

Exhibit G



PETERS ENGINEERING GROUP
A CALIFORNIA CORPORATION

Ms. April Gonzalez
Central Valley Engineering & Surveying, Inc.
2511 Logan Street
Selma, California 93662

April 17, 2024

Subject: Vehicle Miles Traveled Analysis
Proposed Truck Parking Lot and Repair Shop
121 West North Avenue
Fresno, California

Dear Ms. Gonzalez:

Introduction

This report presents the results of vehicle miles traveled (VMT) analyses for the subject project.

Project Description

The proposed project site covers approximately 2.22 acres located on the south side of West North Avenue in Fresno, California (APN 329-020-33). The Project includes construction of a 4,900-square-foot shop building and approximately 35 truck parking stalls. Hours of operation are expected to be 8:00 a.m. to 6:00 p.m. There will be four employees. Site access will be via a gated driveway connecting to North Avenue approximately 880 feet west of Elm Avenue. A site plan is attached.

Trip Generation

City staff have indicated the City's methodology for trip generation for truck parking and ancillary services, such as maintenance and office facilities, shall be calculated using the rates provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9th Edition*, for Land Use 110 (General Light Industrial). Table 1 presents trip generation characteristics of the proposed project.

Table 1
Project Trip Generation

ITE Land Use	Area	Daily		A.M. Peak Hour					P.M. Peak Hour				
		Rate	Total	Rate	In:Out	In	Out	Total	Rate	In:Out	In	Out	Total
General Light Industrial (110)	2.22 acres	51.80	115	7.51	83:17	14	3	17	7.26	22:78	4	13	17

Reference: *Trip Generation Manual, 9th Edition*, Institute of Transportation Engineers 2012
Rates are reported in trips per acre.

Vehicle Miles Traveled (VMT)

Senate Bill (SB) 743 requires that relevant CEQA analysis of transportation impacts be conducted using a metric known as vehicle miles traveled (VMT) instead of Level of Service (LOS). VMT measures how much actual auto travel (additional miles driven) a proposed project would create on California roads. If the project adds excessive car travel onto roads, the project may cause a significant transportation impact.

The State CEQA Guidelines were amended to implement SB 743 by adding Section 15064.3. Among its provisions, Section 15064.3 confirms that, except with respect to transportation projects, a project's effect on automobile delay shall not constitute a significant environmental impact. Therefore, LOS as a measure of impacts on traffic facilities is no longer a relevant CEQA criteria for transportation impacts.

CEQA Guidelines Section 15064.3(b)(4) states that “[a] lead agency has discretion to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled, and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revision to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section.”

The City of Fresno adopted *CEQA Guidelines for Vehicle Miles Traveled Thresholds*, dated June 25, 2020, pursuant to SB 743 to be effective as of July 1, 2020. The thresholds described therein are referred to herein as the City of Fresno VMT Thresholds. The City of Fresno VMT Thresholds document was prepared and adopted consistent with the requirements of CEQA Guidelines Sections 15064.3 and 15064.7. The December 2018 *Technical Advisory on Evaluating Transportation Impacts in CEQA* (Technical Advisory) published by the Governor's Office of Planning and Research (OPR) was utilized as a reference and guidance document in the preparation of the City of Fresno VMT Thresholds.

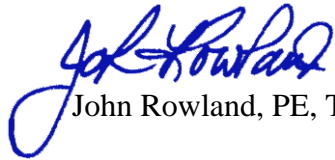
The City of Fresno VMT Thresholds adopted a screening standard and criteria that can be used to screen out qualified projects that meet the adopted criteria from a requirement to prepare a detailed VMT analysis.

The City of Fresno VMT Thresholds Section 3.0 regarding Project Screening discusses a variety of projects that may be screened out of a VMT analysis including specific development and transportation projects. For development projects, conditions may exist that would allow the presumption that a development project will have a less-than-significant impact. These conditions may be size, location, proximity to transit, or trip-making potential. For transportation projects, the primary attribute to consider with transportation projects is the potential to increase vehicle travel, sometimes referred to as “induced travel.” Specifically, the City of Fresno VMT Thresholds states: “Therefore, the City will allow screening out projects if the project would generate less than 500 ADT.”

Based on the calculations presented in Table 1, the proposed Project is expected to generate less than 500 trips per day. Therefore, no additional analyses are required and the lead agency may presume that the Project will create a less-than-significant transportation impact.

