



MEMORANDUM

TO: Kathy Tai, City of Industry
FROM: Upendra Joshi, CNC Engineering
DATE: 1/31/2025
JOB NO.: JN 9417
SUBJECT: VMT analysis – 184 S. Sixth Avenue

Project Description

CRP IV Industry Valley is proposing to redevelop a 6.47-acre multi-building industrial park. The Project proposes a new 140,720 square-foot building that will replace 6 existing buildings. Annexation of Assessor's Parcel Number 8206-027-080 from the County of Los Angeles to the City.

VMT Assessment

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

This project involves parcels within the COI and within the Los Angeles County jurisdiction also. Only parcel within the COI is used for the VMT analysis but the total project parameters were applied.

Even though only the parcel within COI is used, still the VMT analysis concluded that the project would screen out using 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: January 30, 2025, 08:10:31 AM

Project Name: VMT Analysis for 184 S. 6th Ave

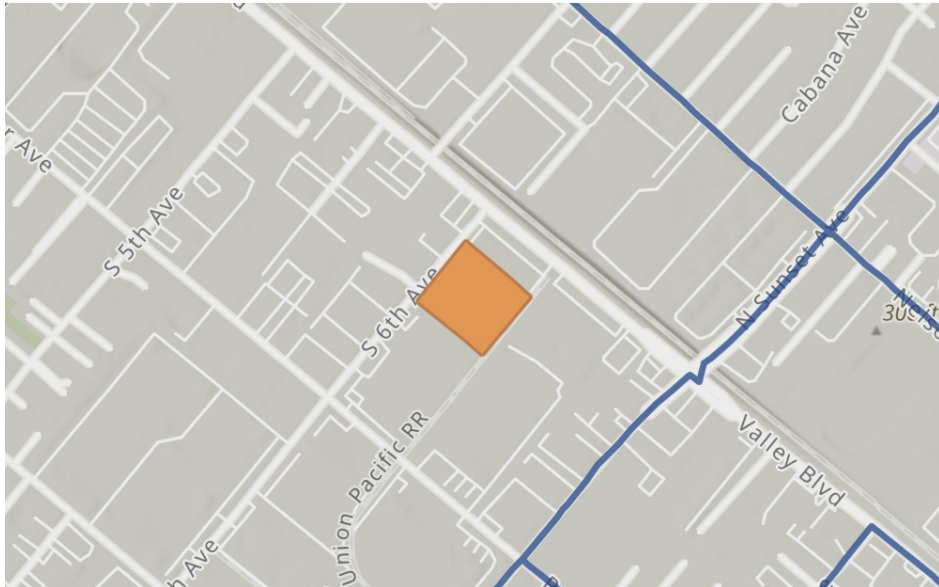
Project Description: CRP IV Industry Valley is proposing to redevelop a 6.47-acre multi-building industrial park.

Project Location

jurisdiction:	apn	TAZ
Industry	8206-027-058	22266100

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: 5

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

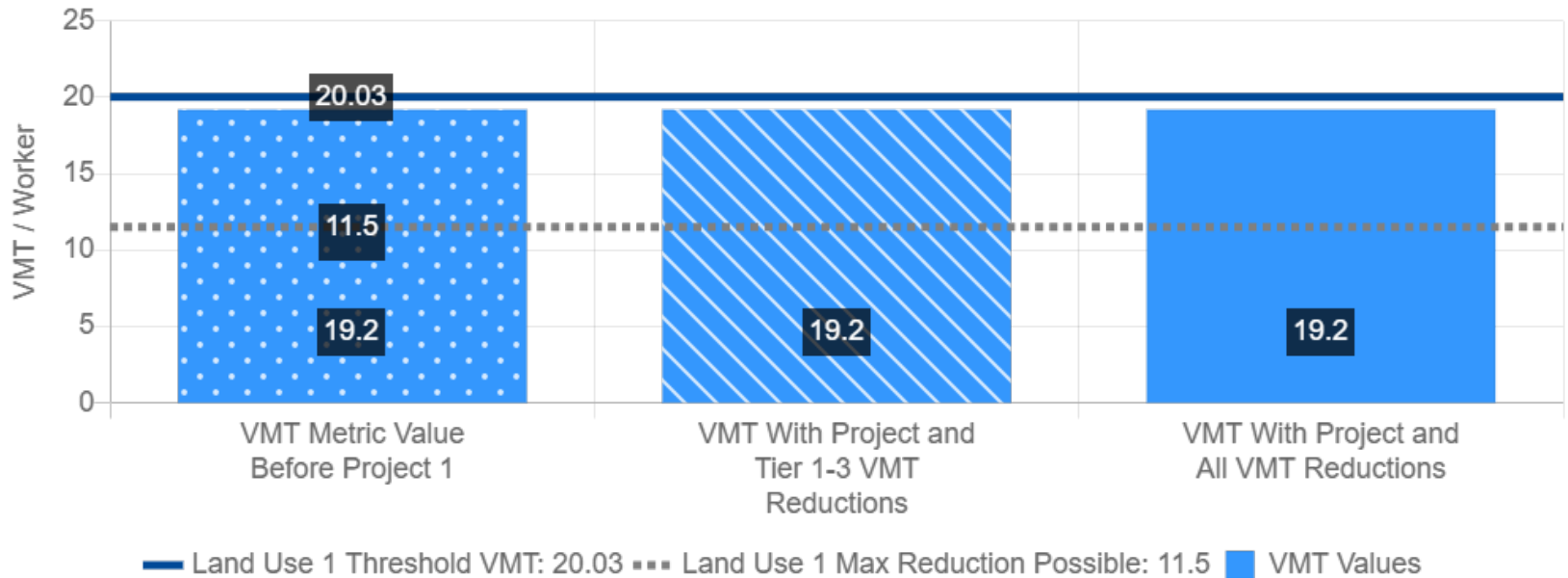
Motor Vehicle Parking: 191

Bicycle Parking:

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	19.2	19.2	19.2
Low VMT Screening Analysis	Yes (Pass)	Yes (Pass)	Yes (Pass)



Tier 2 Multimodal Infrastructure

MI03 Increase Transit Accessibility

Distance to Closest Transit Stop:	556.05 ft
Distance to Closest Transit Stop With Project:	556.05 ft

Tier 3 Parking

PK01 Limit Parking Supply

Minimum Parking Required by City Code:	191
Total Parking Spaces Available to Employees:	191
Is the Surrounding Street Parking Restricted?:	