

APPROVED

Vital Patel

03/13/2024

Public Works Department

City of Arts & Innovation

Traffic Analysis Scoping Form

This scoping form shall be submitted to the City of Riverside Traffic Engineering Division

Project Identification:

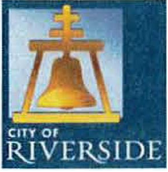
Case Number:	DP-2023-01292
Related Cases:	
SP No.	
EIR No.	
GPA No.	
CZ No.	
Project Name:	La Sierra and Victoria
Project Address:	Southeast corner of La Sierra Avenue and Victoria Avenue, City of Riverside
Project Opening Year:	
Project Description:	49 single-family detached dwelling units

	Consultant:	Developer:
Name:	TJW Engineering, Inc.	Warmington Residential
Address:	9841 Irvine Center Drive, Suite 200 Irvine, CA 92618	3090 Pullman Street Costa Mesa, CA 92626
Telephone:	949-878-3509	
Fax/Email:		

Scoping & Study Fees:

Fees to be made payable to "City of Riverside" and delivered to Land Development. City Hall 3rd Floor, 3900 Main Street, Riverside, CA 92522

- 1) Scoping Agreement Fee (For all projects not screened from analysis): **\$271.00**
- 2) TIA Review (For projects with both LOS & VMT analysis of any scale, or standalone LOS analyses with over 100 vehicle trips per hour): **\$2671.02**
- 3) TIA Review (For standalone VMT analysis, or standalone LOS analyses with under 100 vehicle trips per hour): **\$1288.20**



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Trip Generation Information:

Trip Generation Data Source: ITE Trip Generation Manual, 11th Edition (2021)

Current General Plan Land Use:

Proposed General Plan Land Use:

LDR - Low Density Residential (4.1 du/ac)

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Current Zoning:

Proposed Zoning:

R-1-1/2 Acre - Single Family Residential

R-1-1/2 Acre - Single Family Residential

The proposed project does not require a zone change or General Plan amendment. LDR permits up to 4.1 dwelling units per acre. The zoning is R-1-1/2 Acre. The project has a density of 4.95 units per acre which is in line with the General Plan when the state density bonus law (SDBL) is applied.

	Existing Trip Generation			Proposed Trip Generation		
	In	Out	Total	In	Out	Total
AM Trips				9	25	34
PM Trips				29	17	46

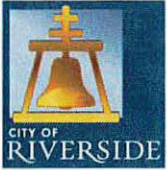
Trip Internalization: Yes No (_____% Trip Discount)

Pass-By Allowance: Yes No (_____% Trip Discount)

Potential Screening Checks

Is your project screened from specific analyses in accordance with City Guidelines?

Is the project screened from LOS assessment? Yes No



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LOS screening justification (see Page 6 of the guidelines): Based on the proposed project's land use, the project is expected to generate 34 AM and 46 PM Peak Hour trips. Per the City of Riverside Traffic Impact Analysis Guidelines (July 2020), any project generating less than 100 peak hour trips is not expected to affect the LOS significantly and therefore do not require a TIA that includes a LOS analysis. As the proposed project will generate less than 100 peak hour trips a LOS analysis is not needed. The project does not require a zone change or General Plan

Amendment.
Is the project screened from VMT assessment? Yes No

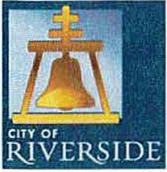
VMT screening justification (see Pages 23-25 of the guidelines): Based on the City of Riverside Traffic Impact Study Guidelines (July 2020) guidelines the proposed project does not screen for VMT assessment as, per the WRCOG VMT Tool, it is not in a transit priority area (TPA) or low VMT traffic analysis zone (TAZ), and it does not match any of the land use types that screen.

