

August 5, 2025



TJW ENGINEERING, INC.
TRAFFIC ENGINEERING &
TRANSPORTATION PLANNING
CONSULTANTS

Moses Kim
WARMINGTON RESIDENTIAL
3090 Pullman Street
Costa Mesa, CA 92626

**SUBJECT: SEC Lawson Road & Temescal Canyon Road VMT Screening
County of Riverside**

Dear Mr. Kim,

TJW Engineering, Inc. (TJW) is pleased to submit this Trip Generation Analysis and Vehicle Miles Traveled (VMT) Screening for the proposed project located at the southeast corner of Lawson Road & Temescal Canyon Road in the County of Riverside. The proposed project is for the construction of 85 single-family detached homes. The purpose of this memorandum is to summarize the project Trip Generation Analysis and VMT Screening.

Proposed Project

The site for the proposed project is located at the southeast corner of Lawson Road & Temescal Canyon Road in the County of Riverside. The proposed project is for the construction of 85 single-family detached homes. A site plan is attached for reference.

Site access is planned via one full-access driveway on Lawson Road and one right in/out emergency vehicle access on Temescal Canyon Road. Both accesses will be gated access. The site is currently classified as rural residential in the County of Riverside General Plan Land Use Plan.

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 Vehicle Miles Traveled (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 *Riverside County Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled* (December 2020) provides screening criteria and requirements for VMT assessment of land use projects. The small projects screening criteria indicates that single family housing projects less than 110 dwelling units are presumed to have a less than significant impact on VMT. As the proposed project is for the construction of 85 dwelling units, the project is presumed to have a less than significant impact on VMT.

Summary

This memorandum provides an overview of the VMT screening for the proposed project. The proposed project is for the construction of 85 single family detached homes. Based on the *Riverside County Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled* (December 2020), the proposed project may be exempt from a VMT analysis as it is for less than 110 single family dwelling units and, thus, can be assumed to have a less than significant impact on VMT.

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

Sincerely,



Thomas Wheat, PE, TE
President

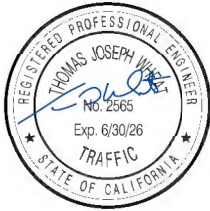


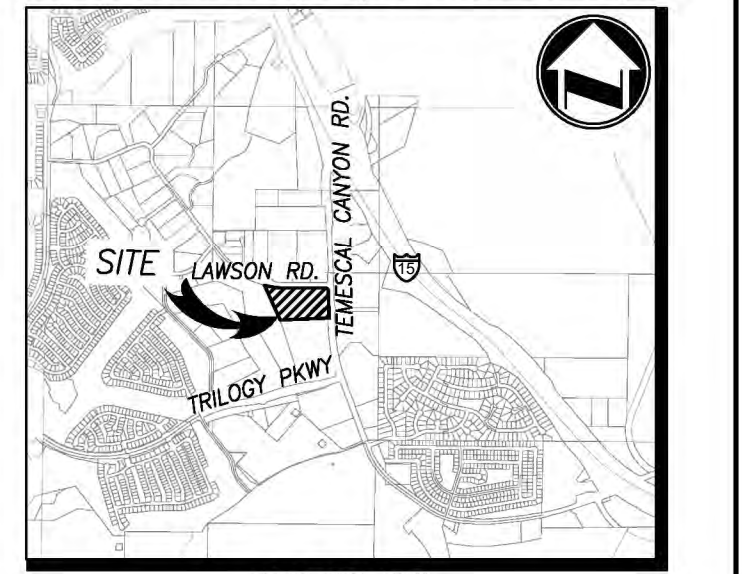
David Chew, PTP
Transportation Planner

Registered Civil Engineer #69467
Registered Traffic Engineer #2565



Tiffany Chang, EIT
Assistant Project Engineer





SEC3 TSS RWV
VICINITY MAP
(N.T.S.)

