



TJW ENGINEERING, INC.
TRAFFIC ENGINEERING &
TRANSPORTATION PLANNING
CONSULTANTS

August 30, 2023

Mr. Eugene Jennings
JENNINGS ENVIRONMENTAL, LLC.
35414 Acacia Avenue
Yucaipa, CA 92399

SUBJECT: Palm Drive – Clair Avenue Mixed-Use Complex Vehicle Miles Traveled Screening Analysis

Dear Mr. Jennings,

TJW Engineering, Inc. (TJW) is pleased to submit this Vehicle Miles Traveled (VMT) Screening Analysis for the proposed Palm Drive – Clair Avenue Mixed-Use Complex. The purpose of this memorandum is to evaluate the need to prepare a VMT analysis for the proposed project based on the County of Riverside *Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled* (December 2020).

[Project Description](#)

The proposed project consists of a 115,148 square foot self-storage facility with 460 storage units and 42 RV storage spaces, two 2,500 square foot restaurants, and a 3,500 square foot fast-food restaurant with drive-through. Site access is planned via three full access driveways on Clair Avenue and two right-in/right-out driveways on Palm Drive. A site plan is attached for reference.

[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 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 County of Riverside updated their Transportation Analysis Guidelines in December 2020. The document outlines guidelines for CEQA analysis, including screening criteria and requirements for VMT assessment of land use projects. The screening criteria categories consist of small project screening, high quality transit proximity screening, local serving retail screening, affordable housing screening, local

essential service screening, and map-based screening. The applicability of each of those screening criteria to the project is described below.

Small Project Screening

The project is presumed to have a less than significant impact if it adheres to the following criteria:

- Single Family Housing projects less than or equal to 110 Dwelling Units; or
- Multi Family (low rise) Housing projects less than or equal to 147 Dwelling Units; or
- Multi Family (mid-rise) Housing projects less than or equal to 194 Dwelling Units; or
- General Office Building with area less than or equal to 165,000 square feet (SF); or
- Retail buildings with area less than or equal to 60,000 SF; or
- Warehouse (unrefrigerated) buildings with area less than or equal to 208,000 SF; or
- General Light Industrial buildings with area less than or equal to 179,000 SF
- Project GHG emissions less than 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO_{2e}) as determined by a methodology acceptable to the Transportation Department; or
- Unless specified above, project trip generation is less than 110 trips per day per the ITE Manual

The project consists of a self-storage facility of less than 208,000 SF and restaurants which total less than 60,000 SF; therefore, the project satisfies the small project screening criteria.

High Quality Transit Proximity Screening

The project is presumed to have a less than significant impact if it adheres to the following criteria:

- Within a ½ mile of an existing major transit stop; and
- Maintains a service internal frequency of 15 minutes or less during the morning and afternoon peak commute periods.

The project is not located within a ½ mile of an existing major transit stop; therefore, the project does not satisfy the high quality transit proximity screening criteria.

Local-Serving Retail Screening

The project is presumed to have a less than significant impact if it adheres to the following criteria:

- No single store on-site exceeds 50,000 SF; and
- Project is local-serving as determined by the Transportation Department

The restaurants are local-serving in nature and do not exceed 50,000 SF; therefore, the restaurant portion of the project satisfies the local-serving retail screening criteria.



Affordable Housing Screening

The project is presumed to have a less than significant impact if a high percentage of affordable housing is provided as determined by the Riverside County Planning and Transportation Departments.

The project does not consist of affordable housing; therefore, the project does not satisfy the affordable housing screening criteria.

Local Essential Service Screening

The project is presumed to have a less than significant impact if it adheres to the following criteria:

- Project is local-serving as determined by the Transportation Department; and
- Local-serving and Day care center; or
- Police or Fire facility; or
- Medical/Dental office building under 50,000 square feet; or
- Government offices (in-person services such as post office, library, and utilities); or
- Local or Community Parks

The project does not consist of any local essential service uses; therefore, the project does not satisfy the local essential service screening criteria.

