

11622 El Camino Real, Suite 100, San Diego, CA 92130  
Phone 619-890-1253, E-mail: Justin@LOSEngineering.com

September 17, 2024

To: Mr. Nathan Mortin  
Planning Department  
City of Hemet  
445 E Florida Ave  
Hemet, CA 92543

From: Justin Rasas, P.E., T.E.

RE: Traffic Scoping Memo for Dosner Organic Farms at 630 W. Latham

The purpose of this memo is to provide a trip generation and traffic scoping assessment for proposed tenant improvements at 630 W. Latham Ave in the City of Hemet. **Figure 1** shows the project location and existing 22,722 SF building that is currently vacant.

**Figure 1: Project Location**





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**PROJECT DESCRIPTION**

The project is an organic herb packing house for Dosner Organic Farms. The existing 22,722 SF building interior will be remodeled to meet the requirements for the proposed organic herb packing house.

The new uses will include areas for office, lunchroom, restrooms, workshop, packing, refrigerated storage and un-refrigerated storage. Exterior improvements include the addition of a loading dock. The applicant also owns the adjacent lot to the east. Therefore, the site plan shows expansion of the parking area, truck circulation, and an additional driveway on W. Latham Ave. The site plan and interior improvements are included in **Attachment A**.

**TRIP GENERATION, DISTRIBUTION, ASSIGNMENT, AND ON-SITE CIRCULATION**

The trip generation is calculated using ITE 11<sup>th</sup> Edition trip rates (**Attachment B**). ITE land use 110 General Light Industrial was applied for this project because the ITE description includes manufacturing, service, and warehouse facilities, which match the proposed project.

ITE provides trip rates for vehicles and trucks associated with the land use. The project is forecasted to generate 142 Average Daily Trips (ADT), 19 AM peak hour trips (17 inbound and 2 outbound), and 14 PM peak hour trips (2 inbound and 12 outbound) for the combined cars and trucks as shown in **Table 1**.

**Table 1: Trip Generation**

ITE 11th Edition Code and Land Use Description		Rates & Size			AM Peak Hour			PM Peak Hour			
					Daily	IN	OUT	Total	IN	OUT	Total
ITE (110) Weekday Cars	Rates:	FC	/KSF		88%	12%	FC	14%	86%	FC	
General Light Industrial	Size:	22.722	KSF	Trips:	<b>136</b>	17	2	<b>19</b>	2	12	<b>14</b>
ITE (110) Weekday Trucks	Rates:	0.25	/KSF		50%	50%	0.01	50%	50%	0.01	
General Light Industrial	Size:	22.722	KSF	Trips:	<b>6</b>	0	0	<b>0</b>	0	0	<b>0</b>
<b>Combined Cars and Trucks:</b>					<b>142</b>	17	2	<b>19</b>	2	12	<b>14</b>

