



HEXAGON TRANSPORTATION CONSULTANTS, INC.

December 21, 2022

Mr. Connor Tutino
David J. Powers & Associates
1736 Franklin Street, Suite 300
Oakland, CA 94612

Re: Vehicle Miles Travelled (VMT) Analysis for New Townhomes at 141 3rd Avenue in Daly City, California

Dear Mr. Tutino:

Hexagon Transportation Consultants, Inc. has prepared this transportation study for the new townhomes proposed at 141 3rd Avenue in Daly City, California. The project would demolish the existing single-family home and construct 14 new townhomes.

In accordance with Senate Bill (SB) 743, an analysis of the project’s potential impacts on vehicle miles traveled (VMT) was conducted as part of the environmental analysis for the project. Because the City of Daly City has not yet adopted any analysis methodology or significance thresholds related to VMT, the VMT thresholds for this project are based on the Governor’s Office of Planning and Research (OPR)’s recommendations.

Per OPR guidelines, projects that generate or attract fewer than 110 trips per day may be assumed to cause a less than significant transportation impact. Using the Institute of Transportation Engineers’ (ITE) Trip Generation Manual, 11th Edition (2021) daily trip rates for “Single Family Attached Housing” (Land Use 215) located in a general Urban/Suburban area, the project is estimated to generate 101 daily trips. The existing “Single-Family Detached Housing” (Land Use 210) is estimated to generate 9 daily trips. Therefore, after crediting the existing trip generation, the project is estimated to generate 92 net new daily trips.

Table 1: Trip Generation Estimates

Land Use	Size	Daily	
		Rate	Trip
Proposed Land Uses ¹			
Single Family Attached Housing	14 Dwelling Units	7.200	101
Existing Land Uses ²			
Single-Family Detached Housing	1 Dwelling Units	9.430	9
Net Project Trips			92

Source: ITE Trip Generation Manual, 11th Edition 2021

Notes:

- Single-Family Attached Housing (Land Use 215), average rates expressed in trips per dwelling unit are used.
- Single-Family Detached Housing (Land Use 210), average rates expressed in trips per dwelling unit are used.

Furthermore, according to OPR, residential and office projects that locate in areas with low VMT, and that incorporate similar features (i.e., density, mix of uses, transit accessibility), will tend to



exhibit similarly low VMT. The Metropolitan Transportation Commission (MTC) provides data on trip lengths for employment and residential uses within the nine-county Bay Area. According to the MTC ArcGIS VMT tool, the 2040 Plan Bay Area Model forecasted daily VMT for the project transportation analysis zone (TAZ 201) are 9.47, 9.3, and 8.36 miles per resident in years 2020, 2030, and 2040, respectively. The San Francisco Bay Area average daily VMT is 15.0, 14.4, and 13.8 miles per resident in years 2020, 2030, and 2040, respectively.

Since the project is estimated to generate fewer than 110 net new daily vehicle trips, and the average VMT for residents within the TAZ for the proposed project is lower than the regional average, the project would have a less than significant VMT impact.

We appreciate the opportunity to provide this transportation analysis. If you have any questions, please do not hesitate to call.

Sincerely,

HEXAGON TRANSPORTATION CONSULTANTS, INC.

Gary Black
President

Shikha Jain
Transportation Planner