Map-Based Screening

The project is presumed to have a less than significant impact if the area of development is under threshold as shown on the screening map as allowed by the Transportation Department.

The project is not under threshold as shown on the screening map; therefore, the project does not satisfy the map-based screening criteria.

Summary

This memorandum evaluates the need to prepare a VMT analysis for the proposed project. The County of Riverside *Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled* (December 2020) indicate that small projects and local-serving retail projects may be presumed to have a less than significant VMT impact. The project satisfies both small projects and local-serving retail criteria; therefore, the project is exempt from further VMT analysis.

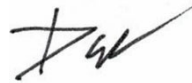


Please contact us at (949) 878-3509 if you have any questions regarding this analysis.

Sincerely,



Thomas Wheat, PE, TE
President

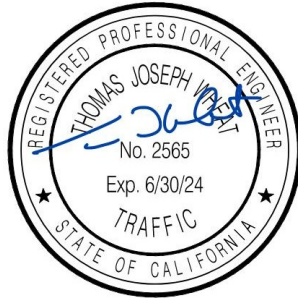


David Chew, PTP
Transportation Planner

Registered Civil Engineer #69467
Registered Traffic Engineer #2565

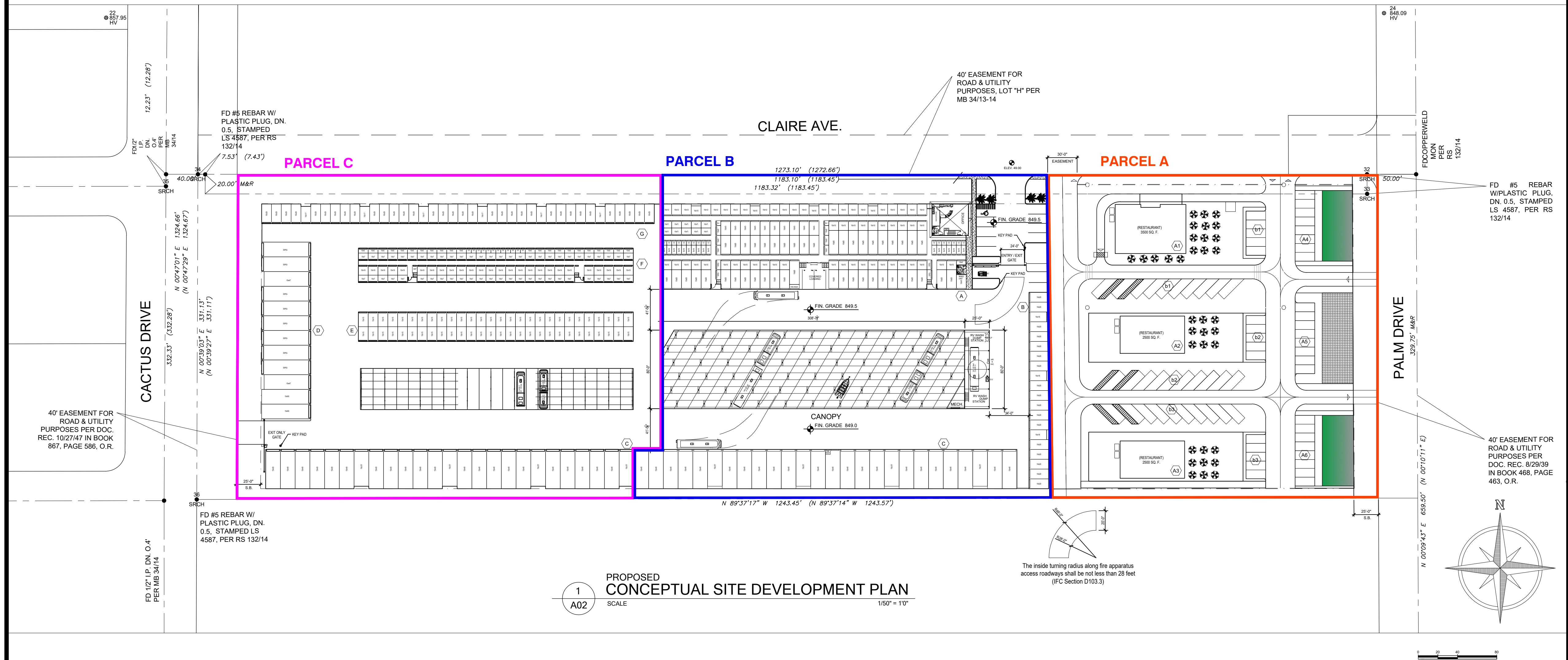


Brandon Alvarado, PTP
Transportation Planner



PROPOSED SITE PLAN

ASSESSOR'S PARCEL NUMBER(S): 657-050-003



LAND USE DISTRIBUTION TABLE

PARCEL C		
Description	Area (Sq. ft.)	Percentage
LEASABLE AREAS		
C	4 Units Self Storage (15'x37')	2,220.00
D	21 Units Self Storage (15'x40')	12,600.00
E	2 Units Self Storage (15'x47')	1,410.00
F	10 Units Self Storage (15'x50')	7,500.00
G	56 Units Self Storage (10'x15')	8,400.00
H	12 Units Self Storage (5'x5')	300.00
I	2 Units Self Storage (5'x7')	70.00
J	22 Units Self Storage (10'x5')	1,100.00
K	54 Units Self Storage (10'x7')	3,780.00
L	26 Units Self Storage (10'x10')	2,600.00
