

APPENDIX C

TRIP GENERATION AND VEHICLE MILES TRAVELED ANALYSIS MEMORANDUM



June 15, 2023

Rodney L. Horton, MPA
Community Development Director
Community Development Department
City of Reedley
1733 9th Street
Reedley, CA 93654

Subject: Kings View Residential Project Traffic Memorandum (LSA Project No. 20231068)

Dear Mr. Horton:

LSA Associates, Inc. (LSA) has prepared this Trip Generation and Vehicle Miles Traveled (VMT) Analysis memorandum (Memo) for the proposed Kings View Residential (project) in the City of Reedley (City). The project site is located northwest of the intersection of South Frankwood Avenue and West Lilac Avenue in the City. It is bounded by roadways to two sides: South Frankwood Avenue to the east, and Cyrier Avenue to the west. The project will include 12 two-story townhouses in six buildings. Access to the project would be provided from South Frankwood Avenue and Cyrier Avenue.

The site is currently zoned as R-1-SP (Single Family Residential) and the General Plan land use identified these parcels as Low Density Residential. The proposed project would require a General Plan Amendment (GPA) to High Density Residential and a rezone to Multi-Family Residential (RM-3). Figure 1 (all figures and tables attached) illustrates the regional and project location. Figure 2 illustrates the conceptual site plan for the project.

The objectives of this Memo are as follows:

- To estimate the trip generation for the proposed project and determine whether a detailed Level of Service (LOS) study will be required for the project; and
- To determine whether a detailed VMT analysis will be required for the proposed project.

TRIP GENERATION ANALYSIS

The City of Reedley typically follows the Guidelines for the Preparation of Traffic Impact Studies (TIS) within the County of Fresno (dated May 2018), for traffic analysis purposes. According to the County's TIS Guidelines, a detailed LOS study may not be required if the project is estimated to add less than 10 peak hour trips at any intersection within the vicinity of the project site.

Trip generations for the project was developed using rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition) for Land Use 220 – "Multifamily Housing (Low Rise) Not Close to Rail Transit". Table A summarizes the project trip generation and shows that the proposed project is anticipated to generate 5 trips in the a.m. peak hour, 6 trips in the p.m. peak

hour, and 81 daily trips. Since the anticipated number of peak hour trips generated by the proposed project is lower than the 10-trip threshold established by the County's TIS Guidelines, a detailed LOS study may not be required for this project.

VEHICLE MILES TRAVELED ANALYSIS

On December 28, 2018, the California Office of Administrative Law cleared the revised California Environmental Quality Act (CEQA) Guidelines for use. Among the changes to the guidelines was the removal of vehicle delay and level of service as the sole basis of determining CEQA impacts. With the implementation of the adopted guidelines, transportation impacts are to be evaluated based on a project's effect on VMT.

The city has adopted the Fresno Council of Governments (Fresno COG) *Fresno County SB 743 Implementation Regional Guidelines*, dated January 2021 for preparation of VMT analysis for projects within the city. Based on the adopted guidelines, a project generating less than 500 daily trips can be considered a low VMT generator and can be considered to have a less than significant VMT impact. As shown in Table A, the project is anticipated to generate 81 daily trips, which is less than the Fresno COG Guidelines' daily trip threshold of 500 daily trips. Therefore, a detailed VMT analysis may not be required for the project.

If you have any questions, please do not hesitate to contact me at (951) 781-9310 or Ambarish.Mukherjee@lsa.net.

Sincerely,

LSA



Ambarish Mukherjee, AICP, PE
Principal

Attachments:

- Figure 1: Regional and Project Location
- Figure 2: Conceptual Site Plan
- Table A: Project Trip Generation

