

ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

To: Kevin Tsang, P.E., Riverside County TLMA, Transportation Department
From: Alex J. Garber
Date: 1/3/2022
Re: Seaton Avenue/Perry Street Industrial VMT Screening

This technical memorandum evaluates the need to prepare a Vehicle Miles Traveled (VMT) analysis for the proposed warehouse development located near the intersection of Seaton Avenue and Perry Street in the Mead Valley area of Riverside County. The project proposes to construct two 49,470 square-foot speculative industrial buildings (98,940 square feet total) with access provided by two driveways on the west side of Seaton Avenue. The project site is currently vacant. The project site plan is shown in Figure 1.

Project Trip Generation

The project trip generation was prepared using trip rates for warehousing land use from the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition (2017). Table 1 presents the trip generation estimate for the proposed project. As shown in Table 1, the project is forecast to generate 623 daily PCE trips including 88 PCE trips during the AM peak hour and 79 PCE trips during the PM peak hour.

VMT Screening Analysis

The County's TA guidelines provide several screening thresholds for determining if a proposed development would be presumed to cause a less-than-significant impact on VMT. These projects would screen out of further VMT (vehicle-miles traveled) analysis.

According to the guidelines project VMT analysis would not be required if a project is:

- Considered a "small project",
- Located near high quality transit,
- Proposing to construct local-serving retail,
- Proposes a high percentage of affordable housing,
- Considered to be a local essential service, or
- Is located in a low VMT area.

The project is not located near high quality transit, does not propose retail or residential land use or a defined local essential service, and is not located in a low VMT area. However, per the criteria provided in Figure 3 of the County's TA Guidelines, the project would be considered a small project. This category applies to Warehouse buildings 208,000 SF or less and to General Light Industrial buildings 179,000 SF or less. As noted earlier, the project proposes two industrial buildings totaling 98,940 square feet. Therefore, per the County's TA guidelines, the project would be presumed to cause a less than significant impact on VMT and therefore further VMT analysis should not be required for the proposed development.

If you have any questions about this information, please contact me at alex@epdsolutions.com or at (717) 756-1997.

Table 1: Project Trip Generation

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
<u>Trip Rates</u>								
General Light Industrial ¹	TSF	4.96	0.62	0.08	0.70	0.08	0.55	0.63
<u>Project Trip Generation</u>								
Project	98,940 TSF	491	61	8	69	8	54	62
<u>Vehicle Mix²</u>								
	<u>Percent</u>							
Passenger Vehicles	78.60%	386	48	7	54	6	43	49
2-Axle Trucks	8.00%	39	5	1	6	1	4	5
3-Axle Trucks	3.90%	19	2	0	3	0	2	2
4+-Axle Trucks	9.50%	47	6	1	7	1	5	6
	100%	491	61	8	69	8	54	62
<u>PCE Trip Generation³</u>								
	<u>PCE Factor</u>							
Passenger Vehicles	1.0	386	48	7	54	6	43	49
2-Axle Trucks	1.5	59	7	1	8	1	7	7
3-Axle Trucks	2.0	38	5	1	5	1	4	5
4+-Axle Trucks	3.0	140	17	2	20	2	15	18
Total PCE Trip Generation		623	77	11	88	10	69	79

TSF = Thousand Square Feet

PCE = Passenger Car Equivalent

¹ Trip rates from the Institute of Transportation Engineers, *Trip Generation, 10th Edition, 2017*. Land Use Code 110 - General Light Industrial.

² Vehicle Mix from the City of Fontana, *Truck Trip Generation Study*, August 2003. Classification: Light Industrial.

³ Passenger Car Equivalent (PCE) factors from the County of Riverside Transportation Analysis Guidelines, 2020

Figure 1: Project Site Plan

