origin/Destination (OD) VMT per service population metric to compare the project-generated VMT to the City's adopted impact threshold. A project would result in a significant project-generated VMT impact if either of the following conditions are satisfied:

- The baseline project-generated VMT per service population exceeds the County of Riverside General Plan Buildout VMT per service population, or
- The cumulative project-generated VMT per service population exceeds the County of Riverside General Plan Buildout VMT per service population.

Table 4 summarizes the results of the VMT Calculator for the proposed Project.

Table 4 – WRCOG VMT Calculator Tool Summary

Project Parcel No.	TAZ Socioeconomic Data	General Plan Buildout VMT Threshold (VMT/Service Population)	Project VMT (VMT/Service Population)	Does the Project VMT exceed the General Plan Buildout VMT?
331-250-028	2018 & 2045 RIVCOM Model	35.3	32.5	No
331-250-029	2018 & 2045 RIVCOM Model	35.3	32.5	No
331-250-030	2018 & 2045 RIVCOM Model	35.3	32.5	No

As shown, the Project-generated VMT (32.5 VMT/service population) for all three parcel numbers within the Project TAZ 1050 does not exceed the County of Riverside General Plan Buildout VMT (35.3 VMT/service population). Therefore, the Project-generated VMT can be considered less-than-significant, and no mitigation measures are required. Results of the WRCOG VMT Calculator are contained in **Appendix C**.

CONCLUSIONS

The Project plans to construct 162 attached condominium units on approximately 9.5 acres and is expected to generate 1,092 daily vehicle trips with 65 AM peak hour trips and 83 PM peak hour trips. Using the VMT screening criteria outlined in the City's TIA Guidelines, the Project does not screen out from needing to prepare a more detailed VMT analysis. Since the Project land uses are consistent with the existing land uses in the area, the VMT Assessment for Routine Projects methodology which uses WRCOG's VMT Calculator Tool was used to estimate the Project's VMT per service population. The results of the VMT Calculator Tool show the Project's VMT per service population does not exceed the County's General Plan Buildout VMT per service population. Therefore, the Project is considered to have a less-than-significant VMT impact on the environment and no mitigation measures are required.

Appendix A - Exhibit 1 (Site Plan) & Exhibit 2 (Vicinity Map)

OWNER
LDW RANCON, LP
41391 KALAM STREET, SUITE 200
MORRETTA, CA 92562

APPLICANT
FOREMOST PACIFIC GROUP
27271 LAS RAMBLAS, SUITE 100
MISSION HILLS, CA 91344
PHONE: 818-448-6714
FAX: 818-448-6714

ENGINEER
adkan
ENGINEERS
6819 AVENUE DRIVE
RIVERSIDE, CA 92504
951-688-0541

UTILITY PURVEYORS

SEWER: EASTERN MUNICIPAL WATER DISTRICT
WATER: EASTERN MUNICIPAL WATER DISTRICT
ELECTRIC: SOUTHERN CALIFORNIA Edison
PHONE/CABLE: FRONTIER COMMUNICATIONS
GAS: SOUTHERN CALIFORNIA GAS COMPANY
SCHOOL DISTRICT: RIVERSIDE & PERRIS UNION HIGH

ASSESSORS PARCEL NUMBERS

331-250-028, 331-250-029,
331-250-030

SITE STATISTICS

GROSS AREA: 9.54 AC
NET AREA: 8.99 AC
TOTAL UNITS: 161
DENSITY: 20.1 DUA
PARKING REQUIRED: 333
PARKING PROVIDED: 331

LEGEND

PROPOSED	CENTERLINE	PROPOSED	C&G
EXISTING	RIGHT OF WAY	PROPOSED	DOMESTIC WATER
CL	BOUNDARY	PROPOSED	RECYCLED WATER
R/W	PROPERTY LINE	PROPOSED	FIRE SERVICE
S/W	PROPERTY LINE	PROPOSED	SEWER
C&G	EASEMENT	PROPOSED	SD
TI	CURB AND GUTTER	PROPOSED	RET. WALL
TR	TRASH ENCLOSURE	PROPOSED	MAJOR CONTOUR
TR	TYPICAL	PROPOSED	MINOR CONTOUR
RET. WALL	RETAINING WALL	PROPOSED	BENCH
EXP. HT	EXP. HEIGHT	PROPOSED	ADA PATH OF TRAVEL
SD	STORM DRAIN	PROPOSED	
WTR	WATER	PROPOSED	
POC	POINT OF CONNECTION	PROPOSED	
FS	FIRE SERVICE	PROPOSED	
INV	INVERT	PROPOSED	
	EX. MAJOR CONTOUR	PROPOSED	
	EX. MINOR CONTOUR	PROPOSED	

LEGAL DESCRIPTION

THE LEGAL DESCRIPTION AND SCHEDULE B EXCEPTIONS ARE REFERENCED TO A PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY ORDER NO. 655129-A, DATED DECEMBER 14, 2021.

