Approved 8/28/2020 Nicholas Lowe

August 26, 2020



Mr. Ali R. Badie, AIA AB GROUP 70 Quarter Horse Irvine, CA 92602

SUBJECT: Vehicle Miles Traveled (VMT) Analysis, City of Lake Elsinore

Dear Mr. Badie,

TJW Engineering, Inc. (TJW) is pleased to submit this Vehicle Miles Traveled (VMT) analysis for the proposed Lakeview Plaza project located in the City of Lake Elsinore. The project consists of a 43,120 square foot (SF) shopping center. A site plan is attached for reference. The purpose of this memorandum is to supplement the Traffic Impact Analysis (TIA) dated January 7th, 2020 by providing a VMT analysis for the proposed project.

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 City of Lake Elsinore adopted its revised Traffic Impact Analysis Guide on June 23rd, 2020. The document outlines guidelines for CEQA analysis including screening criteria and requirements for VMT assessment of land use projects based on the Western Riverside Council of Governments (WRCOG) Implementation Pathway Study (March 2019).

Per the WRCOG screening tool, the project parcel does not fall within a Transit Priority Area (TPA). The project parcel also does not fall within a low VMT generating TAZ based on total VMT, residential home-based VMT, and home-based work VMT. See attached for VMT Screening Tool output. Based on the screening tool, the proposed project does not screen out using these metrics. However, additional screening criteria is identified in the City's TIA Guidelines.

The City's TIA Guide indicates projects serving the local community less than 50,000 square feet may be presumed to have a less than significant impact. It is anticipated that the proposed project will serve local residents within the vicinity providing enhanced convenience. This additional convenience would

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reduce the need for residents to travel longer distances. Therefore, trip lengths within the region would be reduced, and vehicle travel would decrease. Thus, the project can be considered a local serving retail and will not have a significant VMT impact.

This memo provides an overview of VMT analysis for the proposed project for consistency with the new CEQA guidelines. As outlined in the City's newly adopted TIA Guide, land use projects serving the local community less than 50,000 square feet may be presumed to have less than a significant impact on VMT and does not require additional VMT analysis.

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

Sincerely,

Thomas Wheat, PE, TE

The Oalt

President

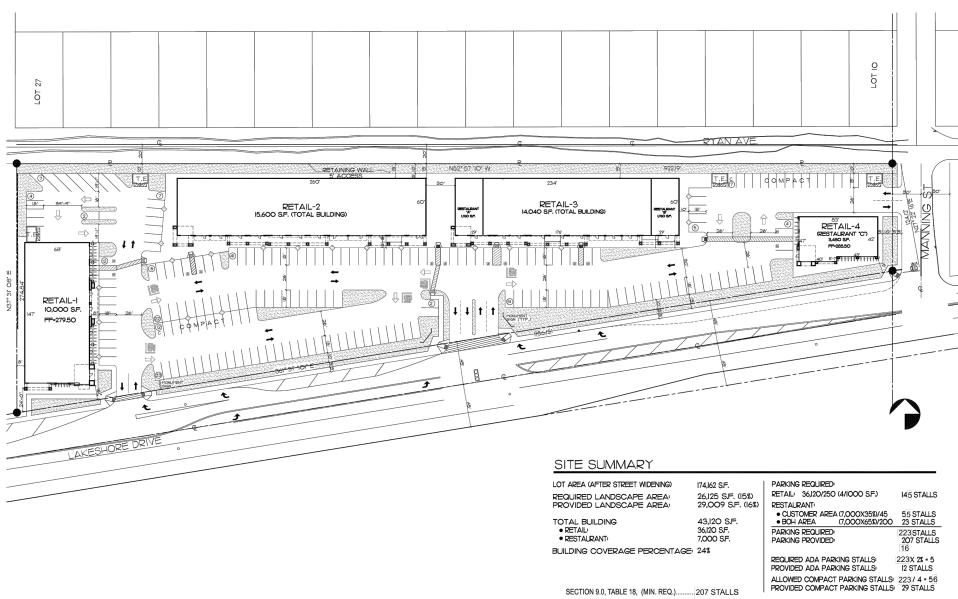
Registered Civil Engineer #69467 Registered Traffic Engineer #2565





David Chew, PTP

Transportation Planner





TJW ENGINEERING, INC.

Proposed Project Site Plan

BPE-18-003 The Lakeshore Plaza Traffic Impact Analysis



Not to Scale

