



October 7, 2022

Mr. Jason Ackerman  
 Ackerman Law PC  
 3200 East Guasti Road Suite 100  
 Ontario, California 91761

Subject: 800 Girard Street, Hemet California – Trip Generation and Vehicle Miles Traveled Screening Analyses

Dear Mr. Ackerman,

Translutions, Inc. (Translutions) is pleased to provide this letter discussing the trip generation and vehicle miles traveled (VMT) screening analyses for the proposed single-family residential project to be located at 800 Girard Street in the City of Hemet. The project includes the construction of 51 single-family dwelling units. Figure 1 illustrates the project site plan.

The City of Hemet has guidelines for Vehicle Miles Traveled and are included in the City of Hemet Draft TIA Guidelines (May 2021). These guidelines include thresholds, screening criteria, and VMT reduction measures. The VMT screening analysis has been developed in consultation with the City’s traffic consultant Fehr and Peers and is consistent with the City’s guidelines.

**PROJECT TRIP GENERATION**

Trip generation for the project is based on rates from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual* (11th Edition). Trip generation rates for Land Use 210 - "Single-Family Detached Housing". Table A shows the trip generation for the proposed project. As shown on Table A, the project is forecast to generate 36 a.m. peak hour trips, 48 p.m. peak hour trips, and 481 daily trips.

**Table A - Project Trip Generation**

| Land Use  | Units | A.M. Peak Hour |            |            | P.M. Peak Hour |            |            | Daily       |
|---|-------|----------------|------------|------------|----------------|------------|------------|-------------|
|   |       | In             | Out        | Total      | In             | Out        | Total      |             |
| <b>Single-Family Residential</b><br>Trip Generation Rates <sup>1</sup><br>Trip Generation | 51 DU | 0.18<br>9      | 0.52<br>27 | 0.70<br>36 | 0.59<br>30     | 0.35<br>18 | 0.94<br>48 | 9.43<br>481 |
| <b>Project Trip Generation</b>  |       | <b>9</b>       | <b>27</b>  | <b>36</b>  | <b>30</b>      | <b>18</b>  | <b>48</b>  | <b>481</b>  |

Notes: DU = Dwelling Unit

<sup>1</sup> Trip generation based on rates for Land Use 210 - "Single-Family Detached Housing" from Institute of Transportation Engineers' (ITE) *Trip Generation* (11th Edition).

