TJW ENGINEERING, INC.

August 9, 2023

TRAFFIC ENGINEERING & TRANSPORTATION PLANNING CONSULTANTS

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 68th 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 68th 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 68th 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 (11th 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.

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Proposed Land Use	Qty	Unit	Daily Trips (ADTs)		AM Peak Hour				PM Peak Hour					
			Rate	Volume	Rate	In:Out	Volume		Data	In:Out	In:Out Volume		e	
						Split	In	Out	Total	Rate	Split	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
Total PCE Trips				220			9	9	18			11	12	23

Notes: ITE Trip Generation (11th 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 28th, 2018 with an implementation date of July 1st, 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.

<u>Summary</u>

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,

The Oalt

Thomas Wheat, PE, TE President

Registered Civil Engineer #69467 Registered Traffic Engineer #2565

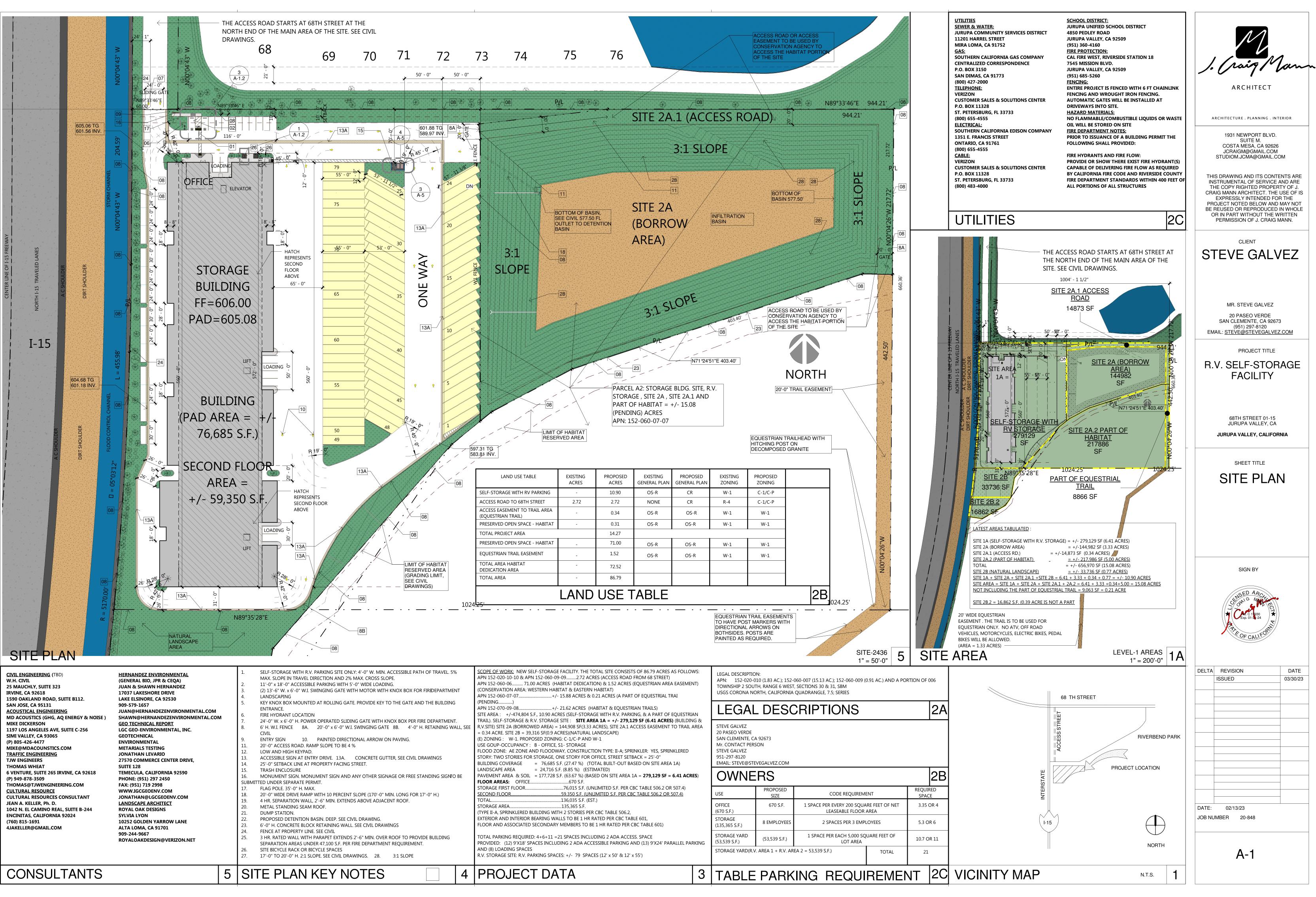




David Chew, PTP Transportation Planner

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Brandon Alvarado, EIT Transportation Planner



