

# ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

To: Heather Duarte  
From: Hashem Basrawi  
Date: 5/23/2023  
Site: 630 N Batavia, Orange Self Storage Development  
Subject: Vehicle Miles Traveled (VMT) Screening Analysis

---

This technical memorandum provides an evaluation of the proposed industrial project located at 630 N Batavia Street in the City of Orange. The purpose of this analysis is to determine whether a Vehicle Miles Traveled (VMT) Analysis would be required for the project. The existing 3.06-acre site is currently developed with two light manufacturing buildings totaling 47,932 square feet (sf). The project proposes to demolish the existing buildings and construct three new self-storage buildings totaling 133,378 sf (Building A – 8,693 sf, Building B – 105,717 sf, and Building C – 18,968 sf). The project site plan is shown in Figure 1.

## **Project Trip Generation**

A project trip generation analysis was prepared to determine the potential change in site trip generation resulting from the project. The trip generation includes credit for the existing manufacturing use and the proposed warehouse use using trip rates from the Institute of Transportation Engineers (ITE), Trip Generation Manual, 11<sup>th</sup> Edition. Table 1 presents the trip generation estimate for the proposed project.

As shown in Table 1, the existing use is estimated to generate 228 daily trips including 33 AM peak hour trips and 35 PM peak hour trips. The vehicle split percentages came from the South Coast Air Quality Management District (SCAQMD) Warehouse Truck Trip Study (July 14, 2014) as these splits are widely used in the SCAQMD region for industrial projects.

The proposed self-storage facility is forecast to generate 193 daily trips including 12 trips during the AM peak hour and 20 trips during the PM peak hour.

The net PCE trip generation for the proposed project is 131 fewer daily trips including 34 fewer AM peak hour PCE trips and 30 fewer PM peak hour PCE trips.

## **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, aiming to promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks and a diversity of land uses. In response, Section 15064.3 - Determining the Significance of Transportation Impacts, was added to the CEQA Guidelines which states that VMT is the most appropriate measure of transportation impacts and shall apply statewide beginning on July 1, 2020.

The City of Orange *Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment* (July 2020) provides guidelines for analysis of transportation impacts under CEQA. The guidelines also provide three types of screening to determine if a project is exempt from project-level VMT analysis. If a project meets one of the following criteria, then the VMT impact of the project is considered less-than significant and no further analysis of VMT would be required:

- Screening Criteria 1: The project is located within a Transit Priority Area (TPA), has a Floor-Area Ratio (FAR) of more than 0.75, and includes less parking for use by residents, customers, or employees of the project than required by the City;
  - The project is located in a TPA and the project's FAR is less than 0.75. However, the project includes more parking for use by residents, customers, or employees of the project than required by the City (the required number of parking spaces by the City is 44 while the project provides 51); therefore, the project would not meet Screening Criteria 1.
- Screening Criteria 2: The project is located within a low VMT generating area.
  - The North Orange County Collaborative VMT Traffic Study Screening Tool was utilized to determine if the project is located within a low VMT generating area. As shown in Figure 2, The project's VMT is 18.9, which is less than the threshold of 31.3. Therefore, the project is located in a low VMT area, and a VMT analysis would not be required.
- Screening Criteria 3: The project type has been identified as having the presumption of a less than significant impact (including small projects that generate less than 110 daily trips).
  - As shown in Table 1, the proposed project would generate 193 daily trips which exceeds the 110 daily trip threshold. Furthermore, the project would not meet Screening Criteria 3.

A VMT screening analysis has been conducted for the project using the City of Orange *Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment* (July 2020) to determine if the project requires a VMT analysis. The VMT screening analysis concluded that the project does not meet screening criteria 1 or 3; however, the project is located in a low VMT area. Therefore, a VMT analysis would not be required.

If you have any questions about this analysis, please contact me at (949) 794-1180 or [hashem@epdsolutions.com](mailto:hashem@epdsolutions.com).