M	6 Units Self Storage (10'x17')	1,020.00
N	34 Units Self Storage (10'x20')	6,800.00
O	RV Parking Units	11,670.00
Sub-Total	59,470.00	42%
NON-LEASABLE AREAS		
Road and Landscape	80,320.00	58%
Sub-Total	80,320.00	58%
TOTAL	141,790.00	100%

PARCEL B		
Description	Size (Sq. ft.)	Percentage
LEASABLE AREAS		
A	10 Units Self Storage (10' x 25')	2,500.00
B	34 Units Self Storage (10'x20')	6,800.00
C	10 Units Self Storage (10'x15')	1,500.00
D	3 Units Self Storage (10'x18')	540.00
E	23 Units Self Storage (10'x12')	2,760.00
F	38 Units Self Storage (10'x10')	3,800.00
G	28 Units Self Storage (10'x5')	1,400.00
H	19 Units Self Storage (5'x5')	475.00
I	17 Units Self-Storage (10'x20')	3,400.00
J	3 Units Self-Storage (10'x18')	540.00
K	4 Units Self-Storage (15'x37')	2,220.00
L	22 Units Self-Storage (15'x40')	13,200.00
M	RV Parking Units	26,550.00
Sub-Total	46,860.00	56%
NON-LEASABLE AREAS		
Road and Landscape	58,255.00	44%
Sub-Total	58,255.00	44%
TOTAL	123,400.00	100%

PARCEL A		
Description	Size (Sq. ft.)	Percentage
LEASABLE AREAS		
A1	Commercial Lot	20,000.00
A2	Commercial Lot	7,860.00
A3	Commercial Lot	7,860.00
Sub-Total	35,720.00	27%
NON-LEASABLE AREAS		
b1	13 Parking Units & 2 PWD Parking Units	3,656.00
b2	13 Parking Units & 2 PWD Parking Units	3,656.00
b3	13 Parking Units & 2 PWD Parking Units	3,656.00
A4	8 Parking Units	1,440.00
A5	8 Parking Units & Art in Public Place	4,340.00
A6	8 Parking Units	1,440.00
Road and Landscape	83,792.00	61%
Sub-Total	101,980.00	74%
TOTAL	137,700.00	100%

2020 Component Distribution Inc.
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eMail: ArchitecturalEngineering@2020-cd.com

PALM DRIVE - CLAIRE AVENUE
MIXED USED COMPLEX

PALM DRIVE / CLAIRE AVENUE
DESERT HOT SPRINGS
CALIFORNIA, USA

DRAWN BY:
CHECKED BY:
DATE:
JOB NO:

A02

X of XX