Level of Service Scoping

- Proposed Trip Distribution (Attach Graphic for Detailed Distribution):

North		South		East		West	
N/A	%	N/A	%	N/A	%	N/A	%

- Attach list of Approved and Pending Projects that need to be considered (provided by the lead agency and adjacent agencies)
- Attach list of study intersections/roadway segments
- Attach legible site plan
- Note other specific items to be addressed:
 - Site access
 - On-site circulation
 - Parking
 - Consistency with Plans supporting Bikes/Peds/Transit
 - Other _____
- Date of Traffic Counts _____
- Attach proposed analysis scenarios (years plus proposed forecasting approach)
- Attach proposed phasing approach (if the project is phased)



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VMT Scoping

For projects that are not screened, identify the following:

- Travel Demand Forecasting Model RIVCOM
- Attach WRCOG Screening VMT Assessment output or describe why it is not appropriate for use
- Attach proposed Model Land Use Inputs and Assumed Conversion Factors (attach)

Specific Issues to be addressed in the Study (in addition to the standard analysis described in the Guidelines) (To be filled out by the Public Works Traffic Engineering Division)

The site's general land-use designation is low-density residential, which permits up to 4.1 dwelling units per acre. The zoning designation for the site is R-1-1/2 Acre. Our project is designed to have a density of 4.95 units per acre, which is in line with the general plan when we apply the state density bonus law (SDBL).

Table: Trip Generation

Proposed Land Use ¹	ITE Code	Qty	Unit ²	Daily		AM Peak Hour					PM Peak Hour				
				Rate	Volume	Rate	In:Out Split	Volume			Rate	In:Out Split	Volume		
								In	Out	Total			In	Out	Total
Single-Family Detached Housing	210	49.0	DU	9.43	462	0.7	26:74	9	25	34	0.94	63:37	29	17	46

1: Trip generation and pass-by rates from ITE Trip Generation Manual (11th Edition, 2021).

2: DU = Dwelling Units.

Proposed Project Site TAZ Location WRCOG VMT Tool (arcgis.com)

The screenshot shows the WRCOG VMT Tool interface. The search bar at the top left contains the text "La Sierra Ave & Victoria Ave, Riv". The map displays a residential street grid with a parcel highlighted in orange. A pop-up window titled "(3 of 3)" provides the following screening results:

OBJECTID	1
Completely within a TPA?	No (Fail)
Within a low VMT generating TAZ?	No (Fail)
Note	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.
Community Regions have different thresholds (1=Yes, 0=No)	0
Zoom to	***

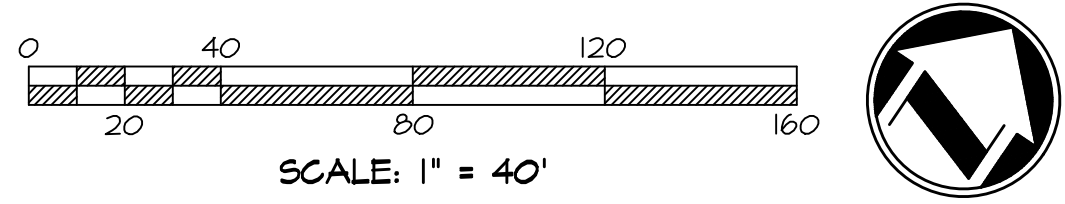
The Layer List on the right side of the map includes the following layers:

- Output_Parcel
- 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

The left panel shows the results of the tool's processing steps:

Input	Output
Output_Parcel	The result is drawn on the map. *** X
Selected Project Area	The result is drawn on the map. *** X
Low VMT Generating TAZs	The result is drawn on the map. *** X

The map includes a scale bar for 300ft and coordinates: -117.458 33.889 Degrees. The bottom of the map credits "Community Maps Contributors, City of Riverside, County of R..."



