



February 20, 2021

Mr. Phil Martin, President  
PHIL MARTIN & ASSOCIATES  
1809 East Dyer Road, Suite 301  
Santa Ana, CA 92705

**RE: Starfish Avenue Residential Project Trip Generation & Vehicle Miles Traveled Screening Analysis**  
Project No.: 19354

Dear Mr. Martin:

## **INTRODUCTION**

Ganddini Group, Inc. is pleased to provide this Trip Generation & Vehicle Miles Traveled Screening Analysis for the proposed Starfish Avenue Residential Project in the City of Fountain Valley. The purpose of this analysis is to document the number of trips forecast to be generated by the proposed project and assess the potential vehicle miles traveled (VMT) impact for compliance with California Environmental Quality Act (CEQA) requirements. We trust the findings of this analysis will aid you and the City of Fountain Valley in assessing the project.

## **PROJECT DESCRIPTION**

The project site is located at 9801 Starfish Avenue in the City of Fountain Valley, California. The project site is currently developed with a basketball court used by the adjacent church facility. The proposed project consists of developing the project site with 7-single family dwelling units (see Attachment A).

## **PROJECT TRIP GENERATION**

Table 1 shows the project trip generation based upon rates obtained from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (10th Edition, 2017). The ITE *Trip Generation Manual* land use description for Land Use Code 210 (Single Family Detached Residential) was determined to adequately describe the proposed project land use and was selected for this analysis. The number of trips forecast to be generated by the proposed project are determined by multiplying the trip generation rates and directional distribution by the land use quantities.

As shown in Table 1, the proposed project is forecast to generate a total of approximately 66 net new daily trips, including 5 net new trips during the AM peak hour and 7 net new trips during the PM peak hour.

## **CRITERIA FOR THE PREPARATION OF TRAFFIC IMPACT ANALYSES**

As specified in the City of Fountain Valley's *Transportation Impact Assessment Guidelines for Land Use Projects in CEQA and for General Plan Consistency* (June 2020) ["Transportation Assessment Guidelines"], certain types of projects, because of their size, nature, or location, are exempt from the requirement of preparing a traffic impact analysis.

## SCREENING FOR LEVEL OF SERVICE ANALYSIS

The City of Fountain Valley has established guidelines for Level of Service (LOS) impact for General Plan operational compliance. As specified in the City of Fountain Valley TA Guidelines, the requirement to prepare a transportation impact study (with Level of Service analysis) should be based on the following criteria:

- When either the AM or PM peak hour project trip generation exceeds 100 vehicle trips.
- Projects that generate 1600 or more average daily trips (ADT) on the Arterial Highway System.
- Projects that generate 51 or more vehicle trips during either the AM or PM peak hour to any intersection.

The proposed project is forecast to generate fewer than 50 trips during the weekday AM and PM peak hours; therefore, Level of Service analysis does not appear to be warranted based on the City's Transportation Assessment Guidelines.

## SCREENING FOR VEHICLE MILES TRAVELED ANALYSIS

The City of Fountain Valley has established guidelines for Vehicle Miles Traveled (VMT) impact for CEQA compliance. The VMT assessment has been prepared in accordance with methodology established in City of Fountain Valley TA Guidelines, which identify screening criteria for certain types of projects that typically reduce VMT and may be presumed to result in a less than significant VMT impact. They are as follows:

- Projects Transit Priority Area (TPA) Screening
- Projects Low VMT Area Screening
- Project Type Screening
  - Local-serving retail less than 50,000 square feet
  - Local-serving K-12 schools
  - Local parks
  - Day care centers
  - Local-serving retail less than 50,000 square feet including:
    - Gas stations
    - Banks
    - Restaurants, bars, cocktail lounges
    - Shopping center
    - Service uses such as hair salon, barbers, gyms, equipment sales and rental, home electronics and small appliance repair, laundromats, tailors and other uses listed as permitted in Section 21.10.030 of the Fountain Valley Municipal Code
  - Local-serving hotels (e.g. non-destination hotels)
  - Student housing projects
  - Local-serving assembly uses (places of worship, community organizations)
  - Community Institutions (Public libraries, fire stations, local government)
  - Local serving community colleges that are consistent with the assumptions noted in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)
  - Affordable or supportive housing
  - Assisted living facilities
  - Senior housing
  - Re-tenanting of existing non-residential space
  - Interior expansions
  - Minor Exterior expansions

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- Projects generating less than 110 net new daily vehicle trips:
  - 11 single family housing units
  - 16 multi-family, condominiums, or townhouse housing units
  - 10,000 square feet of office
  - 15,000 square feet of light industrial
  - 63,000 square feet of warehousing
  - 79,000 square feet of high-cube transload and short-term storage warehouse

To qualify for screening, a project needs to fulfill only one of the screening types listed.

#### Project VMT Screening Analysis

The City TA Guidelines includes screening criteria for certain types of projects that are local serving in nature or generate a low number of vehicle trips and may be presumed to have a less than significant impact. Small low trip generating projects do not have a significant impact because of their small demand on local infrastructure, and may be presumed to result in a less than significant VMT impact per the Office of Planning and Research's (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA* (State of California, December 2018) ["*Technical Advisory*"].

The proposed project is forecast to generate fewer than 110 vehicle daily trips; therefore, Vehicle Miles Traveled analysis does not appear to be warranted based on the City's Transportation Assessment Guidelines.

#### **CONCLUSIONS**

The proposed project is forecast to generate a total of approximately 66 net new daily trips, including 5 net new trips during the AM peak hour and 7 net new trips during the PM peak hour. The proposed project satisfies the City-adopted LOS screening criteria for project trip screening (i.e., less than 51 peak hour trips).

