

**EXHIBIT A**

## Project Scoping Form

This scoping form shall be submitted to the Lead Agency to assist in identifying infrastructure improvements that may be required to support traffic from the proposed project.

### Project Identification:

Case Number:	
Related Cases:	Pre-Application: PPA23-0024
SP No.	
EIR No.	
GPA No.	
CZ No.	
Project Name:	Cottonwood Apartments
Project Address:	APN: 479-140-002
Project Opening Year:	2025
Project Description:	The development of twenty-three (23) residential buildings (4-plex) on the site, with a total of eighty (80) 1-bedroom units, and one hundred four (104) 2-bedroom units. See Attachment 1 - Site Plan

	<b>Consultant:</b>	<b>Developer:</b>
Name:	Matt Stewart	Grant Keene
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Email:	matt.stewart@kimley-horn.com	grant@wjkdevelopment.com

### Trip Generation Information:

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

Current General Plan Land Use:

Corridor Mixed Use

Proposed General Plan Land Use:

Corridor Mixed Use

Current Zoning:

COMU Corridor Mixed Use

Proposed Zoning:

COMU Corridor Mixed Use

**Table 1**

	Existing Trip Generation			Proposed Trip Generation		
	In	Out	Total	In	Out	Total
AM Trips	-	-	-	18	56	74
PM Trips	-	-	-	59	35	94

Trip Internalization:  Yes  No (\_\_\_\_\_% Trip Discount)

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

## Potential Screening Checks

Is your project screened from specific analyses (see Page 3 of the guidelines related to LOS assessment and Pages 22-23 for VMT screening criteria).

**Is the project screened from LOS assessment?**  Yes  No

LOS screening justification (see Page 3 of the guidelines): Project induced trips generated are 94 vehicle trips per peak hour (Attachment 2). This satisfies the City criteria of 100 vehicle trips in the peak hour. The City of Moreno Valley deems that less trips than this threshold typically does "not affect LOS significantly once distributed to the local roadway network."

**Is the project screened from VMT assessment?**       Yes       No

VMT screening justification (see Pages 22-23 of the guidelines): The project site is within a RIVTAM TAZ with home-based VMT per resident below WRCOG subregional average and jurisdictional average under 2012 base year model. The project site being within this TAZ satisfies City guidelines of "Screen 2: Low VMT Area". (Attachment 4)

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### Level of Service Scoping

