Appendix I

Trip Generation and VMT Screening Memo,
Construction Equipment Rental Facility,
29400 Enterprise Way, Lake Elsinore

K2 TRAFFIC ENGINEERING, Inc.
Traffic Control . Signal . Synchronization . Parking . Study

Approved
BB
7/21/2022

March 25, 2022

Ed & Leslie Hamud
Collier Commercial Properties
43 Golfview Drive
Dove Canyon, CA 92679
c/o. Jonathan Zane

Re: Trip Generation and VMT Screening Memo
Construction Equipment Rental Facility
29400 Enterprise Way, Lake Elsinore

Dear Ed & Leslie,

Per your request, we have conducted a trip generation and VMT screening memorandum for the proposed construction equipment rental facility. This letter presents our findings and recommendations.

PROJECT DEVELOPMENT

The project site (APN 377-190-002, 003, 004) is located at 29400 Enterprise Way in the City of Lake Elsinore. The site is currently vacant, unimproved, and adjacent to Collier Avenue, north of Steve's Towing Services. The proposed development plans to operate two new buildings for a construction equipment rental facility. The facility of 11, 975 square feet includes Building A of 3,000 square feet and Building B of 8,975 square feet. Site plan is provided in **Exhibit 1**.

TRIP GENERATION

According to the "*Trip Generation, 11th Edition*," published by the Institute of Transportation Engineers (ITE), the proposed use is defined as a construction equipment rental store, which is a business that specializes in the rental of construction equipment tools and supplies including, but not limited to, electrical and industrial tools, pumps, lawn and garden equipment, paving and earthmoving equipment, and safety equipment. Based on 11,975 square feet of construction equipment rental use, the proposed facility is expected to have a trip generation of

24 trips in the AM peak hour, 12 trips in the PM peak hour, and 119 average daily traffic (ADT) trips. The applicable ITE trip generation rates and project trips associated with the proposed facility are provided in **Table 1**.

Table 1. Trip Generation for Proposed Construction Equipment Rental Facility

Land Use	Unit	Quantity	AM Peak Hour[1]			PM Peak Hour			Daily[2]
			Total	In	Out	Total	In	Out	
ITE Trip Generation Rates									
Construction Equipment Rental Store (811)	1,000 Sq. Ft.	-	1.98	72%	28%	0.99	28%	72%	9.90
Proposed Trip Generation									
Construction Equipment Rental Store (811)	1,000 Sq. Ft.	11.975	24	17	7	12	3	9	119

1. Trip generation rates for the AM peak hour is not provided in the ITE Trip Generation Manual, therefore, it is estimated based on two times the PM peak hour rate
2. The rate for daily trips is estimated to be ten times the PM peak hour rate

According to the City of Lake Elsinore "*Traffic Impact Analysis Preparation Guide*" dated June 2020, projects that generate less than 100 vehicle trips during the AM or PM peak hour are exempt from Traffic Impact Analysis (TIA) requirements. With a projected trip generation of 24 trips during the AM peak hour and 12 trips during the PM peak hour, the proposed project is expected to have no or less than significant impact to nearby roadways and intersections. Therefore, further study of traffic impact is not required.

VMT SCREENING ASSESSMENT

For the purpose of Senate Bill (SB) 743, signed in 2013, and the California Environmental Quality Act (CEQA) compliance, a Vehicle Miles Traveled (VMT) analysis shall be conducted for land use projects as deemed necessary by the City and would apply to projects that have the potential to increase the average VMT per service population compared to the City's baseline threshold. The City's Guide has provided a number of screening steps, based upon recommendations from the Western Riverside Council of Governments (WRCOG) Implementation Pathway

Study, that may be applied to effectively screen projects from conducting a project-level assessment.

Step 1: Transit Priority Area (TPA) Screening

According to the City's Guidelines, projects located within a Transit Priority Area (TPA)[1] may be presumed to have a less than significant impact absent substantial evidence to the contrary. Based on the WRCOG Screening Tool TPA map, shown in **Exhibit 2**, the project is not located within a TPA. The TPA screening is **NOT MET**.

