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**Palm Desert Project – AB 2334 Vehicle Miles Traveled (VMT) Review**  
City of Palm Desert, CA

Reference: 23.053

Mizuta Traffic Consulting (MTC) in collaboration with the Consulting Collective (C<sup>2</sup>) prepared the following Vehicle Miles Travelled (VMT) review for the proposed Palm Desert project within the City of Palm Desert, CA. Specifically, the following review was conducted with respect to the requirements of Assembly Bill (AB) 2334.

**Project Description**

The Palm Desert project is a proposed new construction, large family affordable housing development located in the City of Palm Desert. The project site is 7.74 acres and is currently a vacant lot. The project is identified as Assessor Parcel Number (APN) 694-200-021 and is located on the northwest corner of Cook Street and Frank Sinatra Boulevard.

The proposed housing project consists of 7 three-four story residential buildings containing 289 total units, and 1 community building. All units, except the 3 manager units, are affordable housing units. Resident amenities include a centrally located community clubhouse with a community room, property manager offices, multi-function room, residential kitchen, and storage. Additional site amenities include a resident pool, along with an additional 3,600 square feet of community space. Approximately 3,600 square feet of retail/commercial space will be provided along the corner of the site facing Frank Sinatra Drive and Cook Street.

**Figure 1** shows the project vicinity. The site plan is illustrated in **Figure 2**.

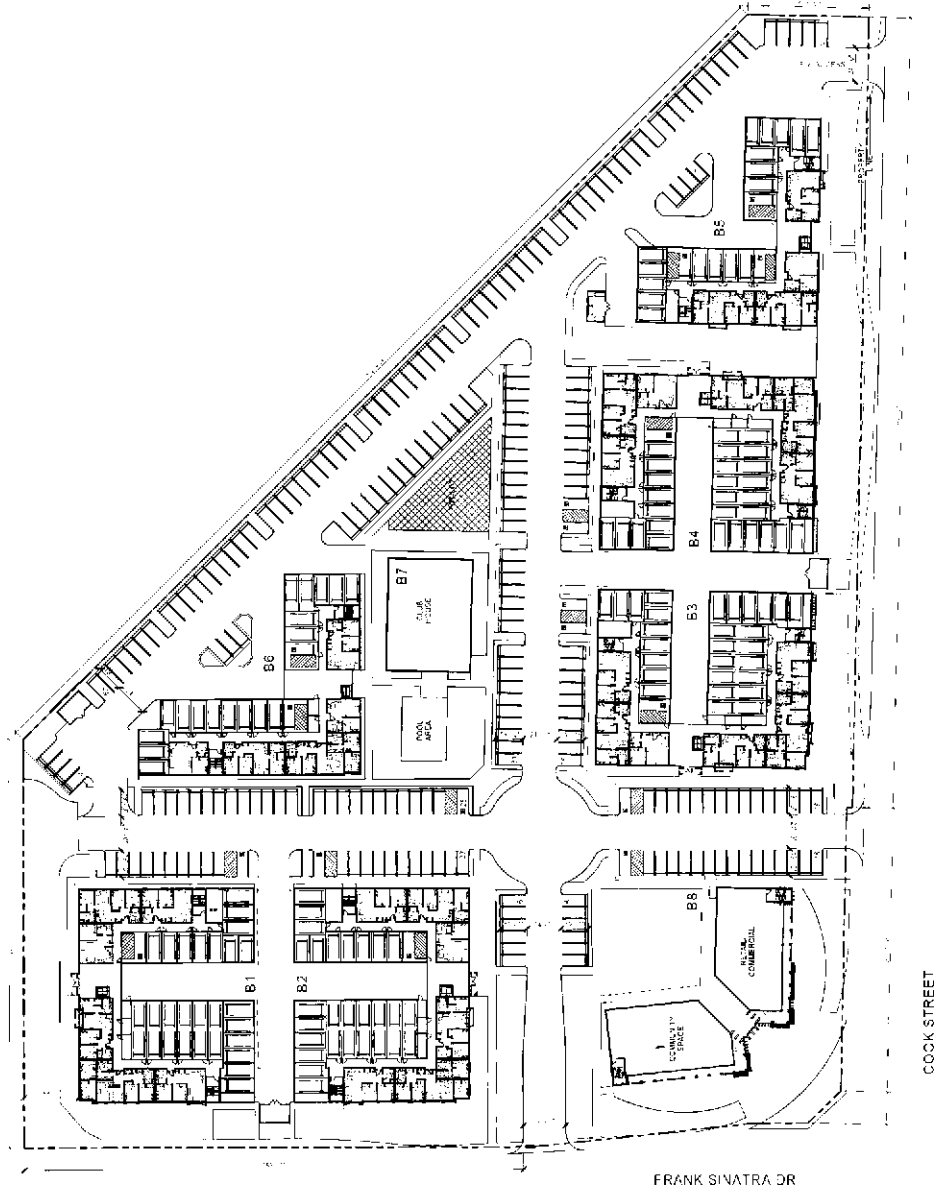


**Figure 1 – Project Vicinity**

**Assembly Bill (AB) 2334**

AB 2334 allows a housing development project to receive added height and unlimited density if the project is in a very low vehicle travel area, at least 80 percent of the units are restricted to lower-income households, and no more than 20 percent are for moderate-income households.

The bill defined “designated counties” for applicability. The bill also defines a “very low vehicle travel area” to include an urbanized area, as designated by the United States Census Bureau, where the existing residential development generates vehicle miles traveled (VMT) per capita that is below 85 percent of either regional vehicle miles traveled per capita or city vehicle miles traveled per capita.

