

APPENDIX F

Trip Generation Memo



December 20, 2019

Mr. Zdenek Kekula, Senior Civil Engineer
CITY OF SANTA ANA
20 Civic Center Plaza
Santa Ana, CA 92701

RE: 1122 Bewley Street Townhomes Project Trip Generation Analysis
19-0219

Dear Mr. Kekula:

INTRODUCTION

Ganddini Group, Inc. is pleased to provide this trip generation analysis for the proposed 1122 Bewley Street Townhomes project in the City of Santa Ana. The purpose of this trip generation analysis is to document the forecast trip generation for the proposed development. We trust the findings of this analysis will aid the City of Santa Ana in assessing whether additional analysis is required.

PROJECT DESCRIPTION

The 0.87-acre project site is located at 1122 Bewley Street in the City of Santa Ana. The project location map is shown on Figure 1. The project site is currently undeveloped.

The proposed project involves construction of 10 two-story residential dwelling units. The project proposes to utilize an existing full access driveway at Bewley Street on the southeast project boundary. Bewley Street is a residential street with residential frontage on both sides of the roadway. Washington Avenue to the north and 11th Street to the south provide local circulation to Harbor Boulevard to the west.

The project site is currently designated Low Density Residential (LR-7), up to 7 dwelling units per acre, in the Santa Ana General Plan Land Use Element and is proposed for Medium Density Residential (MR-15), up to 15 dwelling units per acre. Zoning is Two-Family Residential (R2). The proposed site plan is illustrated on Figure 2.

TRIP GENERATION

Table 1 shows the project trip generation forecast based upon trip generation rates obtained from the Institute of Transportation Engineers (ITE) [Trip Generation Manual](#) (10th Edition, 2017). Daily, AM peak hour, and PM peak hour trip generation rates for ITE Land Use Code 220 - Multifamily Housing (Low-Rise) were selected for the analysis. The number of trips forecast to be generated by the proposed project is determined by multiplying the trip generation rates by the land use quantity.

As shown in Table 1, the proposed project is forecast to generate approximately 73 daily trips, including 5 trips during the AM peak hour and 6 trips during the PM peak hour.

PROJECT SCREENING

In accordance with Section 2.1 of the City of Santa Ana Traffic Impact Study Guidelines (September 2019), projects that generate less than 110 net daily trips can be screened out from a Vehicle Miles Traveled (VMT) assessment. As noted in the Technical Advisory on Evaluating Transportation Impacts in CEQA (State of California, December 2018), CEQA Guidelines, § 15301, subdivision (e)(2) provides a categorical exemption for existing facilities, including additions to existing structures of up to 10,000 square feet, so long as the project is in an area where public infrastructure is available to allow for maximum planned development and the project is not in an environmentally sensitive area. Typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract an additional 110-124 trips per 10,000 square feet. Therefore, absent substantial evidence otherwise, it is reasonable to conclude that the addition of 110 or fewer trips could be considered not to lead to a significant impact.

CONCLUSION

The proposed project is forecast to generate fewer than 110 net daily trips. Therefore, the proposed project can be considered to result in no significant traffic/transportation impacts under CEQA.

We appreciate the opportunity to assist you on this project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 795-3100 x 104.

Sincerely,

Bryan Crawford
Senior Transportation Planner

Giancarlo Ganddini, TE, PTP
Principal



Table 1
Project Trip Generation

Trip Generation Rates									
Land Use	Source ¹	Units ²	AM Peak Hour			PM Peak Hour			Daily Rate
			% In	% Out	Rate	% In	% Out	Rate	
Multi-Family Housing (Low-Rise)	ITE 220	DU	23%	77%	0.46	63%	37%	0.56	7.32

Trips Generated								
Land Use	Quantity	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Multi-Family Housing (Low-Rise)	10 DU	1	4	5	4	2	6	73

Notes:

(1) ITE = Institute of Transportation Engineers, Trip Generation Manual, 10th Edition, 2017; ### = Land Use Code.

(2) DU = Dwelling Units



Figure 1
Project Location Map

