



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

August 9, 2023

Mr. Steve Galvez  
20 Paseo Verde  
San Clemente, CA 92673

**SUBJECT: Jurupa Valley Self-Storage VMT Screening, City of Jurupa Valley**

Dear Mr. Galvez,

*TJW Engineering, Inc. (TJW)* is pleased to submit this Vehicle Miles Traveled (VMT) Screening for the proposed project located south of 68<sup>th</sup> Street and Pats Ranch Road in the City of Jurupa Valley. The proposed project is a 1,072-unit storage facility. A site plan is attached for reference. The purpose of this memorandum is to summarize the project VMT Screening.

#### *Proposed Project*

The project site is located south of 68<sup>th</sup> Street and Pats Ranch Road in the City of Jurupa Valley. The project will construct a 993-unit self-storage facility with 79 RV/Boat storage spaces: a total of 1,072 storage units. Site access will be provided via access road from 68<sup>th</sup> Street between I-15 and the adjacent existing homes.

#### *Trip Generation*

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. In addition, the RV/Boat storage spaces assumed a conservative 3.0 passenger car equivalent factor. The proposed project is projected to generate 18 total AM peak hour trips, 23 total PM peak hour trips, and 220 total daily trips.

*Table 1 – Trip Generation*

Proposed Land Use	Qty	Unit	Daily Trips (ADTs)		AM Peak Hour					PM Peak Hour				
			Rate	Volume	Rate	In:Out Split	Volume			Rate	In:Out Split	Volume		
							In	Out	Total			In	Out	Total
Mini-Warehouse (151)	9.93	Storage Units	17.96	178	1.21	51:49	6	6	12	1.68	50:50	8	9	17
Mini-Warehouse (151)	0.79	Storage Spaces	17.96	42	1.21	51:49	3	3	6	1.68	50:50	3	3	6
<b>Total PCE Trips</b>				<b>220</b>			<b>9</b>	<b>9</b>	<b>18</b>			<b>11</b>	<b>12</b>	<b>23</b>

Notes: ITE Trip Generation (11<sup>th</sup> Edition, 2021); Storage Spaces includes a 3.0 PCE conversion to be conservative for RV/Boat storage units/spaces

### Vehicle Miles Traveled (VMT)

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 Jurupa Valley updated their Transportation Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment in November 2020. 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 Jurupa Valley VMT Analysis Guidelines indicates projects generating less than 250 daily vehicle trips may be presumed to have a less than significant impact based on substantial evidence provided in the OPR Technical Advisory supporting SB 743 implementation. Thus, the project can be considered low vehicle trip generating and is presumed to have a less than significant impact on VMT. In addition, the project is consistent with the RTP/SCS and is therefore screened from the cumulative thresholds outlined in the City Guidelines.

### Summary

This memorandum provides an overview of the VMT screening for the proposed project. Based on the City of Jurupa Valley Traffic Impact Analysis Guidelines (November 2020), the proposed project generates less than 250 daily trips. Therefore, the project is screened from a comprehensive VMT assessment.