Step 2: Low VMT Area Screening

Residential and office projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. Other employment-related and mixed-use projects within a low VMT-generating area may also qualify for this screening if the project can reasonably be expected to generate VMT per service population similar to the existing land uses in the low VMT area.

As shown in the WRCOG Screening Tool Output, provided in **Exhibit 3**, the project site is located within a low VMT-generating area. The low VMT area screening step is **MET**.

Step 3: Project Type Screening

Local serving retail projects generally reduce vehicle travel by providing a more proximate location for shopping close to home. In accordance with the City's

[1] A TPA is defined as a ½ mile area around an existing major transit stop or an existing stop along a high quality transit corridor per the following definitions:

Pub. Resources Code, § 21064.3 - 'Major transit stop' means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

Pub. Resources Code, § 21155 - For purposes of this section, a 'high-quality transit corridor' means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

Guidelines, local serving retail projects less than 50,000 square feet may be presumed to have less than significant impact absent substantial evidence to the contrary.

The proposed facility is expected to have a gross floor area of 11,975 square feet, below the threshold of 50,000 square feet. The Project Type screening step is **MET**.

SUMMARY

The proposed construction equipment rental facility is expected to result in no or less than significant impact on nearby roadways and intersections. Further assessment of traffic impact is not required and the project is exempt from the TIA requirements.

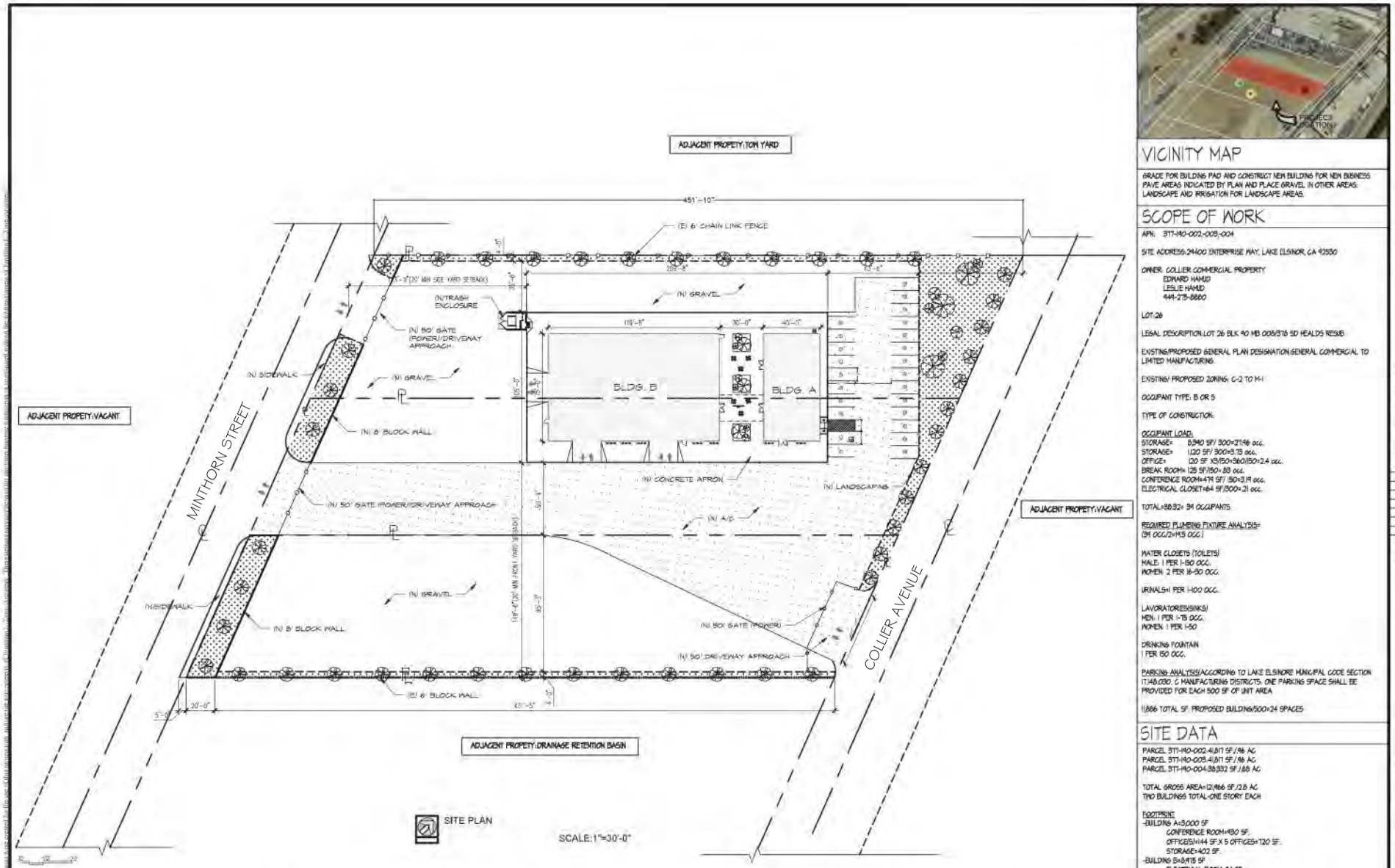
The project is screened out from a project-level VMT assessment by meeting the Low VMT and Project Type screening steps. The project can be presumed to have a less than significant VMT impact.