Thank you for the opportunity to perform this VMT analysis. Please feel free to contact our office if you have any questions.

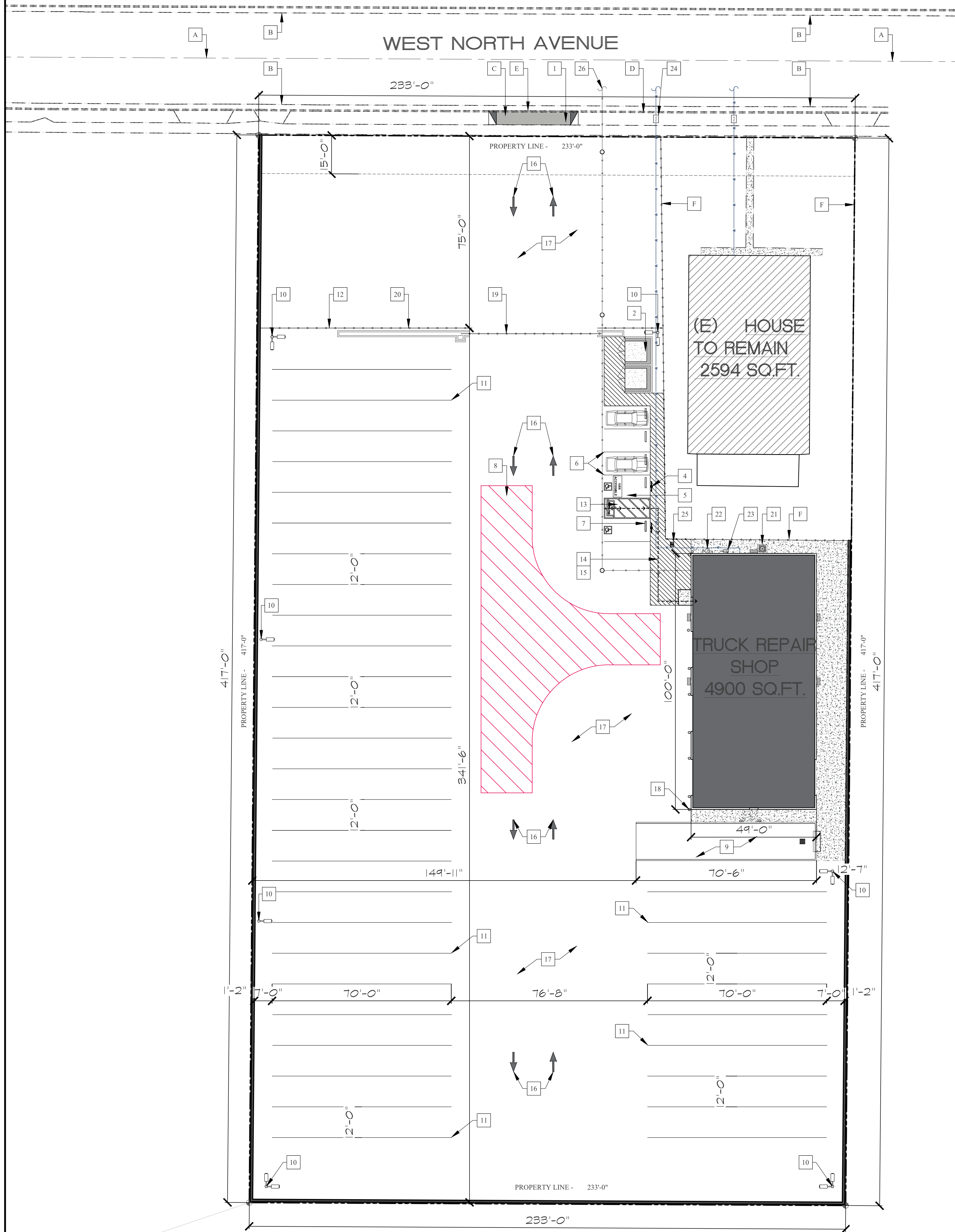
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John Rowland, PE, TE



Attachment: Site Plan

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OVERALL SITE PLAN

SCALE: 1"=20'-0"

SITE PLAN KEYED NOTES (EX. ITEMS)	
X	DESCRIPTION
A	(E) INDICATES CENTERLINE OF ROAD.
B	(E) EDGE OF AC PAVING.
C	(E) SAW-CUT 1' OF EXISTING ROAD PAVING BEYOND THE EXISTING GUTTER - MATCH EXISTING - ENCROACHMENT PERMIT REQUIRED.
D	(E) 6" HIGH CONC. CURB AND GUTTER PER CITY STD.
E	(E) SAW-CUT AND REMOVE EXISTING CURB AND GUTTER, CONSTRUCT NEW DRIVEWAY APPROACH PER CITY STD ST-T.
F	(E) 6'-0" HIGH CHAIN LINK FENCING TO REMAIN.