REAL PROPERTY IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (40% PORTIONS OF 331-250-028-0 AND 331-250-030)

BEING A PORTION OF PARCEL 1 OF MENIFEE 18-001, A CERTIFIED COPY OF WHICH RECORDED FEBRUARY 21, 2020 AS INSTRUMENT NO. 2020-008101 OF OFFICIAL RECORDS, TOGETHER WITH LOT 976 OF ROMULA FARMS NO. 10, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS FILED IN BOOK 15, PAGES 29 THROUGH 31, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF LOT "C" (ROUSE ROAD) ADJOINING SAID LOT AS SAID ROAD WAS HEATED AND ABANDONED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF WHICH RECORDED FEBRUARY 6, 2005 AS INSTRUMENT NO. 11956 OF OFFICIAL RECORDS, IN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECT OF SAID ROUSE ROAD (80 FEET WIDE PER MAP BOOK 15, PAGES 29-31) AND JUNCTION ROAD (80 FEET WIDE PER MAP BOOK 15, PAGES 29-31);

THENCE ALONG SAID CENTERLINE OF ROUSE ROAD, NORTH 89°58'32" EAST, 680.23, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°21'27" EAST, 330.06 FEET TO THE NORTHWEST CORNER OF LOT 976;

THENCE ALONG THE NORTHERLY LINE OF LOT 976, NORTH 89°58'32" EAST, 630.22 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MENIFEE ROAD (80 FEET WIDE PER MAP BOOK 15, PAGES 29-31);

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MENIFEE ROAD SOUTH 00°21'27" WEST, 329.88 FEET TO A POINT ON THE CENTERLINE OF ROUSE ROAD;

THENCE ALONG THE CENTERLINE OF ROUSE ROAD, SOUTH 89°58'32" WEST, 630.22, TO THE TRUE POINT OF BEGINNING.

PARCEL 2: (40% PORTION OF 331-250-029)

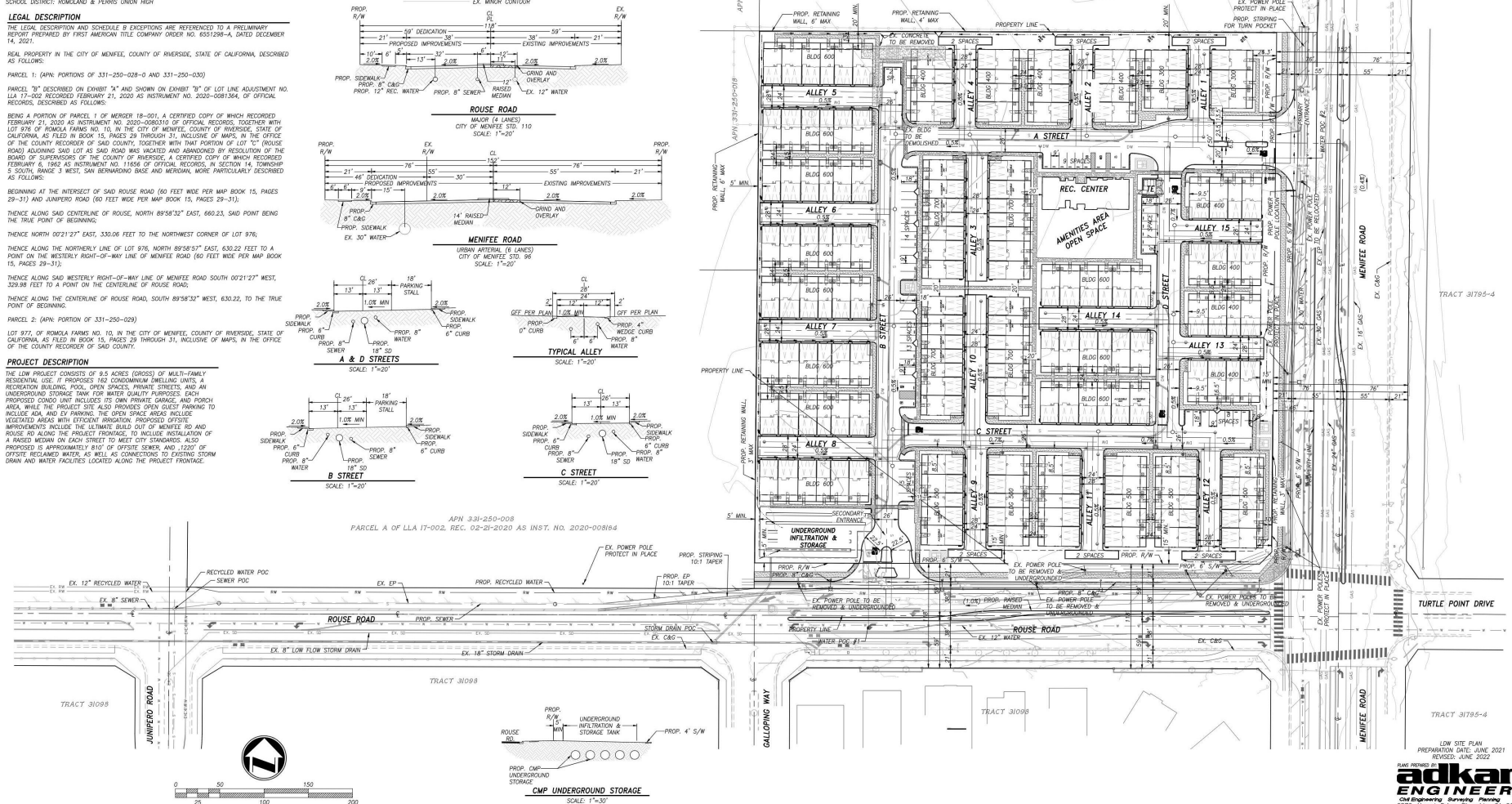
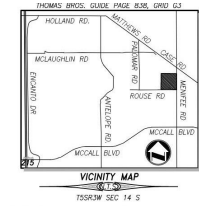
LOT 977, OF ROMULA FARMS NO. 10, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS FILED IN BOOK 15, PAGES 29 THROUGH 31, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT DESCRIPTION