FIGURES

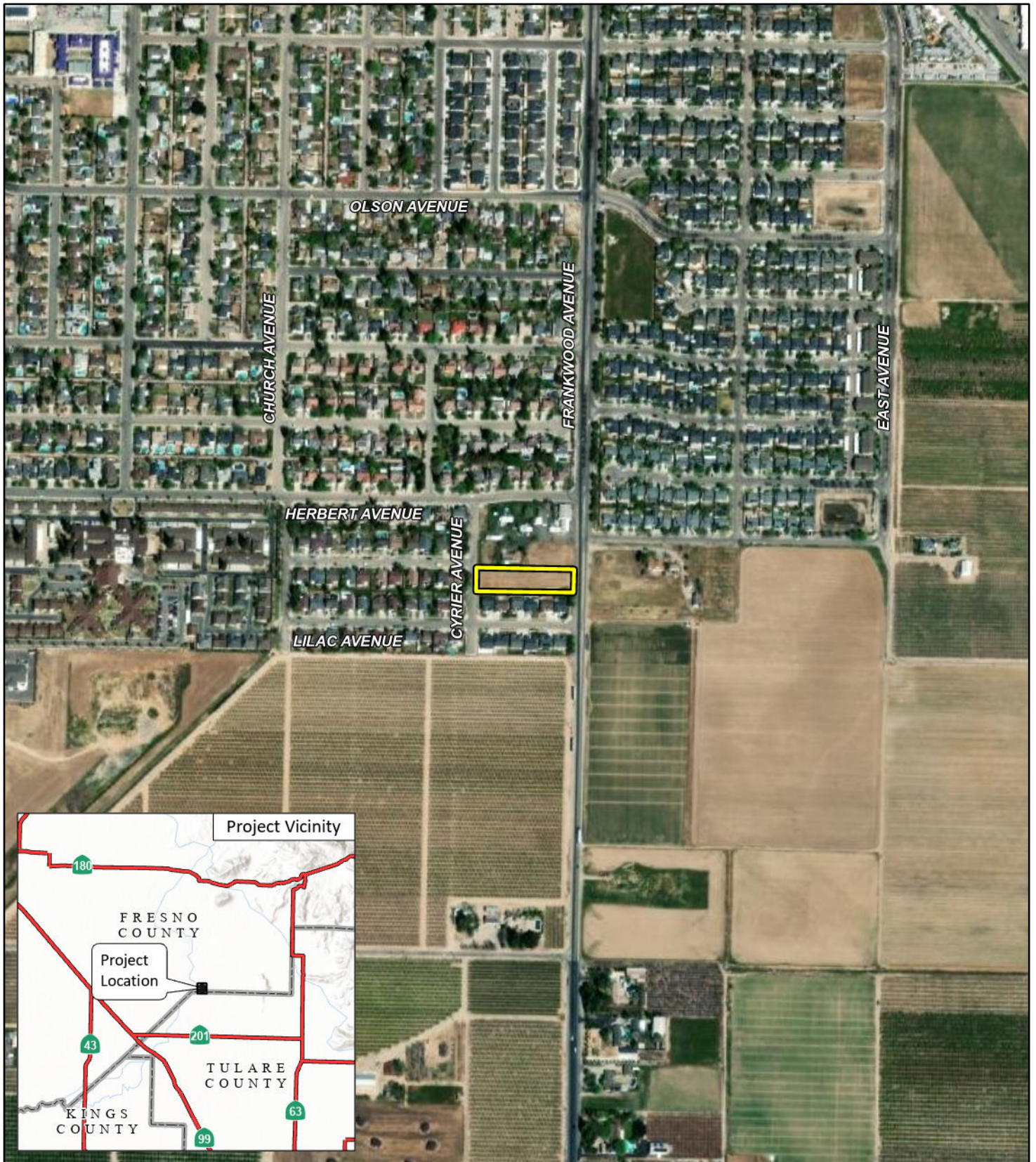


FIGURE 1

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LEGEND

 Project Location



0 600
FEET

SOURCE: ESRI Streetmap, 2021; Goggle Earth, 2021.

