June 6, 2024

TJW ENGINEERING, INC.
TRAFFIC ENGINEERING &
TRANSPORTATION PLANNING
CONSULTANTS

Mr. James Coleman
HIGHPOINTE HEMET I, LLC
16501 Scientific Way
Hemet, CA 92618

SUBJECT: SEC Stetson Avenue and Elk Street VMT Screening, City of Hemet

Dear Mr. Coleman,

*TJW Engineering, Inc. (*TJW*)* is pleased to submit this VMT Screening for the proposed project located on the southeast corner of Stetson Avenue and Elk Street in the City of Hemet. The proposed project is for the construction of 228 multi-family apartment dwelling units. A site plan is attached for reference. The purpose of this memorandum is to summarize the project VMT Screening.

Proposed Project

The proposed site is located on the southeast corner of Stetson Avenue and Elk Street in the City of Hemet. The project is for the construction of 228 multi-family apartment dwelling units. Site access is planned via one new full-access driveway on South Elk Street.

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 *City of Hemet Traffic Impact Analysis Guidelines for CEQA and VMT (City Guidelines)* (May 2021) outlines guidelines for CEQA analysis including screening criteria and requirements for VMT assessment of land use projects. The VMT guidelines provide several screening criteria for projects including Transit Priority Area (TPA) Screening, Low VMT Area Screening, and Project Type Screening.

To aid in determining if the project is in a Low VMT Area, the online Western Riverside Council of Governments (WRCOG) VMT Tool was utilized. The tool was run using both the "Below City Baseline" and "Below City Future Buildout" thresholds each for the baseline year 2028. In both cases, the project site was found to be within low VMT generating TAZ's. Per the *City Guidelines* Step 2 Low VMT Area Screening, any project located in a low VMT-generating TAZ is presumed to have less than significant impact. Therefore, a VMT analysis for the proposed project is not necessary.

Summary

This memorandum provides an overview of the VMT Screening for the proposed project. The *City Guidelines* indicate any project located within a low VMT-generating TAZ is presumed to have a less than significant impact. As the project meets this criterion, a VMT analysis is not necessary.

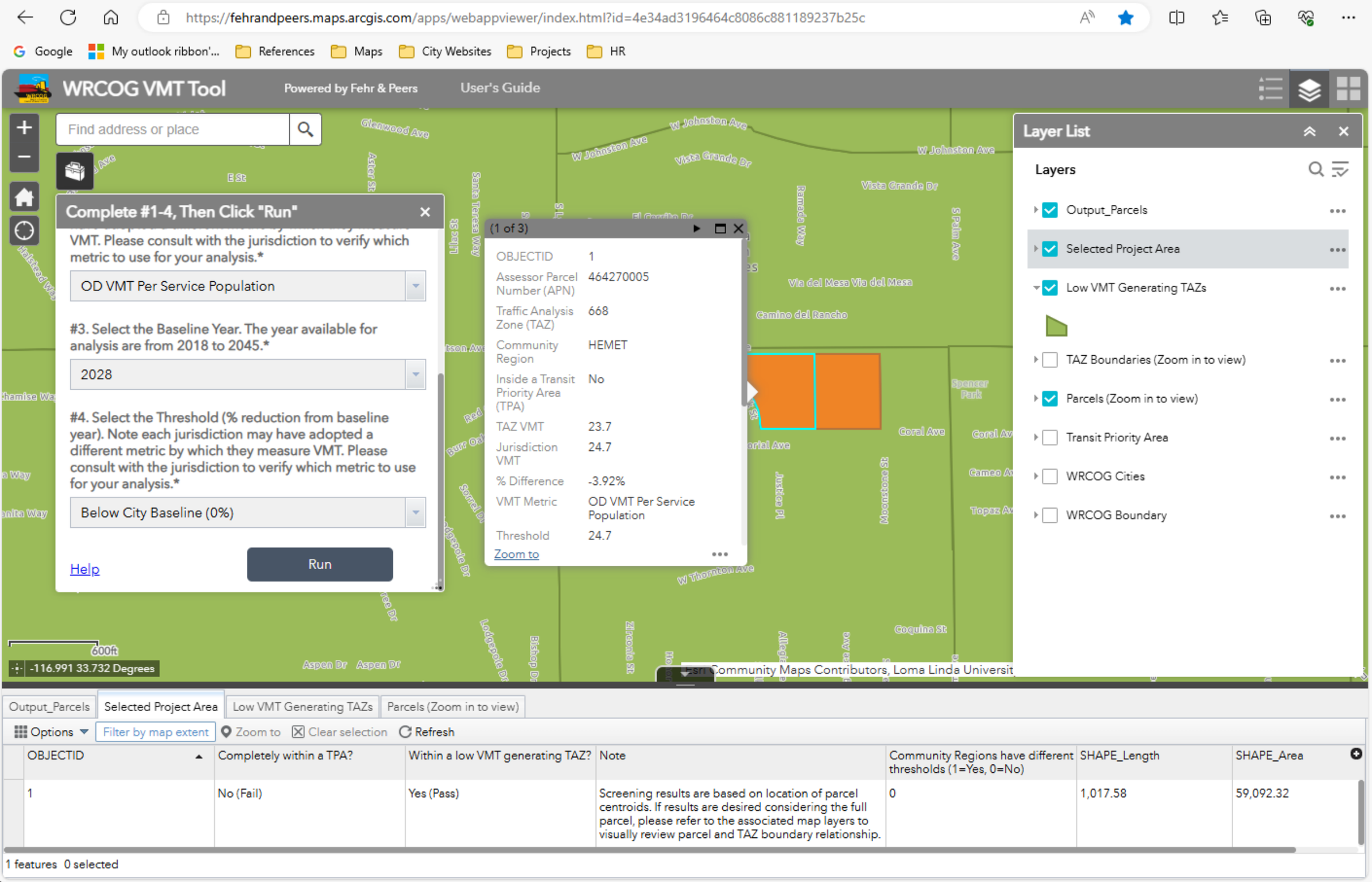
Please contact us at (949) 878-3509 if you have any questions regarding this analysis.

