



memorandum

DATE: June 5, 2024
TO: Reynaldo Aquino, Senior Planner
FROM: Sandipan Bhattacharjee, PE, TE, AICP, ENV-SP
SUBJECT: Limonite and Wineville Mixed Use – VMT Analysis

Translutions, Inc. (Translutions) is pleased to provide this memorandum discussing the Vehicle Miles Traveled (VMT) evaluation for the proposed Limonite and Wineville Mixed Use Project in the City of Jurupa Valley. This report is intended to satisfy the requirements for a VMT analysis established by the City as well as the requirements for the disclosure of potential impacts and mitigation measures per the California Environmental Quality Act (CEQA).

PROJECT DESCRIPTION

The proposed project is located on the southeast corner of Limonite Avenue and Wineville Avenue. The proposed project will include approximately 24,200 square feet of local serving retail uses, 120 single family attached units, and 112 single family detached units. The site plan is shown on Figure 1.

BACKGROUND AND GUIDANCE

Senate Bill 743 (SB-743), which was codified in Public Resources Code section 21099, was signed by the Governor in 2013 and directed the Governor's Office of Planning and Research (OPR) to identify alternative metrics for evaluating transportation impacts under CEQA. Pursuant to Section 21099, the criteria for determining the significance of transportation impacts must "promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses." Recently adopted changes to the CEQA Guidelines in response to Section 21099 include a new section (15064.3) that specifies that Vehicle Miles Traveled (VMT) is the most appropriate measure of transportation impacts. A separate Technical Advisory issued by OPR provides additional technical details on calculating VMT and assessing transportation impacts for various types of projects.

The City of Jurupa Valley has prepared and adopted the *City of Jurupa Valley Traffic Impact Analysis Guidelines* (Guidelines) in November 2020 to address changes to CEQA pursuant to SB-743 to include VMT analysis methodology, screening tools, and VMT thresholds. The City has adopted thresholds and metrics for the NOP year and Cumulative year:

Project VMT Impacts. A project would result in a significant project generated VMT impact if:

- a. For residential projects, in the Baseline Plus Project scenario its net VMT per capita exceeds the City's average VMT per capita.
- b. For office and industrial projects its net VMT per employee exceeds the City's average VMT per employee.
- c. For all other uses, a net increase in total VMT within the city would be considered a significant impact.

The City's existing average VMT per capita or per employee shall be the metric that is in effect at the time the Notice of Preparation is published, or if no Notice of Preparation is required, at the time the environmental analysis is commenced.

Cumulative VMT Impacts. If a project is consistent with the regional RTP/SCS, then the cumulative impacts shall be considered less than significant subject to consideration of other substantial evidence. If it is not consistent with the RTP/SCS, a project would result in a significant VMT impact if:

- a) For residential projects its cumulative project-generated VMT per capita exceeds the average VMT per capita for Jurupa Valley in the RTP/SCS horizon-year.

- b) For office and industrial projects its cumulative project – generated VMT per employee exceeds the average VMT per employee for Jurupa Valley in the RTP/SCS horizon year.
- c) For all other land development project types, a net increase in total VMT in the Cumulative Plus Project scenario versus the RTP/SCS Without Project horizon-year would be considered a significant impact.

Based on data extracted from the RIVCOM, the City's VMT are the following –

- **Base Year Model:**
 - HB-VMT/Capita: 21.8
 - HBW-VMT/Employee: 48.1
 - Total VMT: 4,270,009 miles
 - Total VMT/Service Population: 31.9
- **Future Year Model:**
 - HB-VMT/Capita: 22.5
 - HBW-VMT/Employee: 47.4
 - Total VMT: 5,465,605 miles
 - Total VMT/Service Population: 36.7

Since the project is a mixed-use project, metric “c” Total VMT will be applicable to the project.

Analysis Methodology. Since the proposed project is a mixed use project, the metric of Citywide VMT was used for the analysis. Based on input from the Western Riverside Council of Governments, the project was coded into empty zones borrowed from the area. The project was coded into three empty borrowed zones, 569, 640, and 1540. RIVCOM includes rates for household sizes based on area and uses the population synthesizer module to calculate population. It does not allow changing the household characteristics such as household size and income. Further, the project land uses were added into the model and the equivalent number of units were not reduced from other areas as recommended by the Governors Office of Planning and Research. Reducing land uses in other areas of the City would result in inconsistencies with the City's General Plan and modeling assumptions. It should be noted that not reducing uses from other areas in the City results in a conservative analysis. The base and future year (cumulative) “plus project” conditions VMT was derived from full model runs performed to isolate the VMT for the Project. To calculate Citywide VMT, all links within 0.5 miles of the City were selected. For TAZ information, all TAZs where city was coded as Jurupa Valley were selected.