Figure 1: Project Site Plan

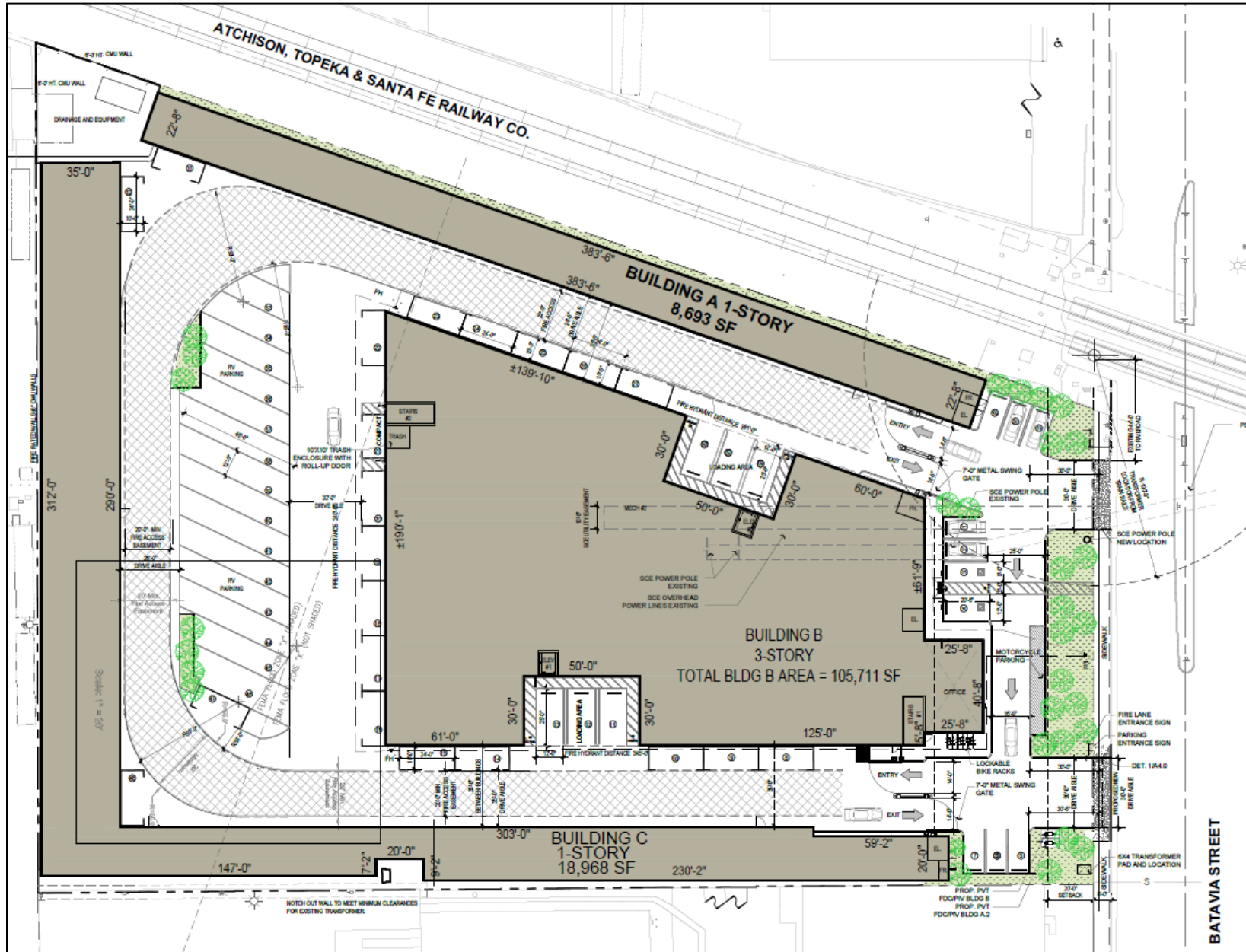
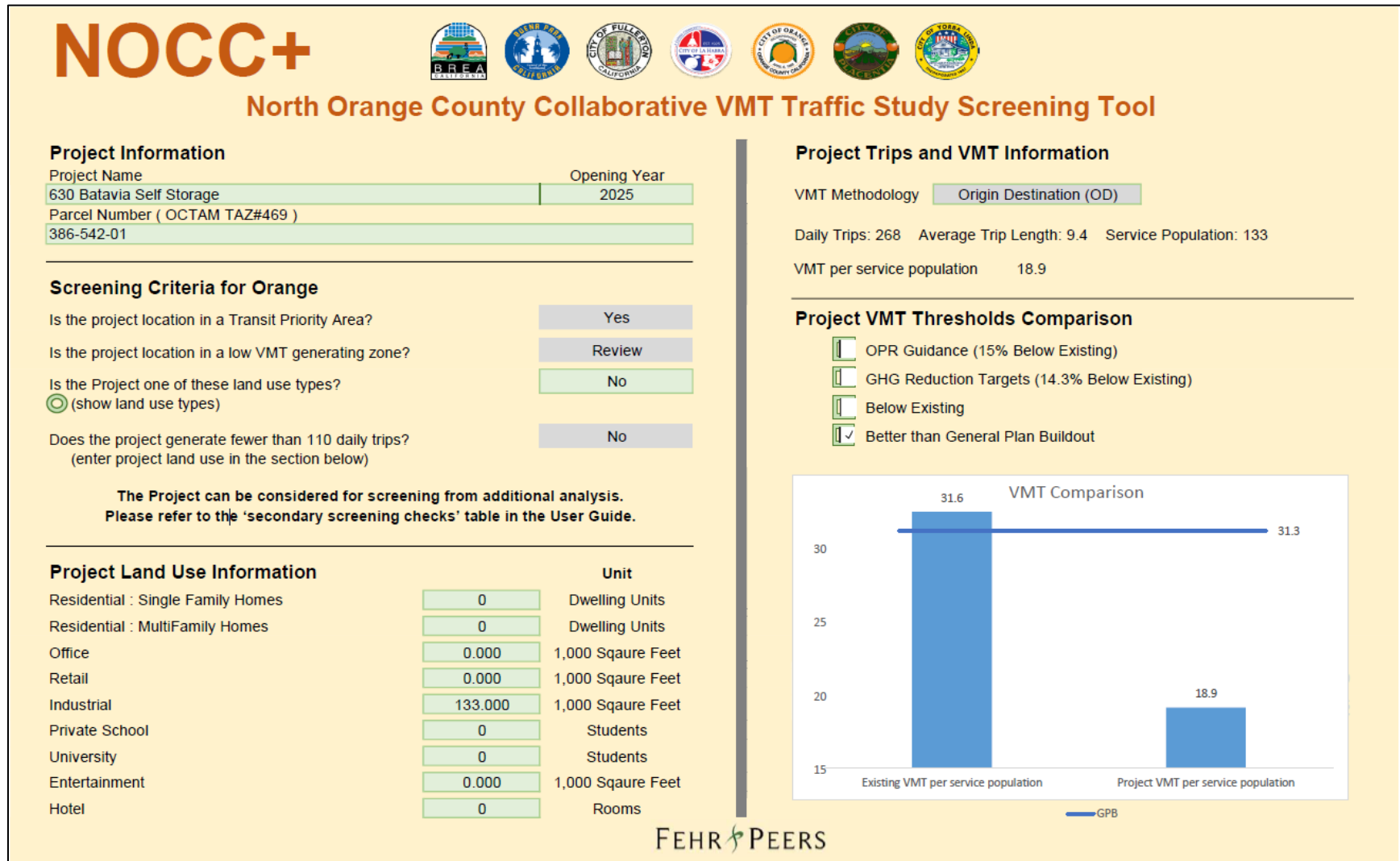


