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).

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

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.

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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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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:

Consultant's Representative — 12/22/2023 Date

Approved Scoping Agreement:

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 In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour 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	108
Vehicle Mix[4]		**Percent**							
Passenger Vehicles		55%	1056	42	13	55	17	43	60
2-Axle Trucks		15.50%	296	12	3	15	5	12	17
3-Axle Trucks		4.90%	94	3	2	5	1	4	5
4+-Axle Trucks		24.30%	464	19	5	24	7	19	26
		1.0	1910	76	23	99	30	78	108
PCE Trip Generation[3]		**PCE Factor**							
Passenger Vehicles		1.0	1056	42	13	55	17	43	60
2-Axle Trucks		1.5	444	18	5	23	8	18	26
3-Axle Trucks		2.0	188	6	4	10	2	8	10
4+-Axle Trucks		3.0	1392	57	15	72	21	57	78
Total PCE Trip Generation			3080	123	37	160	48	126	174
Proposed Manufacturing[2]	100.045	TSF	475	52	16	68	23	52	75
Vehicle Mix [5]		***Percent***							
Passenger Vehicles		72.50%	344	38	11	49	17	38	55
2-Axle Trucks		4.60%	22	2	1	3	1	2	3
3-Axle Trucks		5.70%	27	3	1	4	1	3	4
4+-Axle Trucks		17.20%	82	9	3	12	4	9	13
		100%	475	52	16	68	23	52	75
PCE Trip Generation [3]		***PCE Factor***							
Passenger Vehicles		1.0	344	38	11	49	17	38	55
2-Axle Trucks		1.5	33	3	2	5	2	3	5
3-Axle Trucks		2.0	54	6	2	8	2	6	8
4+-Axle Trucks		3.0	246	27	9	36	12	27	39
Total PCE Trip Generation			677	74	24	98	33	74	107
Passenger Trip Generation			1400	80	24	104	34	81	115
Project Trip Generation			2384	128	39	167	53	130	183
Project PCE Trip Generation			3757	197	61	258	81	200	281