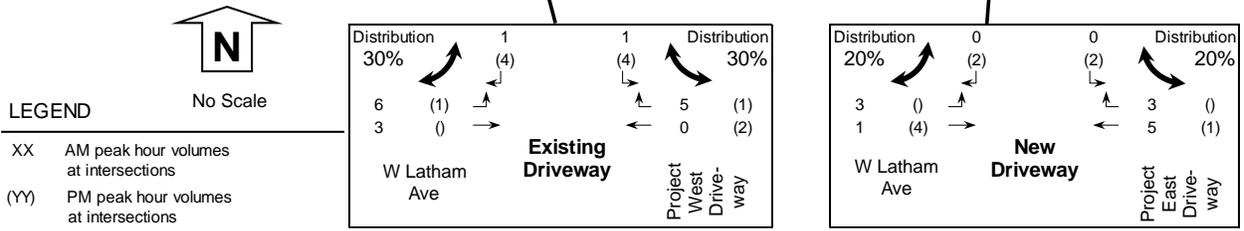
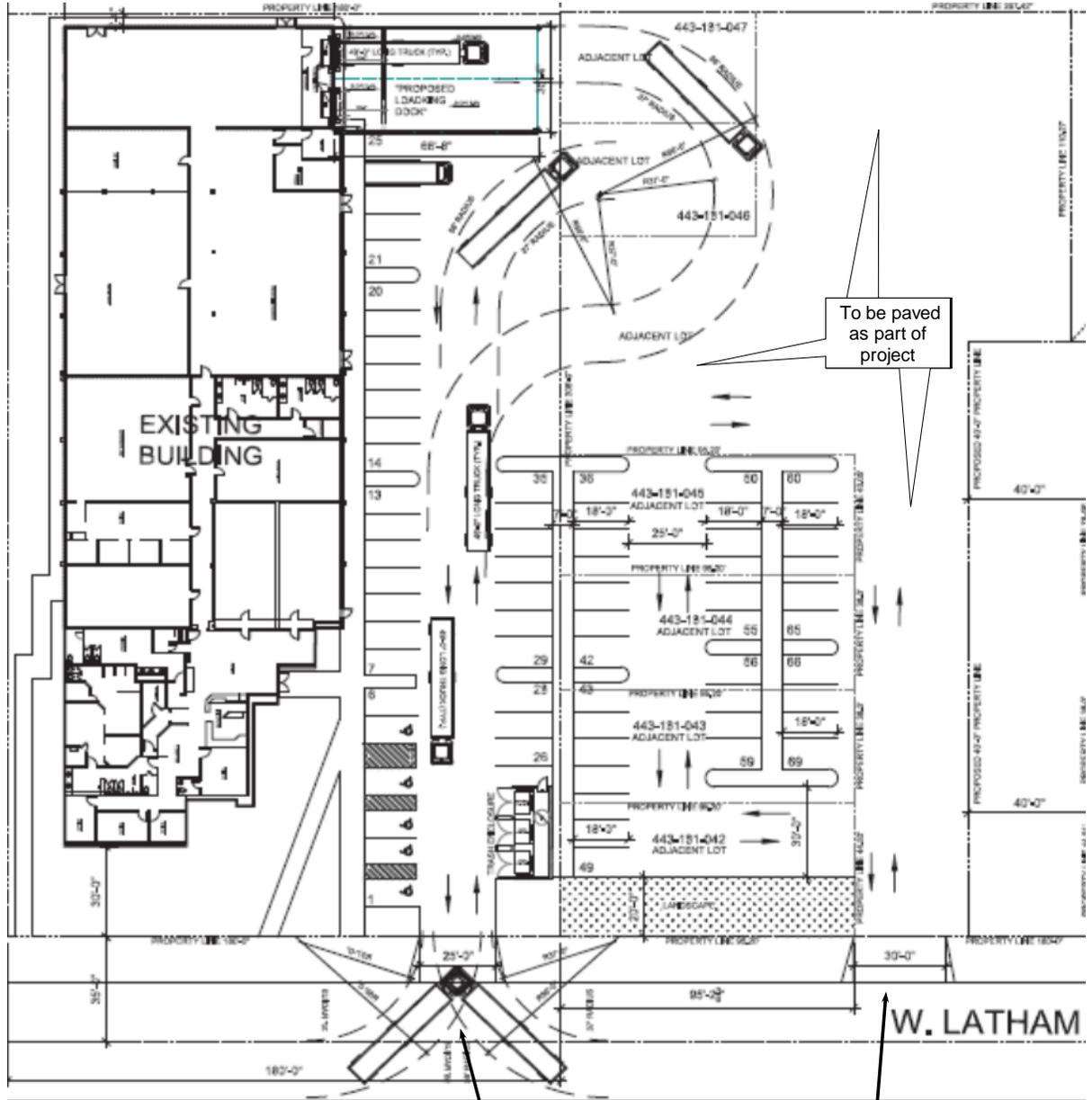
Source: Institute of Transportation Engineers (ITE) 11th Edition *Trip Generation*. KSF: 1,000 Square Feet.  
 FC: Fitted Curve.

The proposed project is not forecasted to generate 50 or more peak hour trips; therefore, no intersections or segments requirement analysis per the City of Hemet Traffic Impact Study Guidelines for Development Projects in the City of Hemet.

The project trip distribution, assignment, and on-site circulation is shown in **Figure 2**.

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**Figure 2: Trip Distribution, Assignment, and On-Site Circulation**





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## SCOPING AGREEMENT FOR TRANSPORTATION LOS ANALYSIS

The Transportation Guidelines includes a scoping agreement to document the proposed project trip generation and if a Traffic Impact Analysis is required. A completed scoping agreement is included in **Attachment C**.



