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Morgan Weintraub
Recon Environmental, Inc.
3111 Camino del Rio North, Suite 600
San Diego, CA 92108

LLG Reference: 2.23.4711.1

Subject: **Traffic Circulation Assessment for the Proposed
U-Stor-It Self & RV Storage Project**
Winchester - Riverside County, California

Dear Morgan:

Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit the following Traffic Circulation Assessment for the proposed U-Stor-It Self and RV Storage Project at 33890 Winchester Road on the southeast quadrant of Winchester Road and Elmhurst Lane in the Winchester District of the County of Riverside, California. The Project site is currently vacant and will be developed with a combination of self storage and recreational vehicle (RV) storage. This analysis evaluates the potential traffic circulation impacts associated with the proposed self and RV storage Project consistent with Riverside County requirements based on the *County of Riverside Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled, (December 2020)*.

PROJECT LOCATION AND DESCRIPTION

The Project site is currently vacant and will be developed with a combination of self-storage (114,305 square feet) and recreational vehicle (RV) storage (132 spaces). The Project site is located at 33890 Winchester Road on the southeast quadrant of Winchester Road and Elmhurst Lane in the Winchester District of the County of Riverside County, California.

Figure 1, attached, presents a Vicinity Map that illustrates the general location of the Project site and surrounding street system while **Figure 2** presents an existing site aerial. Access for the proposed Project will be provided via one (1) full movement driveway along Coventry Lane. **Figure 3** presents the proposed site plan for the Project, prepared by DDCA Architects.

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Richard E. Barretto, PE
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PROJECT TRAFFIC CHARACTERISTICS

Trip Generation Forecast Comparison

Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Generation equations and/or rates used in the traffic forecasting procedure are found in the Eleventh Edition of *Trip Generation*, published by the Institute of Transportation Engineers (ITE) [Washington D.C., 2021].

Table 1, attached, summarizes the trip generation rates used in forecasting the vehicular trips generated for the proposed Project and also presents the proposed Project's forecast peak hour and daily traffic volumes. As shown in the upper portion of *Table 1*, the trip generation potential of the proposed Project was estimated using the using ITE Land Use 151: *Mini Warehouse* trip rates based on both square-footage for the self storage area and units for the RV spaces. As shown in bottom portion of *Table 1*, the proposed self and RV storage Project is forecast to generate 190 daily trips, with 12 trips (7 inbound, 5 outbound) produced in the AM peak hour and 19 trips (9 inbound, 10 outbound) produced in the PM peak hour on a "typical" weekday.

According to *Exhibit B – Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled*, a project is exempt from Traffic Impact Analysis requirements if any use which can demonstrate, based on the most recent edition of the Trip Generation Report published by the Institute of Transportation Engineers (ITE) or other approved trip generation data, trip generation of less than 100 vehicle trips during the peak hours (bullet #10). As a result, based on the Project's forecast peak hour trip generation potential, the proposed Project will not significantly impact the surrounding transportation system and does not require the preparation of a traffic impact analysis that includes LOS analyses.

CONCLUSION

Based on the results of the aforementioned net project trip generation forecast for the proposed West Coast Self Storage Project, which is 190 daily trips, with 12 trips (7 inbound, 5 outbound) produced in the AM peak hour and 19 trips (9 inbound, 10 outbound) produced in the PM peak hour on a "typical" weekday, we conclude that the proposed Project's traffic circulation impact is considered "insignificant". Therefore, the Project would not require any specific intersection analysis that includes LOS.



We appreciate the opportunity to provide this Traffic Circulation Assessment. Should you need further assistance, or have any questions regarding this analysis, please call us at (949) 825-6175.

Very truly yours,
Linscott, Law & Greenspan, Engineers

A handwritten signature in blue ink, appearing to read 'Keil D. Maberry', is written over a circular professional seal.

Keil D. Maberry, P.E.
Principal

Attachments





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SOURCE: GOOGLE

KEY

 = PROJECT SITE

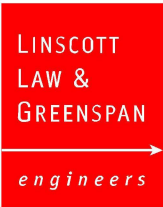
FIGURE 1

VICINITY MAP

U-STOR-IT SELF & RV STORAGE, WINCHESTER-RIVERSIDE COUNTY



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SOURCE: GOOGLE

KEY

 = PROJECT SITE

FIGURE 2

EXISTING SITE AERIAL

U-STOR-IT SELF & RV STORAGE, WINCHESTER-RIVERSIDE COUNTY



TABLE 1
PROJECT TRIP GENERATION FORECAST¹
U-STOR-IT SELF & RV STORAGE, WINCHESTER - RIVERSIDE COUNTY

ITE Land Use Code / Project Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
<u>Trip Generation Factors:</u>							
▪ 151: Mini Warehouse (TE/TSF)	1.45	59%	41%	0.09	47%	53%	0.15
▪ 151: Mini Warehouse (TE/SU)	17.96	51%	49%	1.21	50%	50%	1.68
<u>Proposed Project:</u>							
▪ U-Stor-It Self Storage (114,305 SF)	166	6	4	10	8	9	17
▪ U-Stor-It RV Storage (132 RV Spaces)	<u>24</u>	<u>1</u>	<u>1</u>	<u>2</u>	<u>1</u>	<u>1</u>	<u>2</u>
<i>Subtotal</i>	190	7	5	12	9	10	19
Project Trip Generation Forecast	190	7	5	12	9	10	19

Notes:

- TE/TSF = Trip Ends per 1,000 Square Feet
- TE/SU = Trip Ends per Storage Unit (RV Spaces)

¹ Source: Trip rates based on *Trip Generation, 11th Edition, Institute of Transportation Engineers (ITE), Washington, D.C. (2021)*.