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# Central Avenue Gas Station Vehicle Miles Traveled (VMT) Analysis

***Prepared for:***

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***Prepared by:***



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Wildomar, CA 92595

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## **1.0 PROJECT INTRODUCTION**

The purpose of this report is to evaluate the project's VMT analysis requirements and compliance with Senate Bill 743 (SB 743) and The California Environmental Quality Act (CEQA).

### **1.1 PROJECT DESCRIPTION**

The project is located on a vacant lot in the northeast of the intersection of Central Avenue (CA-74) and Ardenwood Way in the County of Riverside. The project is designated as a greenfield development as the existing land is currently vacant/undeveloped. The proposed project is a gas station with a 3,516 square feet convenience store.

**Figure 1-1** shows the Project site plan.

### **1.2 SENATE BILL 743**

On September 27, 2013, SB 743 was signed into State law and started a process intended to fundamentally change transportation impact analysis as part of the CEQA compliance. The California Natural Resource Agency updated the CEQA transportation analysis guidelines in 2018. In this update automobile delay and LOS metrics are no longer to be used in determining transportation impacts. Instead VMT metrics will serve as the basis in determining impacts. Furthermore, the guidelines stated that after July 1, 2020, transportation analysis under CEQA must use VMT to determine impacts for land use projects.

### **1.3 GUIDANCE DOCUMENTS**

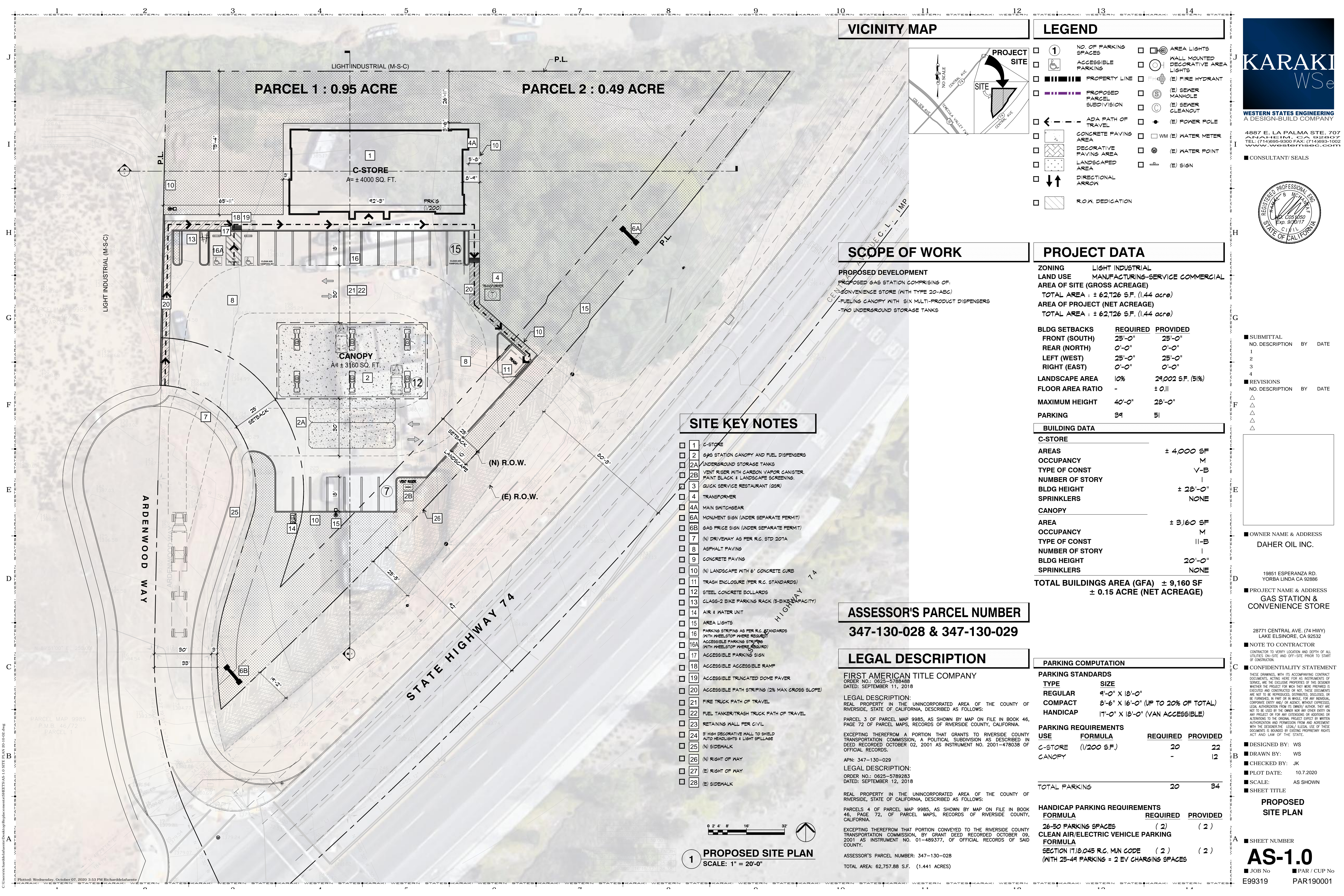
The project is located within the jurisdiction of the County of Riverside. The County has adopted guidance on evaluating VMT for transportation impacts under CEQA. For this project the County of Riverside's, "Transportation Analysis Guidelines for Level of Service, Vehicle Miles Traveled", December 2020<sup>1</sup>, hereafter referred to as Guidelines.