Sincerely,

Thomas Wheat, PE, TE
Principal Engineer
Registered Civil Engineer *#69467*
Registered Traffic Engineer *#2565*

David Chew, PTP
Transportation Planner

Travis Yokota
Assistant Transportation Planner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City Websites
Projects
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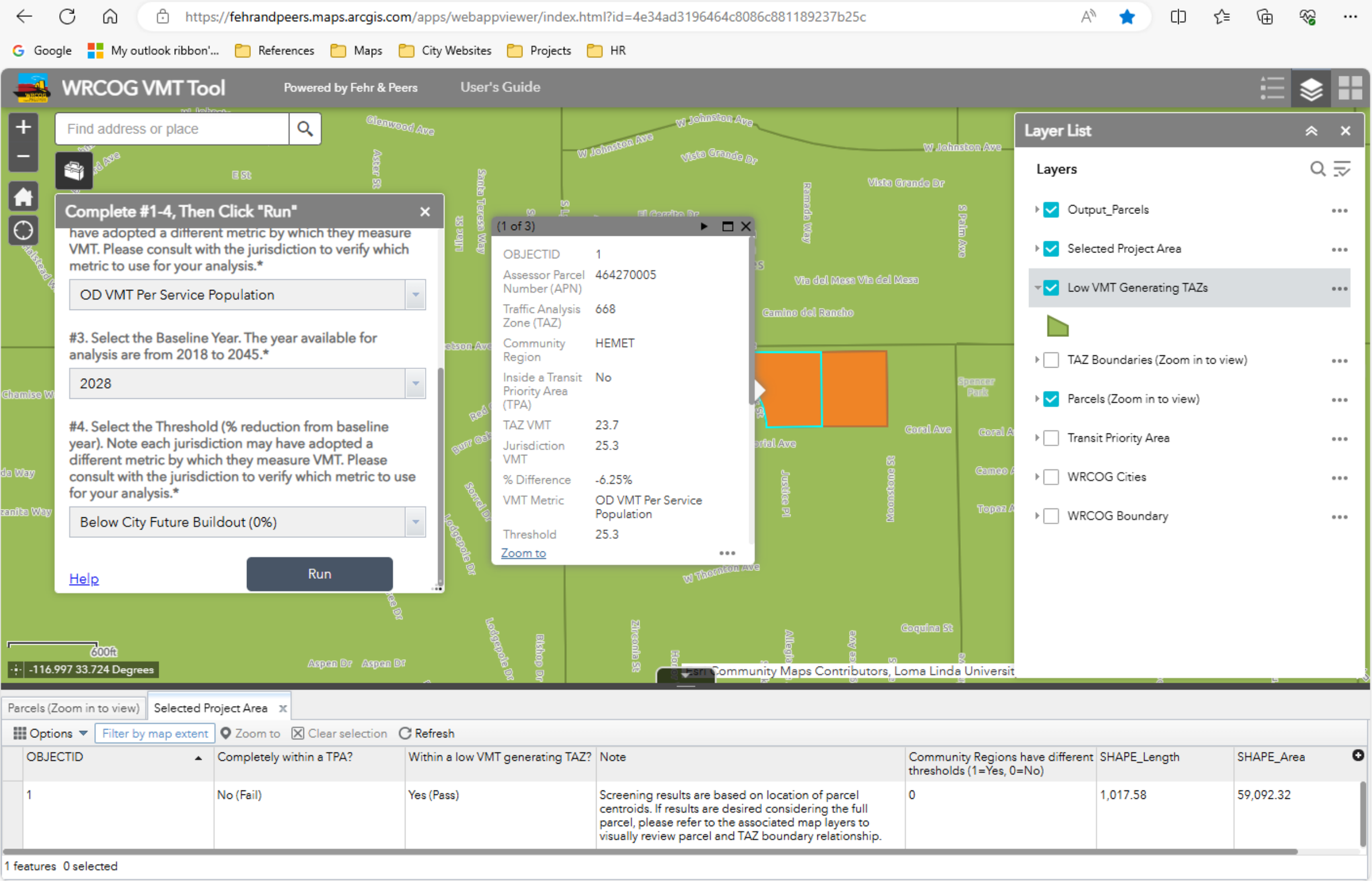
WRCOG VMT Tool
Powered by Fehr & Peers
User's Guide
Find address or place
Complete #1-4, Then Click "Run"
VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*
OD VMT Per Service Population
#3. Select the Baseline Year. The year available for analysis are from 2018 to 2045.*
2028
#4. Select the Threshold (% reduction from baseline year). Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*
Below City Baseline (0%)
Help
Run
(1 of 3)
OBJECTID 1
Assessor Parcel Number (APN) 464270005
Traffic Analysis Zone (TAZ) 668
Community Region HEMET
Inside a Transit Priority Area (TPA) No
TAZ VMT 23.7
Jurisdiction VMT 24.7
% Difference -3.92%
VMT Metric OD VMT Per Service Population
Threshold 24.7
