

TECHNICAL MEMORANDUM

Date: December 4, 2017

To: Mr. Michael Barnett

From: Min Zhou, P.E., Vice President – KOA Corporation

Subject: Trip Generation Technical Memorandum for the proposed Mountain View Apartments Project at 320 S. Monte Vista Street in City of La Habra

KOA Corporation (KOA) is pleased to provide this trip generation technical memorandum for the proposed Mountain View Apartments Project at 320 S. Monte Vista Street in City of La Habra.

Proposed Project

The project will be located on the east side of Monte Vista Street between the two major roadways of La Habra Boulevard and Lambert Road. The project scope is to construct apartment units and provide a total of 30 Dwelling Units (DU), and a total of 55 parking spaces that includes 3 handicap accessible parking stalls.

Trip Generation

Trip generation is a measure of the number of trips that will be made to and from the project. It is generally equal to the traffic volume expected at the project entrances. Trip generation characteristics for projects are estimated based on rates in the Trip Generation Manual (10th Edition, 2017), published by the Institute of Transportation Engineers (ITE). The project site currently consists of 2 single family homes that are occupied by tenants. As such, existing trip credit will be considered in the overall trip calculation.

As shown in Table I, the number of trips generated by the proposed project, after including existing trip credit, would be 144 daily trips, 10 morning peak hour trips, and 11 evening peak hour trips.

Table I - Project Trip Generation

Land Use	Intensity	Units	ITE Code	WEEKDAY						DAILY
				AM Peak Hour			PM Peak Hour			
				IN	OUT	TOTAL	IN	OUT	TOTAL	
Existing Land Use (Trip Credit)				25%	75%	100%	63%	37%	100%	
Single Family Detached Housing (Pk Adj Street, 7-9AM, 4-6PM)	2	DU	210	0	1	1	1	1	2	19
Proposed Land Use				26%	74%	100%	61%	39%	100%	
Mid-Rise Apartment (Pk Adj Street, 7-9AM, 4-6PM)	30	DU	221	3	8	11	8	5	13	163
Total New Trip Generation				3	7	10	7	4	11	144

Note: I: Institute of Transportation Engineer (ITE) Trip Generation Manual, 10th Edition, 2017;

Conclusion

Based on the results of the trip generation analysis the proposed project generates 144 daily trips, 10 AM peak hour trips, and 11 PM peak hour trips.

Generally, LOS D is the minimum acceptable condition that should be maintained at all intersections for morning and evening peak hours. Although this memorandum does not provide details on the current performance of existing intersections within the vicinity of the proposed project, a study can be provided at a later date, if necessary, to determine the impacts of the proposed project to nearby intersections. However, a traffic impact study will only be provided upon request from the City of La Habra staff. There are typically thresholds to determine if a traffic impact study is required of a developer. These may include:

- The project exceeds daily project trips thresholds
- The project exceeds either morning and/or evening peak hour project trips thresholds
- The project is likely to significantly impact nearby intersections which are presently believed to be operating at LOS E or F

The City of La Habra determines if a project has generated enough trips to warrant a complete traffic impact study. However, the number of daily and peak hour trips that this project generates is low and would likely not significantly impact nearby intersections. As such, it is not expected that a traffic impact study for this project will be necessary.

Sincerely,
KOA Corporation



Min Zhou, PE
Vice President