Appendix I: Trip Generation Memorandum

MEMORANDUM

To: Ryan Fowler, Principal Planner, City of Menifee

From: Miles Eaton, P.E.

Date: October 6, 2025

Subject: Trip Generation Memorandum for the Proposed Seaflower Energy Storage System Project in the City of Menifee

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Kimley-Horn and Associates, Inc. has prepared a trip generation memorandum to evaluate trip generating characteristics and a qualitative Vehicle Miles Traveled (VMT) screening assessment of the proposed Seaflower Energy Storage System (ESS) Project (the "Project").

Project Description

The Project site is located in the southwestern region of Riverside County, wholly in the City of Menifee, and is regionally accessible via Interstate 215 (I-215) and State Route 74 (SR-74), which are located approximately 1.8 miles west and 0.5 miles north of the site. The Project site consists of an approximately 3.84-acre parcel of developed land with existing equipment and vehicle storage uses. The Applicant proposes the redevelopment of this parcel with an energy storage system, using lithium-ion batteries to store electrical energy from the grid to be discharged later when customer demand is high.

The Project site has a gross site area of 133,800 square feet (SF), of which 80,829 SF (or 60 percent) of the site would be impervious surfaces and 52,971 SF (or 40 percent) of the site would be landscaped area. The Project would be required to provide one (1) parking stall per City of Menifee development code and proposes constructing one (1) stall. In total 102 battery enclosures, fed by 34 power conversion systems, would be installed on the Project site and connected to a new substation yard through underground ductbanks.

Typical operations and maintenance activities that will occur on the Project site during operation include, but are not limited to, liaison and remote monitoring administration and reporting; semi-annual and annual services; remote operations of batteries, inverters, substation, and site security and management; additional communication protocols; and repair and maintenance of the ESS system, electrical transmission lines, and other Project facilities. The electrical equipment and security will be automated and monitored remotely.

The Project site will not have permanent onsite staff but will be visited periodically throughout the year for equipment inspections, monitoring and testing, and maintenance as needed. Periodically, batteries and various components will be replaced or renewed to ensure optimal performance. While there will be no permanent onsite staff, it will be assumed that one (1) employee would visit the site during the day and one (1) employee would visit the site at night during the weekday.

Vehicle Miles Traveled and Level of Service

SB 743 was approved by the California legislature in September 2013. SB 743 required changes to the California Environmental Quality Act (CEQA), specifically directing the Governor's Office of Planning and Research (now the Governor's Office of Land Use and Climate Innovation [LCI]) to develop alternative metrics to the use of vehicular "Level of Service" (LOS) for evaluating transportation projects. OPR has updated guidelines for CEQA and written a technical advisory for evaluating transportation impacts in CEQA and set a deadline for July 2020. LCI has recommended that Vehicle Miles Traveled (VMT) replace LOS as the primary measure of transportation impacts. LCI Technical Advisory suggests that the City may screen out VMT impact using project size, maps, transit availability, and provision of affordable housing to quickly identify when a project should be expected to cause a less-than significant impact without conducting a detailed study. The City of Menifee has published Transportation Impact Analysis Guidelines for Vehicle Miles Traveled (June 2020, updated January 2022) and Level of Service Assessment (October 2020) as recommended guidelines for analyzing transportation impacts of proposed development projects.

PROJECT TRIP GENERATION

A qualitative LOS assessment and VMT assessment were conducted based on guidance by LCI and the City of Menifee local guidelines for implementing CEQA. The City of Menifee utilizes LOS and VMT screening for projects that have a less than significant impact. The City of Menifee's guidelines indicate that projects generating less than 110 daily vehicle trips generally will not require a VMT analysis and projects that generate 50 or less peak hour trips generally will not require a TIA.

A trip generation analysis has been performed to determine the net amount of traffic that this Project will generate post-construction. Trip generation estimates for the proposed Project are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition, 2025, trip generation rates for the following land use: ITE Land Use 110 – General Light Industrial. Daily and evening peak hour trip generation estimates are summarized on **Table 1**. The Project currently anticipates a maximum of one employee during the day and one employee during the night to be present on site periodically during normal operations. For the purposes of this Memorandum, two employees are assumed for calculations. To provide for a more conservative (higher) estimate, all numbers have been rounded up to the nearest integer.

Table 1: Summary of Project Trip Generation

Land Use	ITE Code	Unit	Trip Generation Rates[1]						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
General Light Industrial	110	Employees	4.02	0.59	0.19	0.78	0.29	0.48	0.77
Land Use	**ITE Code**	**Unit**	**Trip Generation Estimates**						
			Daily	**AM Peak Hour**			**PM Peak Hour**		
				In	**Out**	**Total**	**In**	**Out**	**Total**
Total Project Trips		Employees	9	1	1	2	1	1	2

[1] Source: Institute of Transportation Engineers (ITE) Trip Generation Manual 12th Edition.

The Project would generate 9 daily trips to and from the Project site with 2 trips in the AM and PM peak hours each. The Project would generate fewer than 110 daily trips and would not produce 50 or more trips during the peak hours.

Conclusion

Per the City of Menifee has published Transportation Impact Analysis Guidelines for Vehicle Miles Traveled (June 2020, updated January 2022) and Level of Service Assessment (October 2020), projects that generate or add fewer than 110 daily vehicle trips do not require a VMT analysis and the VMT impact is considered less than significant, and projects that generate less than 50 peak hour trips do not affect LOS significantly nor does the Project require a traffic study focusing on LOS. As such, the Project impacts related to transportation under CEQA would be less than significant and further analysis is not required.