Regards,

K2 Traffic Engineering, Inc.

Jende Kay Hsu, T.E.
California License TR2285





VICINITY MAP

GRADE FOR BUILDING PAD AND CONSTRUCT NEW BUILDING FOR NEW BUSINESS. PAVE AREAS INDICATED BY PLAN AND PLACE GRAVEL IN OTHER AREAS. LANDSCAPE AND IRRIGATION FOR LANDSCAPE AREAS.

SCOPE OF WORK

APN: 377-190-002-005-004

SITE ADDRESS:29400 ENTERPRISE WAY, LAKE ELSINOR, CA 92530

OWNER: COLLIER COMMERCIAL PROPERTY
EDWARD HAMID
LESLIE HAMID
949-275-8880

LOT:26

LEGAL DESCRIPTION:LOT 26 BLK 40 MB 008/018 SD HEALDS RESUB

EXISTING/PROPOSED GENERAL PLAN DESIGNATION:GENERAL COMMERCIAL TO LIMITED MANUFACTURING

EXISTING/ PROPOSED ZONING: C-2 TO M-1

OCCUPANT TYPE: B OR S

TYPE OF CONSTRUCTION:

OCCUPANT LOAD:
STORAGE= 8,340 SF/ 300=27.96 occ.
STORAGE= 1,120 SF/ 300=3.73 occ.
OFFICE= 120 SF X3/150=360/150=2.4 occ.
BREAK ROOM= 125 SF/150=.83 occ.
CONFERENCE ROOM=474 SF/ 150=3.14 occ.
ELECTRICAL CLOSET=64 SF/300=.21 occ.

TOTAL=38.32= 39 OCCUPANTS

REQUIRED PLUMBING FIXTURE ANALYSIS=
(39 OCC/2=14.5 OCC.)

WATER CLOSETS (TOILETS)
MALE: 1 PER 1-150 OCC.
WOMEN: 2 PER 16-30 OCC.

URINALS=1 PER 1-100 OCC.

LAVORATORIES(SINKS)
MEN: 1 PER 1-75 OCC.
WOMEN: 1 PER 1-150

DRINKING FOUNTAIN
1 PER 150 OCC.

PARKING ANALYSIS/ACCORDING TO LAKE ELSINORE MUNICIPAL CODE SECTION 17.148.030. C MANUFACTURING DISTRICTS. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH 500 SF OF UNIT AREA

11,866 TOTAL SF. PROPOSED BUILDING/500=24 SPACES

SITE DATA

PARCEL 377-190-002-4,871 SF./.96 AC
PARCEL 377-190-003-4,871 SF./.96 AC
PARCEL 377-190-004-38,332 SF./.88 AC

TOTAL GROSS AREA=121,966 SF./2.8 AC
TWO BUILDINGS TOTAL-ONE STORY EACH

FOOTPRINT
-BUILDING A=3,000 SF
CONFERENCE ROOM=930 SF.
OFFICE(5)=144 SF.X 5 OFFICES=720 SF.
STORAGE=402 SF.
-BUILDING B=8,975 SF
ELECTRICAL ROOM=94 SF.