SITE PLAN KEYED NOTES	
X	DESCRIPTION
1	(N) 35'-0" WIDE COMMERCIAL DRIVEWAY APPROACH AS PER CITY OF FRESNO STANDARDS P-6.
2	(N) TRASH ENCLOSURE AS PER CITY OF FRESNO STANDARDS P-33A
3	(N) TOW-AWAY SIGN. REFER TO DETAIL 5/A1.3.
4	(N) ACCESSIBILITY SIGN. REFER TO DETAIL 5 AND 6/A1.3.
5	(N) ACCESSIBILITY PARKING STALL. REFER TO DETAIL 5/A1.3.
6	(N) 4" WIDE PAINTED PARKING STRIPES.
7	(N) 6" HIGH CONCRETE WHEEL STOP. REFER TO DETAIL 5/A1.3.
8	(N) INDICATES HAMMERHEAD TURN-AROUND APPARATUS.
9	(N) RECESSED CONCRETE TRUCK DOCK 15'-0" X 10'-6".
10	(N) HOODED LIGHT.
11	(N) 12' X 10' TRUCK PARKING.
12	(N) 6'-0" HIGH CHAIN LINK FENCING WITH SLATS
13	(N) 8'-0"(MIN) WIDE ACCESSIBLE UNLOADING ZONE ADJACENT TO VAN STALL LOCATION.
14	(N) ACCESSIBLE PATH OF TRAVEL
15	(N) PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL. P.O.T. IS A MINIMUM OF 48" WIDE W/ A SLIP RESISTANT SURFACE W/ A 5% MAX. SLOPE AND 1:40 MAX. CROSS SLOPE. PASSING SPACES OF 60" X 60" MIN. ARE TO BE LOCATED NOT MORE THAN 200' APART. WALKS W/ CONT. GRADIENTS ARE TO HAVE A 60" IN LENGTH OF LEVEL AREAS NOT MORE THAN 400' APART. P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. ABOVE FINISHED FLOOR AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTING FROM THE WALL/VERTICAL SURFACE FROM 21" ABOVE THE FLOOR SURFACE TO 80" ABOVE THE FLOOR SURFACE. THERE IS TO BE NO DROP-OFF GREATER THAN 4" AT THE EDGE OF WALK OR LANDINGS UNLESS IDENTIFIED BY A GUARD, A HANDRAIL OR A 6" HIGH MIN. WARNING CURB ABOVE THE WALK. ARCHITECT, CONTRACTOR AND/OR SUB-CONTRACTOR SHALL VERIFY THAT ALL BARRIERS ON THE INDICATED PATH OF TRAVEL HAVE BEEN REMOVED.
16	(N) DIRECTIONAL ARROW - REFER TO DETAIL T/A1.3
17	(N) A/C DRIVE
18	(N) BOLLARD(S) - REFER TO DETAIL 1/A1.3
19	(N) 6'-0" HIGH SLIDING WROUGHT IRON GATE W/LOCK.
20	(N) 6'-0" HIGH WROUGHT IRON FENCE.
21	(N) LOCATION OF HVAC UNIT(S) MOUNTED ON CONCRETE SLAB.
22	(N) LOCATION OF ELECTRICAL METER
23	(N) LOCATION OF GAS METER
24	(N) LOCATION OF WATER METER
25	(N) SHORT/LONG TERM BIKE PARKING W/MIN. (1) TWO-BIKE CAPACITY RACK. SEE CAL-GREEN 5.106.4.1.2 & 5.106.4.1.3.
26	(N) 6" SEWER SERVICE LATERAL WITH CLEAN OUT.

Revisions:	Date:

SITE PLAN	
CVEAS JOB #:	23063
DATE:	10/4/2023
PLANNING SUBMITTAL #:	
PLAN CHECK SUBMITTAL #:	
DRAWN BY:	
CHECKED BY:	
SCALE:	