



June 24, 2022

Mr. Michael Ramirez
MJN FUEL INC
4300 Edison Avenue
Chino, California 91710

RE: Beyond Food Mart Palmdale Project Vehicle Miles Traveled (VMT) Screening Assessment
Project No. 19524

Dear Mr. Ramirez:

Ganddini Group, Inc. is pleased to provide this Vehicle Miles Traveled (VMT) Screening Assessment for the proposed Beyond Food Mart Palmdale Project in the City of Palmdale. The purpose of this screening assessment is to provide a preliminary review of the proposed project's potential for vehicle miles traveled (VMT) impacts with respect to California Environmental Quality Act (CEQA) requirements. We trust the findings of this analysis will aid you and the City of Palmdale in assessing the project.

PROJECT DESCRIPTION

The 5.69-acre project site is located at northwest corner of 25th Street East and Avenue R in the City of Palmdale California. The project site is currently vacant and zoned C-1. The proposed project involves construction of a gasoline station with 16 vehicle fueling positions, a 7,460 square foot convenience store, and an approximately 1,790 square foot automatic car wash tunnel. Vehicular access is proposed to be provided by a full access driveway at Avenue R and a restricted right in/right turn out only driveway on 25th Street. The proposed site plan is shown in Attachment A.

PROJECT TRIPS

Table 1 shows the proposed project trips based on trip generation rates obtained from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition, 2021) for Land Use Code 945 [Convenience Store Gas Station (5.5-10 TSF)] for 16 vehicle fueling positions and Land Use Code 948 (Automated Car Wash) and applicable pass-by trip adjustments.

As shown in Table 1, the proposed project is forecast to result in a total of approximately 5,685 new daily trips, including 155 new trips during the AM peak hour and 185 new trips during the PM peak hour.

VEHICLE MILES TRAVELED SCREENING CRITERIA (CEQA)

The City of Palmdale uses the County of Los Angeles guidelines for review of vehicle miles traveled assessment for projects within the City. The vehicle miles traveled (VMT) screening assessment has been prepared in accordance with County of Los Angeles *Transportation Impact Analysis Guidelines* (July 23, 2020) ["County TIA Guidelines"], which were developed based on guidance from the Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA* (State of California, December 2018) ["OPR Technical Advisory"]. In general terms, VMT quantifies the amount and distance of automobile travel attributable to a project or region. The OPR Technical Advisory provides technical considerations

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regarding methodologies and thresholds with a focus on office, residential, and retail developments as these projects tend to have the greatest influence on VMT.

The County TIA Guidelines identify screening criteria for certain types of projects that typically reduce VMT and may be presumed to result in a less than significant VMT impact. The project need only satisfy one of the following screening criteria:

- Non-Retail Project Trip Generation Screening
 - Project forecast to generate less than net new 110¹ daily vehicle² trips (ADT)
- Retail Project Site Plan Screening
 - Project site plan consisting of less than 50,000³ square feet of retail
- Proximity to Transit Based Screening
 - Projects located within one-half mile radius of major transit stop⁴ or high-quality transit corridor⁵
- Residential Land Use Based Screening
 - Project consisting of 100% affordable housing units for lower income households, excluding the manager's unit.

RETAIL PROJECT SITE PLAN SCREENING

The County TIA Guidelines identifies local-serving retail land uses as presumed to have less than significant VMT impacts for the retail portion of the project. For the determination of local-serving, the retail land use should not exceed 50,000 square feet of gross floor area. For mixed use projects with retail land uses less than 50,000 square feet, the remaining portion of the project excluding the retail land use may be subject to further VMT screening or analysis. For projects with retail land uses greater than 50,000 square feet, the project in its entirety will need to evaluate the project's VMT impact.

The proposed project consists of less than 50,000 square feet of local serving retail uses; therefore, the proposed project satisfies the County-established retail project site plan screening criteria and may be presumed to result in a less than significant VMT impact.

CONCLUSIONS

The proposed project consists of 9,250 square feet commercial retail which is forecast to result in a new increase of approximately 5,685 daily trips, including 155 trips during the AM peak hour and 185 trips during the PM peak hour.

The proposed project consists of less than 50,000 square feet of local serving retail uses; therefore, the proposed project satisfies the County-established retail project site plan screening criteria and may be presumed to result in a less than significant VMT impact.

¹ As referenced in the *OPR Technical Advisory*, for screening of small projects.

² The term vehicle refers to on-road passenger vehicles, specifically cars and light trucks. Heavy-duty trucks should only be included in a traffic impact analysis for modeling convenience and ease of calculation (e.g., where data provided combine auto and heavy freight VMT), but should not contribute to a finding of significant traffic (VMT) impact under any circumstances.

³ As referenced in the *OPR Technical Advisory*, for recommended numeric thresholds for residential, office and retail projects.