***LOS Engineering, Inc.***  
***Traffic and Transportation***

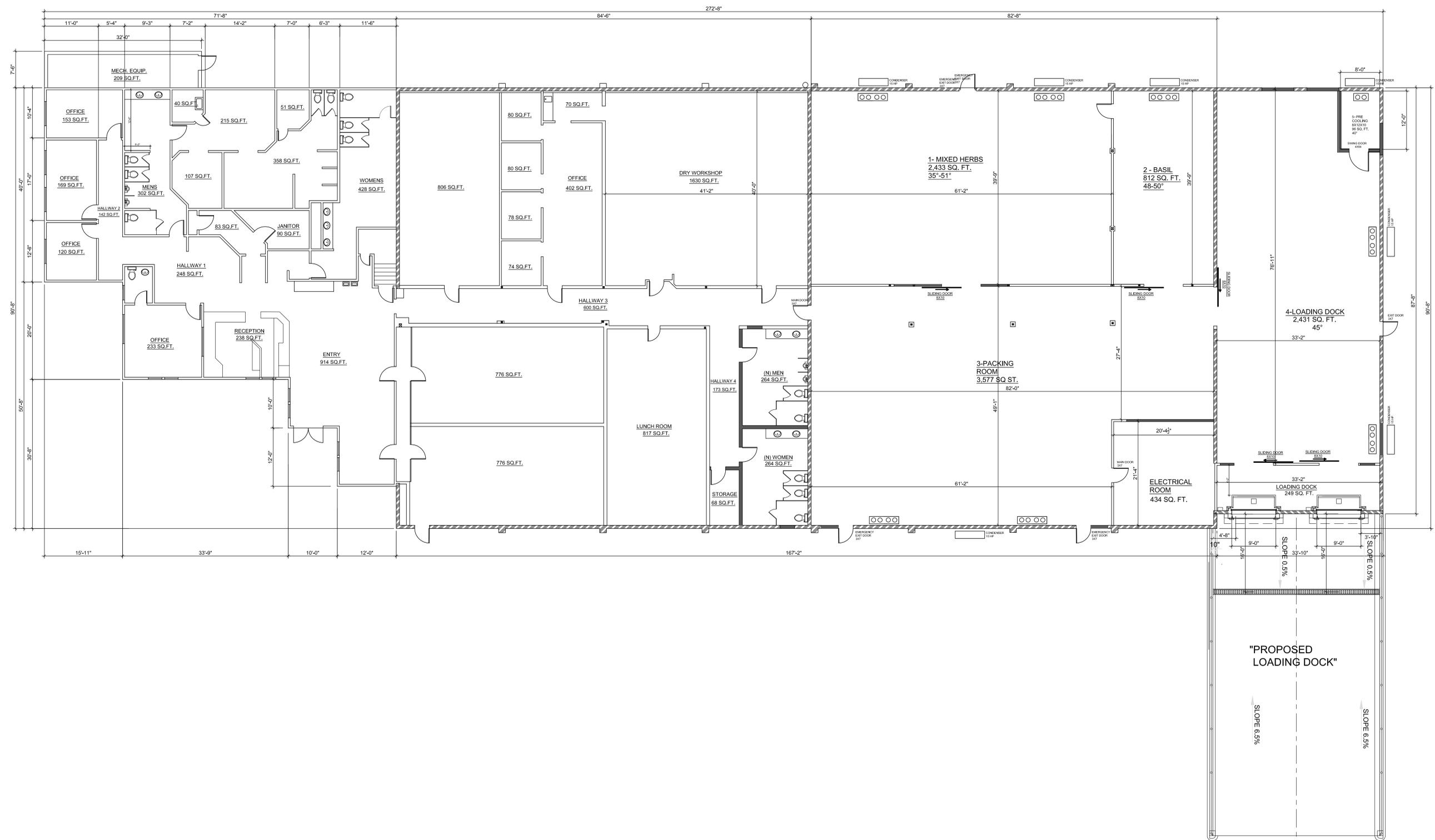
**Traffic Scoping Memo**  
**630 W. Latham Ave Tenant Improvements**

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## ATTACHMENT A

### Site Plan and Interior Details





EXISTING SQUARE FOOTAGE  
OF BUILDING 22,722 SQ. FT.

WALL LEGEND	
	EXISTING 2X WALLS
	EXISTING CMU WALLS
	NEW 2X WALLS

NOTE: VERIFY EXISTING



PROPOSED FLOOR PLAN

SCALE  
1/8" = 1'-0"

7/15/2024 10:44:44 AM

630 W. LATHAM AVE

Page 7 of 18

architects, inc.

1115-38-23

A-1.1

PROPOSED FLOOR PLAN

job no. 1115-38-23

OWNER REVIEW  
PRELIM. REVIEW, APPL.  
OWNER REVIEW  
CONSULTANTS SQ. FT.

01-15-24  
03-15-24  
05-07-24  
07-15-24

1ST SKETCH 01-05-24

issue purpose date

architect's signature

consultant

revisions

951 652-4431 951 652-0373 fax

DOSNER ORGANIC FARMS-PAR

630 W. LATHAM AVENUE  
HEMET, CA. 92543

530 Saint John Place Hemet, California 92543

PROJECT

herson + rumansoff

architects, inc.



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## ATTACHMENT B

### ITE 11<sup>th</sup> Edition Trip Generation Rates

# Land Use: 110

## General Light Industrial

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### Description

A light industrial facility is a free-standing facility devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing, and assembly of data processing equipment. Industrial park (Land Use 130) and manufacturing (Land Use 140) are related uses.

### Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 2000s, and the 2010s in Colorado, Connecticut, Indiana, New Jersey, New York, Oregon, Pennsylvania, and Texas.

### Source Numbers

106, 157, 174, 177, 179, 184, 191, 251, 253, 286, 300, 611, 874, 875, 912

# General Light Industrial (110)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
On a: Weekday

**Setting/Location: General Urban/Suburban**

Number of Studies: 37

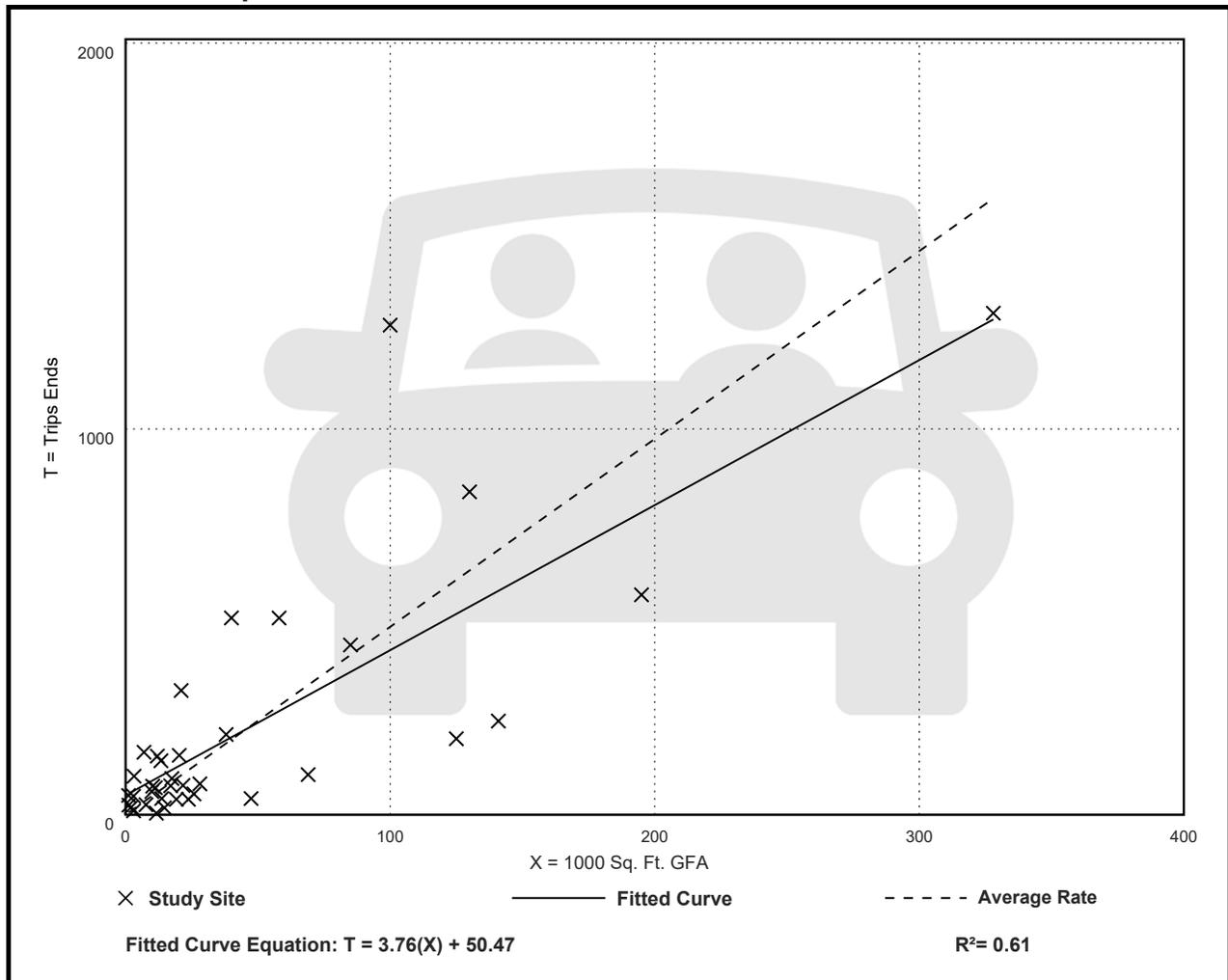