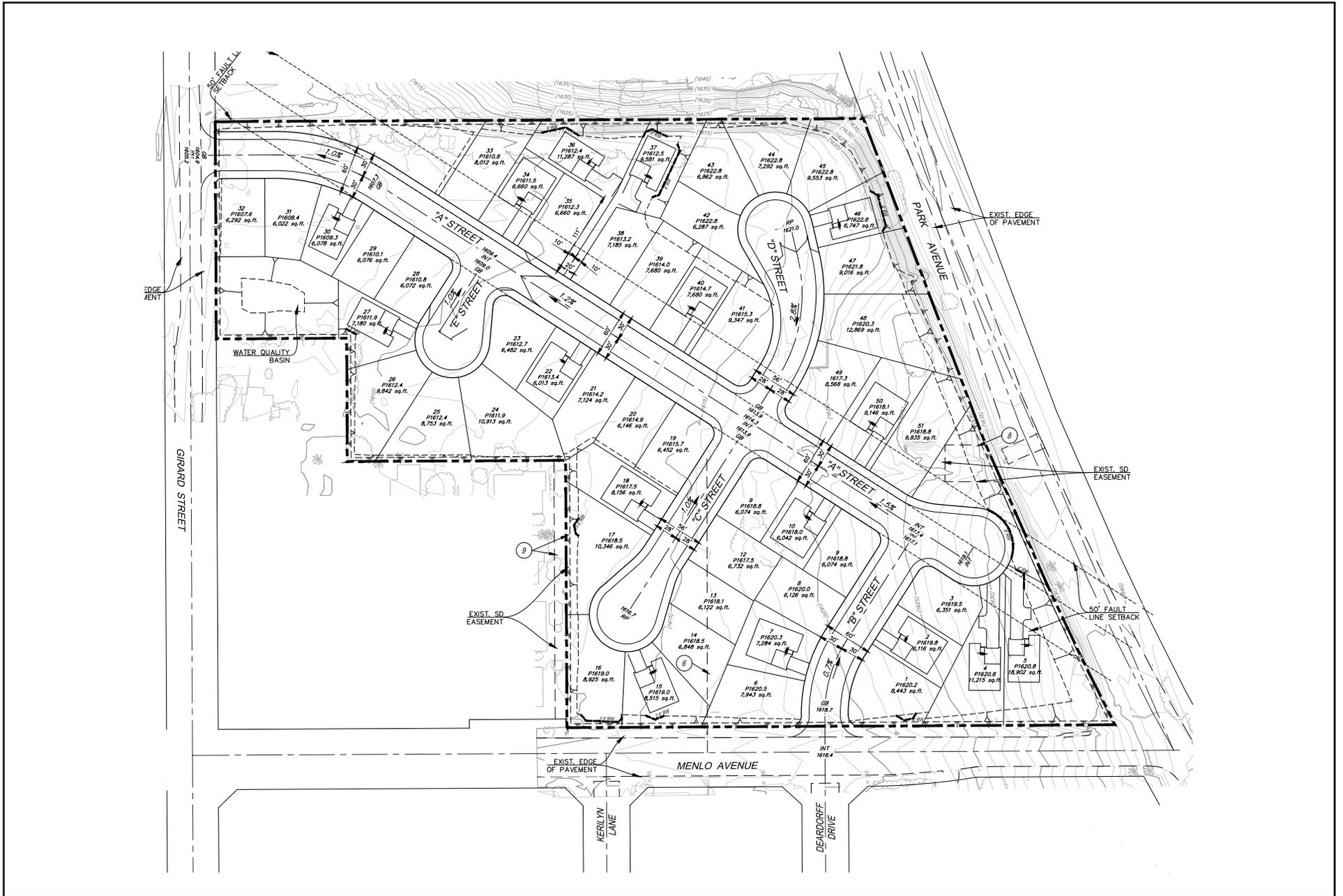
**VMT SCREENING ANALYSIS**

The City VMT guidelines include screening criteria, thresholds of significance, methodologies, and mitigation measures for development projects. The screening criteria enables a variety of projects to be screened out of complicated VMT analyses and therefore a less-than-significant VMT impact. The conditions of land developments to be screened out may be the size, location, proximity to transit, or trip-making potential. Land development projects that have one or more of the following attributes may be presumed to create a less than significant impact.

**Low VMT Area Screening**

Residential and office projects located within a low VMT-generating area are presumed to have a less than significant impact absent substantial evidence to the contrary. Figure 2 shows the WRCOG VMT Tool and also shows that the project is located within a low VMT-generating TAZ.

Based on the low VMT-generating screening tool, the project is located within a low VMT-generating area. **Therefore, the project is presumed to have a less-than-significant impact on VMT based on this screening criteria.**



Source: Urban Crossroads (October 2019)

FIGURE 1

800 Girard Street Residential  
Site Plan

### Project's Generating less than 500 net new daily vehicle trips Screening.

The VMT guidelines include several land uses that can be presumed to have a less than significant impact absent substantial evidence to the contrary as their uses are local serving in nature. The uses include projects that generate less than 500 net new daily vehicle trips. This generally correspond to the following "typical" development potentials:

- 52 single-family housing units.
- 68 multi-family, condominiums, or townhomes housing units.
- 51,000 square feet of office.
- 100,000 square feet of light industrial.
- 287,000 square feet of warehousing.
- 357,000 square feet of high cube transload and short-term storage warehouse.

Based on the Project's Generating less than 500 net new daily vehicle trips screening tool, the project includes 51 single family housing units and will generate less than 500 net new daily vehicle trips. **Therefore, the project is presumed to have a less-than-significant impact on VMT based on this screening criteria.**

We hope you will find this information helpful. Please let me know whether the City has any comments on the trip generation or VMT screening analyses. I can be reached at (949) 656-3131 or by email at sandipan@translutions.com.

