



**TJW ENGINEERING, INC.**  
TRAFFIC ENGINEERING &  
TRANSPORTATION PLANNING  
CONSULTANTS

March 28, 2024

Mr. Matthew Esquivel  
*WARMINGTON RESIDENTIAL*  
3090 Pullman Street  
Costa Mesa, CA 92626

**SUBJECT: Summit Avenue Trip Generation Analysis and VMT Screening, City of Santee**

Dear Mr. Esquivel,

*TJW Engineering, Inc. (TJW)* is pleased to submit this Trip Generation Analysis and Vehicle Miles Traveled (VMT) Screening for the proposed project located at 10939 Summit Avenue. The proposed project includes 50 3-story townhome units. A site plan is attached for reference. The purpose of this memorandum is to summarize the project Trip Generation Analysis and VMT Screening.

#### *Proposed Project*

The proposed site is located at 10939 Summit Avenue. The proposed project includes 50 3-story townhome units. Site access will be provided via Summit Avenue.

#### *Trip Generation Analysis*

Projected trip generation for the proposed project was developed based on Guidelines for Transportation Impact Studies in the San Diego Region (May 2019). The guidelines state proposed projects will not require a transportation impact study if the project generates less than 1,000 daily trips or 100 peak hour trips.

The trip generation for the proposed project was determined using the (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region (April 2002). Based on the proposed project's intended use, the projected trip generation was determined using the Residential – Condominium (or any multi-family 6-20 DU/acre). The proposed project is projected to generate 32 total AM peak hour trips, 40 total PM peak hour trips, and 400 total daily trips, see Table 1 below for the Trip Generation.

**Table 1: Trip Generation**

Proposed Land Use	Qty	Unit	Daily Trips (ADTs)		AM Peak Hour					PM Peak Hour				
			Rate	Trips	Rate	In:Out Split	Trips			Rate	In:Out Split	Trips		
							In	Out	Total			In	Out	Total
Condominium (or any multi-family 6-20 DU/acre)	50	DU	8	400	8%	2:8	6	26	32	10%	7:3	28	12	40
<b>Total</b>				<b>400</b>			<b>6</b>	<b>26</b>	<b>32</b>			<b>28</b>	<b>12</b>	<b>40</b>

Notes: (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region (April 2002); DU=Dwelling Units

Vehicle Miles Traveled (VMT) Screening

Senate Bill (SB) 743 was adopted in 2013 requiring the Governor’s Office of Planning and Research (OPR) to identify new metrics for identifying and mitigating transportation impacts within the California Environmental Quality Act (CEQA). For land use projects, OPR has identified Vehicle Miles Traveled (VMT) as the new metric for transportation analysis under CEQA. The regulatory changes to the CEQA guidelines that implement SB 743 were approved on December 28<sup>th</sup>, 2018, with an implementation date of July 1<sup>st</sup>, 2020, as the new metric.

The City of Santee VMT Analysis Guidelines (April 2022), document outlines guidelines for CEQA analysis including screening criteria and requirements for VMT assessment of land use projects. The Guidelines indicate projects generating 500 or fewer net new daily vehicle trips are not required to complete a VMT assessment. The proposed project will generate 400 daily trips. Therefore, the proposed project can be presumed to have a less-than significant impact and can be screened out from a VMT analysis.

Summary

This memorandum provides an overview of the trip generation analysis for the proposed project. Based on the Guidelines for Transportation Impact Studies in the San Diego Region May 2019, proposed projects will not require a transportation impact study if the project generates less than 1000 trips and less than 100 peak-hour trips. In addition, the City of Santee VMT Analysis guidelines outline projects generating less than 500 net new daily trips are not required to complete a VMT assessment. Since the proposed project will generate less than 100 peak hour trips and less than 500 net new daily trips, based on the Guidelines for Transportation Impact Studies in the San Diego Region May 2019 and the City of Santee VMT Analysis Guidelines, the proposed project should not require additional traffic or VMT analysis.

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Please contact us at (949) 878-3509 if you have any questions regarding this analysis.

