



MEMORANDUM

TO: Kathy Tai, City of Industry
FROM: Upendra Joshi, CNC Engineering
DATE: 7/6/2023
JOB NO.: JN 9402
SUBJECT: VMT analysis - 17969 Railroad St

Project Description

Bo Prock – On Behalf of Pacific Industrial, LLC is proposing to demolition an existing 75,000 square foot and for the construction of a new 213,500 square-foot industrial building with a total building square-footage of 213,500 square-feet.

VMT Assessment

One of the three project screening criteria adopted by the city is Low VMT Area 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 would screen out 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 Home-based Work metric.

The Project therefore does not require any additional VMT analysis. The attachment to this memorandum is the report from the VMT evaluation tool.

Project Details

Timestamp of Analysis: June 21, 2023, 11:21:23 AM

Project Name: VMT Analysis for 17969 Railroad St

Project Description: Bo Prock on behalf of Pacific Industrial, LLC is proposing the demolition of an existing 75,000 square foot industrial building and for the construction of a new 213,500 square foot industrial building.

Project Location

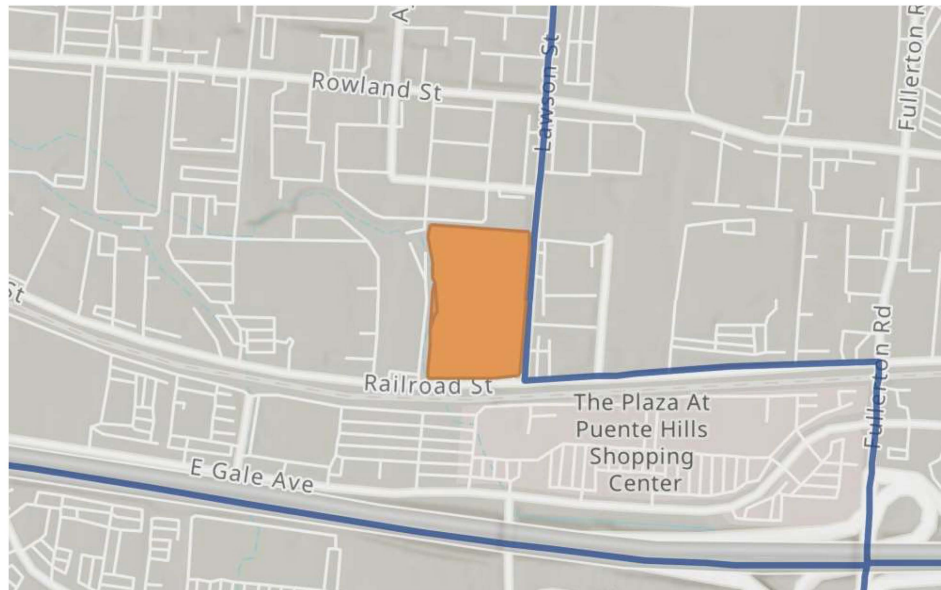
Jurisdiction:

Industry

apn	TAZ
8264-009-022	22322100
8264-009-023	22322100

Inside a TPA?

No (Fail)