Sincerely,

translutions, Inc.



Sandipan Bhattacharjee, P.E., T.E., AICP, ENV SP  
Principal



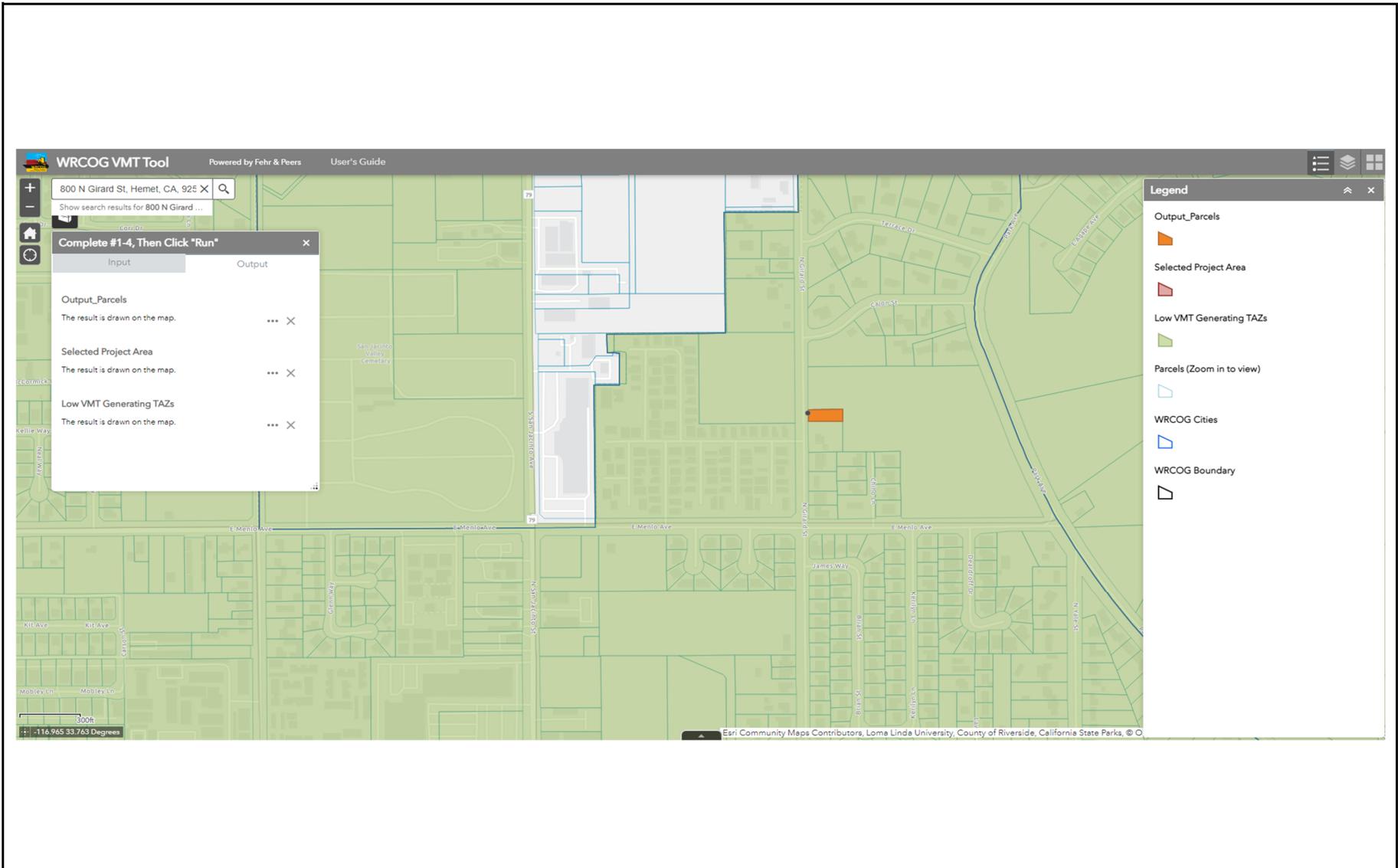


FIGURE 2

800 Girard Street Residential  
WRCOG Low VMT Area Screening Tool