Avg. 1000 Sq. Ft. GFA: 45

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.87	0.34 - 43.86	4.08

## Data Plot and Equation



# General Light Industrial (110)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**

**On a: Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 41

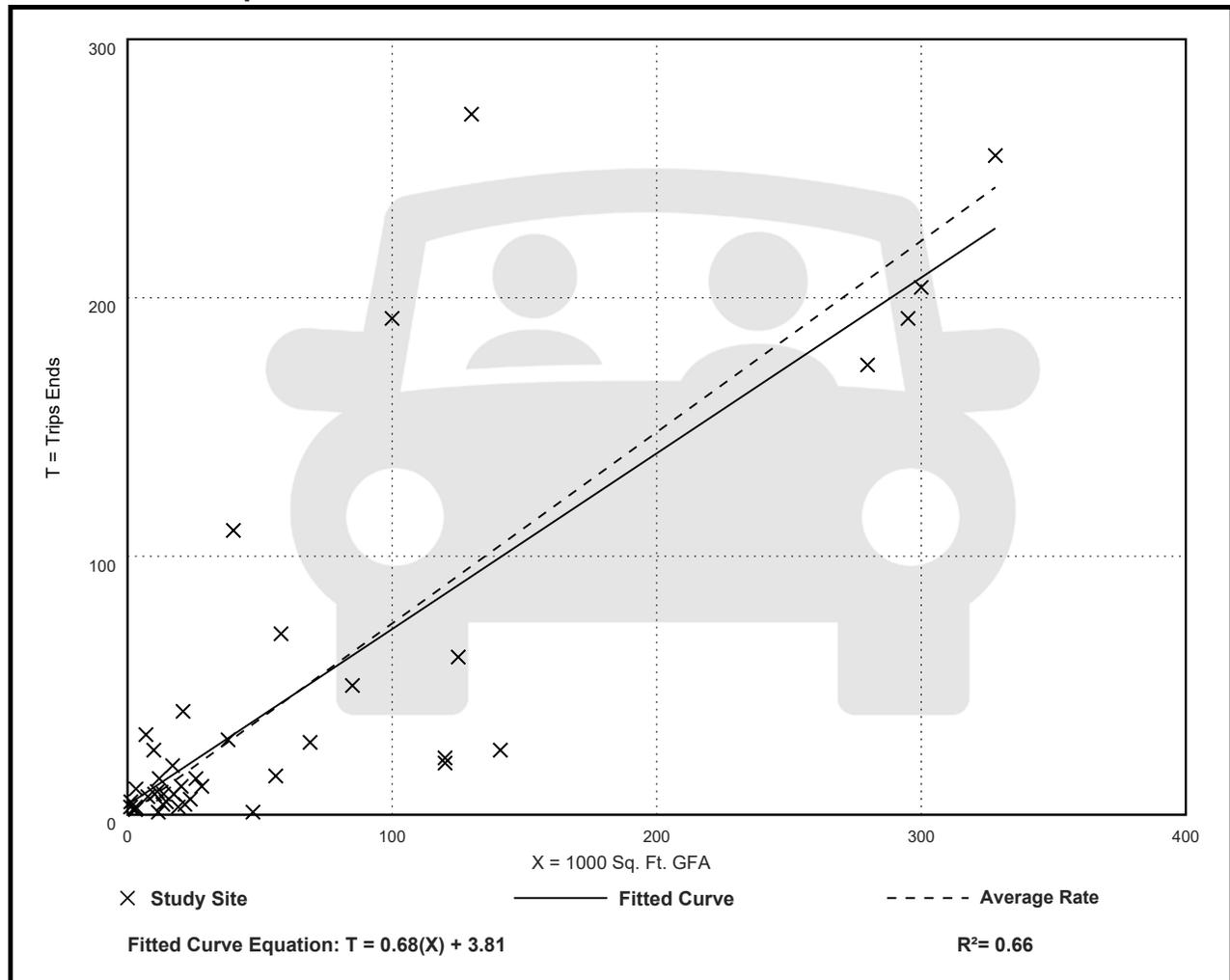
Avg. 1000 Sq. Ft. GFA: 65

Directional Distribution: 88% entering, 12% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.74	0.02 - 4.46	0.61

