

Memorandum

Date: July 7, 2023
To: Tracy Crawford, WSP
From: Paul Herrmann, P.E.
Biling Liu
Subject: **Temescal Canyon Road Office Project Trip Generation & Vehicle Miles Traveled Screening Assessment**

OC23-0982

Fehr & Peers has completed a transportation study review in support of the proposed office project (Project) on Temescal Canyon Road, just south of the City of Corona in the County of Riverside, California. This memorandum presents a trip generation, Level of Service (LOS) traffic analysis exemption assessment and Vehicle Miles Traveled (VMT) screening assessment. This study is consistent with requirements of Senate Bill 743 (SB 743), the Office of Planning and Research's (OPR's) *Technical Advisory on Evaluating Transportation Impacts in CEQA* (2018), and the *County of Riverside Transportation Analysis Guidelines (2020)* (County's TA Guidelines). This study concludes that the Project's trip generation is low enough to screen from both LOS and VMT analysis under the presumption that it will result in a less-than-significant impact.

The remainder of this memorandum is separated into Project Description, Trip Generation, LOS Traffic Study, VMT Screening Assessment and Conclusion.

Project Description

The Project proposes 24,712 square feet of medical office facility on the vacant land located south of Dos Lagos Drive bounded by Interstate 15 (I-15) to the west and Temescal Canyon Road to the east in the County of Riverside, California. Site access is provided from two driveways on Temescal Canyon Road. The site plan is included as **Attachment A**.



Trip Generation

Trip Generation, 11th Edition (Institute of Transportation Engineers [ITE], 2021) Land Use Code 720, Medical-Dental Office Building (Stand Alone), is representative of the Project. **Table 1** presents the trip generation rates for Land Use Codes 720, and **Table 2** presents trip generation estimates for the Project. As shown in **Table 2**, the Project is estimated to generate 890 daily trips, including approximately 77 (61 inbound/16 outbound) vehicle trips during the AM peak hour, and approximately 96 (29 inbound/67 outbound) vehicle trips during the PM peak hour.

Table 1: Trip Generation Rates

Land Use	Daily	AM In	AM Out	AM Total	PM In	PM Out	PM Total
Medical-Dental Office Building - Stand Alone (ITE Land Use Code 720)	36.00	88%	12%	1.52	17%	83%	1.44

Source: *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021*

Table 2: Trip Generation Estimates

Land Use	Daily	AM In	AM Out	AM Total	PM In	PM Out	PM Total
Medical-Dental Office Building - Stand Alone (ITE Land Use Code 720)	890	61	16	77	29	67	96

Source: *Fehr & Peers, 2023*

LOS Traffic Study

LOS Traffic Study Exemption Criteria

The County's TA Guidelines requires a LOS review for land use projects to maintain consistency with policies contained in the County General Plan. To determine what level of LOS analysis is required, the project should be evaluated to determine if it meets any of the exemption criteria outlined in the County's TA Guidelines. These criteria are:

- All Residential Parcel Maps.
- Single Family Residential Tracts of less than 100 lots.
- Apartments and other Multiple Family projects of less than 150 units.
- Plot Plan and Uses Cases for projects of one acre or less.
- Preschools, Elementary Schools, and Middle Schools.
- Churches, Lodges, Community Centers, Neighborhood Parks and Community Parks.
- Mini Storage Yards.



- Congregate Care Facilities that contain significant special services, such as medical facilities, dining facilities, recreation facilities and support retail facilities.
- Level 1 projects (100-200 peak hour trips) in areas where a comprehensive traffic analysis has been performed and road improvement infrastructure funding mechanisms are in place. The Transportation Department may, however, require a traffic analysis for projects that are anticipated to exhibit potential adverse deficiencies in the circulation system.
- 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.

Projects which are not eligible for any of the exemption criteria are required to complete a LOS analysis.

Project LOS Traffic Study Assessment

As shown in Table 2, the Project satisfies the LOS analysis screening criteria of generating less than 100 vehicle trips during the peak hours. Therefore, no further LOS analysis is required for the Project.

