



MEMORANDUM

TO: Kathy Tai, City of Industry

FROM: Upendra Joshi, CNC Engineering

DATE: MARCH 23, 2023

JOB NO.: JN 9398

SUBJECT: Vehicle Miles of Travel (VMT) Assessment for 14940 Proctor Ave. for Development Plan No. 23-01

Project Description

Patrick Cruz on behalf of Rexford Industrial is proposing the demolition of an existing building of an existing 90,828 square-foot industrial building and the construction of a new 165,537 square-foot industrial building to be constructed in its place.

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 and using the Low VMT Area screening criteria as the project will generate less than the City of Industry average VMT using the Total VMT per Service Population metric

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: March 23, 2023, 03:57:38 PM

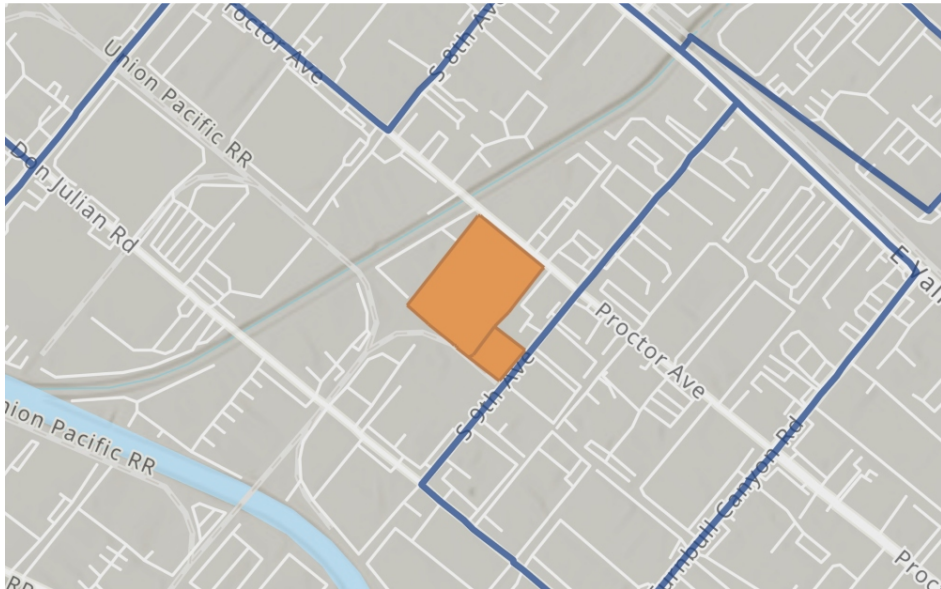
Project Name: VMT analysis for 14940 Proctor Ave. for Development Plan No. 23-01

Project Description: The project is proposing to demolition of an existing building of an existing 90,828 square-foot industrial building and the construction of a new 165,537 square-foot industrial building to be constructed in its place.

Project Location

jurisdiction:	apn	TAZ
Industry	8208-002-043	22275300
	8208-002-049	22275300

Inside a TPA?
Yes (Pass)



Analysis Details

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

Analysis Methodology: TAZ

Baseline Year: 2024

Project Land Use

Residential:

Single Family DU:

Multifamily DU:

Total DUs: 0

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF: 75

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

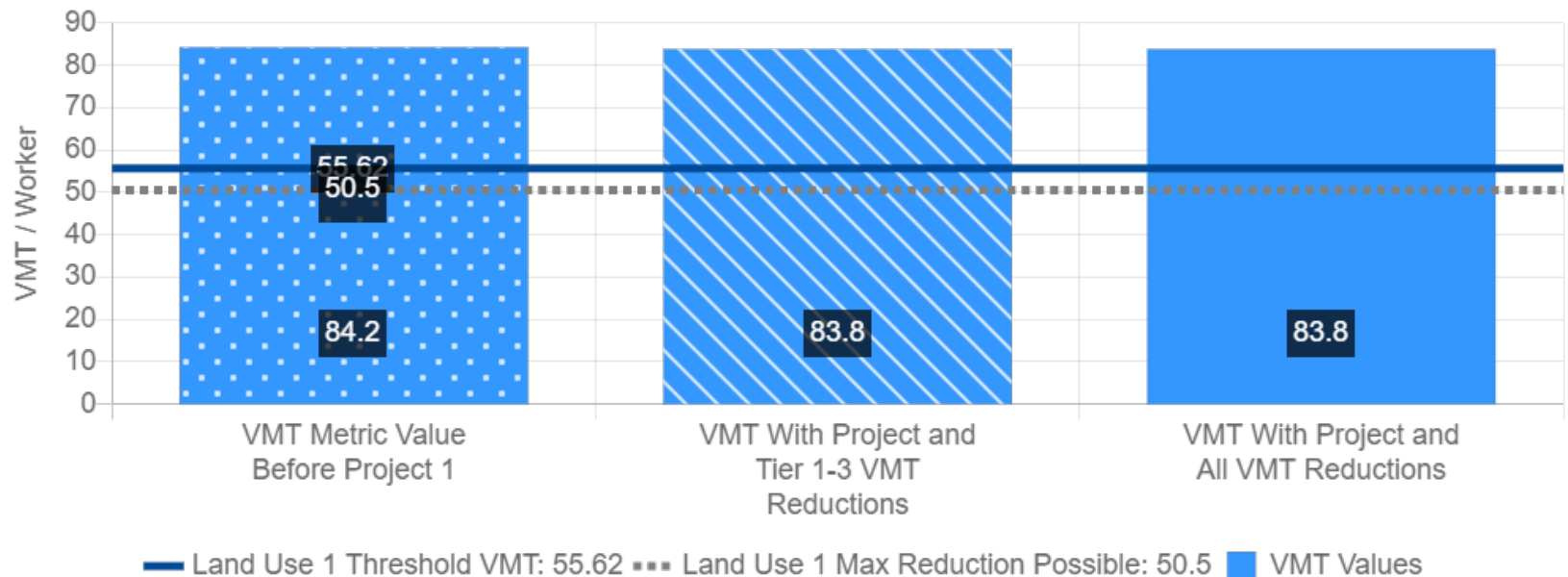
Motor Vehicle Parking: 216

Bicycle Parking: 10

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:	55.62
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	84.2	83.8	83.8
Low VMT Screening Analysis	No (Fail)	No (Fail)	No (Fail)



Tier 3 Parking

PK01 Limit Parking Supply

Minimum Parking Required by City Code:	216
Total Parking Spaces Available to Employees:	216
Is the Surrounding Street Parking Restricted?:	

PK02 Provide Bike Facilities

Bicycle Parking:	10
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