The proposed project satisfies the City-adopted VMT screening criteria for project type screening (i.e., less than 110 daily trips). Therefore, the proposed project may be presumed to result in a less than significant VMT impact based on the City-adopted VMT methodology and thresholds developed from State-recommended technical guidance.

It has been a pleasure to assist you with 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.

Sincerely,  
GANDDINI GROUP, INC.



Perrie Ilercil, PE (AZ)  
Senior Engineer



Giancarlo Ganddini, TE, PTP  
Principal

**Table 1  
Project Trip Generation**

Trip Generation Rates									
Land Use	Source <sup>1</sup>	Unit <sup>2</sup>	AM Peak Hour			PM Peak Hour			Daily
			% In	% Out	Rate	% In	% Out	Rate	
Single Family Detached Housing	ITE 210	DU	25%	75%	0.74	63%	37%	0.99	9.44

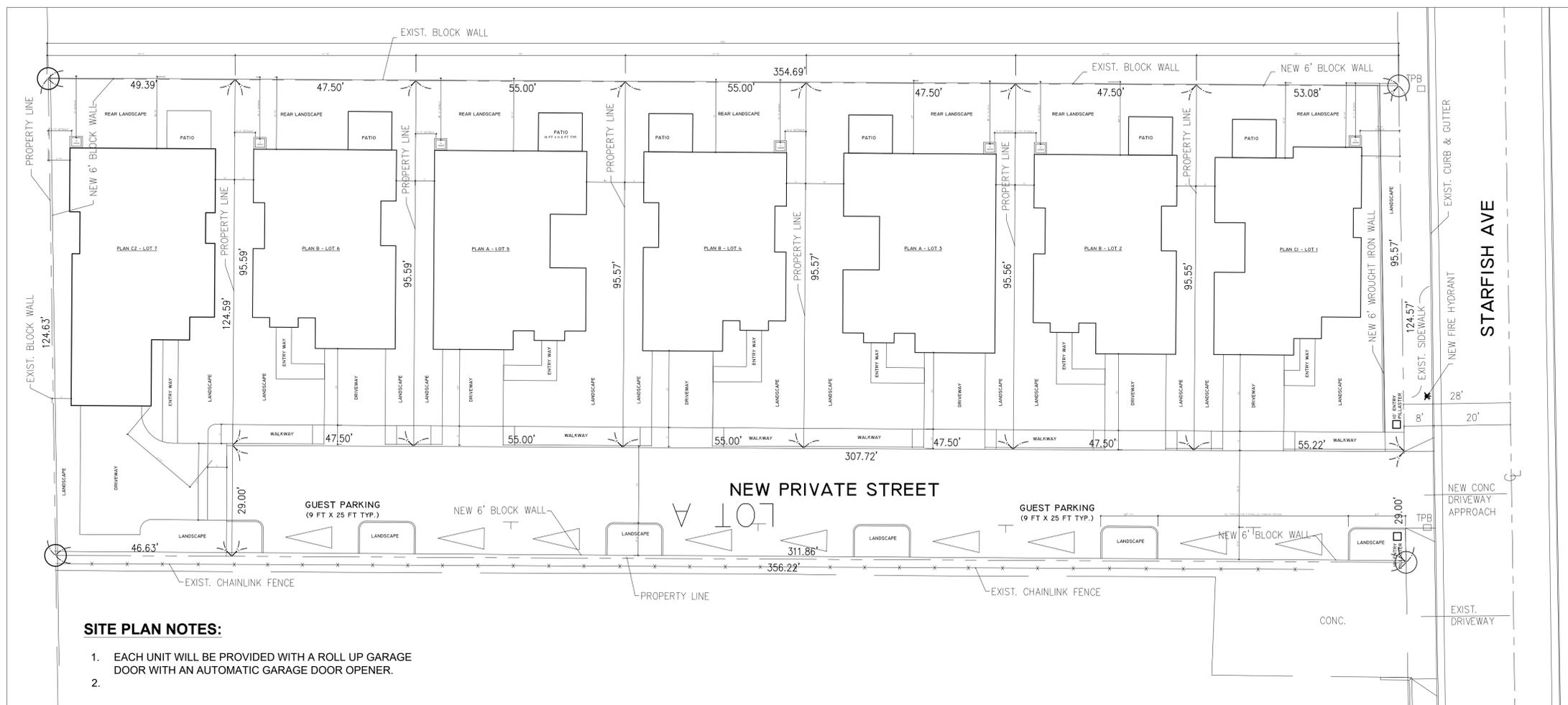
Trips Generated									
Land Use	Quantity	Unit <sup>2</sup>	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Single Family Detached Housing	7	DU	1	4	5	4	3	7	66

Notes:

- (1) Source: ITE = Institute of Transportation Engineers, Trip Generation Manual (10th Edition, 2017); ### = Land Use Code(s).
- (2) DU = Dwelling Units.

# **ATTACHMENT A**

## **SITE PLAN**



**SITE PLAN NOTES:**

1. EACH UNIT WILL BE PROVIDED WITH A ROLL UP GARAGE DOOR WITH AN AUTOMATIC GARAGE DOOR OPENER.
- 2.

**PROPOSED SITE PLAN**  
 SCALE 1/16" = 1'-0"



REV.	DESCRIPTION	DATE

**SITE PLAN**

**VILLA ASTERIA**  
 9801 STARFISH AVENUE  
 FOUNTAIN VALLEY, CA 92708

SCALE	AS NOTED
DRAWN BY	
CHECKED BY	
PLAN DATE	
PRINT DATE	11/02/20
PROJECT No.	
SHEET No.	

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