SCALE: 1" = 40'

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SITE PLAN

TENTATIVE TRACT NO. 38921

TRACT 6761
NOT A PART

OWNER
LA SIERRA VICTORIA DEVELOPMENT LLC
1925 WILD MUSTANG COURT
APPLE VALLEY, CA 92307

APPLICANT
WARMINGTON RESIDENTIAL
3040 PULLMAN ST
COSTA MESA, CA 92626
CONTACT: MATTHEW ESQUIVEL
EMAIL: MESQUIVEL@WARMINGTONSGROUP.COM

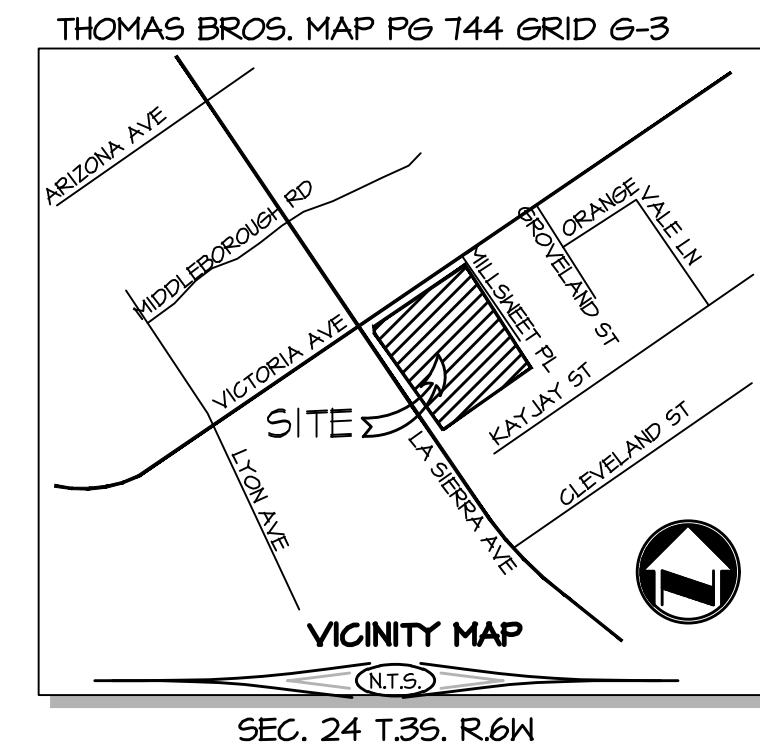
UTILITY PURVEYORS
WATER: CITY OF RIVERSIDE
SEWER: CITY OF RIVERSIDE
GAS: SOCAL GAS COMPANY
ELECTRICITY: CITY OF RIVERSIDE
TELEPHONE: SBC
SCHOOL: ALVORD UNIFIED
CATV: CHARTER CABLE

ENGINEER
adkan ENGINEERS
6820 AIRPORT DRIVE
RIVERSIDE, CA 92504
951-688-0241

ZONING/LAND USE
EXISTING ZONING: R-1-1/2 ACRE
PROPOSED ZONING: R-1-1/2 ACRE
EXISTING LAND USE: LDR
PROPOSED LAND USE: LDR

ASSESSORS PARCEL NUMBER
136-220-016

LEGAL DESCRIPTION
LOT 6 IN BLOCK 12 OF THE RESUBDIVISION OF LANDS OF J. F. MOULTON AND H. B. FRAED, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGES 44 AND 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE.