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*Kings View Residential
Trip Generation and VMT Memorandum
Regional and Project Location*

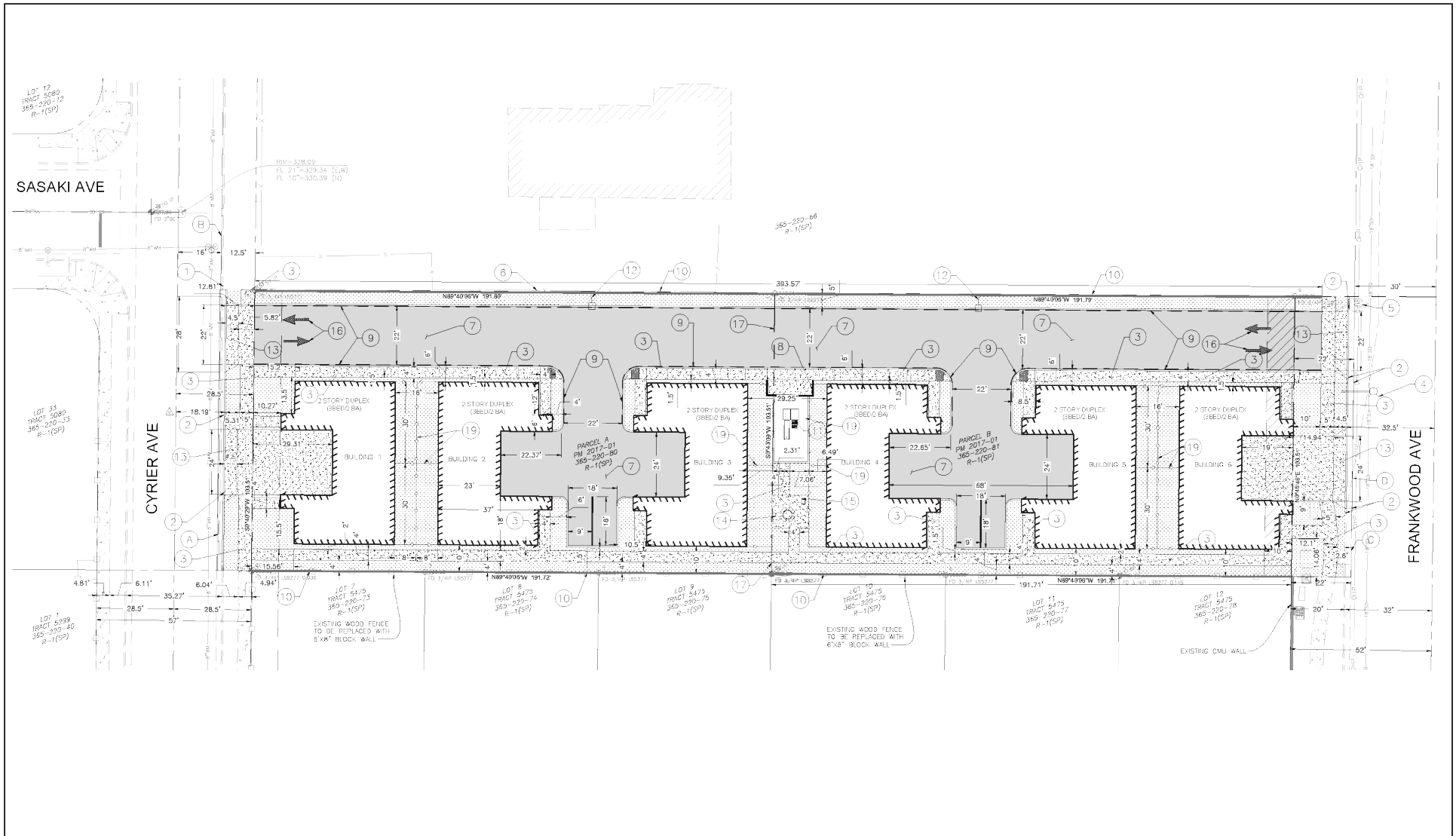
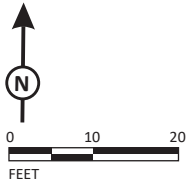


FIGURE 2

LSA



TABLES

Table A - Project Trip Generation

Land Use	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Kings View Residential	12 DU							
Trips/Unit ¹		0.10	0.30	0.40	0.32	0.19	0.51	6.74
Trip Generation		1	4	5	4	2	6	81

Notes:

DU = Dwelling Units

¹ Rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition), Land Use 220 - "Multifamily Housing (Low Rise) Not Close to Rail Transit", Setting/Location - "General Urban/Suburban."

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