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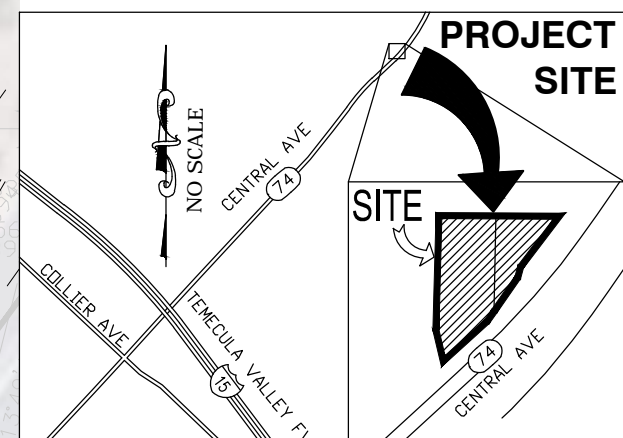
<sup>1</sup> <https://rctlma.org/Portals/7/2020-12-15%20-%20Transportation%20Analysis%20Guidelines.pdf>







VICINITY MAP



LEGEND

- 1 NO. OF PARKING SPACES
- 2 ACCESSIBLE PARKING
- 3 PROPERTY LINE
- 4 PROPOSED PARCEL SUBDIVISION
- 5 ADA PATH OF TRAVEL
- 6 CONCRETE PAVING AREA
- 7 DECORATIVE PAVING AREA
- 8 LANDSCAPED AREA
- 9 DIRECTIONAL ARROW
- 10 R.O.W. DEDICATION
- 11 AREA LIGHTS
- 12 WALL MOUNTED DECORATIVE AREA LIGHTS
- 13 (E) FIRE HYDRANT
- 14 (S) SEWER MANHOLE
- 15 (E) SEWER CLEANOUT
- 16 (E) POWER POLE
- 17 WM (E) WATER METER
- 18 (E) WATER POINT
- 19 (E) SIGN

SCOPE OF WORK

PROPOSED DEVELOPMENT  
PROPOSED GAS STATION COMPRISING OF:  
- CONVENIENCE STORE (WITH TYPE 20-ABC)  
- FUELING CANOPY WITH SIX MULTI-PRODUCT DISPENSERS  
- TWO UNDERGROUND STORAGE TANKS

PROJECT DATA

ZONING	LIGHT INDUSTRIAL	
LAND USE	MANUFACTURING-SERVICE COMMERCIAL	
AREA OF SITE (GROSS ACREAGE)	TOTAL AREA : ± 62,726 S.F. (1.44 acre)	
AREA OF PROJECT (NET ACREAGE)	TOTAL AREA : ± 62,726 S.F. (1.44 acre)	
BLDG SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	25'-0"	25'-0"
REAR (NORTH)	0'-0"	0'-0"
LEFT (WEST)	25'-0"	25'-0"
RIGHT (EAST)	0'-0"	0'-0"
LANDSCAPE AREA	10%	29,002 S.F. (51%)
FLOOR AREA RATIO	-	± 0.11
MAXIMUM HEIGHT	40'-0"	28'-0"
PARKING	39	51

