



## Memorandum

To: Matt Pioli – First Industrial Realty

From: Nicholas Lowe, P.E. – Albert A. Webb Associates  
Senior Engineer

Date: April 29, 2020

Re: Vehicle Miles Traveled (VMT) Screening Analysis for Warehouse on Wilson Avenue in the City of Perris, California (DPR19-00007)



Albert A. Webb Associates (Webb) has prepared this vehicle miles traveled (VMT) screening analysis to determine if a full VMT analysis will be required for the proposed 303,228 square foot warehouse (Project) on Wilson Avenue in the City of Perris (City) (DPR19-00007). VMT screening and/or analysis will be required for CEQA purposes for all projects beginning July 1, 2020. The City has not adopted its own VMT guidelines or standards as of writing; therefore, the regional guidelines from the Western Riverside Council of Governments (WRCOG)<sup>1</sup> was utilized. The WRCOG guidelines are expected to be very similar to any guidelines that cities adopt in the region.

A full VMT analysis includes modifying county traffic model, called RivTAM, and analyzing project trips, origins, and destinations to determine project VMT per capita, VMT per service population, or other measurements. Per the WRCOG guidelines, projects can be exempted from conducting a full VMT analysis by:

1. Being located within a transit priority area (TPA) which is a half-mile radius around a transit stop with service intervals of 15 minutes or less during the morning and afternoon peak periods, or
2. Being located within a traffic analysis zone (TAZ) in the RivTAM model that is a low VMT-generating area and is similar to existing uses within the TAZ, or
3. Being considered a local-serving project less than 50,000 square feet such as local-serving gas stations and retail.

Initial project screening is done using the WRCOG VMT Screening tool (Tool)<sup>2</sup> – a GIS and RivTAM-based online map that provides parcel-level VMT data for western Riverside County. The Project parcel was selected in the Tool to acquire VMT data. The following information was gathered from the Tool outputs:

1. The Project is not within a TPA.

<sup>1</sup> Western Riverside Council of Governments SB 743 Implementation Pathway Document Package  
<https://www.fehrandpeers.com/wrcog-sb743/>

<sup>2</sup> WRCOG VMT Screening Tool  
<https://gis.fehrandpeers.com/WRCOGVMT/>

2. The City average daily total VMT per service population is **27.59**. The Project TAZ daily total VMT per service population is **21.99** which is **5.6 lower** than the City average.
3. The City average daily residential home-based VMT per capita is **15.05**. The Project TAZ daily residential home-based VMT per capita is **13.16** which is **1.89 lower** than the City average.
4. The City average daily home-based work VMT per worker is **11.62**. The Project TAZ daily home-based work VMT per worker is **9.95** which is **1.67 lower** than the City average.

**Figure 1** below shows the Tool output for the Project parcel.

**Figure 1 – WRCOG VMT Impact Screening Tool Output for Project APN 300170009**

APN:300170009; TAZ:3,814

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Within a Transit Priority Area (TPA)?

No (Fail)

Within a low VMT generating TAZ based on Total VMT?

Yes (Pass)

Jurisdictional average 2012 daily total VMT per service population = 27.59

Project TAZ 2012 daily total VMT per service population = 21.99

Within a low VMT generating TAZ based on Residential Home-Based VMT?

Yes (Pass)

Jurisdictional average 2012 daily residential home-based VMT per capita = 15.05

Project TAZ 2012 daily residential home-based VMT per capita = 13.16

Within a low VMT generating TAZ based on Home-Based Work VMT?

Yes (Pass)

Jurisdictional average 2012 daily home-based work VMT per worker = 11.62

Project TAZ 2012 daily home-based work VMT per worker = 9.95

The VMT screening analysis indicates that the Project should be screened from conducting a full VMT analysis due to it being located in a low VMT-generating area and is not a unique project that would be misrepresented within the RivTAM model. The TAZ contains other warehouse land uses and the Project is consistent with the Perris Valley Commerce Center Specific Plan.

If you have any questions about this analysis, feel free to contact us at (951) 248-4289.