## Data Plot and Equation



# General Light Industrial (110)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**

**On a: Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 40

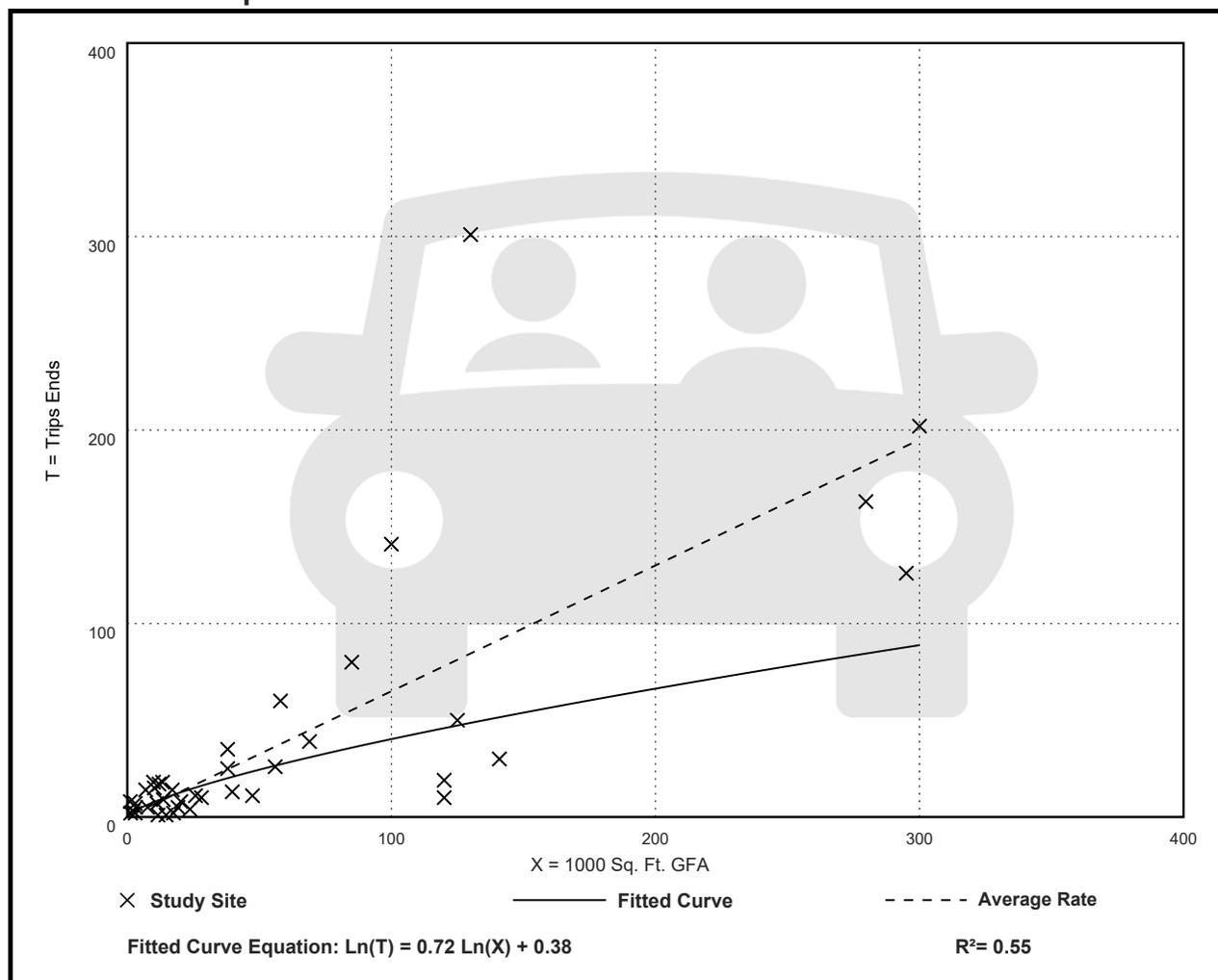
Avg. 1000 Sq. Ft. GFA: 58

Directional Distribution: 14% entering, 86% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.65	0.07 - 7.02	0.56