Sincerely,



Gene Kim, PE, TE  
Principal Engineer

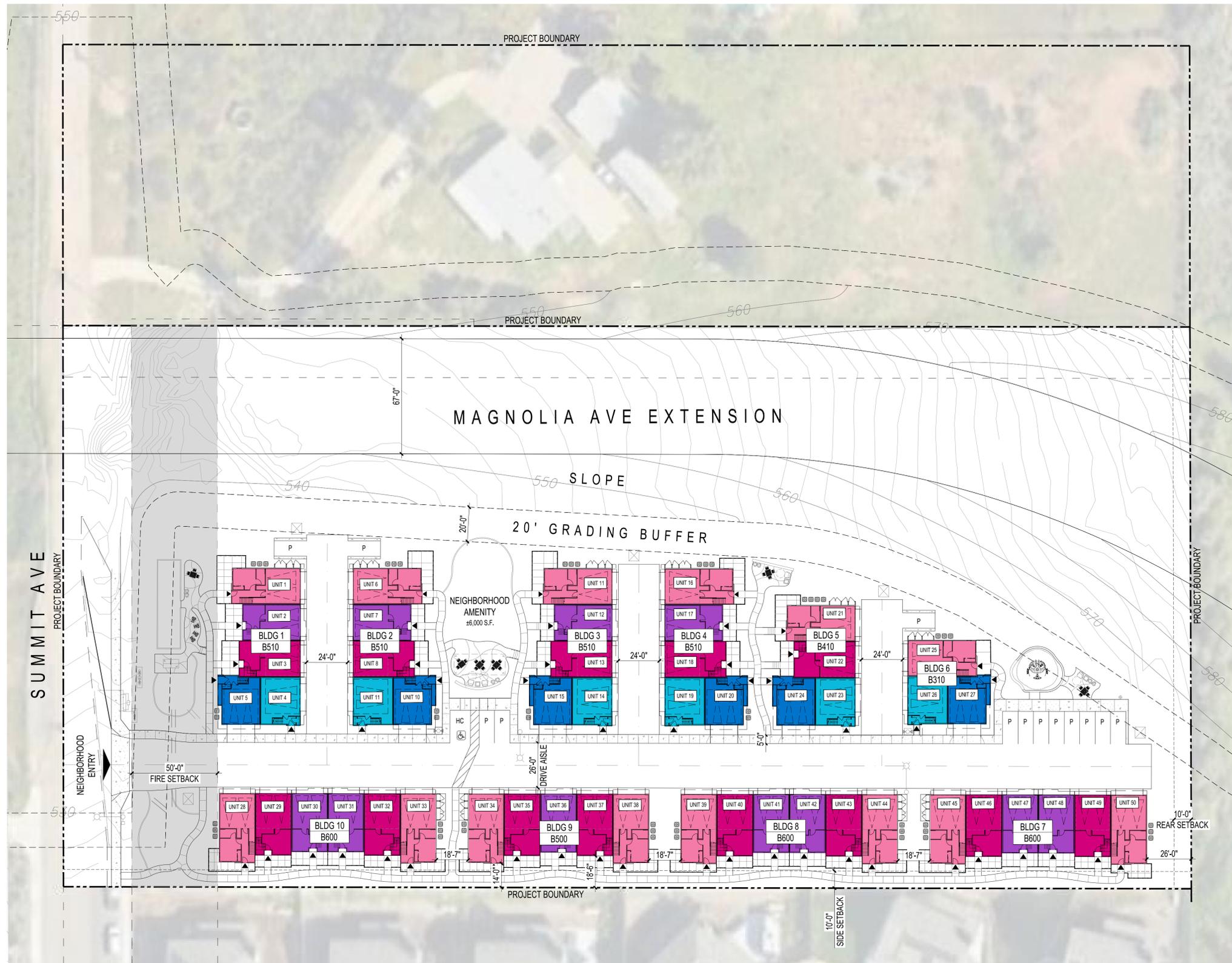
Registered Civil Engineer #83175  
Registered Traffic Engineer #2684



David Chew, PTP  
Transportation Planner



Travis Yokota  
Assistant Transportation Planner



**LEGEND**

3-STORY UNITS

- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4
- PLAN 5

A ACCESSIBLE UNIT

UNIT ENTRY



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**SANTEE - SUMMIT AVE**  
 SANTEE, CA # 2023-0423

Plot Date: 11.3.2023  
 1st Submittal Date: 11.3.2023



SITE PLAN

A1.00