		1. S	ELF-STORAGE WITH R.V. PARKING SITE ONLY: 4'-0" W. MIN. ACCESSIBLE PATH OF TRAV						
<u>CIVIL ENGINEERING</u> (TBD) W.H. CIVIL	<u>HERNANDEZ ENVIRONMENTAL</u> (GENERAL BIO, JPR & CEQA)	N	AX. SLOPE IN TRAVEL DIRECTION AND 2% MAX. CROSS SLOPE.						
25 MAUCHLY, SUITE 323	JUAN & SHAWN HERNANDEZ	2. 1	1'-0" x 18'-0" ACCESSIBLE PARKING WITH 5'-0" WIDE LOADING.						
IRVINE, CA 92618	17037 LAKESHORE DRIVE	3. (2	2) 13'-6" W. x 6'-0" W.I. SWINGING GATE WITH MOTOR WITH KNOX BOX FOR FIREDEPAF						
1590 OAKLAND ROAD, SUITE B112.	LAKE ELSINORE, CA 92530	4. L	ANDSCAPING						
SAN JOSE, CA 95131	909-579-1657	5. K	EY KNOX BOX MOUNTED AT ROLLING GATE. PROVIDE KEY TO THE GATE AND THE BUIL						
ACOUSTICAL ENGINEERING	JUAN@HERNANDEZENVIRONMENTAL.COM	E	INTRANCE.						
MD ACOUSTICS (GHG, AQ ENERGY & NOISE)	SHAWN@HERNANDEZENVIRONMENTAL.COM		IRE HYDRANT LOCATION						
MIKE DICKERSON	GEO TECHNICAL REPORT	-	24'-0" W. x 6'-0" H. POWER OPERATED SLIDING GATE WITH KNOX BOX PER FIRE DEPART						
1197 LOS ANGELES AVE, SUITE C-256	LGC GEO-ENVIRONMENTAL, INC.		5' H. W.I. FENCE 8A. 20'-0" x 6'-0" W.I. SWINGING GATE 8B. 4'-0" H. RETAININ						
SIMI VALLEY, CA 93065	GEOTECHNICAL	-	TVIL						
(P) 805-426-4477	ENVIRONMENTAL		INTRY SIGN 10. PAINTED DIRECTIONAL ARROW ON PAVING.						
MIKE@MDACOUNSTICS.COM	METARIALS TESTING		20'-0" ACCESS ROAD. RAMP SLOPE TO BE 4 %						
TRAFFIC ENGINEERING	JONATHAN LEVARIO	-	LOW AND HIGH KEYPAD.						
TJW ENGINEERS	27570 COMMERCE CENTER DRIVE,		ACCESSIBLE SIGN AT ENTRY DRIVE. 13A. CONCRETE GUTTER, SEE CIVIL DRAWINGS						
THOMAS WHEAT	SUITE 128		25'-0" SETBACK LINE AT PROPERTY FACING STREET.						
6 VENTURE, SUITE 265 IRVINE, CA 92618	TEMECULA, CALIFORNIA 92590		RASH ENCLOSURE						
(P) 949-878-3509	PHONE: (951) 297 2450		MONUMENT SIGN. MONUMENT SIGN AND ANY OTHER SIGNAGE OR FREE STANDING SI						
THOMAS@TJWENGINEERING.COM	FAX: (951) 719 2998		D UNDER SEPARATE PERMIT.						
CULTURAL RESOURCE	WWW.IGCGEOENV.COM		'LAG POLE, 35'-0" H. MAX.						
CULTURAL RESOURCES CONSULTANT	JONATHAN@LGCGEOENV.COM		20'-0" WIDE DRIVE RAMP WITH 10 PERCENT SLOPE (170'-0" MIN. LONG FOR 17'-0" H.)						
JEAN A. KELLER, Ph. D.	LANDSCAPE ARCHITECT		HR. SEPARATION WALL, 2'-6" MIN. EXTENDS ABOVE ADJACENT ROOF.						
1042 N. EL CAMINO REAL, SUITE B-244	ROYAL OAK DESIGNS		/IETAL STANDING SEAM ROOF. DUMP STATION.						
ENCINITAS, CALIFORNIA 92024	SYLVIA LYON		PROPOSED DETENTION BASIN. DEEP. SEE CIVIL DRAWING.						
(760) 815-1691	10252 GOLDEN YARROW LANE		V-0" H. CONCRETE BLOCK RETAINING WALL. SEE CIVIL DRAWING.						
4JAKELLER@GMAIL.COM	ALTA LOMA, CA 91701		ENCE AT PROPERTY LINE. SEE CIVIL						
	909-244-9667		HR. RATED WALL WITH PARAPET EXTENDS 2'-6" MIN. OVER ROOF TO PROVIDE BUILDI						
	ROYALOAKDESIGN@VERIZON.NET		EPARATION AREAS UNDER 47,100 S.F. PER FIRE DEPARTMENT REQUIREMENT.						
			ITE BICYCLE RACK OR BICYCLE SPACES						
			.7'-0" TO 20'-0" H. 2:1 SLOPE. SEE CIVIL DRAWINGS. 28. 3:1 SLOPE						