## Data Plot and Equation



# General Light Industrial (110)

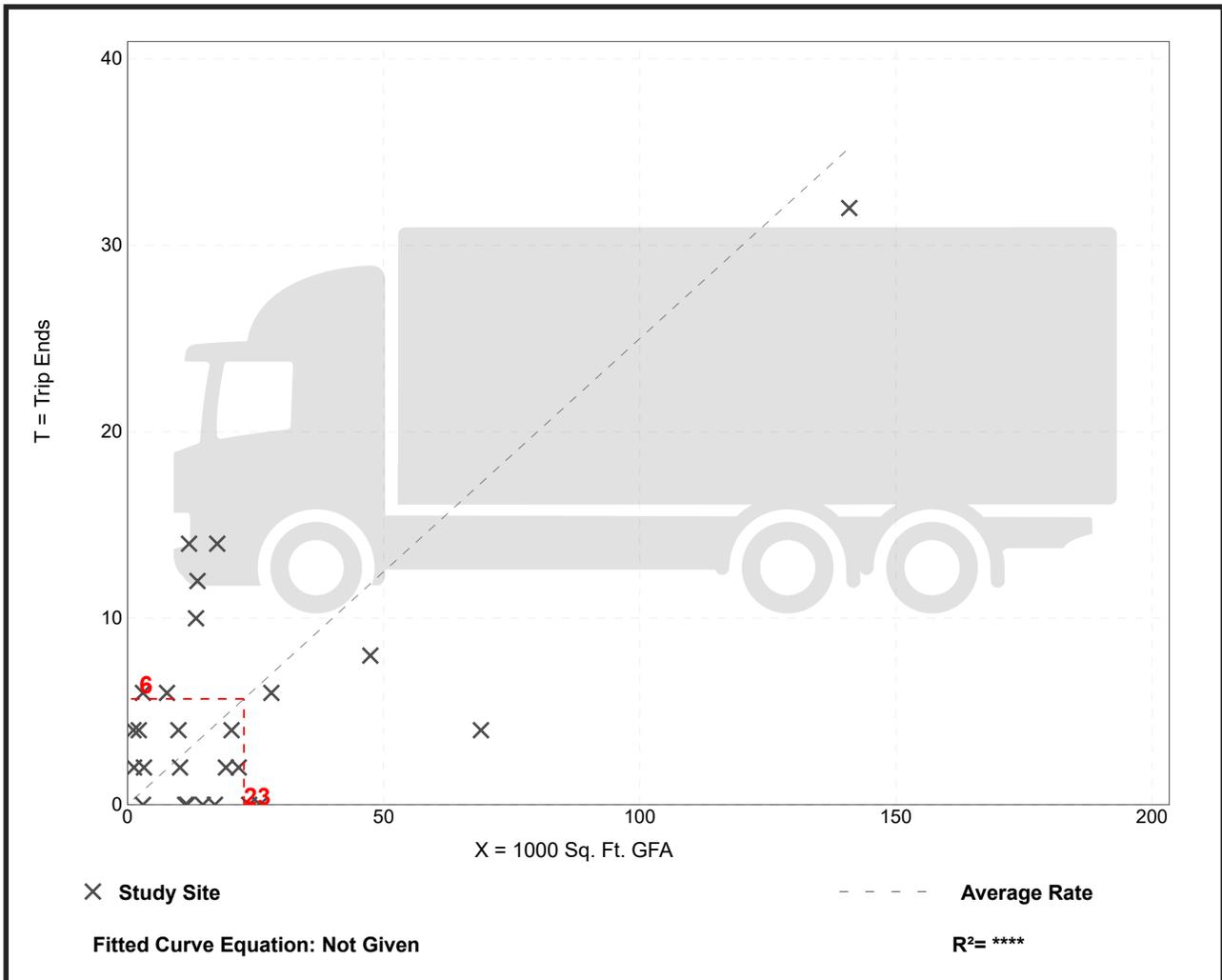
**Truck Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 26  
Avg. 1000 Sq. Ft. GFA: 21  
Directional Distribution: 50% entering, 50% exiting