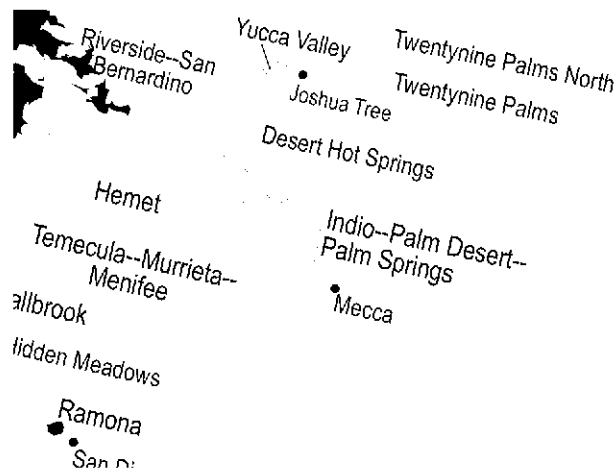


**Figure 2 – Site Plan**

**Designated County & Urbanized Areas**

The bill defined “designated counties” to include the Counties of Alameda, Contra Costa, Los Angeles, Marin, Napa, Orange, Riverside, Sacramento, San Bernardino, San Diego, San Francisco, San Mateo, Santa Barbara, Santa Clara, Solano, Sonoma, and Ventura.

The project location was reviewed and confirmed to be within AB 2334 “designated county” (i.e. Riverside County) and an urbanized area (i.e. City of Palm Desert) as defined by the US Census Bureau. **Figure 3** provides information on the urbanized areas.



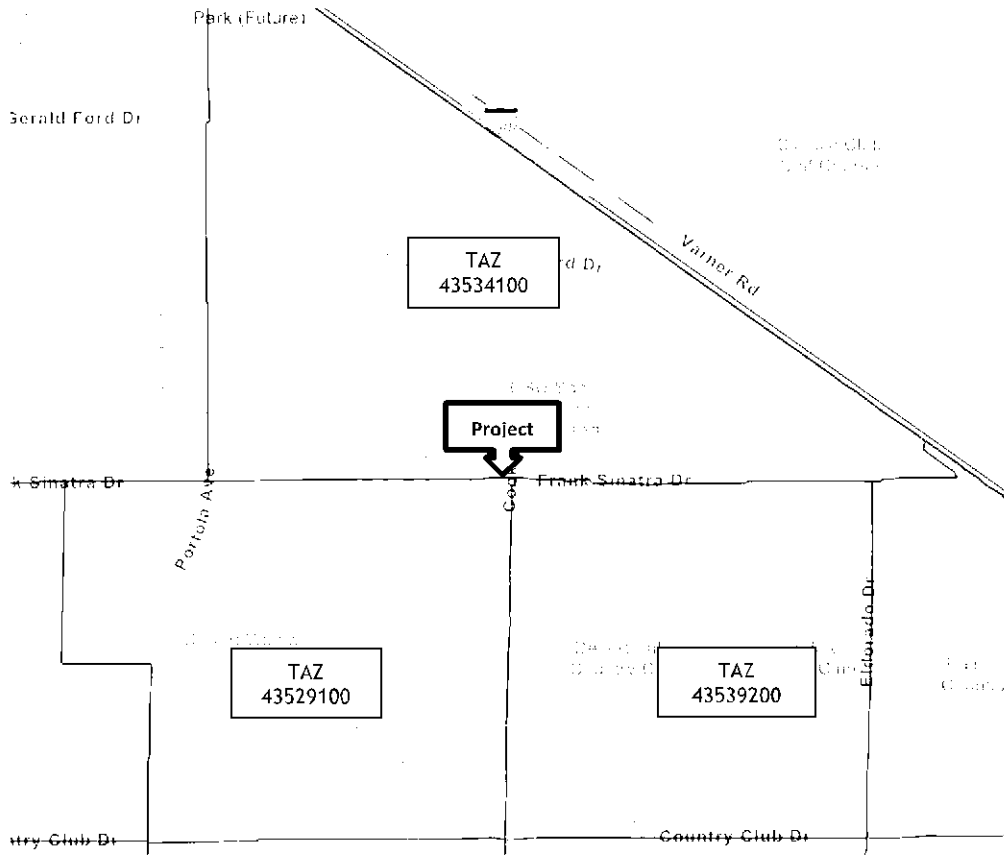
**Figure 3 – Urbanized Areas**

**Very Low Vehicle Travel Area**

The VMT per capita was obtained from the Southern California Association of Governments (SCAG) 2020 Regional Transportation Plan (RTP) 2016 base year model. This represents the most recent available data and is attached. Data was obtained for the Traffic Analysis Zone (TAZ) where the project is located and illustrated in **Figure 4**.

The project’s VMT per capita of 13.44 was reviewed vis-à-vis the SCAG regional average VMT per capita of 22.87, obtained from the same SCAG model. The resultant VMT per capita was 59% of the regional average. Therefore, the project was determined to be located within a “very low vehicle travel area”.

SCAG Model	VMT/Capita
Project TAZ 43534100	13.44
SCAG Regional Average	22.87
% SCAG	59%



**Figure 4 – Traffic Analysis Zone (TAZ) Boundaries**

Please email [marc@mizutatraffic.com](mailto:marc@mizutatraffic.com) or [walter.musial@c2-mobility.com](mailto:walter.musial@c2-mobility.com) with any questions or comments regarding this technical letter.

Sincerely,

**Mizuta Traffic Consulting (MTC)**

Marc Mizuta, PE, TE, PTOE  
 Principal

**C<sup>2</sup> Consulting Collective**

Walter B. Musial, PE, RSP  
 Principal

ATTACHMENT: SCAG 2020 RTP 2016 Base Model Data