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

North	South	East	West
- %	- %	- %	- %

**Link level of service and data collection:**

\_\_\_\_\_ will be required  
 will not be required

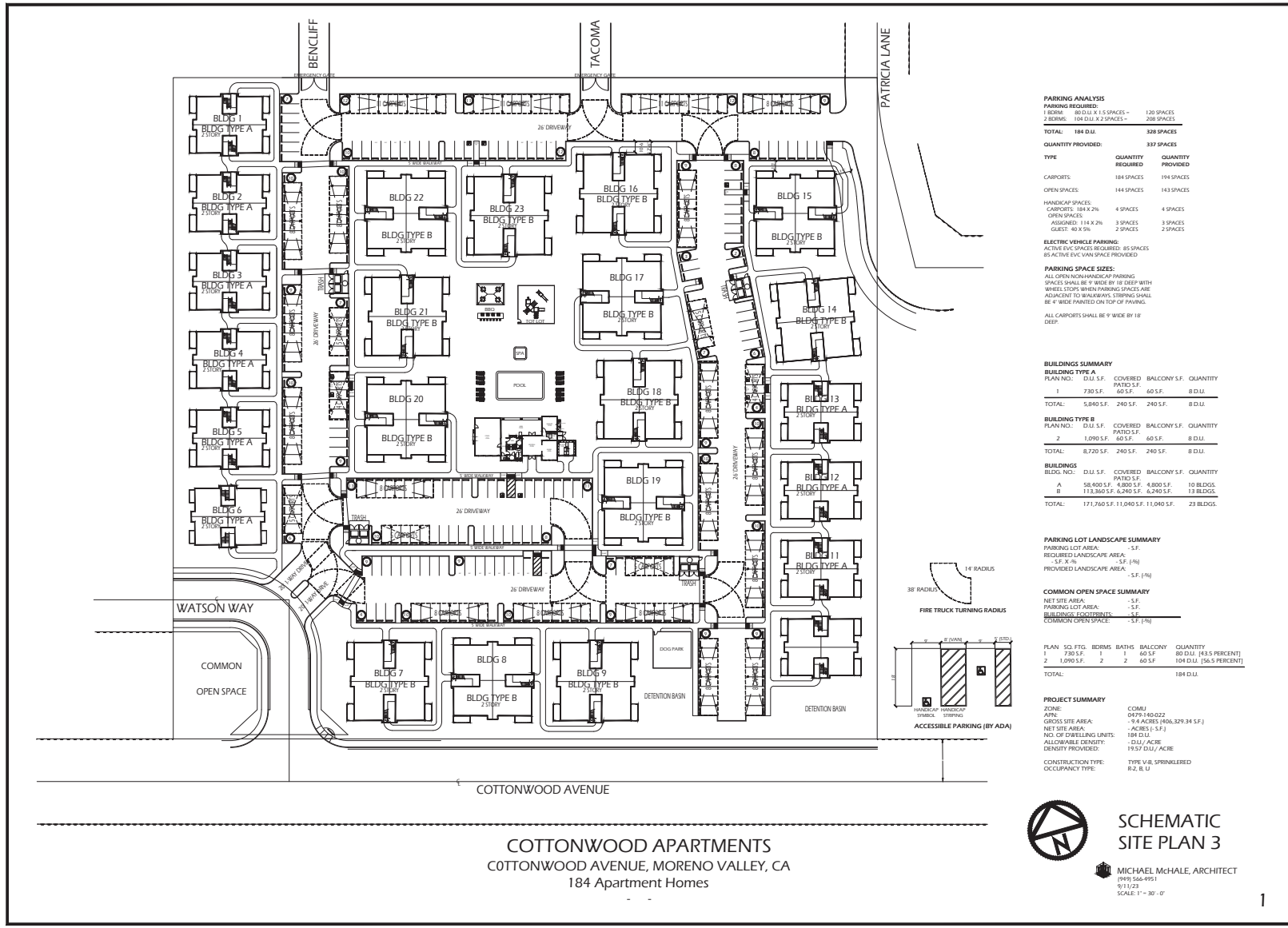
- Attach list of study intersections (and roadway segments if applicable)
- Attach site plan
- Other specific items to be addressed:
  - Site access
  - On-site circulation
  - Parking
  - Consistency with Plans supporting Bikes/Peds/Transit
  - Other \_\_\_\_\_
- Date of Traffic Counts \_\_\_\_\_
- Attach proposed analysis scenarios (years plus proposed forecasting approach)
- Attach proposed phasing approach (if the project is phased)

## VMT Scoping

For projects that are not screened, identify the following:

- Travel Demand Forecasting Model Used \_\_\_\_\_
- 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)

