

DATE: March 3, 2023
TO: Ms. Deirdre McCollister, MIG
FROM: Alex So, Urban Crossroads, Inc.
JOB NO: 15021-02 VMT

INDUSTRIAL OUTDOOR VENTURES VEHICLE MILES TRAVELED (VMT) ASSESSMENT

Urban Crossroads, Inc. is pleased to provide the following Vehicle Miles Traveled (VMT) Assessment for the Industrial Outdoor Ventures Project (**Project**), which is located north of Riverside Drive and west of Wineville Avenue in the City of Jurupa Valley.

PROJECT OVERVIEW

It is our understanding that the Project is to consist of the development of a 25,000 square foot general light industrial building with 5,616 square feet of retail/office space (total of 30,616 square feet) on a 6.88-acre site (or 299,718 square feet). There is also a large portion of the site that is identified for uncovered outdoor sales area that could be converted to accommodate additional parking spaces. Assuming that the site could be developed with a floor-to-area-ratio (FAR) of 25% (or 0.25), the proposed Project is assumed to consist of up to 74,923 square feet of general light industrial use and 5,616 square feet of retail/office space. The preliminary site plan for the proposed Project is shown on Attachment A.

EXISTING VMT

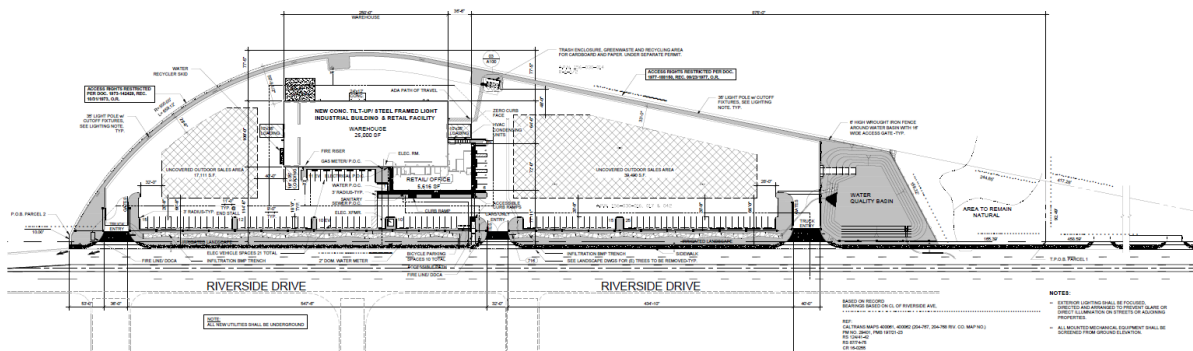
The proposed Project is located in Traffic Analysis Zone (TAZ) 864 and its general light industrial land use is consistent with the 2022 General Plan Land Use Plan Map and the existing surrounding land uses. Based on the City's review of the site information, the projected site VMT per employee rate is expected to be about 1.2% above the city's baseline average (17.1 mile per employee versus the City baseline average of 16.9 miles per employee).

MITIGATION

Once a VMT potential impact is identified, measures to reduce the Project's VMT impact should be considered to lower VMT levels to a volume at or below the City's existing VMT.). To mitigate that projected impact, the City is proposing that the

Project extend the curb, gutter, and sidewalk that will be installed in front of the site along Riverside Drive, easterly to join with the new intersection geometrics that the City will be installing at the Wineville/Riverside intersection. That is a total of about 460 feet. No right-of-way acquisition is required to provide that sidewalk extension. The extension of off-site pedestrian facilities will be considered to fully mitigate the Project's VMT impact to less than significant consistent with the Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (CAPCOA, 2021) measure T-18, calculations for this measure can be found in Attachment B.

**ATTACHMENT A
PRELIMINARY SITE PLAN**



BASED ON RECORD:
 SEATTLE CITY OF ENGINEERS AND ARCHITECTS
 1111 1ST AVENUE, SUITE 1000
 SEATTLE, WA 98101
 DATE: 01/20/2016
 BY: JLM/ML
 FOR: [REDACTED]

NOTES:
 1. ALL EXISTING UTILITIES SHALL BE PROTECTED AND PRESERVED TO REMAIN IN PLACE OR RELOCATED TO THE STREET OR ADJACENT PROPERTY.
 2. ALL EXISTING MECHANICAL EQUIPMENT SHALL BE REMOVED FROM THE PROJECT SITE.
 3. ALL EXISTING UTILITIES SHALL BE UNDERGROUND.

ATTACHMENT B
VMT REDUCTION CALCULATION

T-18 Formula: % Change in VMT = ((Sidewalk length in study area with measure / Existing sidewalk length in study area) - 1) * Elasticity of VMT with respect to the ratio of sidewalks-to-streets

$$-5.00\% = (-0.1) \times -0.050$$