VMT Screening Analysis

VMT Screening Criteria

The County's TA Guidelines specifies that land use projects require an evaluation of impacts related to VMT. To determine what level of VMT analysis is required, the project should be evaluated to determine if it meets any of the screening criteria outlined in the County's TA Guidelines. These criteria are:

- **Small Projects**
 - 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 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; or



- Project GHG emissions less than 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO₂e) 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 or other acceptable source determined by Riverside County.
- **Near High Quality Transit**
 - Within a ½ mile of an existing major transit stop; and
 - Maintains a service interval frequency of 15 minutes or less during the morning and afternoon peak commute periods.
- **Local-Serving Retail**
 - No single store on-site exceeds 50,000 SF; and
 - Project is local-serving as determined by the Transportation Department
- **Affordable Housing**
 - A high percentage of affordable housing is provided as determined by the Riverside County Planning and Transportation Departments.
- **Local Essential Service**
 - 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.
- **Map-Based Screening**
 - Area of development is under threshold as shown on screening map as allowed by the Transportation Department.

Projects which are not eligible for any of the screening criteria are required to complete a VMT analysis and forecasting through the Riverside County Transportation Model (RIVCOM) to determine if they have a significant VMT impact.

Project VMT Screening

The Project proposes 24,712 square feet of Medical Office uses which is below the 50,000 square feet threshold for Medical/Dental office under Local Essential Service. Therefore, the Project satisfies the Local Essential Service Screening criteria and is presumed to result in a less-than-significant transportation impact related to VMT. No further VMT analysis is required for the Project.



Conclusion

This technical memorandum documents the process of LOS traffic study exemption and VMT screening assessment for the proposed medical office development in the County of Riverside. The following summarizes the results of the study:

- The LOS and VMT screening methodology for the Project is consistent with the methodology in the County's TA Guidelines.
- The Project generates 77 AM peak hour trips and 96 peak hour trips, which are both less than 100 peak hour trips. Therefore, the Project satisfies the LOS traffic study exemption criteria. No further LOS analysis is required for the Project.
- The Project building area (24,712 square feet) is below the Medical/Dental office building area threshold for VMT screening (50,000 square feet). Therefore, the Project satisfies Local Essential Service VMT Screening criteria and is presumed to have a **less-than-significant** transportation impact. No further VMT analysis is required for the Project.

If you have any questions or comments, please do not hesitate to contact Paul Herrmann directly at (949) 308-6318.



Attachment A – Project Site Plan

LEGAL DESCRIPTION

PARCEL A, AS SHOWN ON LOT LINE ADJUSTMENT NO. 2928, AS EVIDENCED BY DOCUMENT RECORDED JANUARY 26, 1990 AS INSTRUMENT NO. 1990-32933 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF GOVERNMENT LOT 9 IN SECTION 21, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHERLY LINE OF PARCEL 2 AS SHOWN BY MAP ON RECORD OF SURVEY ON FILE IN BOOK 42, PAGE(S) 68 THEREOF, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT IS NORTH 87° 35' 10" WEST; ALONG SAID SOUTHERLY LINE, A DISTANCE OF 113.91 FEET FROM THE SOUTHEAST CORNER OF PARCEL 1 OF SAID RECORD OF SURVEY, SAID POINT BEING THE NORTHEAST CORNER OF THE LAND DESCRIBED AS PARCEL 40 IN FINAL ORDER OF CONDEMNATION, SUPERIOR CASE NO. 84056 RECORDED SEPTEMBER 23, 1965 AS INSTRUMENT NO. 109366 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 15° 37' 07" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 40, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF THE PARCEL LAND AS DESCRIBED IN DEED TO DOYLE V. HILL AND ELIZABETH L. HILL, RECORDED AUGUST 20, 1969 AS INSTRUMENT NO. 85326 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID SOUTHWEST CORNER BEING THE **TRUE POINT OF BEGINNING** OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING SOUTH 15° 37' 07" EAST, ALONG SAID EASTERLY LINE OF PARCEL 40, A DISTANCE OF 170.49 FEET (FORMERLY RECORDED 170.52 FEET), TO THE SOUTHERLY LINE OF THE PARCEL OF LAND AS DESCRIBED IN DEED TO EULA G. CROSBIE, RECORDED JANUARY 29, 1942, IN BOOK 531, PAGE(S) 224 THEREOF, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 88° 26' 54" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 238.07 FEET TO A POINT THAT BEARS NORTH 88° 26' 54" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 59.42 FEET FROM THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN DEED TO EULA G. CROSBIE; THENCE NORTH 61° 06' 51" EAST, A DISTANCE OF 48.05 FEET TO THE WESTERLY LINE OF STATE HIGHWAY NUMBER 71, 80.00 FEET IN WIDTH, AS DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE, RECORDED JULY 22, 1930 IN BOOK 867, PAGE(S) 45 THEREOF, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 13° 11' 55" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 104.06 FEET; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE ON A CURVE CONCAVE, HAVING A RADIUS OF 1540.00 FEET THROUGH AN ANGLE OF 02° 18' 16", AN ARC LENGTH OF 61.94 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN DEED TO DOYLE V. HILL AND ELIZABETH L. HILL; THENCE SOUTH 87° 08' 22" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND, DESCRIBED IN DEED TO DOYLE V. HILL AND ELIZABETH L. HILL, A DISTANCE OF 289.64 FEET TO THE **TRUE POINT OF BEGINNING**.