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: 213

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

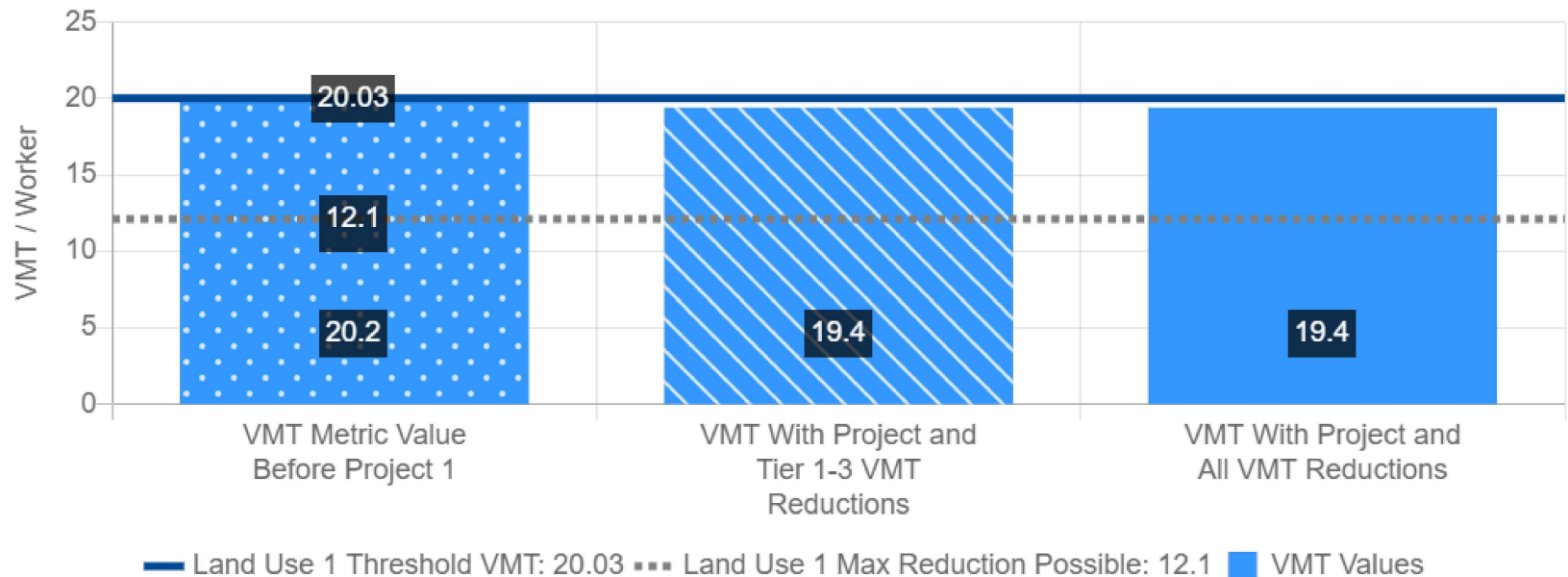
Motor Vehicle Parking: 271

Bicycle Parking: 14

Industrial Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Industrial
VMT Without Project 1:	Home-based Work VMT per Worker
VMT Baseline Description 1:	City Average
VMT Baseline Value 1:	20.03
VMT Threshold Description 1:	0%
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

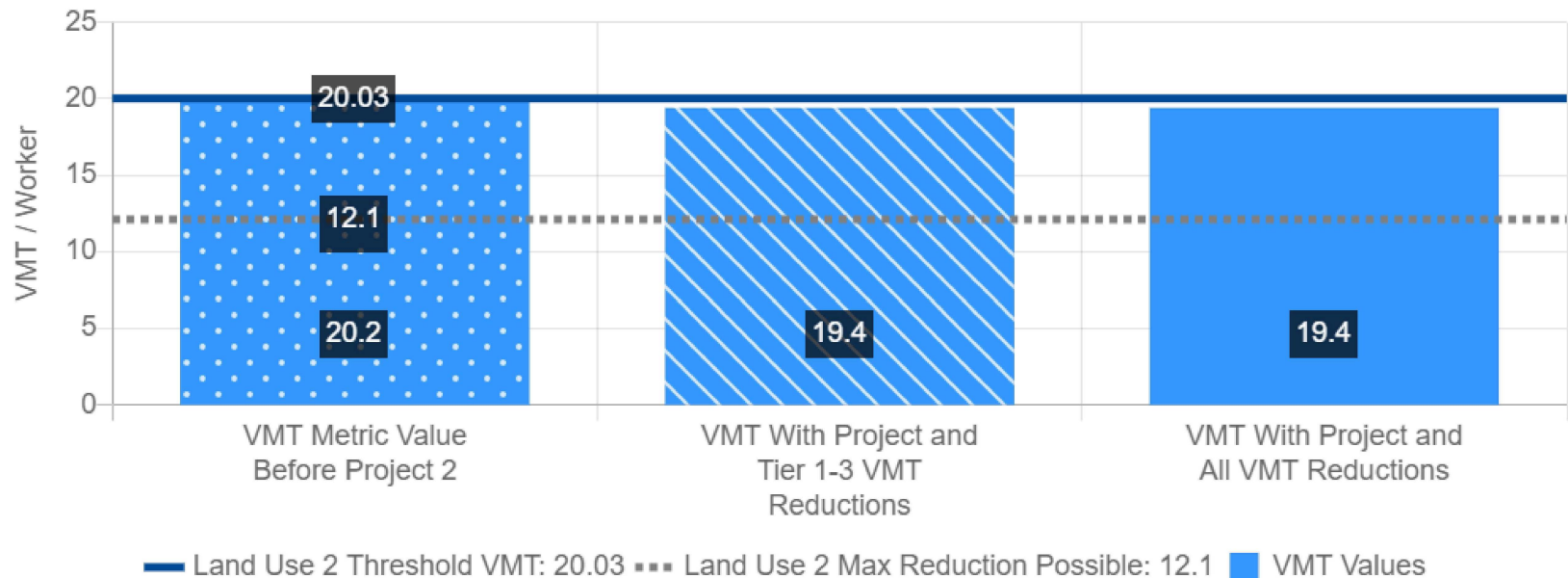
	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	20.2	19.4	19.4
Low VMT Screening Analysis	No (Fail)	Yes (Pass)	Yes (Pass)



Industrial Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 2:	Industrial
VMT Without Project 2:	Home-based Work VMT per Worker
VMT Baseline Description 2:	City Average
VMT Baseline Value 2:	20.03
VMT Threshold Description 2:	0%
Land Use 2 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	20.2	19.4	19.4
Low VMT Screening Analysis	No (Fail)	Yes (Pass)	Yes (Pass)



Tier 2 Multimodal Infrastructure

MI03 Increase Transit Accessibility

Distance to Closest Transit Stop:	5280 ft
Distance to Closest Transit Stop With Project:	5280 ft

MI04 Traffic Calming

Traffic Calming Added Beyond Development Frontage:	Yes
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Tier 3 Parking

PK01 Limit Parking Supply

Minimum Parking Required by City Code:	264
Total Parking Spaces Available to Employees:	271
Is the Surrounding Street Parking Restricted?:	

PK02 Provide Bike Facilities

Bicycle Parking:	14
Project End-of-trip Bike Facilities:	Yes