Zoom to
Layer List
Layers
Output_Parcels
Selected Project Area
Low VMT Generating TAZs
TAZ Boundaries (Zoom in to view)
Parcels (Zoom in to view)
Transit Priority Area
WRCOG Cities
WRCOG Boundary
600ft
-116.991 33.732 Degrees
Esri Community Maps Contributors, Loma Linda Universit
Output_Parcels
Selected Project Area
Low VMT Generating TAZs
Parcels (Zoom in to view)
Options
Filter by map extent
Zoom to
Clear selection
Refresh
OBJECTID
Completely within a TPA?
Within a low VMT generating TAZ?
Note
Community Regions have different thresholds (1=Yes, 0=No)
SHAPE_Length
SHAPE_Area
1
No (Fail)
Yes (Pass)
Screening results are based on location of parcel centroids. If results are desired considering the full parcel, please refer to the associated map layers to visually review parcel and TAZ boundary relationship.
0
1,017.58
59,092.32
1 features 0 selected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OD VMT Per Service Population
#3. Select the Baseline Year. The year available for analysis are from 2018 to 2045.*
2028
#4. Select the Threshold (% reduction from baseline year). Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*
Below City Future Buildout (0%)
Help
Run
(1 of 3)
OBJECTID 1
Assessor Parcel Number (APN) 464270005
Traffic Analysis Zone (TAZ) 668
Community Region HEMET
Inside a Transit Priority Area (TPA) No
TAZ VMT 23.7
Jurisdiction VMT 25.3
% Difference -6.25%
VMT Metric OD VMT Per Service Population
Threshold 25.3
Zoom to
Layer List
Layers
Output_Parcels
Selected Project Area
Low VMT Generating TAZs
TAZ Boundaries (Zoom in to view)
Parcels (Zoom in to view)
Transit Priority Area
WRCOG Cities
WRCOG Boundary
600ft
-116.997 33.724 Degrees
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Parcels (Zoom in to view)
Selected Project Area
Options
Filter by map extent
Zoom to
Clear selection
Refresh
OBJECTID
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Within a low VMT generating TAZ?
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SHAPE_Length
SHAPE_Area
1
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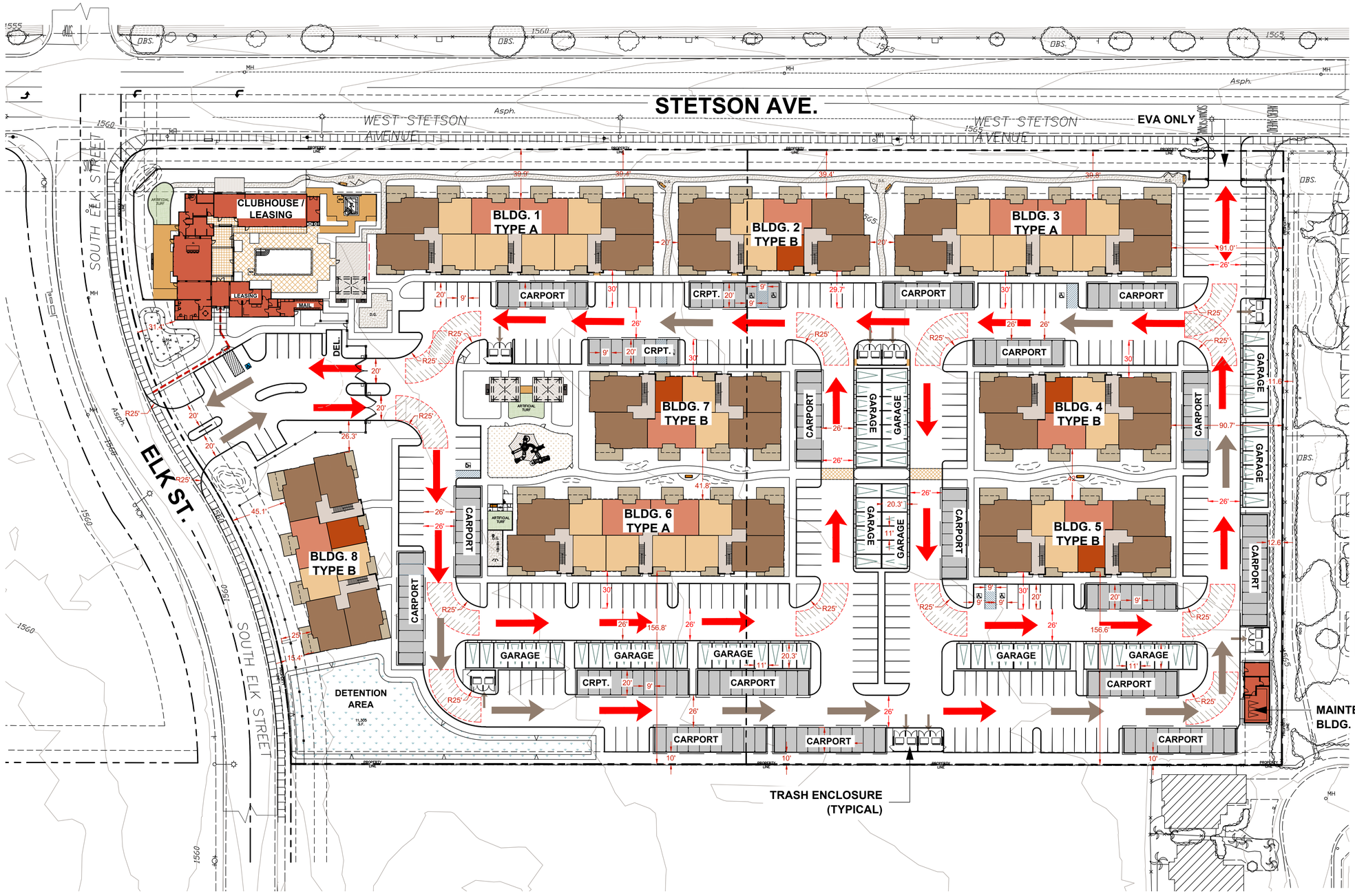
1,017.58
59,092.32
1 features 0 selected