THE LOW PROJECT CONSISTS OF 8.3 AC (80%) OF MULTI-FAMILY RESIDENTIAL USE. IT PROPOSES 162 CONDOMINIUM DWELLING UNITS, A RECREATION BUILDING, POOL, OPEN SPACES, PRIVATE STREETS, AND AN UNDERGROUND STORAGE TANK FOR WATER QUALITY PURPOSES. EACH PROPOSED CONDO UNIT INCLUDES ITS OWN PRIVATE GARAGE AND PORCH AREA. WHILE THE PROJECT SITES ALSO PROVIDES OPEN GUEST PARKING TO INCLUDE ADA AND EX PARKING. THE OPEN SPACE AREAS INCLUDE VEGETATED AREAS WITH DROUGHT RESISTANT PLANTINGS. PROPOSED IMPROVEMENTS INCLUDE THE ULTIMATE BUILD OUT OF MENIFEE RD AND ROUSE RD ALONG THE PROJECT FRONTOAGE, TO INCLUDE INSTALLATION OF A HARDY MEDIAN ON EACH STREET TO MEET CITY STANDARDS. ALSO PROPOSED IS APPROXIMATELY 810' OF OFFSET SEWER AND 1200' OF OFFSET RECLAIMED WATER, AS WELL AS CONNECTIONS TO EXISTING STORM DRAIN AND WATER FACILITIES LOCATED ALONG THE PROJECT FRONTOAGE.

IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LDW SITE PLAN



LOW SITE PLAN
PREPARATION DATE: JUNE 2021
REVISED: JUNE 2022
adkan
ENGINEERS
Civil Engineering Surveying Planning
8775 Westfield Drive, Riverside, CA 92504
Tel: (951) 688-0241 Fax: (951) 688-0591



NOT TO SCALE

Source: Adkan Engineers



Appendix B - WRCOG VMT Screening Tool

WRCOG VMT Screening Tool

WRCOG VMT Tool Powered by Fehr & Peers User's Guide

Search: rouse road and menifee rd, meni X

Show search results for rouse road an...

Complete #1-4, Then Click "Run"

#2. Select the VMT Metric. Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*

OD VMT Per Service Population

#3. Select the Baseline Year. The year available for analysis are from 2018 to 2045.*

2024

#4. Select the Threshold (% reduction from baseline year). Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*

Below County Future Buildout (0%)

Parcel 1 (1 of 4):

- OBJECTID: 1
- Assessor Parcel Number (APN): 331250030
- Traffic Analysis Zone (TAZ): 1050
- Community Region: MENIFEE
- Inside a Transit Priority Area (TPA): No
- TAZ VMT: 43
- Jurisdiction VMT: 33.6
- % Difference: 27.9%
- VMT Metric: OD VMT Per Service Population
- Threshold: 33.6
- Note: Screening results are based on location of parcel centroids. If results are desired considering the full parcel, please refer to the associated map layers to visually review parcel and TAZ boundary relationship.

Parcel 2 (2 of 4):

- OBJECTID: 2
- Assessor Parcel Number (APN): 331250029
- Traffic Analysis Zone (TAZ): 1050
- Community Region: MENIFEE
- Inside a Transit Priority Area (TPA): No
- TAZ VMT: 43
- Jurisdiction VMT: 33.6
- % Difference: 27.9%
- VMT Metric: OD VMT Per Service Population
- Threshold: 33.6
- Note: Screening results are based on location of parcel centroids. If results are desired considering the full parcel, please refer to the associated map layers to visually review parcel and TAZ boundary relationship.

Parcel 3 (3 of 4):

- OBJECTID: 3
- Assessor Parcel Number (APN): 331250030
- Traffic Analysis Zone (TAZ): 1050
- Community Region: MENIFEE
- Inside a Transit Priority Area (TPA): No
- TAZ VMT: 43
- Jurisdiction VMT: 33.6
- % Difference: 27.9%
- VMT Metric: OD VMT Per Service Population
- Threshold: 33.6
- Note: Screening results are based on location of parcel centroids. If results are desired considering the full parcel, please refer to the associated map layers to visually review parcel and TAZ boundary relationship.

Parcel 4 (4 of 4):

- OBJECTID: 4
- Assessor Parcel Number (APN): 331250030
- Traffic Analysis Zone (TAZ): 1050
- Community Region: MENIFEE
- Inside a Transit Priority Area (TPA): No
- TAZ VMT: 43
- Jurisdiction VMT: 33.6
- % Difference: 27.9%
- VMT Metric: OD VMT Per Service Population
- Threshold: 33.6
- Note: Screening results are based on location of parcel centroids. If results are desired considering the full parcel, please refer to the associated map layers to visually review parcel and TAZ boundary relationship.

