



**TJW ENGINEERING, INC.**  
TRAFFIC ENGINEERING &  
TRANSPORTATION PLANNING  
CONSULTANTS

May 31, 2023

Mr. David Dawud  
*PROPERTY PLUS MOBIL, LLC*  
9051 Van Nuys Blvd  
Panorama City CA 91402

**SUBJECT: Self Storage Trip Generation Analysis and VMT Screening, City of Rialto**

Dear Mr. Dawud,

*TJW Engineering, Inc. (TJW)* is pleased to submit this Trip Generation and VMT Screening for the proposed project located on the northwest corner of Foothill Boulevard and Larch Avenue in the City of Rialto. The proposed project includes 75,377 square feet of self-storage space. A site plan is attached for reference. The purpose of this memorandum is to summarize the project Trip Generation Analysis and VMT Screening.

#### [Proposed Project](#)

The proposed site is located on the northwest corner of Foothill Boulevard and Larch Avenue in the City of Rialto. The project includes 75,377 square feet of self-storage space. Site access will be provided along Foothill Boulevard and N. Larch Avenue.

#### [Trip Generation Analysis](#)

Projected trip generation for the proposed project was developed based on the City of Rialto Traffic Impact Analysis Guidelines (October 2021). The guidelines state land uses that generate less than 50 peak hour trips will not require a Traffic Impact Analysis (TIA) that includes LOS analysis.

The trip generation for the proposed project was determined using the Institute of Transportation Engineers Trip Generation Manual (11<sup>th</sup> Edition). Based on the proposed project's intended use the projected trip generation was determined using the Mini-Warehouse Land Use Code 151. The proposed project is projected to generate 7 total AM peak hour trips, 11 total PM peak hour trips, and 109 total daily trips.

*Table 1 – Trip Generation*

Proposed Land Use	Qty	Unit	Daily Trips (ADTs)		AM Peak Hour					PM Peak Hour				
			Rate	Trips	Rate	In:Out Split	Trips			Rate	In:Out Split	Trips		
							In	Out	Total			In	Out	Total
Mini-Warehouse (151)	75.38	TSF	1.45	109	0.09	59:41	4	3	7	0.15	47:53	5	6	11
<b>Total</b>				<b>109</b>			<b>4</b>	<b>4</b>	<b>7</b>			<b>5</b>	<b>6</b>	<b>11</b>

Notes: ITE Trip Generation (11<sup>th</sup> Edition, 2021); TSF=Thousand Square Feet

Vehicle Miles Traveled (VMT) Screening

Senate Bill (SB) 743 was adopted in 2013 requiring the Governor’s Office of Planning and Research (OPR) to identify new metrics for identifying and mitigating transportation impacts within the California Environmental Quality Act (CEQA). For land use projects, OPR has identified Vehicle Miles Traveled (VMT) as the new metric for transportation analysis under CEQA. The regulatory changes to the CEQA guidelines that implement SB 743 were approved on December 28<sup>th</sup>, 2018 with an implementation date of July 1<sup>st</sup>, 2020 as the new metric.

The City of Rialto updated their Traffic Impact Analysis Guidelines in October 2021. The document outlines guidelines for CEQA analysis including screening criteria and requirements for VMT assessment of land use projects. The VMT guidelines provide several screening criteria for projects including Transit Priority Area (TPA) Screening, Low VMT Area Screening, and Project Type Screening.

The City of Rialto Traffic Impact Analysis Guidelines indicates that low VMT-generating areas may be presumed to have a less than significant impact. To identify if the project is in a low VMT-generating area, the San Bernardino County Transportation Authority (SBCTA) screening tool has been utilized. The parcel which makes up the project area generates lower VMT than the County of San Bernardino. As such, the project satisfies low VMT area screening criteria and the project is presumed to have a less than significant impact. The screening tool results are attached for reference.

Summary

This memorandum provides an overview of the trip generation analysis for the proposed project. Based on the City of Rialto Traffic Impact Analysis Guidelines (October 2021), the proposed project generates less than 50 peak hour trips and does not require a TIA that includes LOS analysis. In addition, the City guidelines outline low-generating VMT areas may be presumed to have a less than significant impact on VMT and be screened from VMT analysis. Consistent with the City guidelines, the proposed project does not require additional traffic or VMT analysis.

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Please contact us at (949) 878-3509 if you have any questions regarding this analysis.

Sincerely,



Thomas Wheat, PE, TE  
President

Registered Civil Engineer #69467  
Registered Traffic Engineer #2565



David Chew, PTP  
Transportation Planner