ASTER SUMMARY

TOTAL GROSS AREA	**10.07 ACRES**
TOTAL UNITS	**228 UNITS**
GROSS DENSITY	**22.6 DU/AC**

RESIDENTIAL SUMMARY (TOTAL UNIT LIVING AREAS)

UNIT PLAN	BD / BA	SQ. FT. (PER UNIT)	PATIO / DECK SQ. FT. (PER UNIT)	# UNITS	% MIX	TOTAL RENTABLE S.F. (W/OUT PATIOS)
PS - A	STUDIO	599	63	15	7%	8,985
P1 - A	1BD / 1BA	726	85	73	32%	52,998
P1 - A (1st floor w/extended patio)	1BD / 1BA	726	206	11	5%	7,986
P2 - A	2BD / 2BA	1,119	88	80	35%	89,520
P2 - A (1st floor w/extended patio)	2BD / 2BA	1,119	243	16	7%	17,904
P2 - B	2BD / 2BA	1,050	83	22	10%	23,100
P2 - B (1st floor w/extended patio)	2BD / 2BA	1,050	200	11	5%	11,550
TOTAL			106 (AVG.)	**228**	**100%**	**212,043**

TOTAL PARKING

REQUIRED (CITY STANDARDS)		PROVIDED	
1.5 sp / Studio greater than 500 sf	23	OPEN STALLS	199
1.5 sp / 1 bdrm. unit greater than 700 sf	110	REMOTE GARAGES	77
2.0 sp / 2 bdrm. Unit	204	CARPORTS	164
GUEST = 0.2 sp / unit	46	LEASING OFFICE	12
TOTAL	**382**		**452**

SITE COVERAGE

COVERAGE TYPE	SQ. FT.	ACRES	% OF NET SITE AREA
BUILDINGS (INCL. CLUBHOUSE & GARAGES)	112,761	2.59	26%
COMMOM OPEN SPACE* (LANDSCAPE & HARDSCAPE)	61,291	1.41	14%
RESIDUAL LANDSCAPING (PARKING & BLDG. ADJACENT)	89,957	2.07	20%
DETENTION AREA	11,300	0.26	3%
PARKING AND ROADS	163,520	3.75	37%
TOTAL	**438,829**	**10.07**	**100%**

COMMON OPEN SPACE

REQUIRED (PER SPECIFIC PLAN)	REQUIRED SQ. FT.	PROVIDED SQ. FT.
250 sf PER UNIT	**57,000**	**61,291**

BUILDING AREA SUMMARY

BUILDING TYPE	GROSS SQ. FT. PER BLDG (Incl.balcony & stair)	NUMBER OF BUILDINGS	GROSS SQ. FT. TOTAL (Incl.balcony & stair)	NET SQ. FT. PER BLDG (without balcony & stair)	NUMBER OF BUILDINGS	NET SQ. FT. TOTAL (without balcony & stair)
BLDG - A	40,182	3	120,546	32,961	3	98,883
BLDG - B	27,847	5	139,235	22,843	5	114,215
RESIDENTIAL TOTAL			**259,781**			**213,098**
6 CAR GARAGE	1,453	2	2,906	-		-
7 CAR GARAGE	1,694	1	1,694	-		-
8 CAR GARAGE	1,944	4	7,776	-		-
12 CAR GARAGE	2,907	1	2,907	-		-
14 CAR GARAGE	3,388	1	3,388	-		-
CLUBHOUSE	6,724		6,724	6,404		6,404
MAINTENANCE	1,035		1,035	-		-
NON-RESIDENTIAL TOTAL			**26,430**			**26,110**
GRAND TOTAL			**286,211**			**239,208**

N

0 40' 80'

ASTER- RIVER OAKS

HIGHPOINTE COMMUNITIES

HEMET, CA

CONCEPTUAL SITE PLAN

22098.00 2023-08-01 SITE PLAN

DANIELIAN ASSOCIATES
architects ■ planners