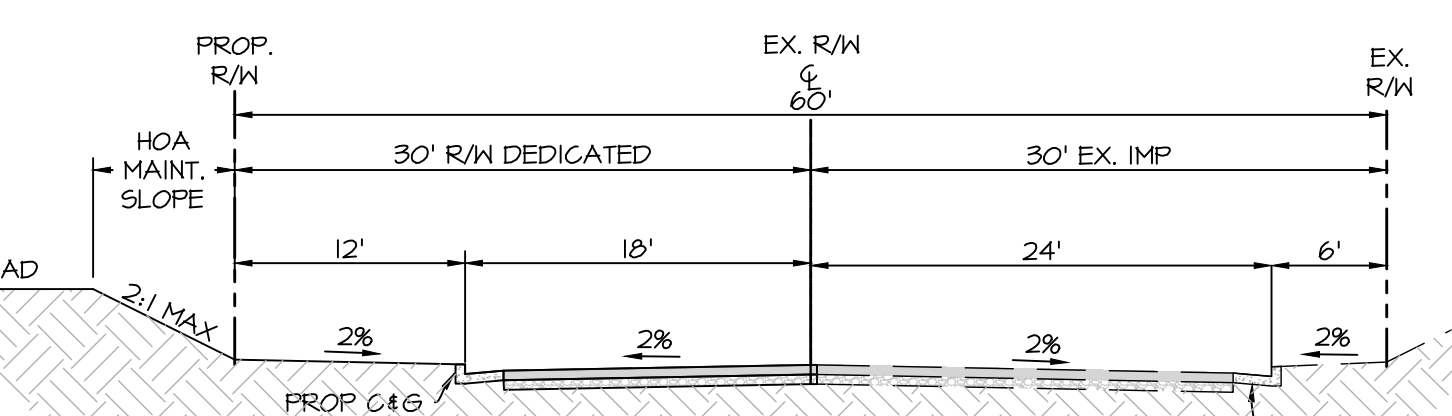
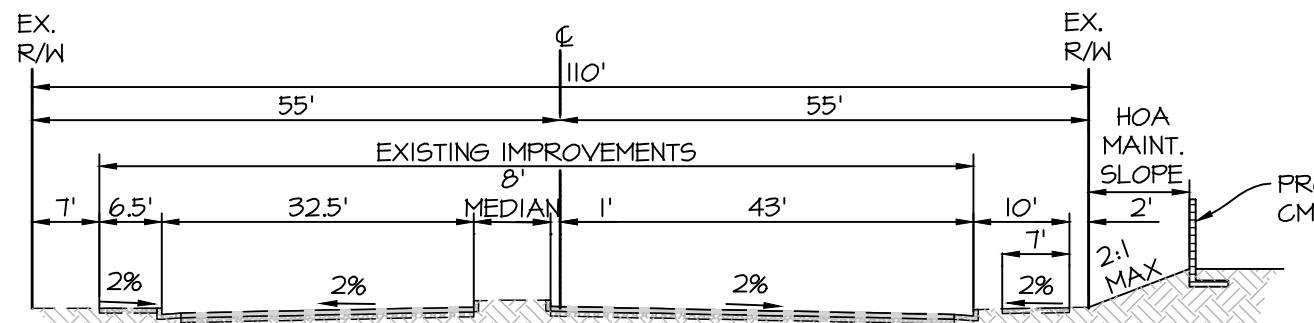
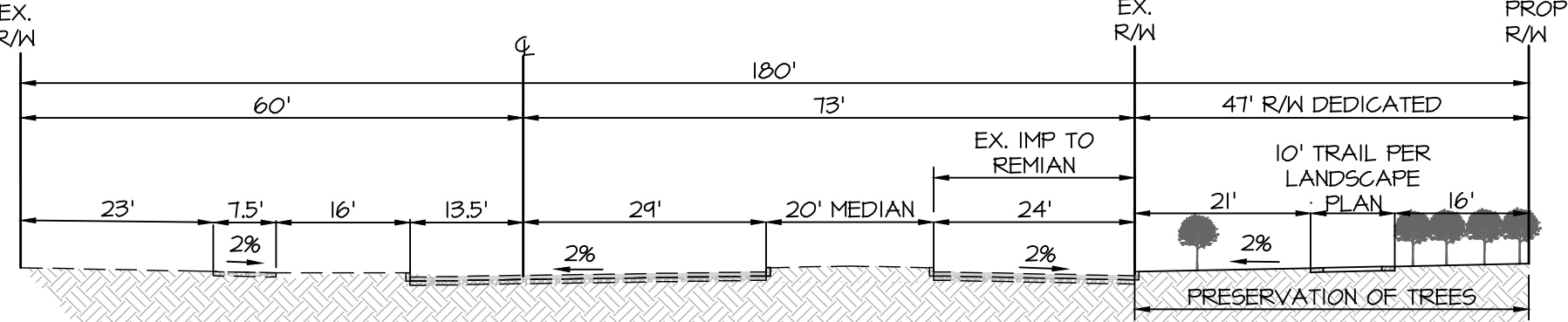
