



Memorandum

To: Paul Loubet
First Industrial Realty Trusts

From: Kawai Mang, EIT
Albert A. Webb Associates

Date: January 30, 2023

Subject: Vehicle Miles Traveled screening for proposed warehouse on Day Street

Albert A. Webb Associates (WEBB) is pleased to present this vehicle miles traveled (VMT) screening assessment for a proposed warehouse on Day Street in the City of Moreno Valley. This assessment is based on the latest agency guidelines and project site plan.

The project proposes to construct a new 164,968 square-foot (sf) warehouse to replace an existing tire recycling facility on the east side of Day Street south of Alessandro Boulevard (APN 297130036).

A. Background

In accordance with California Senate Bill 743 (2013), the California Office of Planning and Research (OPR) identified VMT as the most appropriate measure to determine transportation impacts under CEQA, replacing level of service (LOS) analyses. Accordingly, the City's *Transportation Impact Analysis Preparation Guide* (Guidelines) provides the following criteria to screen projects that would not likely lead to a substantial or measurable increase in vehicle travel and are therefore presumed to have less-than-significant VMT impacts:

1. Transit Priority Area (TPA) Screening

Projects located within a TPA may be presumed to have a less than significant impact absent substantial evidence to the contrary. A TPA is defined as a half-mile area around an existing major transit stop or an existing stop along a high quality transit corridor.

2. Low VMT Area Screening

Residential and office projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, other employment-related and mixed-use land use projects may qualify for the use of screening if the project can reasonably be expected to generate VMT per resident, per worker, or per service population that is similar to the existing land uses in the low VMT area.

3. Project Type Screening

Local serving retail projects less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. Local serving retail generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel.

In addition to local serving retail, the following uses can also be presumed to have a less than significant impact absent substantial evidence to the contrary as their uses are local serving in nature:

- Local-serving K-12 schools
- Local parks
- Day care centers
- Local-serving gas stations
- Local-serving banks
- Local-serving hotels (e.g. non-destination hotels)
- Student housing projects
- Local serving community colleges that are consistent with the assumptions noted in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).
- Projects generating less than 400 daily vehicle trips, exclusive of any existing daily vehicle trips generated by the site.

B. Findings

The VMT screening criteria were evaluated based on the project location, land use, and trip generation characteristics, using the latest Institute of Transportation Engineers (ITE) *Trip Generation Manual*, proposed project site plan, and the Western Riverside Council of Governments (WRCOG) online VMT screening tool.

Per the WRCOG VMT tool, the project site is located within Traffic Analysis Zone (TAZ) 1221, which is not within a TPA (**Figure 1**). Therefore, the project **does not** meet the screening criteria for being within a TPA. The TAZ average VMT per employee of 15.8 is lower than the City VMT of 16.1 (**Figure 2**). Therefore, the project **meets** the screening criteria for being within a low VMT-generating area.

Figure 1: WRCOG Screening Tool Output (TPA)