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

Sincerely,

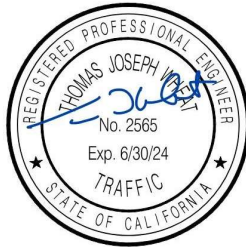


Thomas Wheat, PE, TE  
President



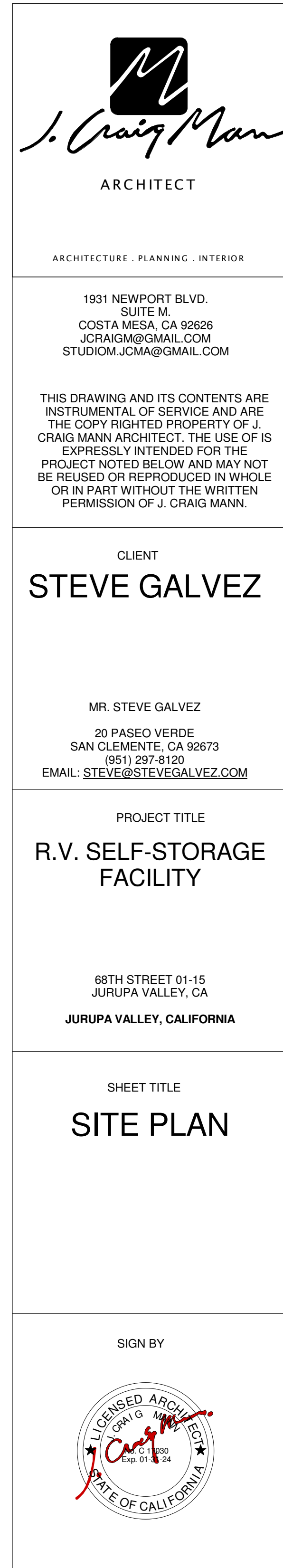
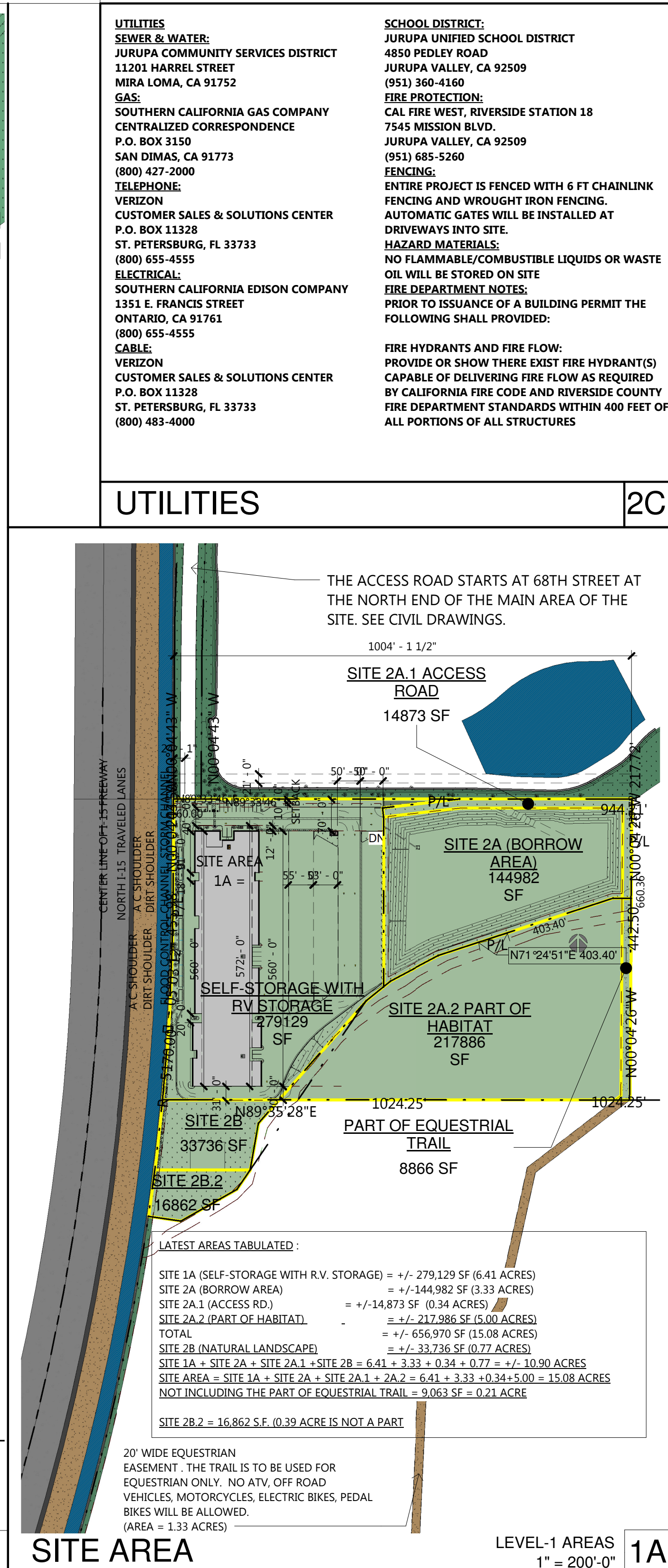
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