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

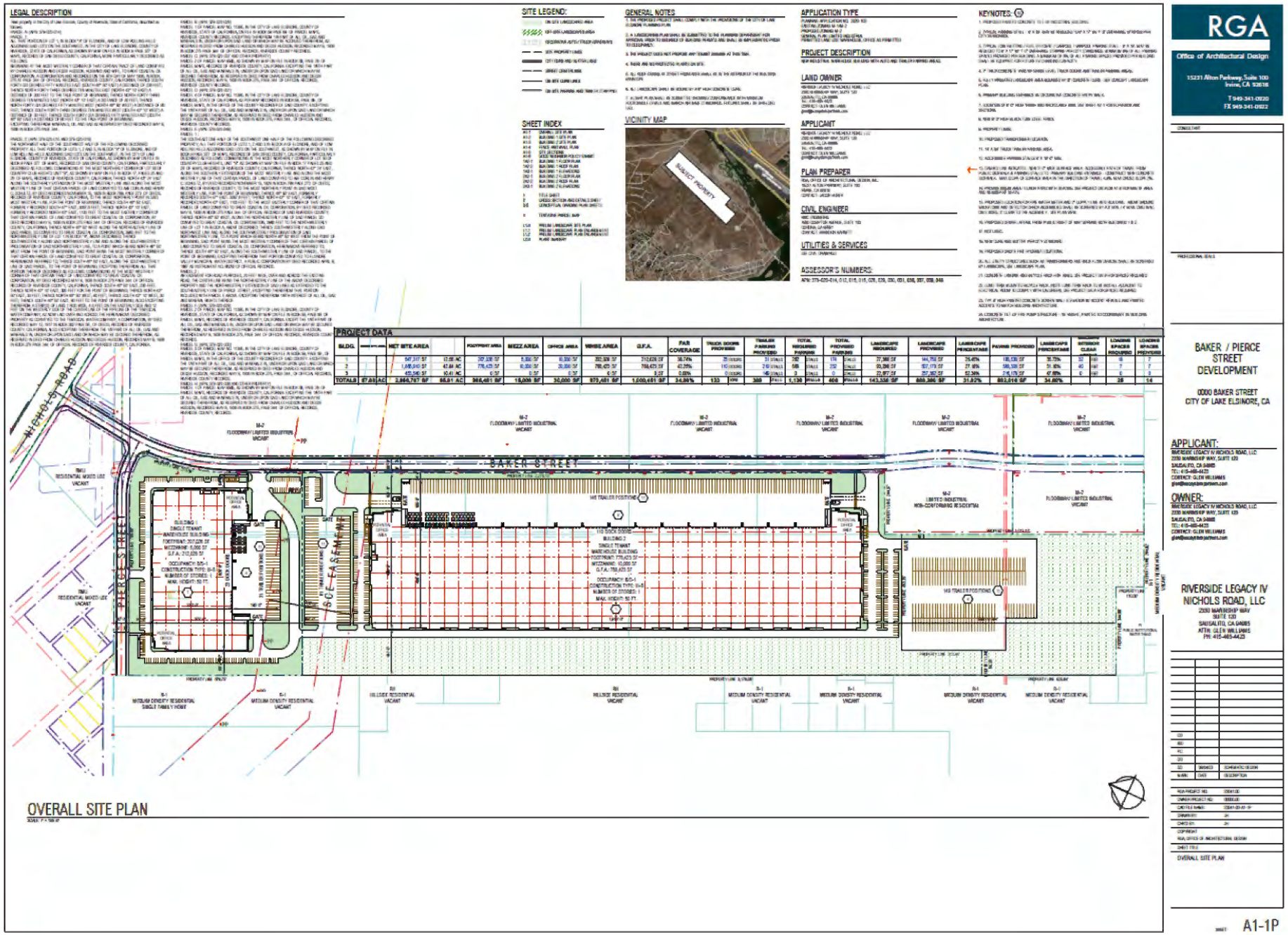


Figure 3: Project Study Intersection