BUILDING AREA ANALYSIS: (AS DEFINED BY CBC SECTION 202)

2ND FLOOR CONDITIONED SPACE :	13,076 SF
3RD FLOOR CONDITIONED SPACE :	8,730 SF
4TH FLOOR CONDITIONED SPACE :	2,906 SF
TOTAL GROSS CONDITIONED SPACE:	24,712 SF

ADDITIONAL NON CONDITIONED BUILDING AREAS

1ST FLOOR PARKING GARAGE :	17,100 SF
2ND FLOOR COURTYARD:	2,200 SF
3RD FLOOR COVERED ENTRY:	804 SF
4TH FLOOR UNCOVERED DECK:	500 SF

PARKING ANALYSIS:

PER COUNTY OF RIVERSIDE PARKING REQUIRED:

1 SPACE / 200 S.F. OF NET LEASABLE FLOOR AREA FOR MEDICAL AND DENTAL OFFICES, CLINICS, MEDICAL AND PROFESSIONAL BUSINESS OFFICES

NET LEASABLE AREAS

2ND FLOOR NET LEASABLE AREA :	10,300 SF
3RD FLOOR NET LEASABLE AREA :	6,400 SF
4TH FLOOR NET LEASABLE AREA :	1,900 SF
TOTAL NET LEASABLE AREA:	18,600 SF

18,600 S.F. / 200 = 93 PARKING SPACES REQUIRED

PARKING SPACES PROVIDED:	93
PARKING SPACES PROVIDED:	93

PARKING BREAKDOWN:

UPPER PARKING AREA: 40 SPACES (11 COMPACT SPACES)
LOWER PARKING AREA: 53 SPACES (5 COMPACT SPACES)
(20% COMPACT PARKING ALLOWED)

ACCESSIBLE PARKING REQUIRED:	4
ACCESSIBLE PARKING PROVIDED:	4

PLOT PLAN

POR. SE ¼ SEC. 21, T.4S., R.6 W., SBBM.
TEMESCAL CANYON ROAD
RIVERSIDE COUNTY, CA
APN: 282-121-011

EARTHWORK QUANTITIES

CUT 11,000 CUBIC YARDS EXPORT 11,000 C.Y.
FILL 0 CUBIC YARDS IMPORT 0 C.Y.