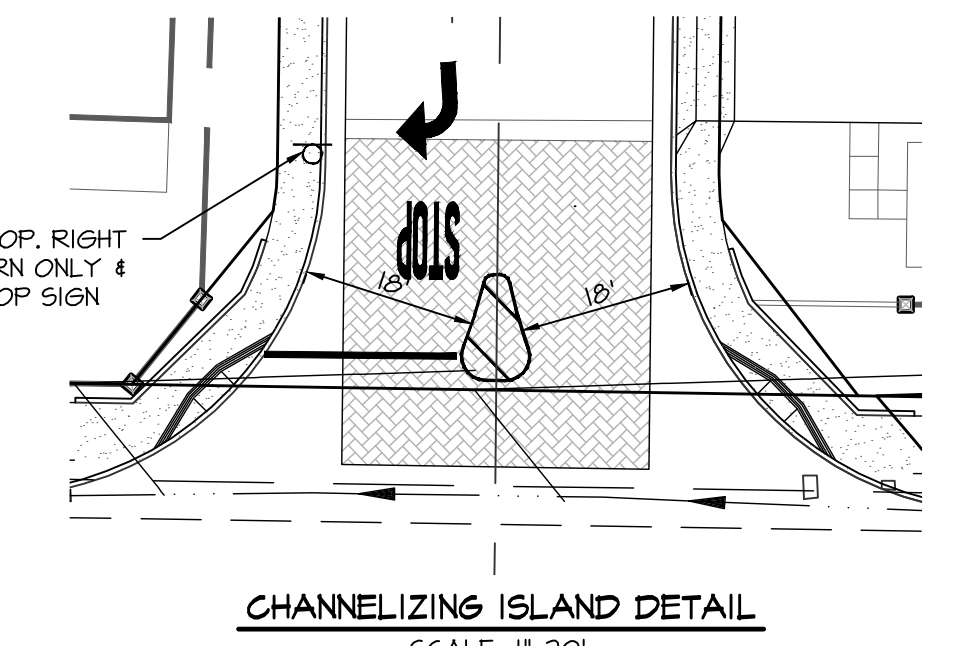
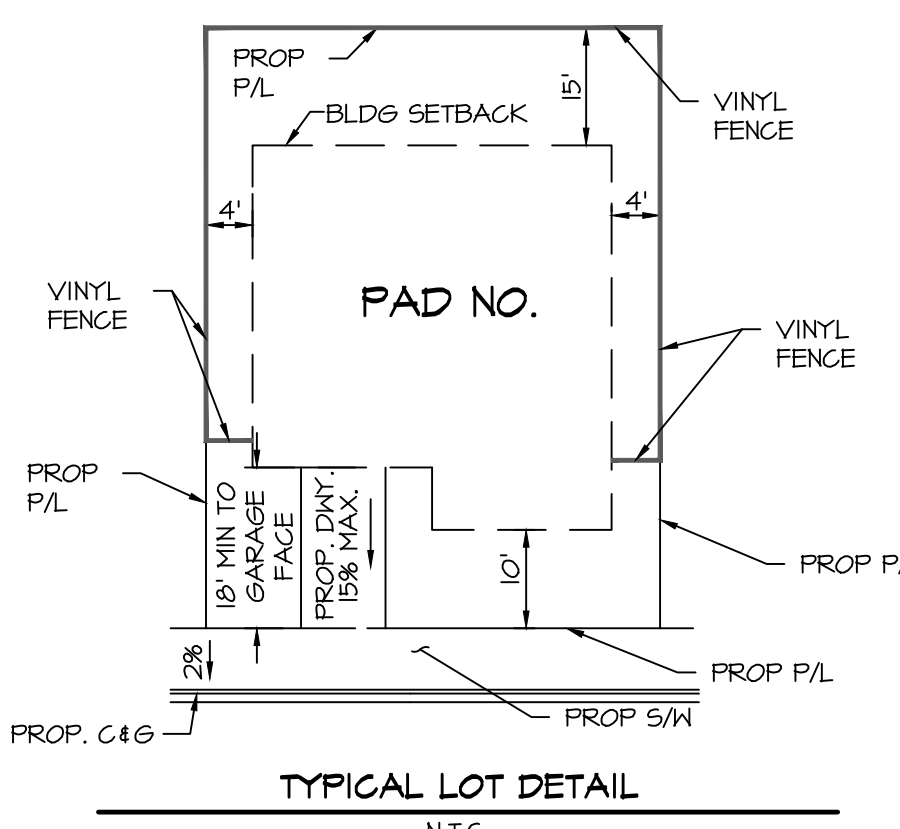