Map Labels: North Bay Ln, Twin Harbor Dr, Galloping Way, Cattleman Cir

Scale: 200ft

Coordinates: -117.159 33.731 Degrees

Output_Parcel: Selected Project Area, Low VMT Generating TAZs, TAZ Boundaries (Zoom in to view), Parcels (Zoom in to view), Transit Priority Area, WRCOG Cities, WRCOG Boundary

Options: Filter by map extent, Zoom to, Clear selection, Refresh

OBJECTID	Assessor Parcel Number (APN)	Traffic Analysis Zone (TAZ)	Community Region	Inside a Transit Priority Area (TPA)	TAZ VMT	Jurisdiction VMT	% Difference	VMT Metric	Threshold	Community Regions have different thresholds (1=Yes, 0=No)	Note
1	331,250,028	1,050.00	MENIFEE	No	43.00	33.60	27.9%	OD VMT Per Service Population	33.60	0	Screening results are based on location of parcel centroids. If results are desired considering the full parcel, please refer to the associated map layers to visually review parcel and TAZ boundary relationship.
2	331,250,029	1,050.00	MENIFEE	No	43.00	33.60	27.9%	OD VMT Per Service Population	33.60	0	Screening results are based on location of parcel centroids. If results are desired considering the full parcel, please refer to the associated map layers to visually review parcel and TAZ boundary relationship.
3	331,250,030	1,050.00	MENIFEE	No	43.00	33.60	27.9%	OD VMT Per Service Population	33.60	0	Screening results are based on location of parcel centroids. If results are desired considering the full parcel, please refer to the associated map layers to visually review parcel and TAZ boundary relationship.

Note: Output shown for three (3) parcels.

Appendix C - WRCOG VMT Calculator



Western Riverside Council of Governments VMT Tool

Project Information

Project Name	
Menifee Tract 38346	
Parcel Number (RIVCOM TAZ#1050)	Analysis Year
331250028	2023

Screening Criteria for Menifee

Use the online [WRCOG VMT Tool](#) to determine the following

Is the Project screened by Transit Priority Area or located in a low VMT generating zone?

Is the Project one of these land use types?
☐ (show land use types)

Does the project generate fewer than 110 daily trips?
(enter project land use in the section below)

The Project does not meet screening criteria. Please Continue

Project Land Use Information

		Unit
Residential : Single Family Homes	0	Dwelling Units
Residential : MultiFamily Homes	162	Dwelling Units
Office	0	1,000 Square Feet
Retail	0	1,000 Square Feet
Industrial	0	1,000 Square Feet
Manufacturing	0	1,000 Square Feet
Warehousing	0	1,000 Square Feet
Hotel	0	Rooms
University	0	Students
Private School	0	Students

Project Trips, VMT, and TAZ SED Information

Project Summary
Select VMT Methodology Origin Destination (OD)

Analysis Year Daily Trips: 1032 Average Trip Length: 12.8
Service Population: 405
Project VMT per Service Population: 32.5

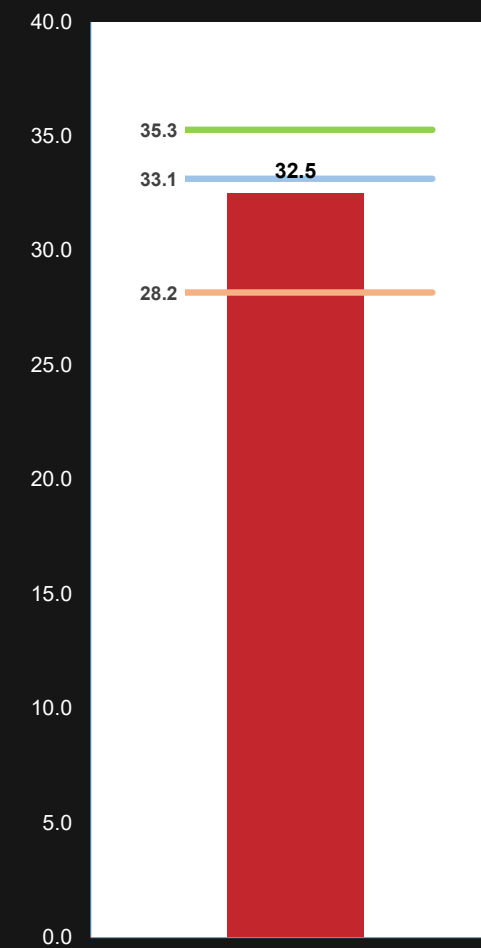
Project Location TAZ Socioeconomic Data	2018 RIVCOM Model
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Land Use		Value	Unit
SFDU	- Single-Family Detached Housing	2	DU
MFDU	- Multi-Family Attached Housing	2	DU
K12	- Kindergarten - 12th Grade Enrollment	0	STU
COLLEGE	- College Enrollment	0	STU
AG	- Agricultural & Mining Employment	0	EMP
CONST	- Construction Employment	0	EMP
MANU	- Manufacturing Employment	0	EMP
WHOLE	- Wholesale Employment	0	EMP
RET	- Retail Employment	0	EMP
TRANS	- Transportation, Warehousing, and Utility Employment	0	EMP
INFOR	- Information Services Employment	0	EMP
FIRE	- Financial Activities Employment	0	EMP
PROF	- Professional and Business Services Employment	0	EMP
EDUC	- Educational and Health Services Employment	2	EMP
ARTENT	- Arts/Entertainment Employment	0	EMP
OTHSER	- Other Services Employment	0	EMP
PUBADMN	- Public Administration Employment	0	EMP