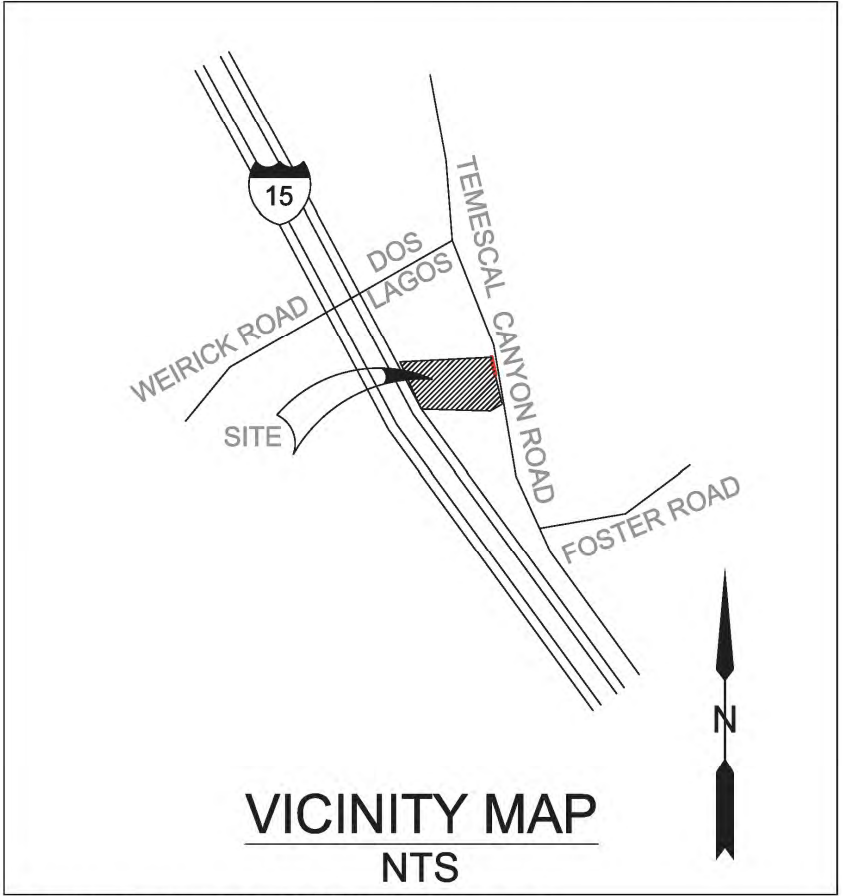
NOTE: EARTHWORK QUANTITIES ARE ESTIMATES ONLY AND DO INCLUDE SHRINKAGE OR SUBSIDENCE. THEY ARE ESSENTIALLY FOR PERMIT PURPOSES ONLY AND NOT INTENDED FOR BIDDING.

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT QUANTITIES FOR THE PURPOSES OF PAYMENT AND CONTRACT DOCUMENTS. THE UNDERSIGNED ENGINEER ACCEPTS NO RESPONSIBILITY FOR DISCREPANCIES IN THE EARTHWORK QUANTITIES.



AREA MAP
RCFC&WCD ORTHOPHOTO TOPO
PHOTO DATED 5-9-2007
1"=100'

0 20 40 60
SCALE 1"=20'



VICINITY MAP
NTS

UTILITY PURVEYORS

ELECTRIC	SCE	800 655-4555
GAS	SO CAL GAS	909 307-7070
WATER	T. V. W. D	951 277-1414
SEWER	SEPTIC	
PHONE	VARIOUS	
CABLE	VARIOUS	

LOT SIZE

47,592 SF NET & GROSS
1.09 ACRE NET & GROSS

FEMA

ZONE X

PLANNING

ZONING CR
LAND USE C-P-S CZ 5845
NOT IN SPECIFIC PLAN

GEOLOGIC HAZARDS

VERY LOW LIQUEFACTION POTENTIAL
SUSCEPTIBLE TO SUBSIDENCE
NOT IN FAULT ZONE
PER COUNTY GIS SHEET

SOURCE OF TOPOGRAPHY

FIELD SURVEY DATED 8-10-19, 8-20-22 & 10-6-22

LEGEND

E	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
P	PROPOSED
SP	SEEPAGE PIT
ST	2500 GALLON SEPTIC TANK
TF	TOP OF FOOTING
TW	TOP OF WALL
TYP	TYPICAL
USP	UNDER SEPARATE PERMIT

APPLICANT

MARS HILL STUDIO, INC.
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wave@wwdb.org



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TWO WORKING DAYS BEFORE YOU DIG

CONSTRUCTION RECORD		DATE	BY	REVISIONS / AMENDMENTS		ACCD	BENCH MARK		SCALE		SEAL: 		Designed By BV	Drawn By BV	Checked By WCH	RECOMMENDED BY: _____ DATE: _____		COUNTY OF RIVERSIDE PLOT PLAN POR. SE ¼ SEC. 21, T.4S., R.6W., SBBM TEMESCAL CANYON ROAD		Drawing No. _____
Contractor _____									Horizontal	1"=20'	 WILLIAM C. HOBBS R.C.E. No. 42265	Plans Prepared Under Supervision Of		Date 3-20-2023	ACCEPTED BY: _____ DATE: _____					
Inspector _____								Vertical	1"=20'											
Date Completed _____														R.C.E. No. _____ Expires: _____			Sheet _____ of _____			