SITE SUMMARY
GROSS PROJECT SIZE: 10.8 ACRES
NET PROJECT SIZE: 1.25 ACRES
RESIDENTIAL LOTS: 44
OPEN SPACE LOTS: 2
PROJECT DENSITY: 6.2 DU/AC
INFILTRATION BASIN: 0.08 ACRES
LOT SETBACKS:
FRONT: HOUSE: 10 FT MIN
GARAGE FACE: 10 FT MIN
SIDE: 4 FT
REAR: 15 FT
LOT DEPTH: 90 FT MIN
LOT WIDTH: 41 FT MIN
LOT AREA: 3640 SQ. FT MIN
PARALLEL PARKING ON STREET (8'X24'): 12
FOOTPRINT MATRIX:
PLAN 1: 19
PLAN 2: 17
PLAN 3: 13

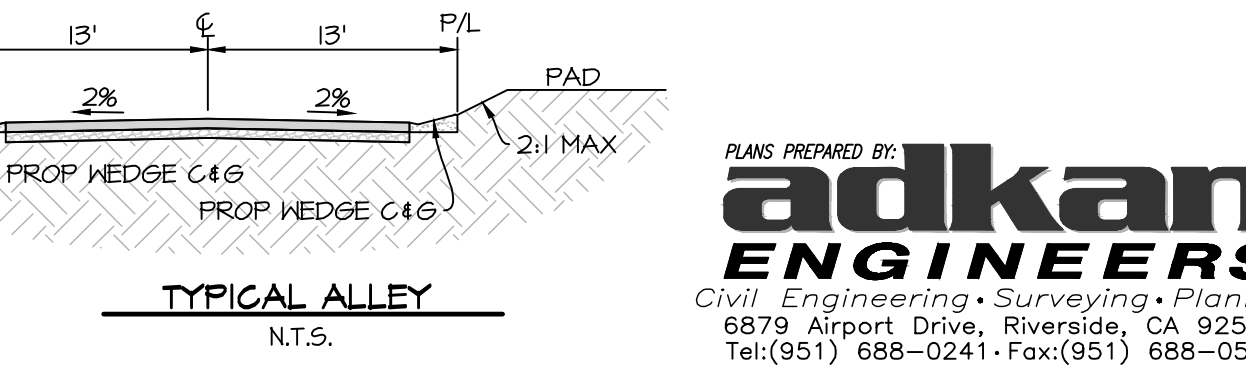
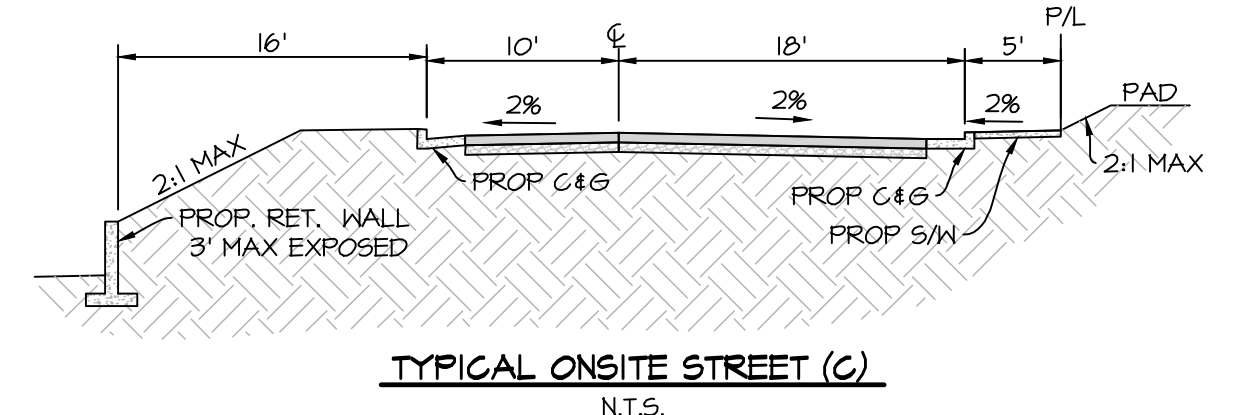
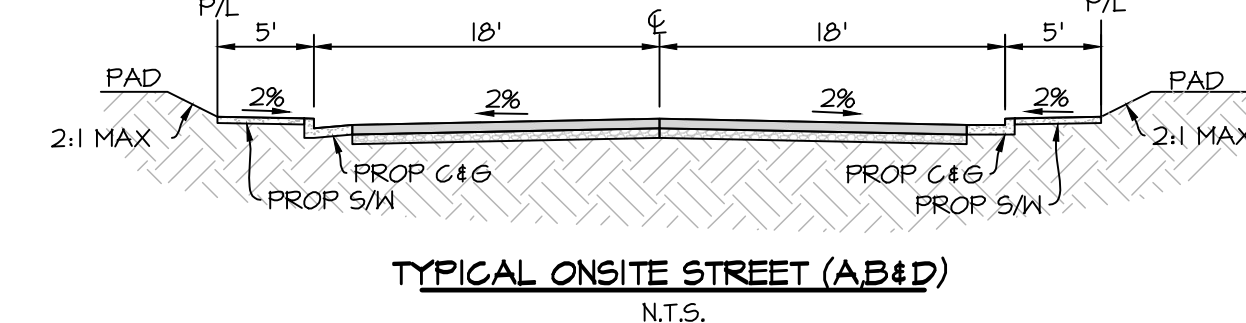
BASIS OF BEARING
THE CENTERLINE OF VICTORIA AVENUE BEING NORTH 55°35'00" EAST PER TRACT NO. 21474, FILED IN BOOK 175 MAPS, AT PAGES 46 AND 47, RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARING FOR THIS MAP.

