

ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

To: Norah Jaffan, EPD Solutions Inc.
From: Meghan Macias, TE
Date: 2/21/2022
Re: Bloomfield Avenue Warehouse (EPD Project Number 21-094)
Trip Generation and VMT Screening Analysis

This technical memorandum provides an analysis of the proposed Bloomfield Avenue Warehouse, located at 12118 Bloomfield Avenue in the City of Santa Fe Springs. Regional access to the site is provided by Interstate 5 (I-5) via the Rosecrans Avenue and Imperial Highway exits. Local access to the site is provided by Bloomfield Avenue, Florence Avenue, and Imperial Highway.

The purpose of this analysis is to determine whether a Vehicle Miles Traveled Analysis or Level of Service Analysis would be required for the project. The project proposes to remove four manufacturing buildings, totaling 66,536 square feet (sf). The four buildings are located at 12118 Bloomfield Avenue. The project proposes a 110,018 sf warehouse building. The project site plan is shown in Figure 1.

Vehicle Miles Traveled

Senate Bill (SB) 743 was signed by Governor Brown in 2013 and required the Governor's Office of Planning and Research (OPR) to amend the CEQA Guidelines to provide an alternative to LOS for evaluating Transportation impacts. SB 743 specified that the new criteria should promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks and a diversity of land uses. The bill also specified that delay-based level of service could no longer be considered an indicator of a significant impact on the environment. In response, Section 15064.3 was added to the CEQA Guidelines beginning January 1, 2019. Section 15064.3 - Determining the Significance of Transportation Impacts states that Vehicle Miles Traveled (VMT) is the most appropriate measure of transportation impacts and provides lead agencies with the discretion to choose the most appropriate methodology and thresholds for evaluating VMT. Section 15064.3(c) states that the provisions of the section shall apply statewide beginning on July 1, 2020.

The City of Santa Fe Springs have not adopted VMT guidelines, so the County of Los Angeles guidelines were used. The County of Los Angeles Public Works adopted the Transportation Impact Analysis Guidelines on July 23, 2020. For non-retail projects, the guidelines state projects that generate fewer than 110 net daily trips are generally exempt from preparing a Transportation Impact Analysis to analyze VMT. The project would generate -128 net daily trips (actual). For this reason, the project is presumed to have a less than significant impact on VMT.

Project Trip Generation

The project trip generation was prepared using trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition (2021). Table 1 presents the trip generation estimate for the proposed project in actual trips and passenger car equivalent (PCE) trips.

As shown in Table 1, the project is forecast to generate -182 net daily PCE trips, including -38 net PCE trips during the AM peak hour and -42 net PCE trips during the PM peak hour. According to the Los Angeles County Public Works *Transportation Impact Analysis Guidelines*, projects that are required to submit a Transportation Impact Analysis and involve a discretionary action would be required to prepare a Site Access Study. As noted in the previous section, the project would not be required to prepare a Transportation Impact Analysis because it would generate fewer than 110 daily vehicle trips. The daily trip generation of the proposed project is -182 net daily PCE trips, which is fewer than 110 daily trips. Therefore, the project would not be required to prepare a Transportation Impact Analysis or a Site Access Study.

If you have any questions about this analysis, please contact me at 949-794-1186 or meghan@epdsolutions.com.