# ATTACHMENT 1 - SITE PLAN



COTTONWOOD APARTMENTS  
COTTONWOOD AVENUE, MORENO VALLEY, CA  
184 Apartment Homes

**SCHEMATIC SITE PLAN 3**  
MICHAEL MCHALE, ARCHITECT  
(949) 566-4951  
9/11/23  
SCALE: 1" = 30'-0"

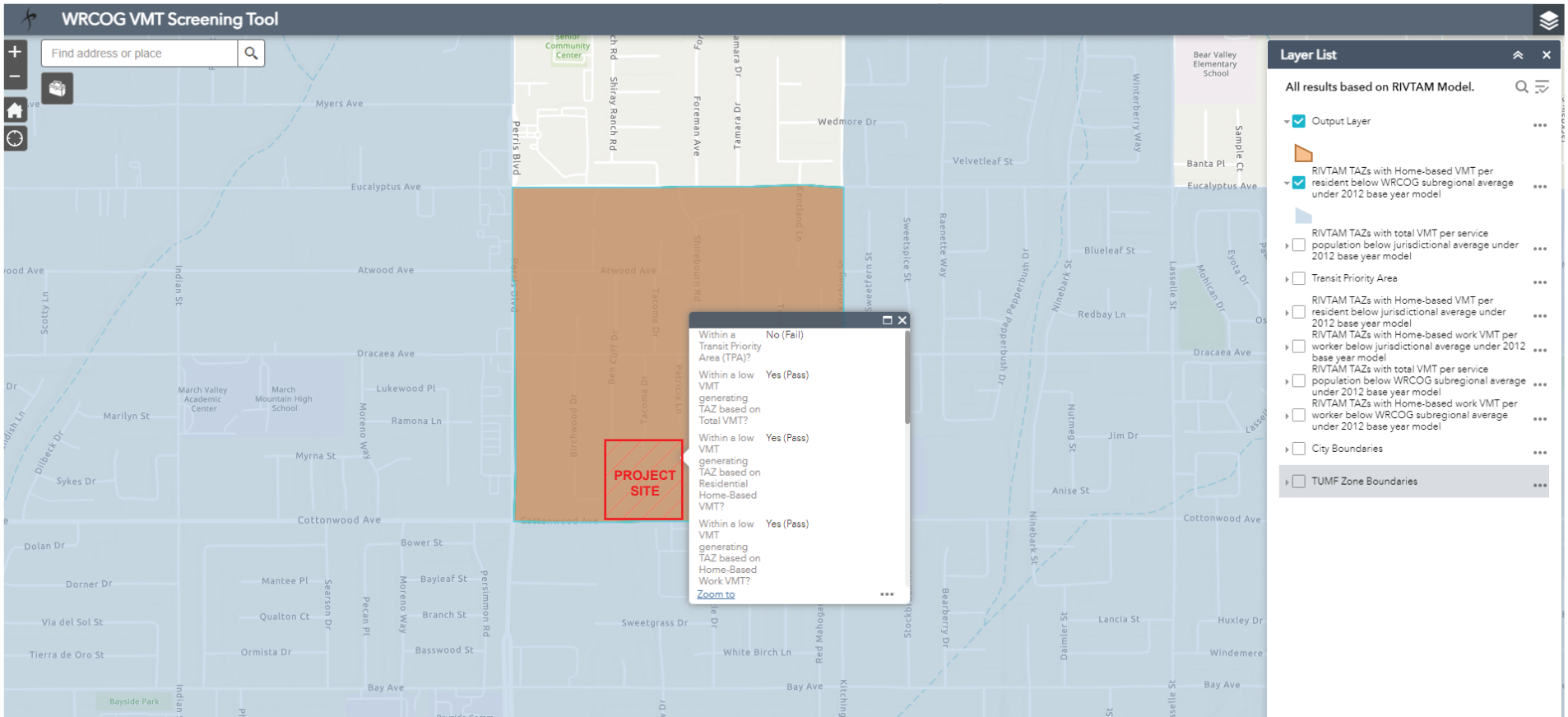
# ATTACHMENT 2 - SUMMARY OF PROJECT TRIP GENERATION

SUMMARY OF PROJECT TRIP GENERATION									
Land Use	ITE Code	Unit	Trip Generation Rates <sup>1</sup>						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily Housing	220	DU	6.740	0.096	0.304	0.40	0.321	0.189	0.51
Land Use	Quantity	Unit	Trip Generation Estimates						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily Housing	184.00	DU	1,240	18	56	74	59	35	94
<b>Total Project Trips</b>			<b>1,240</b>	<b>18</b>	<b>56</b>	<b>74</b>	<b>59</b>	<b>35</b>	<b>94</b>
<sup>1</sup> <i>Source:</i> Institute of Transportation Engineers (ITE) <u>Trip Generation Manual</u> , 11 <sup>th</sup> Edition									

# ATTACHMENT 3 - VICINITY MAP



# ATTACHMENT 4 - VMT SCREENING



## Additional Details

- TPA designation is based on October 2018 conditions.
- 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.
- If VMT screening is desired for current baseline conditions, contact WRCOG for 2012 and 2040 VMT data. Interpolated VMT results can be obtained using the complete data set.
- VMT results do not account for full length of trips that occur beyond the SCAG region.