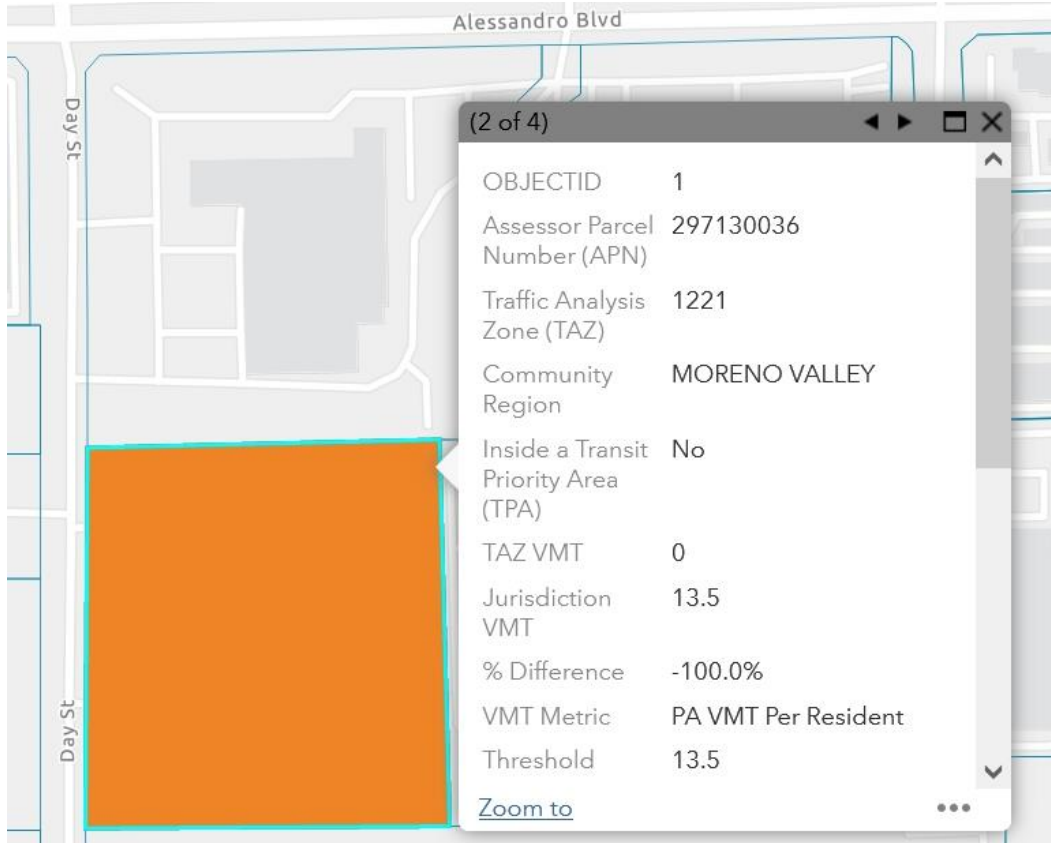
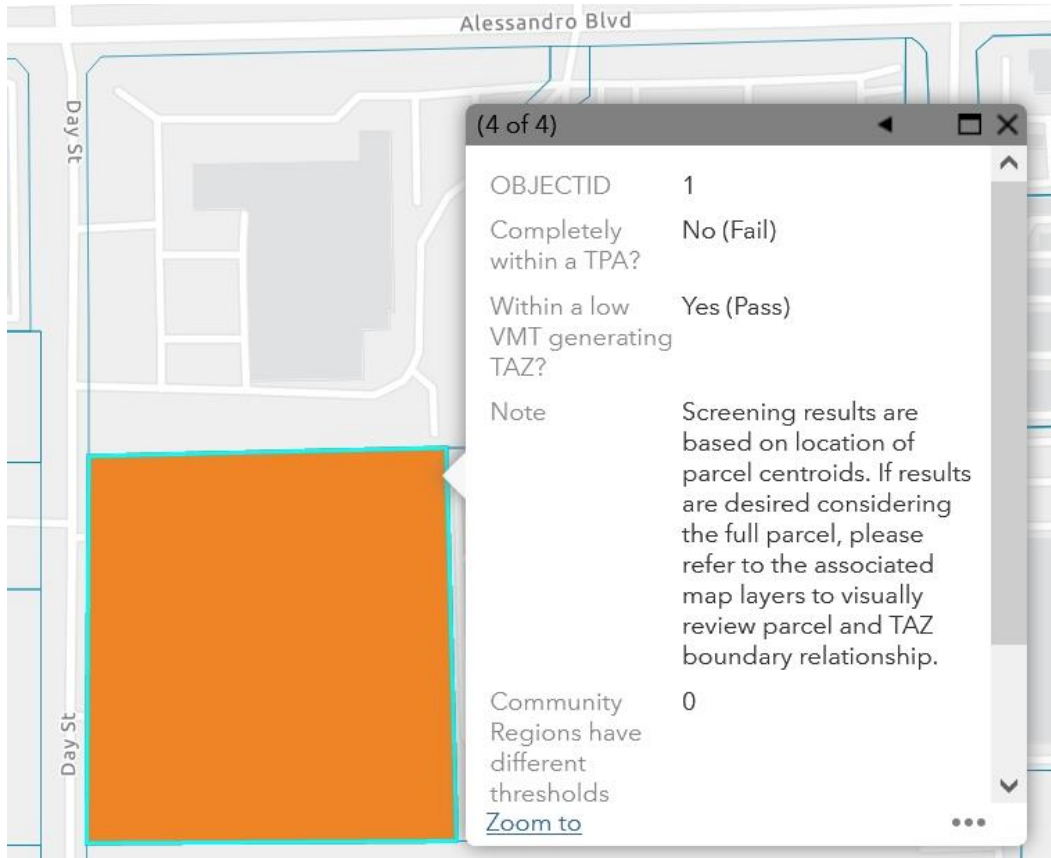


Figure 2: WRCOG Screening Tool Output (Low VMT Area)



The proposed project land use is warehousing, and therefore does not meet the screening criteria for local-serving land uses such as schools, parks, and retail.