Project VMT Thresholds Comparison

Select the VMT Thresholds for comparison to project VMT

- ☒ Below Existing
- ☒ Better than General Plan Buildout
- ☒ OPR Guidance (15% Below Existing)



Project VMT per Service Population

Below Existing

General Plan Buildout Average

OPR Guidance



Western Riverside Council of Governments VMT Tool

Project Information

Project Name	
Menifee Tract 38346	
Parcel Number (RIVCOM TAZ#1050)	Analysis Year
331250029	2023

Screening Criteria for Menifee

Use the online [WRCOG VMT Tool](#) to determine the following

Is the Project screened by Transit Priority Area or located in a low VMT generating zone?

Is the Project one of these land use types?
☐ (show land use types)

Does the project generate fewer than 110 daily trips?
(enter project land use in the section below)

The Project does not meet screening criteria. Please Continue

Project Land Use Information

		Unit
Residential : Single Family Homes	0	Dwelling Units
Residential : MultiFamily Homes	162	Dwelling Units
Office	0	1,000 Square Feet
Retail	0	1,000 Square Feet
Industrial	0	1,000 Square Feet
Manufacturing	0	1,000 Square Feet
Warehousing	0	1,000 Square Feet
Hotel	0	Rooms
University	0	Students
Private School	0	Students

Project Trips, VMT, and TAZ SED Information

Project Summary
Select VMT Methodology Origin Destination (OD)

Analysis Year Daily Trips: 1032 Average Trip Length: 12.8
Service Population: 405
Project VMT per Service Population: 32.5

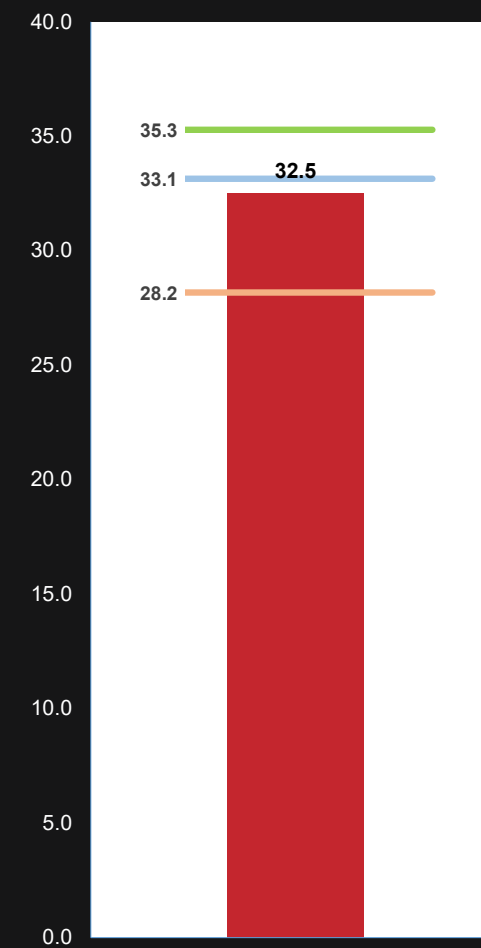
Project Location TAZ Socioeconomic Data	2018 RIVCOM Model
---	--

Land Use		Value	Unit
SFDU	- Single-Family Detached Housing	2	DU
MFDU	- Multi-Family Attached Housing	2	DU
K12	- Kindergarten - 12th Grade Enrollment	0	STU
COLLEGE	- College Enrollment	0	STU
AG	- Agricultural & Mining Employment	0	EMP
CONST	- Construction Employment	0	EMP
MANU	- Manufacturing Employment	0	EMP
WHOLE	- Wholesale Employment	0	EMP
RET	- Retail Employment	0	EMP
TRANS	- Transportation, Warehousing, and Utility Employment	0	EMP
INFOR	- Information Services Employment	0	EMP
FIRE	- Financial Activities Employment	0	EMP
PROF	- Professional and Business Services Employment	0	EMP
EDUC	- Educational and Health Services Employment	2	EMP
ARTENT	- Arts/Entertainment Employment	0	EMP
OTHSER	- Other Services Employment	0	EMP
PUBADMN	- Public Administration Employment	0	EMP

Project VMT Thresholds Comparison

Select the VMT Thresholds for comparison to project VMT

- ☒ Below Existing
- ☒ Better than General Plan Buildout
- ☒ OPR Guidance (15% Below Existing)



Project VMT per Service Population

Below Existing

General Plan Buildout Average

OPR Guidance



Western Riverside Council of Governments VMT Tool

Project Information

Project Name

Menifee Tract 38346

Parcel Number (RIVCOM TAZ#1050)

331250030

Analysis Year

2023

Screening Criteria for Menifee

Use the online [WRCOG VMT Tool](#) to determine the following
Is the Project screened by Transit Priority Area or located in a low VMT generating zone?