TOTAL NET SQUARE FEET: 11,975 SF.
LOT COVERAGE:11,975/ 121,966=.09%
FAR: LOT AREA(121,966) x FLOOR AREA RATIO (.45)= BUILDABLE SQ. FT.
DEVELOPMENT RIGHTS=54,884.7 SF. MAX.

TOTAL BUILDING FLOOR AREA SF.= 11,975 SF.< 54,884.7 SF.

LANDSCAPING
121,966 SF.(TOTAL GROSS AREA) % x.12 (LANDSCAPE STANDARD REQUIRED)
= 14,636 SF. MIN. COVERAGE/ 14,432 SF. PROVIDED

DESIGN CRITERIA

JONATHAN L. ZANE
ARCHITECTURE
JONATHAN L. ZANE, ARCHITECT – CA. LIC. #C-11,048
908 NORTH LA CADENA DRIVE (909) 823-7590
COLTON, CA 92324

REVISIONS
DATE: BY:

DATE: 2/05/2020
DATE PHASE

A PROJECT FOR:
COLLIER COMMERCIAL PROPERTIES
LOCATED AT:
29400 ENTERPRISE WAY
LAKE ELSINOR,CA
A.P.N. 377-190-002-003-004

APPLICABLE CODES:
California Building Code 2019 C.B.C.
California Residential Code 2019 C.R.C.
California Electrical Code 2019 C.E.C.
California Mechanical Code 2019 C.M.C.
California Plumbing Code 2019 C.P.C.
California Energy Code 2019 C.E.C.
All new work shall comply with the applicable requirements of the most recent adopted codes and all local ordinances

DATE: 02/05/2020
SCALE:
DRAWN: ---
JOB: job number
SHEET: C-1

NOTICE: This plan and all information, ideas, designs & concepts contained therein are and shall remain the property of Jonathan L. Zane Architect. The use of this plan for any purpose whatsoever without the express written permission of Jonathan L. Zane Architect is prohibited.

SHEET INDEX

C-1 SITE PLAN
C-1.1 EXISTING WATER AND SEWER
A-1 FLOOR PLAN
A-2 ELEVATIONS

WALL AND FENCE PLAN



FENCE LEGEND

(E) 6' CHAINLINK FENCE TO REMAIN
(N) 8'X 50' CORRUGATED STEEL GATE
(N) 8' SMOOTH FACE BLOCK WALL TO BE PAINTED- COLOR MATCH BUILDING
(E) 6' BLOCK WALL

