

May 12, 2022

Matthew Fagan
MATTHEW FAGAN CONSULTING SERVICES, INC.
42011 Avenida Vista Ladera
Temecula, CA 92591

**Subject: Tract 37450 Garbani South Trip Generation Memorandum,
City of Menifee, CA**

Dear Mr. Fagan:

Introduction

RK ENGINEERING GROUP, INC. (RK) is pleased to provide this trip generation memorandum for the proposed Tract 37450 Garbani South project. The project site is located near the southwest corner of Garbani Road and Sherman Road, in the City of Menifee.

The City of Menifee (City) has adopted the *City of Menifee Engineering Department LOS Traffic Study Guidelines, October 2020* (Guidelines) which establish uniform analysis methodology and thresholds of significance for determining project related traffic and circulation impacts to the citywide transportation system.

Pursuant to the City of Menifee Guidelines, the area to be studied shall generally include streets on which the proposed project will add 50 or more peak hour trips up to a 5-mile radius of the project location. As described in this letter, the proposed project is forecasted to generate less than 50 peak hour trips and would therefore not require a detailed level of service (LOS) analysis.

Project Description

The proposed project consists of 33 single family residential lots within Tract 37450.

Exhibit A shows the location map of the proposed project. Exhibit B shows the proposed site plan.

Trip Generation

Trip generation represents the amount of traffic that is attracted and produced by a development. Trip generation is estimated based on the trip generation rates from the latest Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, 2021. This publication provides a comprehensive evaluation of trip generation rates for a variety of land uses.

Table 1 shows the ITE trip generation rates utilized for the trip generation analysis of the proposed project land use.

Table 1
ITE Trip Generation Rates¹

Land Use	Units ²	ITE Code	AM			PM			Daily
			In	Out	Total	In	Out	Total	
Single Family Homes	DU	210	0.18	0.52	0.70	0.59	0.35	0.94	9.43

¹ Source: 2021 ITE Trip Generation Manual (11th Edition).

² DU = Dwelling Units

Table 2 shows the trip generation for the proposed project.

Table 2
Project Trip Generation¹

Land Use (ITE Code)	Quantity	Units	AM			PM			Daily
			In	Out	Total	In	Out	Total	
Single Family Homes	33	DU	6	17	23	20	11	31	311

¹ Source: 2021 ITE Trip Generation Manual (11th Edition).

² DU = Dwelling Units

As shown in Table 2, based on the ITE trip generation rates, the proposed project is forecast to generate approximately 311 daily trips with 23 trips in the AM peak hour and 31 trips in the PM peak hour.

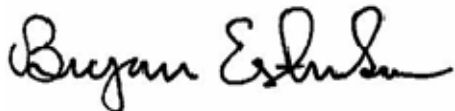
Conclusions

Based upon ITE trip generation, the project is forecast to generate less than 50 peak hour trips. Therefore, per the City of Menifee Guidelines, the project would not meet the minimum requirement for a Traffic Impact Study along any roadway or intersection within the vicinity of the site.

RK Engineering Group, Inc. appreciates this opportunity to assist MATTHEW FAGAN CONSULTING SERVICES, INC. with this project. If you have any questions regarding this letter, please do not hesitate to contact us at (949) 474-0809.

Sincerely,

RK ENGINEERING GROUP, INC.



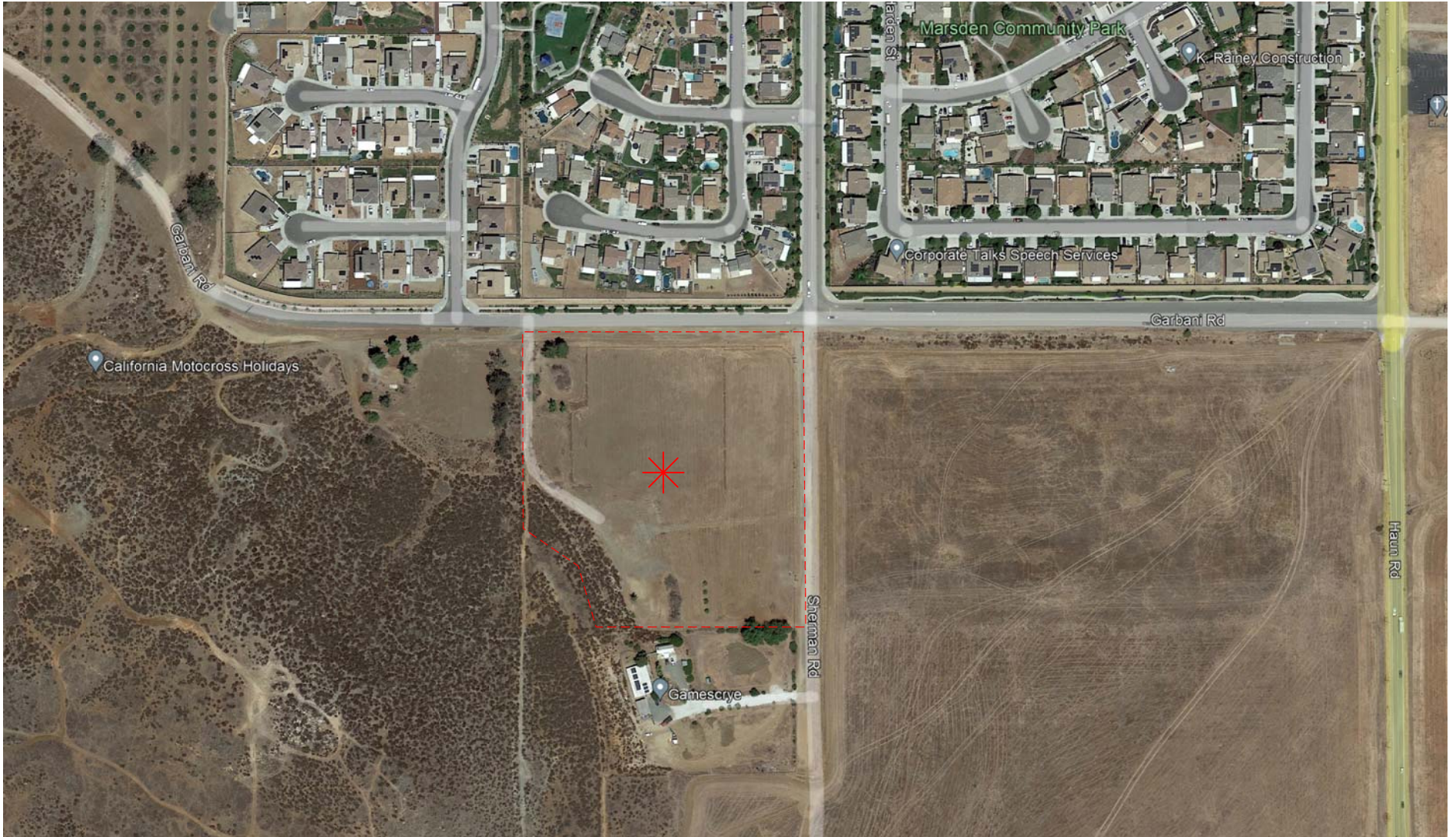
Bryan Estrada, AICP

Principal

Attachments:

Exhibits

Exhibit A Location Map



Legend:

-  = Project Site
-  = Project Site Boundary



Exhibit B Site Plan