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP 39146

FOR CONDOMINIUM PURPOSES SCHEDULE "A"

APPLICANT
WARMINGTON RESIDENTIAL
3040 PULLMAN STREET
COSTA MESA, CA 92626
CONTACT: MOSES KIM
MOSES.KIM@WARMINGTONGROUP.COM

ASSESSORS PARCEL NUMBER
240-140-005-2

ENGINEER
adkan ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
951-688-0241

SOILS ENGINEER
GEOTEK INC.
1549 NORTH MAPLE STREET
CORONA, CA 92818
(951) 710-1160

UTILITY PURVEYORS

WATER: TEMESCAL VALLEY WATER DISTRICT
ELECTRIC: TEMESCAL VALLEY WATER DISTRICT
GAS: SOUTHERN CALIFORNIA EDISON
SCHOOL DISTRICT: CORONA-NORCO UNIFIED SCHOOL DISTRICT
TELEPHONE: AT&T, DIRECT TV, FRONTIER
CABLE: FRONTIER, AT&T

SCHOOL
CORONA-NORCO UNIFIED SCHOOL DISTRICT
2820 CLARK AVE.
NORCO, CA 92860
(951) 736-5000

TOPOGRAPHY SOURCE
NEAR MAP
DATED: NOVEMBER 2025

PROJECT NOTES

- ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION ORDINANCE 460.
- THOMAS BROS. GUIDE (2009) PAGE 804 GRIDS D5, D6.
- ALL CUT SLOPES WILL BE 2:1 MAX AND FILL SLOPES 2:1 MAX, UNLESS OTHERWISE NOTED.
- PROPERTY IS NOT LOCATED IN A FLOODPLAIN.
- PROPERTY IS NOT SUBJECT TO LIQUEFACTION.
- PROPERTY IS IN A FAULT ZONE.
- PROPERTY CONTAINS NO KNOWN WELLS.
- EXISTING CONTOUR LINES PER ADKAN ENGINEERS.
- NO HAZARDOUS MATERIALS STORED ON-SITE.
- LOT DIMENSIONS SHOWN HEREON INCLUDE DIMENSIONS TO STREET R/W.
- PROPERTY DOES NOT LIE WITHIN A COUNTY SERVICE AREA.
- ALL PROPOSED STREETS AND ALLEYS ARE TO BE PRIVATELY MAINTAINED.
- THIS SUBDIVISION MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- VESTING MAP SINGLE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES.

EARTHWORK QUANTITIES

CUT: 22567 CY FILL: 15316 CY NET: 1251 CY
THE QUANTITY SHOWN ABOVE IS FOR DISCUSSION PURPOSES ONLY.

TENTATIVE TRACT SUMMARY

TOTAL GROSS AREA: 10.3 ACRES
EXISTING ZONING: C-P-S
EXISTING LAND USE: CR
PROPOSED ZONING: R-3
PROPOSED LAND USE: CD, HDR
PROPOSED DENSITY PER GROSS ACREAGE: 0.25 DU/AC
NO. OF UNITS: 85
ZONING OF SURROUNDING PROPERTY: C-P-S, SP-ZONE
LAND USE OF SURROUNDING PROPERTY: CR, CT, OS-C

LEGAL DESCRIPTION

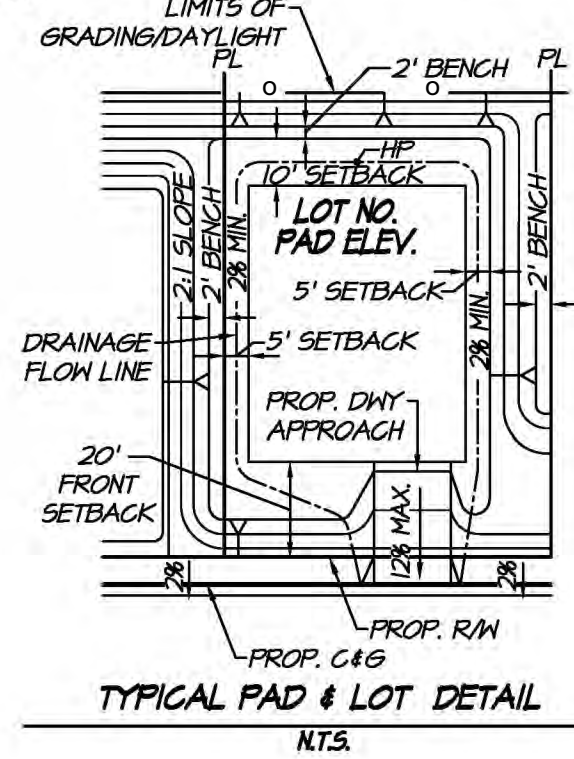
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 41 OF TRACT 1240, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 40, PAGE(S) 18 THROUGH 22 BOTH INCLUSIVE OF MAPS, RIVERSIDE COUNTY RECORDS.