The expected project trip generation uses the Institute of Transportation Engineers' (ITE) *Trip Generation Manual* rates given by Land Use Code #150 (Warehousing). From specialized trip generation studies by ITE and the Southern California Air Quality Management District, average truck fleet mix percentages are also applied to the trip generation rates. It is expected that the proposed project will generate approximately **283 daily vehicle trips (Table 1)**. Therefore, the project **meets** the screening criteria for low VMT impact project types.

Table 1: Project Trip Generation
Day Street Warehouse, First Industrial Realty Trust

Vehicle Type	Estimated Mix ¹	Units ²	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Trip Generation Rates (classification)³									
<i>Passenger Cars</i> ⁴	-	KSF	1.11	0.121	0.030	0.15	0.035	0.115	0.15
<i>2-axle Trucks</i>	16.7%		0.100	0.0017	0.0016	0.003	0.0026	0.0024	0.005
<i>3-axle Trucks</i>	20.7%		0.124	0.0022	0.0020	0.004	0.0032	0.0030	0.006
<i>4-axle Trucks</i>	62.5%		0.375	0.0065	0.0060	0.013	0.0098	0.0090	0.019
Total	100%		1.71	0.131	0.039	0.17	0.050	0.130	0.18
Proposed Project Trip Generation (classification, non-PCE)									
<i>Passenger Cars</i>	164.97 KSF		183	20	5	25	6	19	25
<i>2-axle Trucks</i>			17	0	0	0	0	0	0
<i>3-axle Trucks</i>			21	0	0	0	1	0	1
<i>4-axle Trucks</i>			62	1	1	2	2	1	3
Total			283	21	6	27	9	20	29

¹ Truck mix per High-Cube Warehouse Vehicle Trip Generation Analysis, ITE (2017); Warehouse Truck Trip Study, SCAQMD (2014)

² KSF = 1,000 square feet gross floor area

³ ITE Trip Generation Manual 11th Ed, 2021- Land Use 150, Warehousing

⁴ Passenger car rates per ITE vehicle trip generation rates less ITE truck trip generation rates.

In accordance with the City of Moreno Valley Guidelines, the proposed warehouse project on the east side of Day Street, south of Alessandro Boulevard, is presumed to have a less than significant transportation impact based on the following criteria:

- Project is located within a low VMT-generating area.
- Project is expected to generate less than 400 daily vehicle trips.

SCOPING AGREEMENT FOR TRAFFIC STUDY

This letter acknowledges the City of Moreno Valley requirements for traffic analysis of the following project, per the City's latest traffic study Guidelines.

Case Number	PEN22-0144 <i>(TR, PM, CUP, PP, etc.)</i>
Related Cases	<i>(GPA, SP, EIR, CZ, etc. For SPs also list other projects within the SP.)</i>
Project Name	FIR Day Street Warehouse
Project Address	14050 Day Street
Project Opening Year	2024
Project Description <i>(attach site plan)</i>	New 168,412 sf warehouse to replace existing tire recycling facility on east side of Day St south of Alessandro Blvd

	Consultant	Applicant / Developer
Name	Albert A. Webb Associates	First Industrial Realty, Inc.
Address	3788 McCray St Riverside, CA 92506	898 N Sepulveda Blvd #175 El Segundo, CA 90245
Phone	951-320-6081	

A. Trip Generation Data Source: ITE 11th Edition (2021)

Current Land Use	Industrial	Proposed Land Use	Industrial
Current Zoning	Industrial	Proposed Zoning	Industrial

