



MEMORANDUM

TO: Kathy Tai, City of Industry

FROM: Tapas Dutta, CNC Engineering

DATE: MAY 18, 2022

JOB NO.: JN 9392

SUBJECT: Vehicle Miles of Travel (VMT) Assessment for 15010 and 15100 Nelson Avenue

Project Description

Michael Johnson on behalf of Overton Moore Properties is proposing the demolition of four existing Buildings totaling 22,040 square feet and proposing to construct a new industrial building of 147,730 square feet and merging two lots into one. The Assessor Parcel Numbers are 8208-011-029 and 8208-011-009. The existing buildings are all industrial land use. The net increase of building footprint is 125,690 square feet.

VMT Assessment

One of the three project screening criteria adopted by the City is Transit Priority Area (TPA) screening. The San Gabriel Valley Council of Governments (SGVCOG) has developed an online VMT evaluation tool to assess whether a project is screened out from further VMT analysis using either the TPA screening criteria or the Low VMT Area Screening criteria.

This tool was employed to analyze this project.

Findings

The analysis concluded that the project will screen out using the TPA criteria as the project is in a TPA zone. The Project therefore does not require any additional VMT analysis. The attachment to this memorandum has the report from the VMT evaluation tool.

Attachment/

Project Details

Timestamp of Analysis: May 18, 2022, 01:38:40 PM

Project Name: Development at 15010 & 15100 Nelson Avenue, City of Industry

Project Description: Developer will demolish 4 existing buildings (industrial use) totaling 22,040 SF, merging two lots and constructing one new industrial building of 147,730 SF. Net increase is 125,690 SF

Project Location

jurisdiction:	apn	TAZ
Industry	8208-011-009	22275100
	8208-011-029	22275100

Inside a TPA?
Yes (Pass)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU:

Total DUs: 0

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF: 125

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

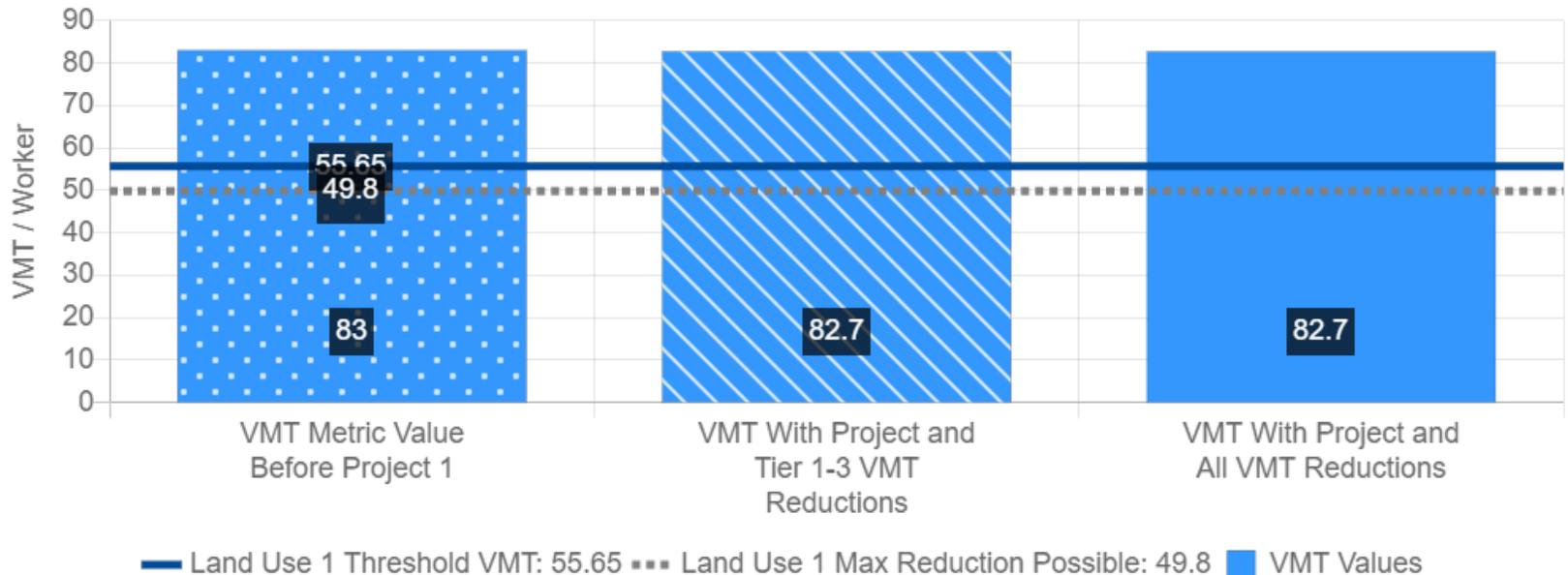
Motor Vehicle Parking: 220

Bicycle Parking:

Industrial Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Industrial
VMT Without Project 1:	Total VMT per Service Population
VMT Baseline Description 1:	City Average
VMT Baseline Value 1:	55.65
VMT Threshold Description 1:	0%
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	83	82.7	82.7
Low VMT Screening Analysis	No (Fail)	No (Fail)	No (Fail)



Tier 1 Project Characteristics

PC02 Increase Residential Diversity

Existing Residential Diversity Index:	0.7
With Project Residential Diversity Index:	0.68

PC04 Increase Employment Density

Existing Employment Density:	1446.44
With Project Employment Density:	1606.69