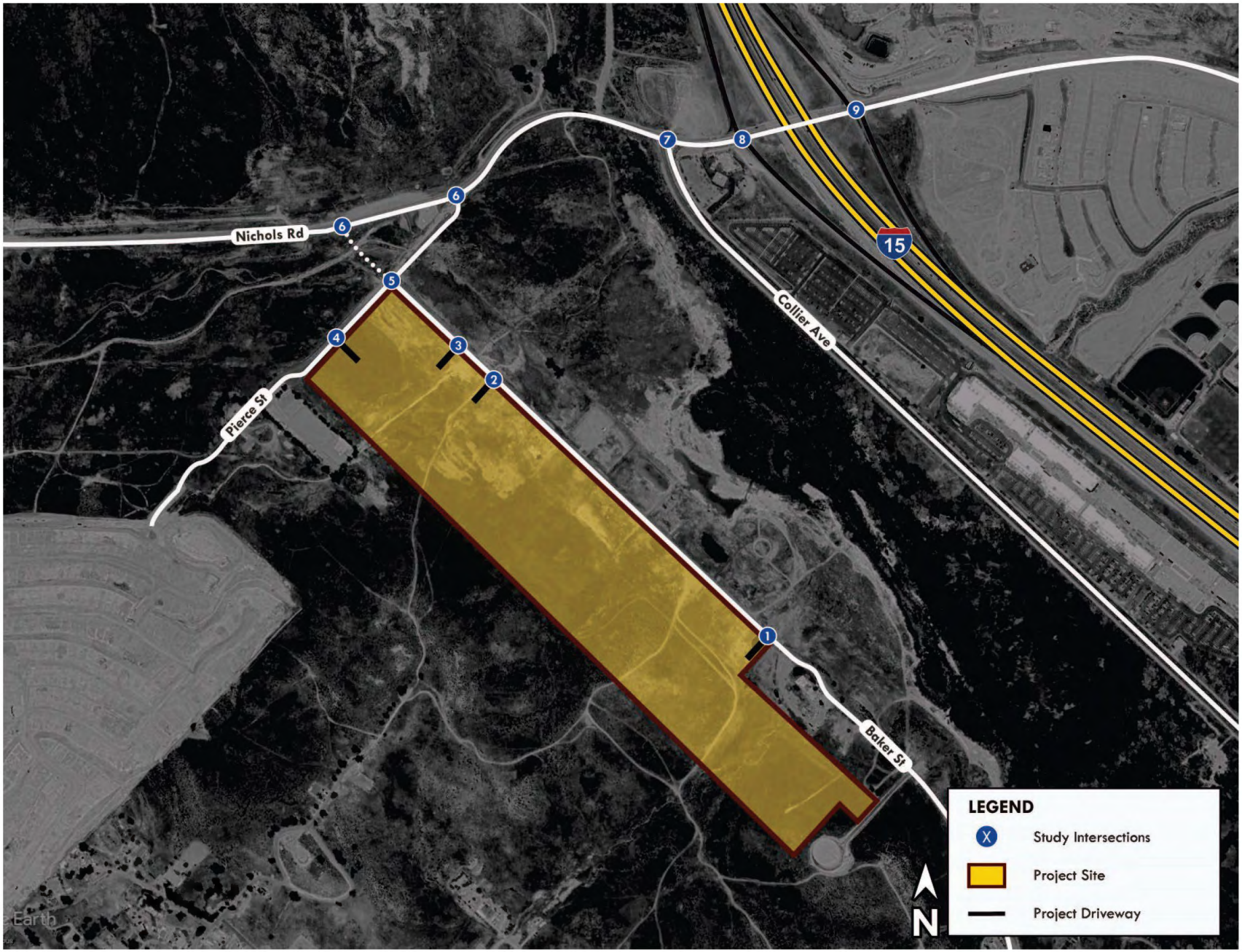


Figure 4: Project Trip Distribution

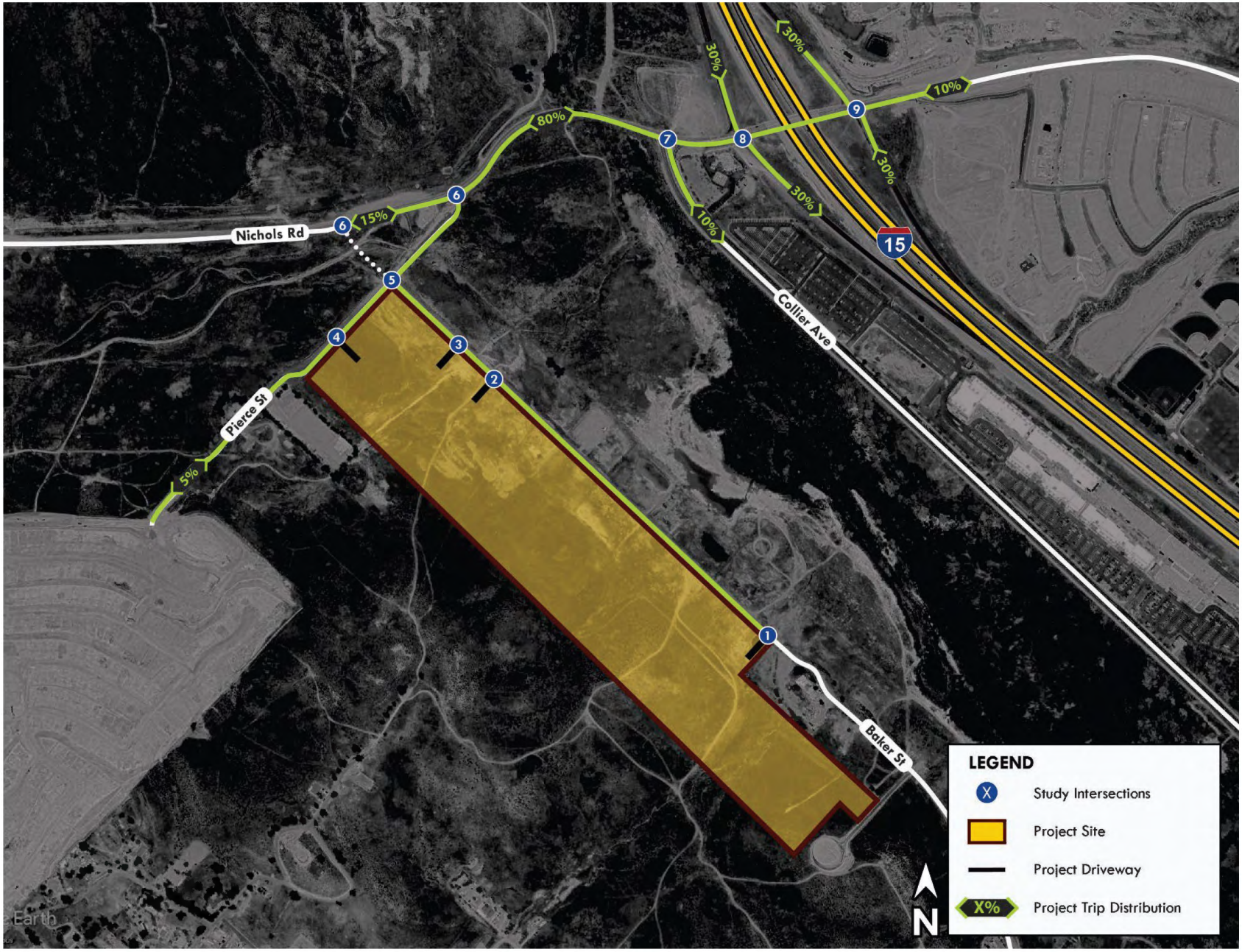