BUILDING DATA

C-STORE	
AREAS	± 4,000 SF
OCCUPANCY	M
TYPE OF CONST	V-B
NUMBER OF STORY	1
BLDG HEIGHT	± 28'-0"
SPRINKLERS	NONE
CANOPY	
AREA	± 3,160 SF
OCCUPANCY	M
TYPE OF CONST	II-B
NUMBER OF STORY	1
BLDG HEIGHT	20'-0"
SPRINKLERS	NONE
TOTAL BUILDINGS AREA (GFA) ± 9,160 SF	
± 0.15 ACRE (NET ACREAGE)	

ASSESSOR'S PARCEL NUMBER

347-130-028 & 347-130-029

LEGAL DESCRIPTION

FIRST AMERICAN TITLE COMPANY  
ORDER NO.: 0625-5788488  
DATED: SEPTEMBER 11, 2018  
LEGAL DESCRIPTION:  
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
PARCEL 3 OF PARCEL MAP 9985, AS SHOWN BY MAP ON FILE IN BOOK 46, PAGE 72 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
EXCEPTING THEREFROM A PORTION THAT GRANTS TO RIVERSIDE COUNTY TRANSPORTATION COMMISSION, A POLITICAL SUBDIVISION AS DESCRIBED IN DEED RECORDED OCTOBER 02, 2001 AS INSTRUMENT NO. 2001-478038 OF OFFICIAL RECORDS.  
APN: 347-130-029  
LEGAL DESCRIPTION:  
ORDER NO.: 0625-5789283  
DATED: SEPTEMBER 12, 2018  
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
PARCELS 4 OF PARCEL MAP 9985, AS SHOWN BY MAP ON FILE IN BOOK 46, PAGE 72, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION, BY GRANT DEED RECORDED OCTOBER 09, 2001 AS INSTRUMENT NO. 01-489377, OF OFFICIAL RECORDS OF SAID COUNTY.  
ASSESSOR'S PARCEL NUMBER: 347-130-028  
TOTAL AREA: 62,757.88 S.F. (1.441 ACRES)

SITE KEY NOTES

- 1 C-STORE
- 2 GAS STATION CANOPY AND FUEL DISPENSERS
- 2A UNDERGROUND STORAGE TANKS
- 2B VENT RISER WITH CARBON VAPOR CANISTER. PAINT BLACK & LANDSCAPE SCREENING. QUICK SERVICE RESTAURANT (QSR)
- 4 TRANSFORMER
- 4A MAIN SWITCHGEAR
- 6A MONUMENT SIGN (UNDER SEPARATE PERMIT)
- 6B GAS PRICE SIGN (UNDER SEPARATE PERMIT)
- 7 (N) DRIVEWAY AS PER R.C. STD 207A
- 8 ASPHALT PAVING
- 9 CONCRETE PAVING
- 10 (N) LANDSCAPE WITH 6" CONCRETE CURB
- 11 TRASH ENCLOSURE (PER R.C. STANDARDS)
- 12 STEEL CONCRETE BOLLARDS
- 13 CLASS-2 BIKE PARKING RACK (5-BIKE CAPACITY)
- 14 AIR & WATER UNIT
- 15 AREA LIGHTS
- 16 PARKING STRIPING AS PER R.C. STANDARDS (WITH WHEELSTOP WHERE REQUIRED)
- 16A ACCESSIBLE PARKING STRIPING (WITH WHEELSTOP WHERE REQUIRED)
- 17 ACCESSIBLE PARKING SIGN
- 18 ACCESSIBLE ACCESSIBLE RAMP
- 19 ACCESSIBLE TRUNCATED DOME PAVEMENT
- 20 ACCESSIBLE PATH STRIPING (2% MAX CROSS SLOPE)
- 21 FIRE TRUCK PATH OF TRAVEL
- 22 FUEL TANKER/TRASH TRUCK PATH OF TRAVEL
- 23 RETAINING WALL PER CIVIL
- 24 3' HIGH DECORATIVE WALL TO SHIELD AUTO HEADLIGHTS & LIGHT SPILLAGE
- 25 (N) SIDEWALK
- 26 (N) RIGHT OF WAY
- 27 (E) RIGHT OF WAY
- 28 (E) SIDEWALK