## Truck Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.25	0.00 - 3.51	0.36

## Data Plot and Equation



# General Light Industrial (110)

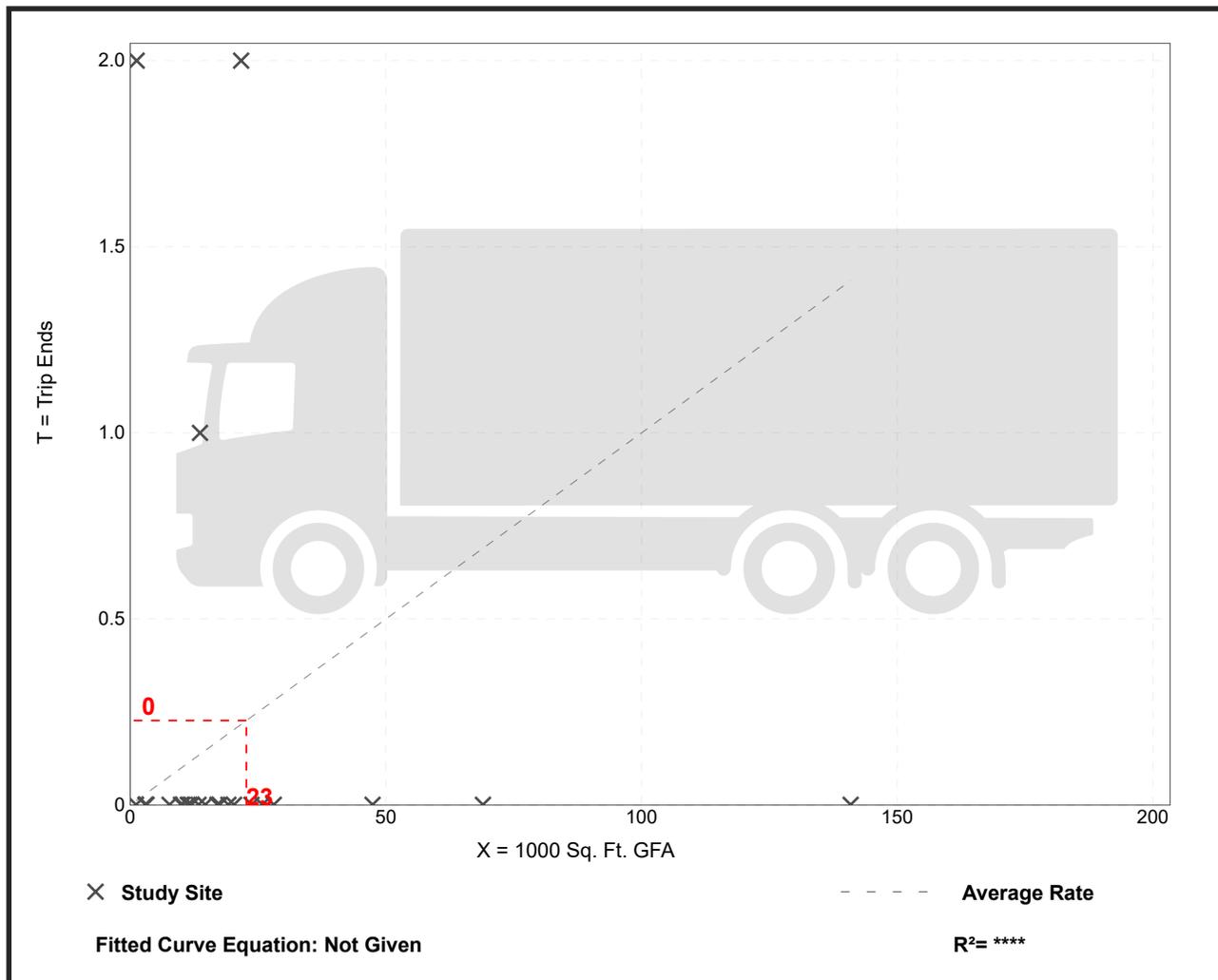
**Truck Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 25  
 Avg. 1000 Sq. Ft. GFA: 22  
 Directional Distribution: 60% entering, 40% exiting

## Truck Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.01	0.00 - 1.59	0.08

## Data Plot and Equation







***LOS Engineering, Inc.***  
***Traffic and Transportation***

**Traffic Scoping Memo**  
**630 W. Latham Ave Tenant Improvements**

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## ATTACHMENT C

### Transportation Scoping Agreement

# Attachment A: Project Scoping Form

This scoping form shall be completed and submitted to the City of Hemet to assist in identifying infrastructure improvements that may be required to support traffic from the proposed project.

## Project Identification:

Case Number:	TBD
Related Cases:	
SP No.	
EIR No.	
GPA No.	
CZ No.	
Project Name:	Dosner Organic Farms
Project Address:	630 W. Latham Ave
Project Opening Year:	2025
Project Description:	Convert a vacant 22,708 SF building into a herb packing house

	Consultant:	Developer:
Name:	LOS Engineering, Inc. Attn: Justin Rasas	Dosner Organic Farms
Address:	11622 El Camino Real, Suite 100 San Diego, CA 92130	6480 Corvette St Commerce, CA 90040
Telephone:	619-890-1253	213-276-0215
Email:	Justin@losengineering.com	siljackson@aol.com

## Trip Generation Information:

Trip Generation Data Source: ITE 11<sup>th</sup> Edition

Current General Plan Land Use: \_\_\_\_\_ Proposed General Plan Land Use: \_\_\_\_\_

Office Professional

Office & Warehouse

Current Zoning: \_\_\_\_\_

Proposed Zoning: \_\_\_\_\_

O-P

O-P

	Existing Trip Generation			Proposed Trip Generation		
	In	Out	Total	In	Out	Total
AM Trips	0	0	0	17	2	19
PM Trips	0	0	0	2	12	14

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

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

### Potential VMT Screening Checks

Is your project screened from specific analyses (see Page 11 of the guidelines related to LOS assessment and Pages 24-26). This requirement is for project's requiring VMT assessment for CEQA only.

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

VMT screening justification (see Pages 24-26 of the guidelines): Project generates 142 daily vehicle trips, which is less than the 500 daily vehicle trip threshold requirement for VMT analysis. Also, the industrial project with 22,722 SF of light industrial is below the 100,000 SF of light industrial threshold requirement for VMT analysis.

### VMT Analysis 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)

### Signatures

TIA Preparer: Justin Rasas City (Approved by): \_\_\_\_\_  
 Justin Rasas, P.E.  
 LOS Engineering, Inc.