No

Is the Project one of these land use types?
☒ (show land use types)

No

Does the project generate fewer than 110 daily trips?
(enter project land use in the section below)

No

The Project does not meet screening criteria. Please Continue

Project Land Use Information

Unit

Residential : Single Family Homes	0	Dwelling Units
Residential : MultiFamily Homes	162	Dwelling Units
Office	0	1,000 Square Feet
Retail	0	1,000 Square Feet
Industrial	0	1,000 Square Feet
Manufacturing	0	1,000 Square Feet
Warehousing	0	1,000 Square Feet
Hotel	0	Rooms
University	0	Students
Private School	0	Students

Project Trips, VMT, and TAZ SED Information

Project Summary

Select VMT Methodology

Origin Destination (OD)

Analysis Year Daily Trips: 1032 Average Trip Length: 12.8
Service Population: 405
Project VMT per Service Population: 32.5

Project Location TAZ Socioeconomic Data

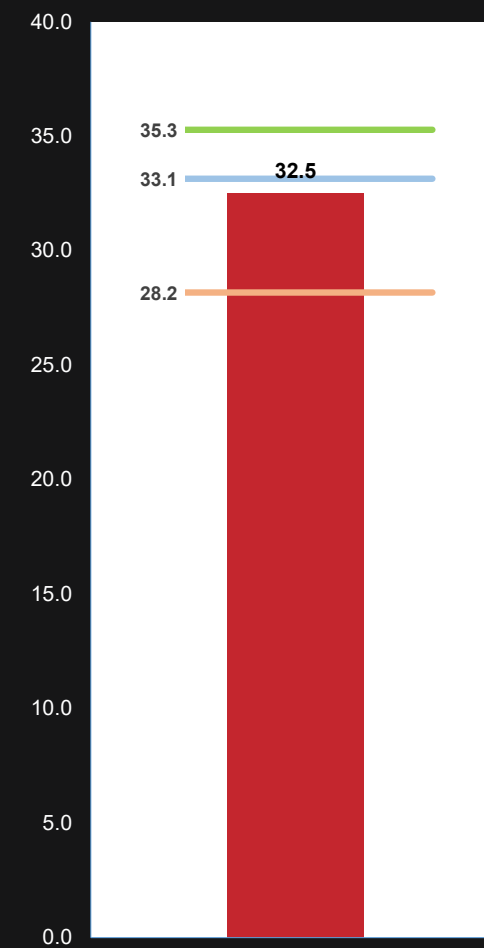
2018 RIVCOM Model

Land Use		Value	Unit
SFDU	- Single-Family Detached Housing	2	DU
MFDU	- Multi-Family Attached Housing	2	DU
K12	- Kindergarten - 12th Grade Enrollment	0	STU
COLLEGE	- College Enrollment	0	STU
AG	- Agricultural & Mining Employment	0	EMP
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MANU	- Manufacturing Employment	0	EMP
WHOLE	- Wholesale Employment	0	EMP
RET	- Retail Employment	0	EMP
TRANS	- Transportation, Warehousing, and Utility Employment	0	EMP
INFOR	- Information Services Employment	0	EMP
FIRE	- Financial Activities Employment	0	EMP
PROF	- Professional and Business Services Employment	0	EMP
EDUC	- Educational and Health Services Employment	2	EMP
ARTENT	- Arts/Entertainment Employment	0	EMP
OTHSER	- Other Services Employment	0	EMP
PUBADMN	- Public Administration Employment	0	EMP

Project VMT Thresholds Comparison

Select the VMT Thresholds for comparison to project VMT

- ☒ Below Existing
- ☒ Better than General Plan Buildout
- ☒ OPR Guidance (15% Below Existing)



Project VMT per Service Population

Below Existing

General Plan Buildout Average

OPR Guidance



Western Riverside Council of Governments VMT Tool

Project Information

Project Name	
Menifee Tract 38346	
Parcel Number (RIVCOM TAZ#1050)	Analysis Year
331250028	2023

Screening Criteria for Menifee

Use the online [WRCOG VMT Tool](#) to determine the following

Is the Project screened by Transit Priority Area or located in a low VMT generating zone?

Is the Project one of these land use types?
☒ (show land use types)

Does the project generate fewer than 110 daily trips?
(enter project land use in the section below)

The Project does not meet screening criteria. Please Continue

Project Land Use Information

		Unit
Residential : Single Family Homes	0	Dwelling Units
Residential : MultiFamily Homes	162	Dwelling Units
Office	0	1,000 Square Feet
Retail	0	1,000 Square Feet
Industrial	0	1,000 Square Feet
Manufacturing	0	1,000 Square Feet
Warehousing	0	1,000 Square Feet
Hotel	0	Rooms
University	0	Students
Private School	0	Students

Project Trips, VMT, and TAZ SED Information

Project Summary
Select VMT Methodology Origin Destination (OD)

Analysis Year Daily Trips: 1032 Average Trip Length: 12.8
Service Population: 405
Project VMT per Service Population: 32.5

