

June 22, 2022

Ms. Tracy Zinn
T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, CA 92602

E. STATE STREET WAREHOUSE (TPM NO. 20531) TECHNICAL STUDIES

Ms. Tracy Zinn,

Urban Crossroads, Inc. is pleased to provide the following memorandum in support of the proposed E. State Street Warehouse (TPM NO. 20531) referred to as "Project".

The site was previously proposed to consist of a 336,390 square foot warehouse at the time the following technical studies were prepared:

- *E. State Street Warehouse (TPM NO. 20531) Vehicle Miles Traveled (VMT) Analysis*, April 21, 2022
- *E. State Street Warehouse (TPM NO. 20531) Trip Generation Assessment*, April 19, 2022
- *E. State Street Warehouse Air Quality Impact Analysis*, June 16, 2022
- *E. State Street Warehouse Greenhouse Gas Analysis*, June 16, 2022
- *E. State Street Warehouse Mobile Source Health Risk Assessment*, June 16, 2022
- *E. State Street Warehouse Energy Analysis*, June 16, 2022
- *E. State Street Warehouse Noise Impact Analysis*, June 9, 2022

Since preparation of the aforementioned technical studies, the site plan has been refined and the project now proposes a 336,761 square foot warehouse or an increase of 371 square feet compared to the previously prepared technical studies.

This nominal change in the square footage would not substantively change the findings and conclusions of the previously prepared technical studies and therefore no changes to these studies are warranted.

Respectfully submitted,

URBAN CROSSROADS, INC.



Haseeb Qureshi
Principal