PROJECT ANALYSIS

This section discusses the findings of the analysis conducted for the project. As stated earlier, the VMT analysis was conducted using the RIVCOM. Table A shows the calculation details for the Project extracted from the model.

Table A: Roadway VMT / Project's effect on VMT (Within City of Jurupa Valley)

		With Project	Without Project	Difference
2018	Roadway VMT	4,264,086	4,270,009	(5,923)
	Service Population	134,668	133,808	860
	VMT per service population	31.7	31.9	-0.2
2045	Roadway VMT	5,455,996	5,465,605	(9,609)
	Service Population	149,639	148,779	860
	VMT per service population	36.5	36.7	-0.3
2024	Roadway VMT	4,528,955	4,535,697	(6,742)
	Service Population	137,995	137,135	860
	VMT per service population	32.8	33.1	-0.3

As seen on Table A, the Base Year (2018) roadway VMT within the City is 4,270,009 miles under without project conditions and it decreases to 4,264,086 miles under with project conditions. The Future Year (2045) roadway VMT within the City is 5,465,605 miles under without project conditions and it decreases to 5,455,996 miles under with project conditions. The City of Jurupa Valley Guidelines requires that Notice of Preparation (NOP) year VMT be calculated by interpolating between the base year and future year VMT. The Current Year (2024) roadway VMT within the City is 4,535,697 miles under without project conditions and it decreases to

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4,535,697 miles under with project conditions. The model runs were checked for accuracy, and it appears that the reductions are primarily due to the retail use providing closer shopping options to the uses in the area.

CONCLUSION

As seen from the above analysis, the project will have a less than significant impact on VMT.

Enclosures:

- Attachment A – VMT Outputs

2018

Scenario: C:\RIVCOM_V401\scenarios\2018_Wineville3

TAZ	Daily_Home-B	Daily_HBW (incl.	Daily_Total A	Daily_Total A	Daily_Total	Daily_Total	Daily_Total	Daily_Total	Daily_Total O	Daily_Total O	Daily_Total	Daily_Total	Population	Employer	Enrollment
569	5211.57666	0	3842.8709	3598.9033	0.251441	38.23793	38.55059	0.00047	3881.1089	3637.4541	0.251911	12.00632	232	0	0
640	13634.8281	0	10193.095	9707.2939	1.440046	117.8061	118.6876	0.004243	10310.9	9825.9824	1.444289	12.54115	593	0	0
1540	0	1594.586548	2363.3262	2601.4458	0.326142	274.8173	277.8204	0.005125	2638.1433	2879.2661	0.331268	10.53118	0	35	0

W:\RIVCOM_V4_01\0_Original\TAZVMT_Summary.xlsx

JURUPA VA	2,307,283	1,312,363	2,595,886	2,507,605	5,087	213,893	213,687	148	2,809,779	2,721,292	5,236	832	106,172	27,636	22,565
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city of jurupa valley

with prj dy_vmt 708 4,264,086

without prj dy_vmt 702 4,270,009

selected all links within 0.05miles of the city of jurupa valley. Used rivcom TAZ and selected all TAZs where city=jurupa valley for city boundaries used modeling machine2, TC8 build 22405

2045

Scenario: C:\RIVCOM_V4_01\scenarios\2045_Wineville3

TAZ	Daily_Home-B	Daily_HBW (incl.	Daily_Total A	Daily_Total A	Daily_Total	Daily_Total	Daily_Total	Daily_Total	Daily_Total O	Daily_Total O	Daily_Total	Daily_Total	Population	Employer	Enrollment
569	5096.3584	0	3734.3174	3499.6216	0.168278	38.6074	38.48473	0.000344	3772.925	3538.1064	0.168622	11.84207	232	0	0
640	12929.9316	0	9670.0449	9225.2822	0.945663	118.9235	118.55	0.003093	9788.9688	9343.832	0.948756	12.28726	593	0	0
1540	0	1526.360718	2266.5073	2490.7031	0.213757	273.676	273.2375	0.003734	2540.1836	2763.9404	0.217491	10.83154	0	35	0

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JURUPA VA	2,594,862	1,476,461	2,871,164	2,765,574	4,811	243,137	242,143	160	3,114,302	3,007,717	4,972	848	116,889	31,890	23,587
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city of jurupa valley

with prj dy_vmt 723 5,455,996

without prj dy_vmt 717 5,465,605

selected all links within 0.05miles of the city of jurupa valley. Used rivcom TAZ and selected all TAZs where city=jurupa valley for city boundaries used modeling machine1, TC8 build 22405