CONTACTS

1. NO EXISTING STRUCTURES OR TREES ON PROPERTY

ADDITIONAL NOTES

CIVIL ENGINEER
• NELSON MANLOLO: NMANLOLO@SMAIL.COM

EXHIBIT 1. PROPOSED SITE PLAN

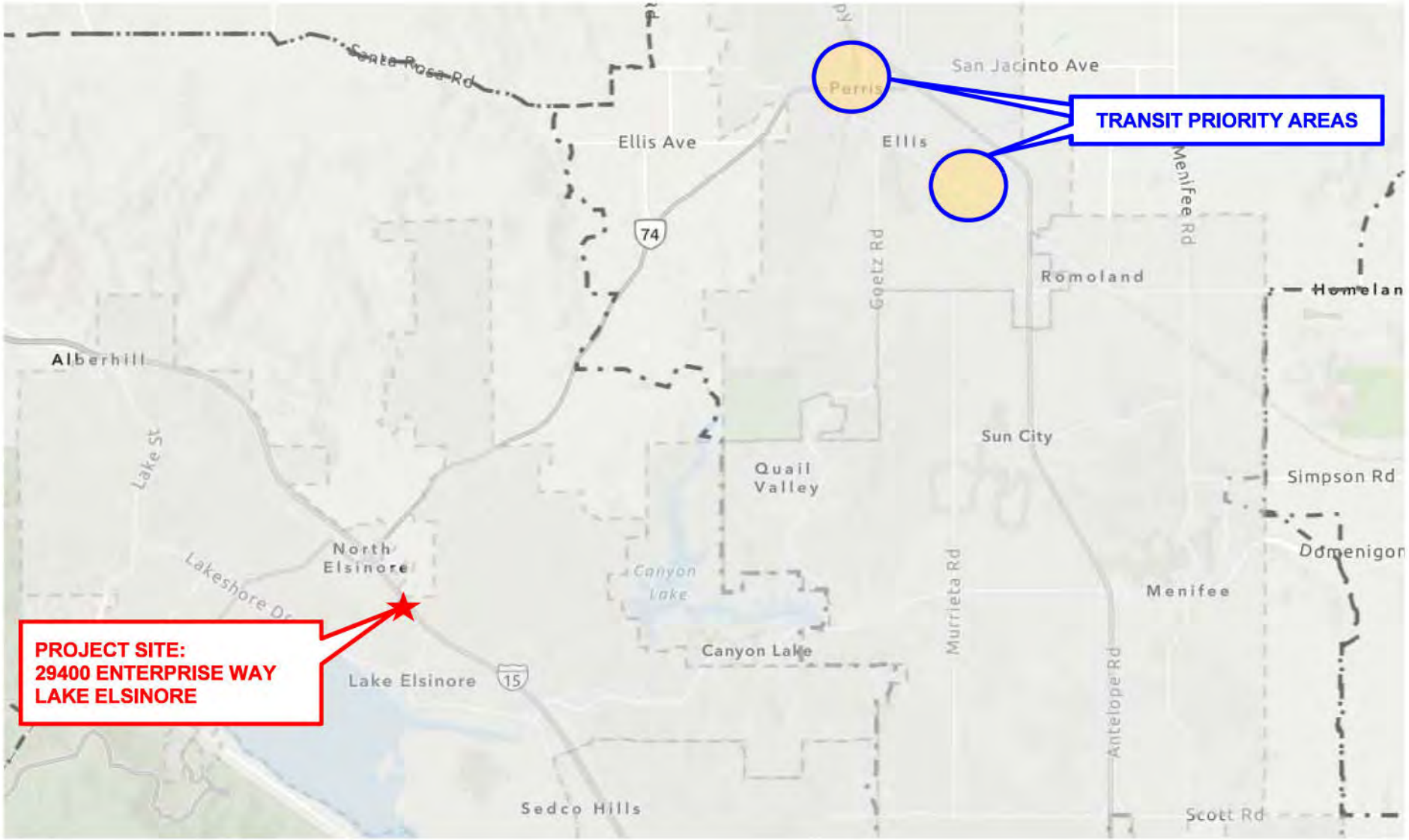


EXHIBIT 2. TRANSIT PRIORITY AREA MAP - WESTERN COUNCIL OF GOVERNMENTS (WCOG)

No Scale

EXHIBIT 3. WRCOG VMT SCREENING TOOL OUTPUT

29400 Enterprise Way, Lake Elsinore, CA 92530

APN: 377190002; 377190003; 377190004; TAZ:3,557

Within a Transit Priority Area (TPA)?

No (Fail)

Within a low VMT generating TAZ based on Total VMT?

Yes (Pass)

Jurisdictional average 2012 daily total VMT per service population = 36.29

Project TAZ 2012 daily total VMT per service population = 30.67

Within a low VMT generating TAZ based on Residential Home-Based VMT?

Yes (Pass)

Jurisdictional average 2012 daily residential home-based VMT per capita = 18.63

Project TAZ 2012 daily residential home-based VMT per capita = 11.98

Within a low VMT generating TAZ based on Home-Based Work VMT?

No (Fail)

Jurisdictional average 2012 daily home-based work VMT per worker = 11.76

Project TAZ 2012 daily home-based work VMT per worker = 13.00

Notes:

- TPA designation is based on October 2018 conditions.
- 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.
- If VMT screening is desired for current baseline conditions, contact WRCOG for 2012 and 2040 VMT data. Interpolated VMT results can be obtained using the complete data set.
- VMT results do not account for full length of trips that occur beyond the SCAG region.