1 PROPOSED SITE PLAN  
SCALE: 1" = 20'-0"



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www.westernseng.com

CONSULTANT/SEALS



SUBMITTAL		
NO. DESCRIPTION	BY	DATE
1		
2		
3		
4		
REVISIONS		
NO. DESCRIPTION	BY	DATE
1		
2		
3		
4		

OWNER NAME & ADDRESS  
DAHER OIL INC.  
19851 ESPERANZA RD.  
YORBA LINDA CA 92886

PROJECT NAME & ADDRESS  
GAS STATION & CONVENIENCE STORE  
28771 CENTRAL AVE. (74 HWY)  
LAKE ELSINORE, CA 92532

NOTE TO CONTRACTOR  
CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES ON-SITE AND OFF-SITE PRIOR TO START OF CONSTRUCTION.

CONFIDENTIALITY STATEMENT  
THESE DRAWINGS, WITH ITS ACCOMPANYING CONTRACT DOCUMENTS, ACTING HERE FOR AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED AND COMPLETED OR NOT, THESE DOCUMENTS ARE NOT TO BE REPRODUCED, DISSEMINATED, DISCLOSED, OR BE FURNISHED IN PART OR IN WHOLE, FOR ANY INDIVIDUAL, CORPORATE ENTITY AND/OR AGENCY, WITHOUT EXPRESSED, WRITTEN AUTHORIZATION FROM THE DESIGNER. ANY REUSE, REPRODUCTION, OR ALTERATION OF THESE DOCUMENTS WITHOUT THE DESIGNER'S WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH THE DESIGNER IS PROHIBITED. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGNER'S LEGAL AND USUAL USE OF THESE DOCUMENTS IS BOUNDED BY EXISTING PROPRIETARY RIGHTS ACT AND LAW OF THE STATE.

DESIGNED BY: WS  
DRAWN BY: WS  
CHECKED BY: JK  
PLOT DATE: 10.7.2020  
SCALE: AS SHOWN  
SHEET TITLE

PROPOSED SITE PLAN

SHEET NUMBER  
AS-1.0

JOB No PAR / CUP No  
E99319 PAR190001



## 2.0 ANALYSIS METHODOLOGY

The Guidelines adopted by Riverside County require a 5-step process<sup>2</sup> for VMT analysis:

1. **Project Screening:** Identifies if the project needs additional VMT analysis based on if the project meets screening criteria set by Riverside County. Projects that meet any criteria would have a presumption of less than significance.
2. **Identify VMT Measure:** If the project does not meet any screening criteria, the project will need to identify the appropriate VMT metric as identified in the Guidelines based on land use type.
3. **Identify VMT Threshold:** Based on the required VMT Measure the project will need to identify the appropriate VMT Measure threshold as required in the Guidelines.
4. **Assessment of Impact:** Project will need to evaluate its project specific VMT Measure against the appropriate VMT Threshold to determine if the project would have an CEQA transportation VMT impact.
5. **Mitigation Measures:** If the project would have a VMT impact under CEQA the project would need to mitigate the impact to the extent feasible and disclose whether the project would fully mitigate its impact or require additional analysis.

## 2.1 SCREENING CRITERIA

### **2.1.1 County of Riverside Transportation Analysis Guidelines Screening Criteria**

The Guidelines recognize that certain projects based on type, location, size and other contexts could lead to a *presumption of less than significance* (i.e. the project's VMT would not cause a transportation impact) and would not need additional VMT analysis. The Guidelines provide the following screening criteria<sup>3</sup>:

1. *Small Projects:* This applies to projects with low trip generation per existing CEQA exemptions or based on the County Greenhouse Gas Emissions Screening Tables, result in a 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO<sub>2</sub>e) per year screening level threshold."
2. *Projects Near High Quality Transit:* High quality transit provides a viable option for many to replace automobile trips with transit trips resulting in an overall reduction in VMT.
3. *Local Retail:* The introduction of new Local-serving retail has been determined to reduce VMT by shortening trips that will occur.
4. *Affordable Housing:* Lower-income residents make fewer trips on average, resulting in lower VMT overall.
5. *Local Essential Service:* As with Local-Serving Retail, the introduction of new Local Essential services shortens non-discretionary trips by putting those goods and services closer to residents.
6. *Map-Based Screening:* This method eliminates the need for complex analyses by allowing existing VMT data to serve as a basis for the screening smaller developments. Note that screening is limited to residential and office projects.
7. *Redevelopment Projects:* Projects with lower VMT than existing on-site uses, can under limited circumstances, be presumed to have a non-significant impact. In the event this

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<sup>2</sup> Guidelines, Figure 2 VMT Analysis Flow Chart

<sup>3</sup> Guidelines, Figure 3 Screening Criteria for Development Projects

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screening does not apply, projects should be analyzed as though there is no existing uses on site (project analysis cannot take credit for existing VMT).

## **2.2 VMT ANALYSIS**

Projects that do not meet any of the screening criteria identified would need to perform a VMT analysis per the Guidelines. The project would need evaluate the appropriate VMT metrics and compare them to thresholds to determine significance as defined by the Guidelines<sup>4</sup>.

### **2.2.1 VMT Measures**

The Guidelines assign the appropriate VMT Measure for land use projects based on land use type. Residential and Office uses are required to use the relevant VMT efficiency metric, VMT per Capita or Work VMT per Employee respectively. Retail and similar uses are required to use a total VMT metric to measure the net change in VMT a project would create due to the “customer component” of the project.

## **2.3 VMT THRESHOLDS**

Once a project identifies the appropriate VMT measures for the proposed land uses it would need to be compared to thresholds for those metrics to determine significance under CEQA. The County has chosen to base its thresholds on the county and county-wide averages.

The thresholds<sup>5</sup> as defined by the Guidelines provides are as follows:

- Residential Projects: exceeding 15.2 VMT/Capita, based on the county-wide average.
- Office and Other Employment Projects: exceeding 14.2 Work VMT/Employee, based on the county-wide average.
- Retail and Other Customer Projects: An increase in total region wide (county) VMT.

## **3.0 PROJECT ANALYSIS**

The project is primarily a retail project consisting of a gas station and complementary convenience.

### **3.1 RETAIL USE ASSESSMENT**

#### **3.1.1 Screening Criteria Assessment**

The project proposes a gas station with 3,516 square feet convenience store.

#### *Screening Criteria Small Projects*

Based on the Guidelines, Retail buildings with area less than or equal to 60,000 square feet would be presumed to cause a less-than-significant impact, the project would potentially have a gas station with a total of 3,516 square feet of retail/convenience store. **The project’s retail component does qualify for the small project screening.**

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<sup>4</sup> Guidelines, Figure 4 Threshold Basis

<sup>5</sup> Guidelines, Figure 6 VMT Threshold of Significance

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*Screening Criteria Local-Serving Retail*

The proposed retail would not only serve the other uses on the site but the local community as well. The guidelines state that to be considered local-retail, no single store on-site exceeds 50,000 square feet. As stated previously, the entire project site provides approximately 3,516 square feet of convenience store that is considered local retail. **The project's retail component could qualify for the Local-Serving Retail screening.**

**3.1.2 VMT Analysis**

As shown in **Table 1**, the project's retail component would qualify for screening for being a small project. **For this reason, the project's retail component would be presumed to be less than significant for VMT impacts.**

**3.2 VMT IMPACT ASSESSMENT AND CONCLUSION**

The proposed project is presumed to be less than significant for VMT impacts due to all the proposed uses meeting at least one of the County's screening criteria outlined in Section 2.1. The project's VMT impact assessment for the proposed uses is summarized in Table 1:

**Table 1: Summary of VMT Impacts**

Land Use Type	Proposed Uses	Impact	Commentary
Retail	Gas Station with 3,516 Convenience Store	Presumed to be less than significant	Meets County's Screening Criteria for Small Projects and possibly Local-Serving Retail.