	Existing Trip Generation			Proposed Trip Generation		
	<i>In</i>	<i>Out</i>	<i>Total</i>	<i>In</i>	<i>Out</i>	<i>Total</i>
Passenger Cars						
AM Peak Hour	7	0	7	20	5	25
PM Peak Hour	1	11	12	6	19	25
Trucks						
AM Peak Hour	3	2	5	1	1	2
PM Peak Hour	0	1	1	3	1	4

- Internal Trip Allowance (_____ % trip discount)
- Pass-By Trip Allowance (_____ % trip discount)

B. Potential Screening Checks

Is the project screened from LOS assessment? Yes No

LOS screening justification: generates less than 100 vehicle trips in any peak hour

Is the project screened from VMT assessment? Yes No

VMT screening justification: low VMT generating area, generates less than 400 daily vehicle trips

CD		
BID		
PC		
DD		
SD	1/12/23	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

RG PROJECT NO:	21139-00
OWNER PROJECT NO:	00000-00
CAD FILE NAME:	21139-00-A1-1P
DRAWN BY:	MG
CHK'D BY:	CS
COPYRIGHT:	RG, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE:	SITE PLAN

PROJECT DATA:

GROSS LAND AREA:	375,589 SF 8.622 AC
NET SITE AREA:	349,099 SF 8.014 AC
BUILDING AREA:	FOOTPRINT: 161,468 SF MEZZANINE: 3,500 SF PUMPHOUSE: 00 SF TOTAL: 164,968 SF
NET FAR COVERAGE:	47.25 %

PARKING REQUIRED:

OFFICE: (1/250 SF-7,000 SF)	28 STALLS
WAREHOUSE:	
1-20,000 SF (1/1,000 SF):	20 STALLS
20-40,000 SF (1/2,000 SF):	10 STALLS
>40,000 SF (1/4,000 SF):	30 STALLS
TOTAL PARKING REQUIRED:	88 STALLS

PARKING PROVIDED:

ACCESSIBLE PARKING STALLS	6 STALLS
EV PARKING STALLS	9 STALLS
CARPOOL/WAMPOOL STALLS	12 STALLS
STANDARD STALLS	62 STALLS
TOTAL PARKING STALLS:	89 STALLS

BICYCLE PARKING PROVIDED:

(5% OF REQUIRED PARKING)	5 BIKES
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TRAILER PARKING REQUIRED:

	17 TRAILERS
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TRAILER PARKING PROVIDED:

	41 TRAILERS
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LANDSCAPE PROVIDED: (10% MIN.)

	36,030 SF OR 10.32 %
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LEGAL DESCRIPTION:

PARCEL "3" AS SHOWN ON PARCEL MAP WAIVER / CERTIFICATE OF COMPLIANCE #2114 RECORDED JUNE 23, 1995 AS INSTRUMENT NO. 204095, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA ALSO DESCRIBED IN THE DOCUMENT AS FOLLOWS:
THAT PORTION OF LOT 2 OF BLOCK 13 OF THE ALESSANDRO TRACT, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE(S) 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

GENERAL NOTES:

- ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED WITH ADDITIONAL LANDSCAPE.
- ALL ROOF TOP EQUIPMENT SHALL BE SCREEN BY ROOF PARAPET OR ROOF SCREEN.
- ALL ACCESS GATES SHALL BE ELECTRONICALLY OPERATED. TO BE PROVIDED WITH KNOX KEY SWITCHES FOR ACCESS.

ASSESSOR'S PARCEL NUMBERS:

297-130-036

ZONING INFORMATION

OFFICE/ WAREHOUSE	III-B
CONSTRUCTION TYPE	B/S-1/F-1
OCCUPANCY	I - INDUSTRIAL, GENERAL PLAN: BP/ IL
ZONE	

KEYNOTES

- PAINTED CONCRETE TILT-UP WAREHOUSE / OFFICE / MANUFACTURING FACILITY.
- SHADED AREA: PROPOSED IRRIGATED LANDSCAPING WITH MIN 6" CONCRETE CURBS AT ALL PERIMETERS.
- PAINTED CONCRETE TRASH ENCLOSURE. SCREEN WALLS SHALL BE MIN. 6'-0" HIGH WITH CANOPY TOP. SEE SHEET A2-1P FOR ELEVATIONS AND SECTIONS
- TYPICAL STANDARD PARKING STALL MIN. 9' X 18' - STRIPE PER CITY STANDARDS.
- TRUCK TRAILER PARKING
- NEW 12'-0" CONCRETE TILT-UP SCREEN WALLS AT TRUCK YARD. SEE PLAN FOR MINIMUM HEIGHTS AS MEASURED FROM INSIDE THE TRUCK YARD.
- ROLLING 8'-0" HIGH WROUGHT IRON FENCE INTO THE TRUCK COURT.
- TRANSFORMER PAD LOCATION.
- ACCESSIBLE PRIMARY ENTRANCE TO THE BUILDING.
- 10'-0" HIGH WROUGHT IRON FENCE, PAINTED BLACK, SEE ELEVATION SHEET A3-1P.
- CALGREEN REQUIRED BIKE RACKS, SEE TABULATIONS FOR NUMBER OF BIKE RACKS.
- FOR EXIT ACCESS DISCHARGE "SAFE DISPERSAL AREA" - SEE CALCULATIONS FOR AREA AND SIZE REQUIREMENTS



VICINITY MAP

SITE LEGEND:

- ON-SITE LANDSCAPED AREA
- OFF-SITE LANDSCAPED AREA
- DECORATIVE AUTO / TRUCK DRIVEWAYS
- SITE PROPERTY LINES
- CITY CURB AND GUTTER LINES
- STREET CENTERLINES
- ON-SITE CURB LINES
- ON-SITE PARKING AND TRAILER STRIPPING

DEVELOPER / OWNER:
FIRST INDUSTRIAL REAL ESTATE TRUST
898 PACIFIC COAST HIGHWAY, SUITE 175
EL SEGUNDO, CA 90245
CONTACT: MICHAEL GOODWIN

PREPARED BY:
RGA, OFFICE OF ARCHITECTURAL DESIGN
15231 ALTON PARKWAY, SUITE 100
IRVINE, CA 92618
CONTACT: MIKE GILL

UTILITY PROVIDERS / AGENCIES:

- ELECTRICAL SERVICES:**
MORENO VALLEY ELECTRICAL
P.O. BOX 88005
MORENO VALLEY, CA 92552
T: 951-413-3206
- DOMESTIC WATER:**
EAST MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CA 92572
T: 951-928-3777, EXT 4429
- TELEPHONE SERVICE:**
FRONTIER
150 SOUTH JUANITA
HEMET, CA 92543
T: 951-929-9412
- FIRE PROTECTION:**
CITY OF MORENO VALLEY
14177 FREDERICK STREET
MORENO VALLEY, CA 92552
T: 951-413-3461
- NATURAL GAS SERVICES:**
THE GAS COMPANY
1981 WEST LUGONIA
REDLANDS, CA 92374
T: 951-928-2801
- SEWAGE DISPOSAL SEWER:**
EDGEMONT COMMUNITY SERVICES DISTRICT
5055 CANYON CREST DRIVE
RIVERSIDE, CA 92507
T: 951-784-2632
- CABLE TV:**
TIME WARNER
1500 AUTO CENTER DRIVE
ONTARIO, CA 91761
T: (951) 975-3380

EXIT ACCESS DISCHARGE

2019 CBC SECTION 1028.5 ACCESS TO PUBLIC WAY
EXCEPTION 1-5

BUILDING AREA OF OCCUPANTS	51,526 SF
OCCUPANT LOAD FACTOR	500 SF
TOTAL OCCUPANTS	104 SF
NUMBER OF SAFE DISPERSAL AREAS	2 AREAS
SIZE OF SAFE DISPERSAL AREAS	260 SF EACH

NOT A PART

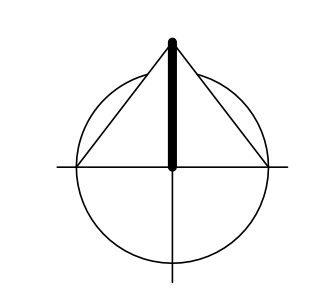
10'-0" HIGH TUBE STEEL FENCE, PAINTED BLACK
61.385'

NOT A PART

10'-0" HIGH WROUGHT IRON FENCE, PAINTED BLACK, SEE ELEVATION SHEET A3-1P.

NOT A PART

Asph.