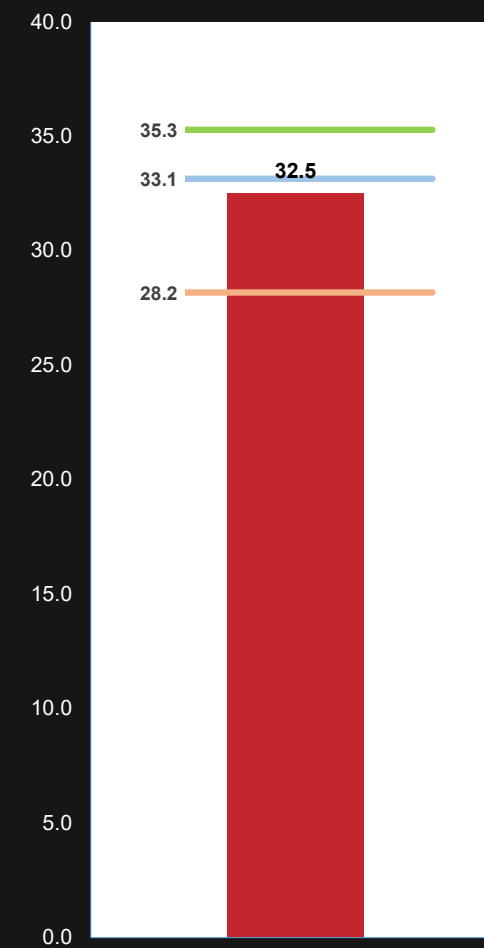
Project Location TAZ Socioeconomic Data	2045 RIVCOM Model
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Land Use		Value	Unit
SFDU	- Single-Family Detached Housing	220	DU
MFDU	- Multi-Family Attached Housing	284	DU
K12	- Kindergarten - 12th Grade Enrollment	0	STU
COLLEGE	- College Enrollment	0	STU
AG	- Agricultural & Mining Employment	0	EMP
CONST	- Construction Employment	90	EMP
MANU	- Manufacturing Employment	22	EMP
WHOLE	- Wholesale Employment	0	EMP
RET	- Retail Employment	0	EMP
TRANS	- Transportation, Warehousing, and Utility Employment	90	EMP
INFOR	- Information Services Employment	0	EMP
FIRE	- Financial Activities Employment	0	EMP
PROF	- Professional and Business Services Employment	11	EMP
EDUC	- Educational and Health Services Employment	2	EMP
ARTENT	- Arts/Entertainment Employment	0	EMP
OTHSER	- Other Services Employment	11	EMP
PUBADMN	- Public Administration Employment	0	EMP

Project VMT Thresholds Comparison

Select the VMT Thresholds for comparison to project VMT

- ☒ Below Existing
- ☒ Better than General Plan Buildout
- ☒ OPR Guidance (15% Below Existing)



Project VMT per Service Population

Below Existing

General Plan Buildout Average

OPR Guidance



Western Riverside Council of Governments VMT Tool

Project Information

Project Name

Menifee Tract 38346

Parcel Number (RIVCOM TAZ#1050)

331250029

Analysis Year

2023

Screening Criteria for Menifee

Use the online [WRCOG VMT Tool](#) to determine the following
Is the Project screened by Transit Priority Area or located in a low VMT generating zone?

No

Is the Project one of these land use types?
☒ (show land use types)

No

Does the project generate fewer than 110 daily trips?
(enter project land use in the section below)

No

The Project does not meet screening criteria. Please Continue

Project Land Use Information

Unit

Residential : Single Family Homes	0	Dwelling Units
Residential : MultiFamily Homes	162	Dwelling Units
Office	0	1,000 Square Feet
Retail	0	1,000 Square Feet
Industrial	0	1,000 Square Feet
Manufacturing	0	1,000 Square Feet
Warehousing	0	1,000 Square Feet
Hotel	0	Rooms
University	0	Students
Private School	0	Students

Project Trips, VMT, and TAZ SED Information

Project Summary

Select VMT Methodology

Origin Destination (OD)

Analysis Year Daily Trips: 1032 Average Trip Length: 12.8
Service Population: 405
Project VMT per Service Population: 32.5