APN: 240-140-005

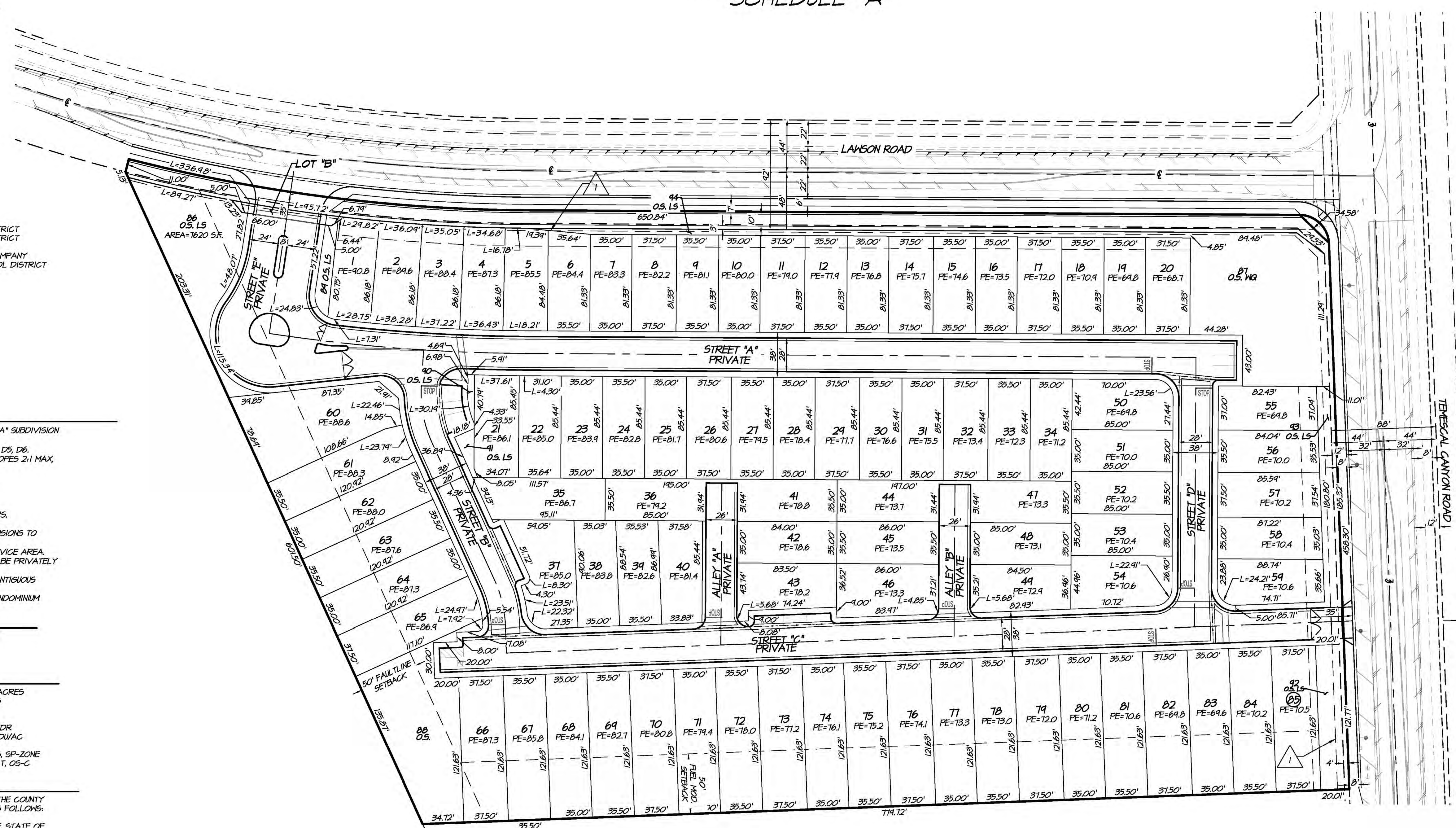
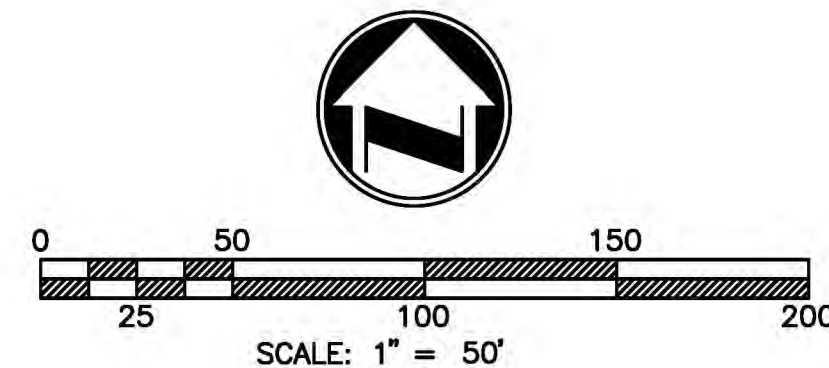
EXISTING EASEMENT NOTES

- AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 1, 1971 AS INSTRUMENT NO. 17110 OF OFFICIAL RECORDS.



LEGEND

- | | | | |
|-----|---------------------|-----|-----------------------|
| --- | PROPERTY BOUNDARY | TG | TOP OF CURB |
| --- | PROP. CURB & GUTTER | FL | FLOWLINE |
| --- | PROP. SHR MAIN & MH | FS | FINISHED SURFACE |
| --- | PROP. WTR MAIN | PE | PAD ELEVATION |
| --- | PROP. SD PIPE | CB | CATCH BASIN |
| --- | FLOW LINE | EP | EDGE PAVEMENT |
| --- | RESTRICTED USE AREA | PP | POWER POLE |
| --- | | ETM | EDGE OF TRAVELED WAY |
| --- | | TSM | TOP OF SCREEN WALL |
| --- | | TRM | TOP OF RETAINING WALL |
| --- | | TF | TOP OF FOOTING |



CONDOMINIUM UNIT TABLE

RESIDENTIAL			
UNIT	AREA (SF)	UNIT	AREA (SF)
1	3032.5	51	2475.0
2	3204.6	52	3017.5
3	3114.7	53	2475.0
4	3064.0	54	3620.6
5	3144.1	55	3080.1
6	2431.3	56	3010.9
7	2835.0	57	3240.1
8	3031.5	58	3074.3
9	2875.5	59	3312.6
10	2835.0	60	7288.4
11	3031.5	61	4241.0
12	2875.0	62	4232.3
13	2835.0	63	4242.8
14	3031.5	64	4232.3
15	2875.0	65	4503.6
16	2835.0	66	4561.0
17	3031.5	67	4317.1
18	2875.5	68	4256.9
19	2835.0	69	4317.1
20	2497.0	70	4561.0
21	3148.5	71	4256.9
22	3034.9	72	4317.1
23	2490.6	73	4561.0
24	3033.3	74	4256.9
25	2490.6	75	4317.1
26	3204.2	76	4561.0
27	3033.3	77	4256.9
28	2490.6	78	4317.1
29	3204.2	79	4561.0
30	3033.3	80	4256.9
31	2490.6	81	4317.1
32	3204.2	82	4561.0
33	3033.3	83	4256.9
34	2490.6	84	4317.1
35	3668.6	85	4561.0
36	3018.0		
37	4146.6		
38	3125.3		
39	3115.5		
40	3076.6		
41	2482.1		
42	2440.0		
43	3283.0		
44	3100.0		
45	3053.0		
46	3124.7		
47	3017.5		
48	2475.0		
49	3275.2		
50	3558.9		

OPEN SPACE

LOT	AREA (SF)
86	713.6
87	1178.5
88	8681.8
89	848.4
90	183.9
91	364.3
92	2433.5
93	3330.7
94	2580.0

NOTE: ALL INTERIOR STREETS AND LANDSCAPE AREAS ARE COMMON AREA OPEN SPACE WITH EASEMENTS FOR ACCESS DRAINAGE UTILITIES AND MAINTENANCE

LOT AREA TABLE

NET AREA		
LOT	AREA (SF)	AREA (AC)
A	1106.0	0.025

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 GRADING AND SECTIONS
- SHEET 3 STRIPING
- SHEET 4 FIRE ACCESS

VTTM 39146
COVER SHEET
PREPARATION DATE: MAY 2025

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 Fax: (951) 688-0589

SHEET 1 OF 4

REVISIONS		
INT.	DESCRIPTION	APPR. DATE