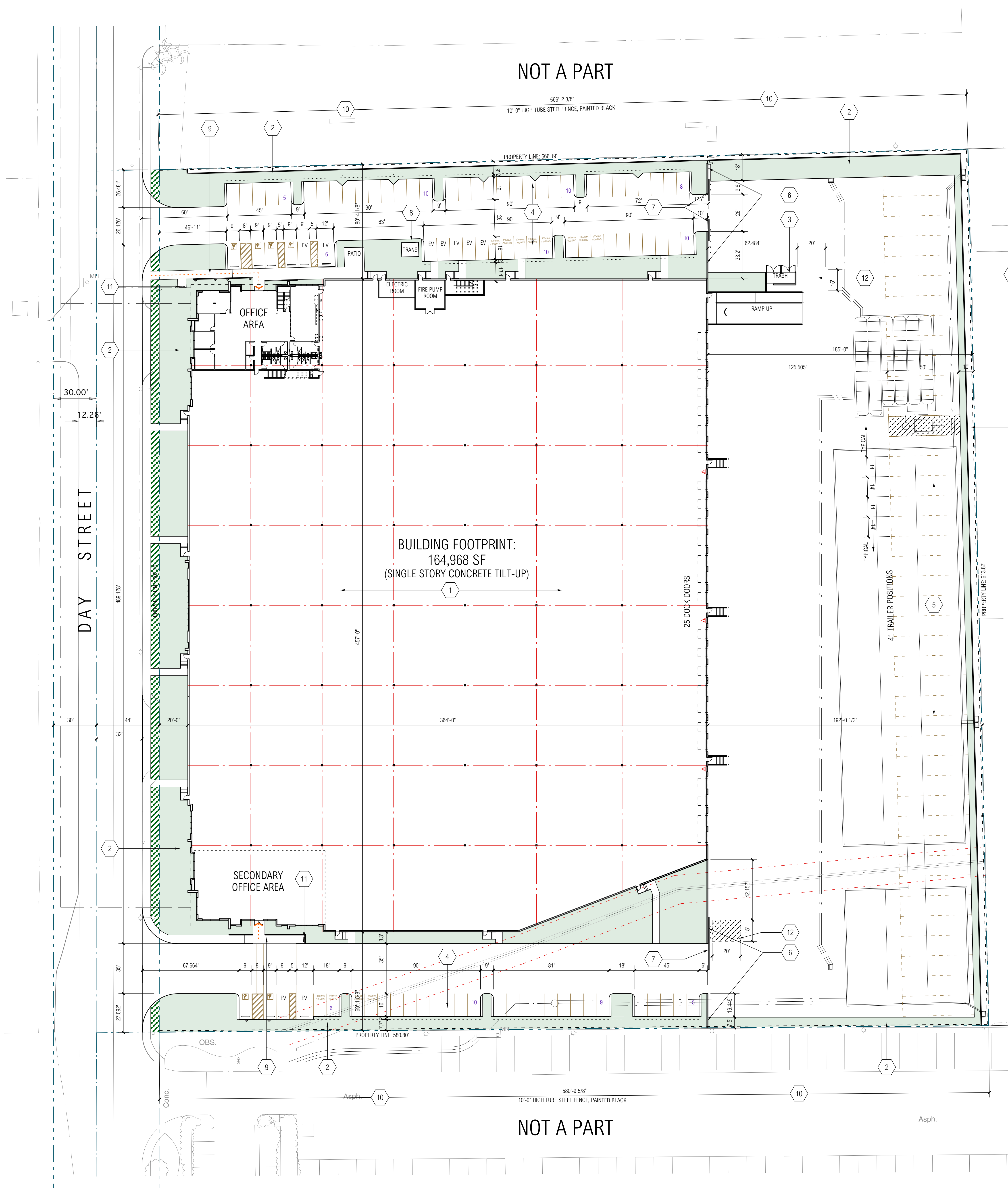
NOT A PART

566'-2 3/8"
10'-0" HIGH TUBE STEEL FENCE, PAINTED BLACK

BUILDING FOOTPRINT:
164,968 SF
(SINGLE STORY CONCRETE TILT-UP)

NOT A PART

580'-9 5/8"
10'-0" HIGH TUBE STEEL FENCE, PAINTED BLACK



SITE PLAN
SCALE: 1" = 30'-0"