Project Location TAZ Socioeconomic Data

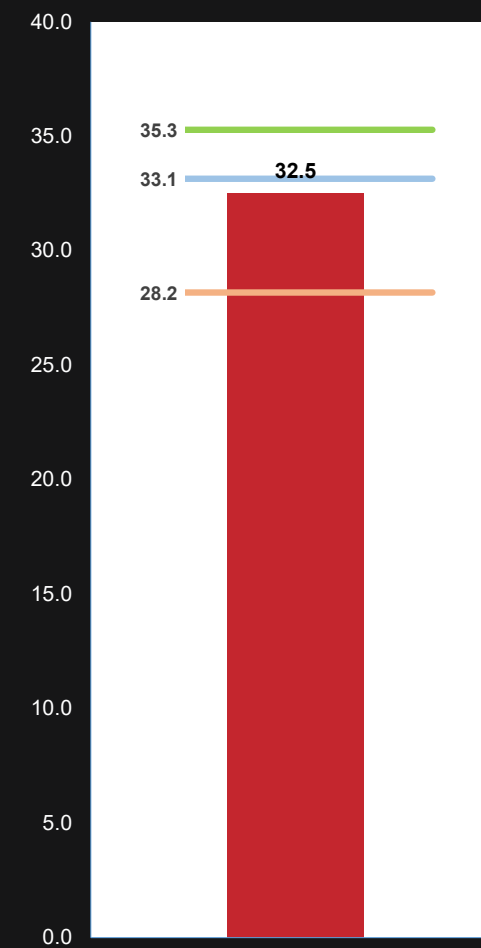
2045 RIVCOM Model

Land Use	Value	Unit
SFDU - Single-Family Detached Housing	220	DU
MFDU - Multi-Family Attached Housing	284	DU
K12 - Kindergarten - 12th Grade Enrollment	0	STU
COLLEGE - College Enrollment	0	STU
AG - Agricultural & Mining Employment	0	EMP
CONST - Construction Employment	90	EMP
MANU - Manufacturing Employment	22	EMP
WHOLE - Wholesale Employment	0	EMP
RET - Retail Employment	0	EMP
TRANS - Transportation, Warehousing, and Utility Employment	90	EMP
INFOR - Information Services Employment	0	EMP
FIRE - Financial Activities Employment	0	EMP
PROF - Professional and Business Services Employment	11	EMP
EDUC - Educational and Health Services Employment	2	EMP
ARTENT - Arts/Entertainment Employment	0	EMP
OTHSER - Other Services Employment	11	EMP
PUBADMN - Public Administration Employment	0	EMP

Project VMT Thresholds Comparison

Select the VMT Thresholds for comparison to project VMT

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- ☒ Better than General Plan Buildout
- ☒ OPR Guidance (15% Below Existing)



Project VMT per Service Population

Below Existing

General Plan Buildout Average

OPR Guidance



Western Riverside Council of Governments VMT Tool

Project Information

Project Name	
Menifee Tract 38346	
Parcel Number (RIVCOM TAZ#1050)	Analysis Year
331250030	2023

Screening Criteria for Menifee

Use the online [WRCOG VMT Tool](#) to determine the following

Is the Project screened by Transit Priority Area or located in a low VMT generating zone?

Is the Project one of these land use types?
☒ (show land use types)

Does the project generate fewer than 110 daily trips?
(enter project land use in the section below)

The Project does not meet screening criteria. Please Continue

Project Land Use Information

		Unit
Residential : Single Family Homes	0	Dwelling Units
Residential : MultiFamily Homes	162	Dwelling Units
Office	0	1,000 Square Feet
Retail	0	1,000 Square Feet
Industrial	0	1,000 Square Feet
Manufacturing	0	1,000 Square Feet
Warehousing	0	1,000 Square Feet
Hotel	0	Rooms
University	0	Students
Private School	0	Students

Project Trips, VMT, and TAZ SED Information

Project Summary
Select VMT Methodology Origin Destination (OD)

Analysis Year Daily Trips: 1032 Average Trip Length: 12.8
Service Population: 405
Project VMT per Service Population: 32.5

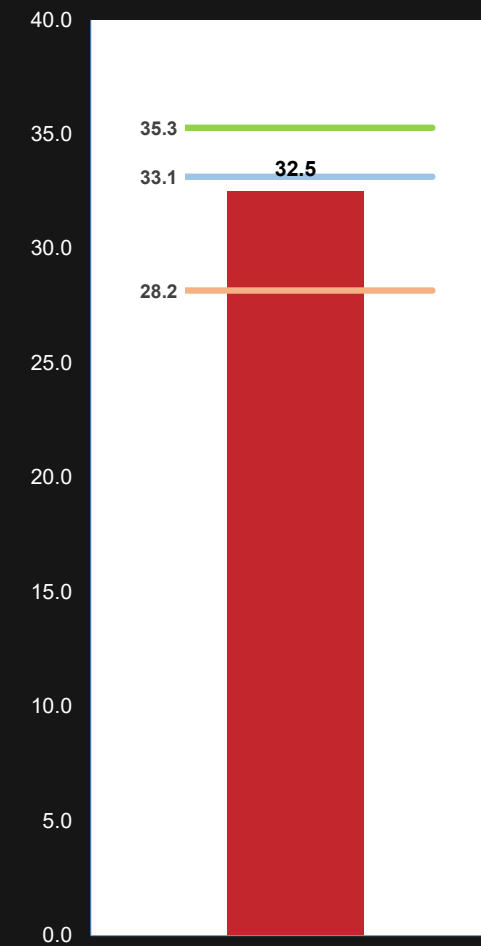
Project Location TAZ Socioeconomic Data

Land Use		Value	Unit
SFDU	- Single-Family Detached Housing	220	DU
MFDU	- Multi-Family Attached Housing	284	DU
K12	- Kindergarten - 12th Grade Enrollment	0	STU
COLLEGE	- College Enrollment	0	STU
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Project VMT Thresholds Comparison

Select the VMT Thresholds for comparison to project VMT

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- ☒ Better than General Plan Buildout
- ☒ OPR Guidance (15% Below Existing)



Project VMT per Service Population

Below Existing

General Plan Buildout Average

OPR Guidance