⁴ A major transit stop is defined as an existing rail transit station, ferry terminal with bus or rail service, or the intersection of two or more major bus routes with less than 15-minute headways during the peak commute hours (Pub. Resources Code, § 21064.3).

⁵ Fixed route bus service with less than 15-minute headways during the peak commute hours (Pub. Resources Code, § 21155).

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It has been a pleasure to assist you with this project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 795-3100.

Sincerely,
GANDDINI GROUP, INC.



Perrie Ilercil, P.E. (AZ)
Senior Engineer



Giancarlo Ganddini, PE, PTP
Principal

ATTACHMENT A

SITE PLAN

N89°49'53"E

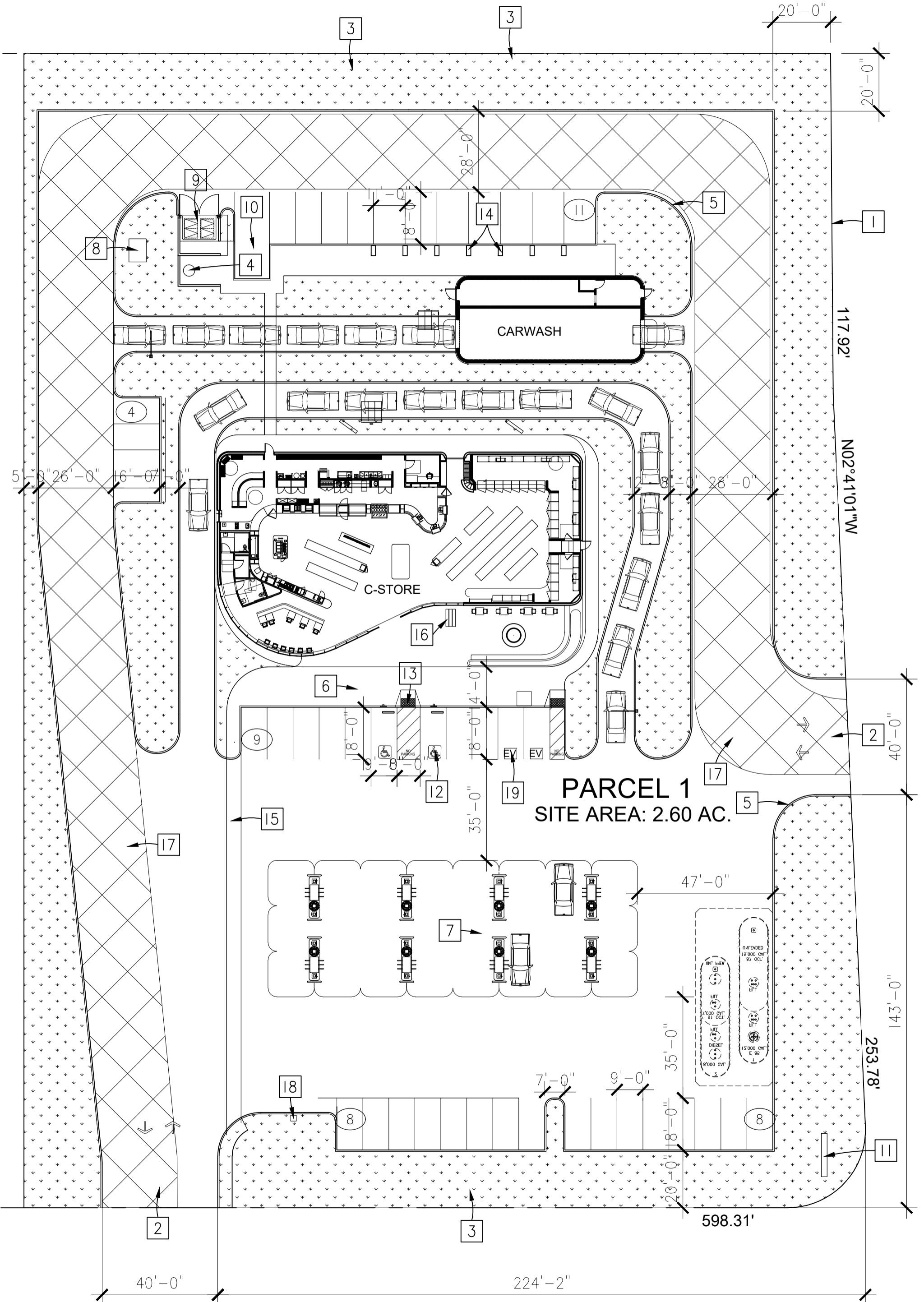
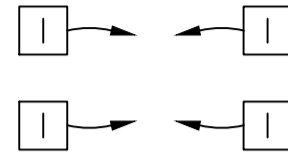
616.69'

N00°39'40"W

449.65'

N89°49'53"E

PARCEL 2
(FUTURE MULTI-FAMILY
DEVELOPMENT)
SITE AREA: 3.08 AC.



PARCEL 1
SITE AREA: 2.60 AC.

25TH STREET EAST

AVE. R