Figure 2: North Orange County Collaborative VMT Traffic Study Screening Tool Results



**Table 1: Project Trip Generation**

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
<b><u>Trip Rates</u></b>									
Manufacturing <sup>1</sup>	TSF	4.75	0.46	0.22	0.68	0.21	0.53	0.74	
Mini-Warehouse <sup>2</sup>	TSF	1.45	0.05	0.04	0.09	0.07	0.08	0.15	
<b><u>Total Vehicle Trip Generation</u></b>									
Existing Manufacturing	47.932 TSF	228	22	10	33	10	26	35	
<b><u>Vehicle Mix</u><sup>3</sup></b>									
	<b>Percent</b>								
Passenger Vehicles	72.50%	165	16	8	24	7	19	26	
2-Axle Trucks	4.60%	10	1	0	1	0	1	2	
3-Axle Trucks	5.70%	13	1	1	2	1	1	2	
4+-Axle Trucks	17.20%	39	4	2	6	2	4	6	
	100%	228	22	10	33	10	26	35	
<b><u>Total Project Trip Generation</u></b>									
Proposed Self-Storage	133.378 TSF	193	7	5	12	9	11	20	
<b><u>Net Trip Generation</u></b>									
Net Project Trips (Total Trips)		-34	-15	-6	-21	-1	-15	-16	

TSF = Thousand Square Feet

PCE = Passenger Car Equivalent

<sup>1</sup> Trip rates from the Institute of Transportation Engineers, *Trip Generation, 11th Edition, 2021*. Land Use Code 140 - Manufacturing.<sup>2</sup> Trip rates from the Institute of Transportation Engineers, *Trip Generation, 11th Edition, 2021*. Land Use Code 151 - Mini Warehouse.<sup>3</sup> Vehicle Mix for Warehouse (Without Cold Storage), South Coast Air Quality Management District (SCAQMD), Warehouse Truck Trip Study, July 14, 2014.