Figure 5: Cumulative Projects

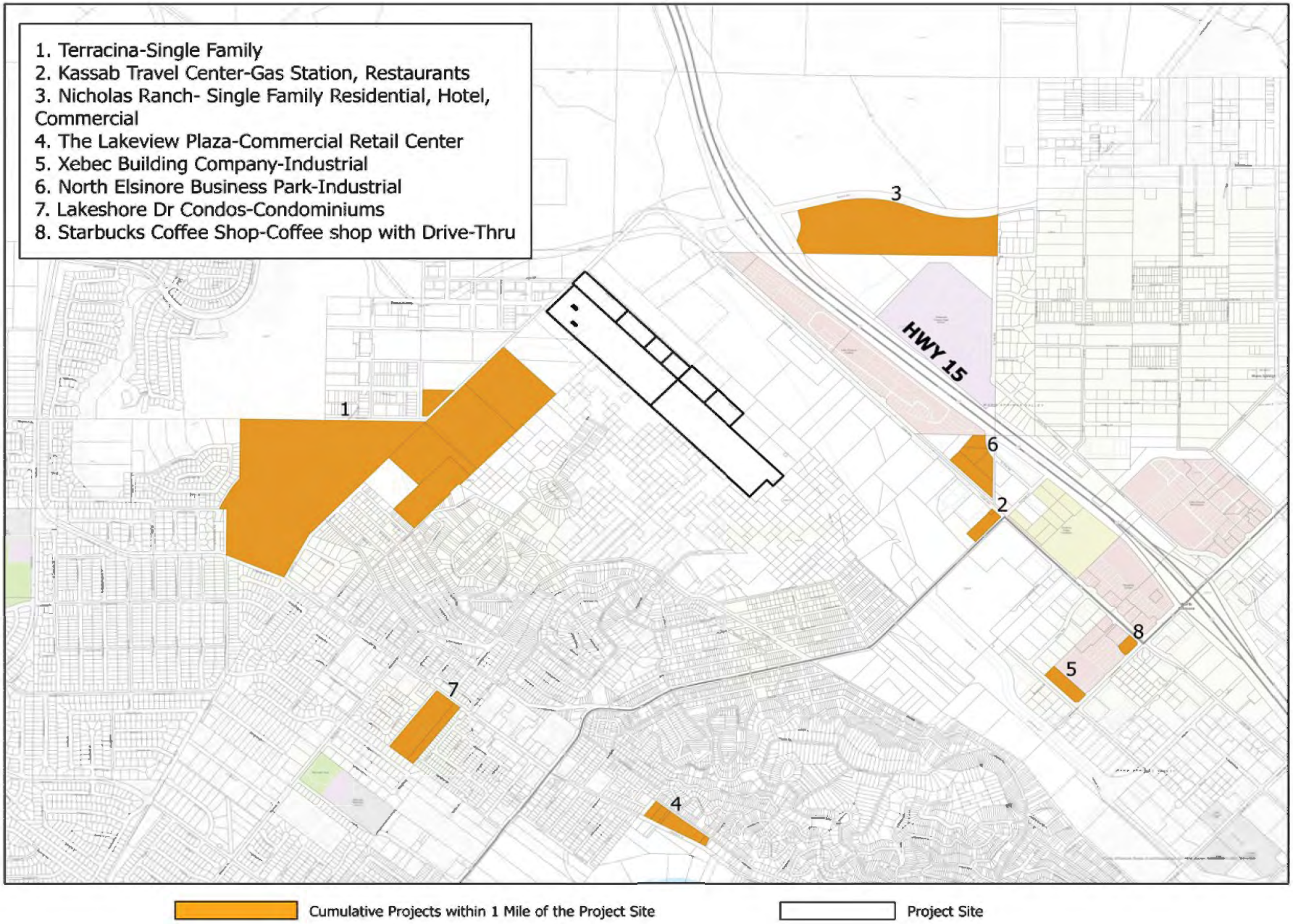


Figure 6: WRCOG VMT Screening Tool Result