Table 1. Project Trip Generation

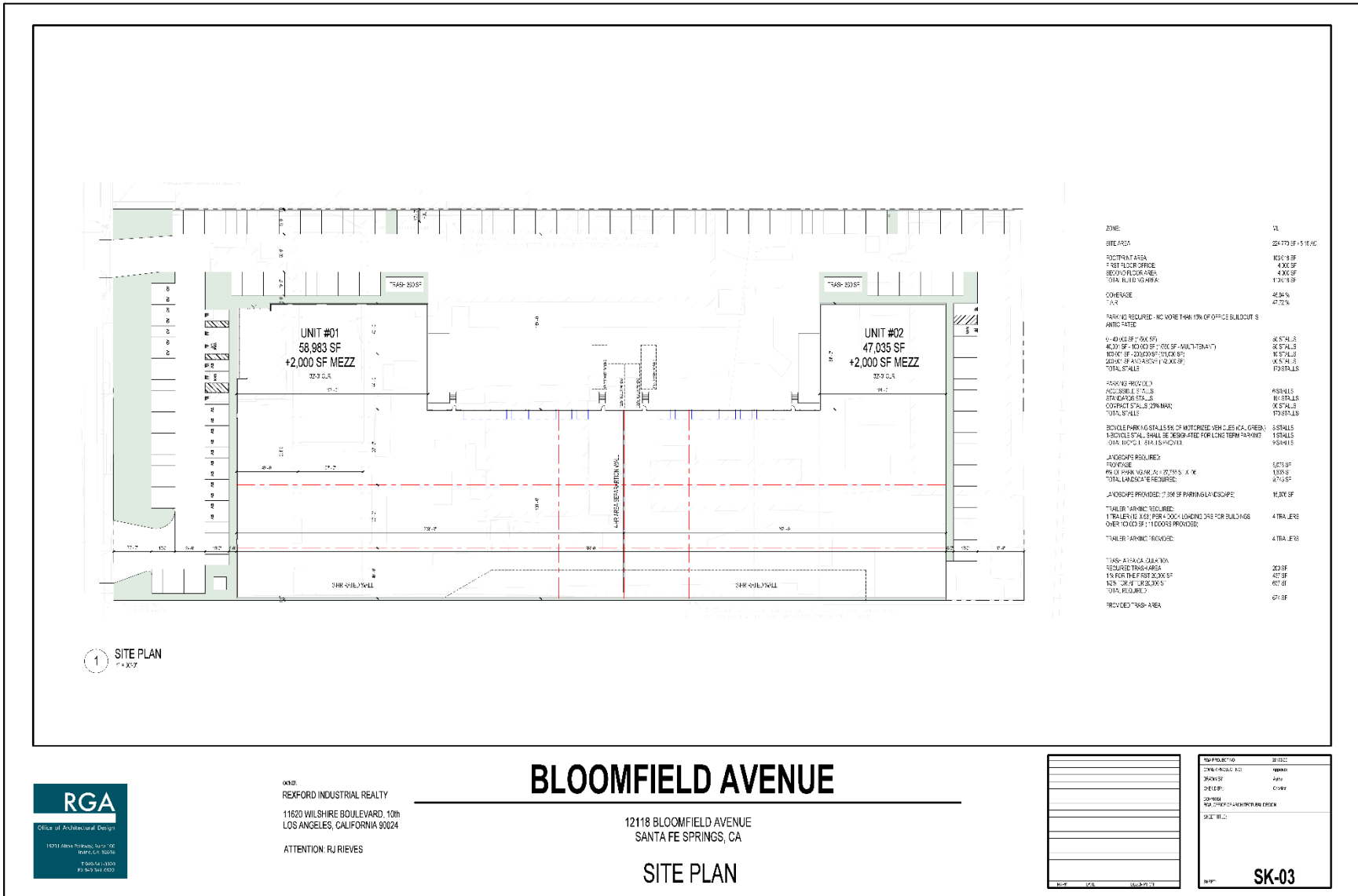
Land Use	Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
<u>Trip Rates</u>								
Manufacturing ¹	TSF	4.75	0.52	0.16	0.68	0.23	0.51	0.74
Warehouse ¹	TSF	1.71	0.13	0.04	0.17	0.05	0.13	0.18
<u>Existing Land Use Trip Generation</u>								
Crown Fence Manufacturing	66.536 TSF	316	34	11	45	15	34	49
<u>Vehicle Mix²</u>								
	<u>Percent</u>							
Passenger Vehicles	72.50%	229	25	8	33	11	25	36
2-Axle Trucks	4.60%	15	2	0	2	1	2	2
3-Axle Trucks	5.70%	18	2	1	3	1	2	3
4+-Axle Trucks	17.20%	54	6	2	8	3	6	8
	100%	316	34	11	45	15	34	49
<u>PCE Trip Generation³</u>								
	<u>PCE Factor</u>							
Passenger Vehicles	1.0	229	25	8	33	11	25	36
2-Axle Trucks	1.5	22	2	1	3	1	2	3
3-Axle Trucks	2.0	36	4	1	5	2	4	6
4+-Axle Trucks	3.0	163	18	6	23	8	18	25
Total PCE Trip Generation		450	49	15	64	22	48	70
<u>Proposed Project Trip Generation</u>								
Bloomfield Warehouse	110.018 TSF	188	14	4	19	6	14	20
<u>Vehicle Mix²</u>								
	<u>Percent</u>							
Passenger Vehicles	72.50%	136	10	3	14	4	10	14
2-Axle Trucks	4.60%	9	1	0	1	0	1	1
3-Axle Trucks	5.70%	11	1	0	1	0	1	1
4+-Axle Trucks	17.20%	32	2	1	3	1	2	3
	100%	188	14	4	19	6	14	20
<u>PCE Trip Generation³</u>								
	<u>PCE Factor</u>							
Passenger Vehicles	1.0	136	10	3	14	4	10	14
2-Axle Trucks	1.5	13	1	0	1	0	1	1
3-Axle Trucks	2.0	21	2	0	2	1	2	2
4+-Axle Trucks	3.0	97	7	2	10	3	7	10
Total PCE Trip Generation		268	21	6	27	8	20	28
Total Net Trip Generation			-128	-20	-7	-27	-10	-29
Total Net PCE Trip Generation			-182	-28	-9	-38	-14	-42

TSF = Thousand Square Feet

PCE = Passenger Car Equivalent

¹ Trip rates from the Institute of Transportation Engineers, *Trip Generation, 11th Edition, 2021*. Land Use Code 140 - Manufacturing.² Trip rates from the Institute of Transportation Engineers, *Trip Generation, 11th Edition, 2021*. Land Use Code 150 - Warehousing.³ Vehicle Mix from the Warehouse Truck Trip Study Data Results and Usage, July 17, 2014. Without Cold Storage⁴ Passenger Car Equivalent (PCE) factors from San Bernardino County CMP, Appendix B - Guidelines for CMP Traffic Impact Analysis Reports in San Bernardino County, 2016

Figure 1. Project Site Plan



CLIENT:
REXFORD INDUSTRIAL REALTY
11620 WILSHIRE BOULEVARD, 10th
LOS ANGELES, CALIFORNIA 90024
ATTENTION: RJ RIEVES

BLOOMFIELD AVENUE

12118 BLOOMFIELD AVENUE
SANTA FE SPRINGS, CA

SITE PLAN

DATE:	10/20/17
SCALE:	1" = 30'-0"
PROJECT NO.:	17-0000
CLIENT:	REXFORD
DESIGNER:	EPD
DATE:	10/20/17

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