LEGEND

—	BOUNDARY	—	EX. STORM DRAIN
—	RIGHT OF WAY	—	EX. MAJOR CONTOUR
—	CENTERLINE	—	EX. MINOR CONTOUR
—	PROPERTY LINE	—	6" BLOCK WALL
—	EASEMENT	—	6" STEEL TUBULAR FENCE
—	PROP. CURB & GUTTER	—	4" STEEL TUBULAR FENCE
—	EX. CURB & GUTTER	—	6" VINYL FENCE
—	PROP. SIDEWALK	—	RETAINING WALL
—	EX. SIDEWALK	—	EX. EXISTING
—	UNDERGROUND STORAGE	—	PROP. PROPOSED
—	PROP. DOMESTIC WATER	—	S/W SIDEWALK
—	EX. DOMESTIC WATER	—	R/W RIGHT OF WAY
—	PROP. RECYCLED WATER	—	R4R REPLACE AND REPAIR
—	PROP. SEWER	—	P/L PROPERTY LINE
—	EX. SEWER	—	C&G CURB & GUTTER
—	PROP. STORM DRAIN	—	O.S. OPEN SPACE
—		—	EVA EMERGENCY VEHICLE ACCESS
—		—	SHR WATER
—		—	WTR WATER
—		—	SD STORM DRAIN
—		—	CB CATCH BASIN
—		—	TBR TO BE REMOVED
—		—	TYF TYPICAL



FIRE DEPARTMENT TURNING RADIUS
CITY OF RIVERSIDE FIRE DEPARTMENT
TURNING RADIUS PER RIVERSIDE MUNICIPAL
CODE CHAPTER 16.32 AND 2022 CALIFORNIA
FIRE CODE SECTION 503.



PLANS PREPARED BY:
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TRACT 0991
NOT A PART