

DATE: June 14, 2024
TO: Lillyanna Diaz, City of Moreno Valley
FROM: Charlene So, Urban Crossroads, Inc.
JOB NO: 16129-01 TG Memo



FARM BUREAU 140 (PEN24-0058, TTM 38955) TRIP GENERATION (TG) ASSESSMENT

Urban Crossroads, Inc. is pleased to provide the following Trip Generation (TG) Assessment for the Farm Bureau 140 development (**Project**), located at 21160 Box Springs Road in the City of Moreno Valley. This trip generation assessment describes the proposed Project trip generation and determines whether any traffic operations analysis is required based on the City's Transportation Impact Analysis Preparation Guideline for Vehicle Miles Traveled and Level of Service Assessment (City Guidelines) dated June 2020. The City's Scoping Form is provided in Attachment A.

PROPOSED PROJECT

The site is the current location of the Riverside County Farm Bureau. The Project includes demolition of the existing structures on-site in order to develop a 140-unit, market-rate multifamily (low-rise) residential development. A preliminary site plan for the proposed Project is shown in Exhibit 1.

The site plan illustrates a proposed 1000-unit development located at 10000 Box Springs Rd. The plan features a grid of streets including Street A, Street B, Street C, Street D, Street E, and Street F. Buildings are numbered 1 through 30, with some buildings containing multiple units (e.g., Building 1 has 10 units, Building 2 has 12 units). The plan also shows various setbacks, easements, and other site features such as the Bioretention Basin, Bioretention Trench, and Clubhouse. Key features include:

- Streets:** Street A, Street B, Street C, Street D, Street E, and Street F.
- Buildings:** Buildings 1 through 30, with unit counts ranging from 10 to 12 units per building.
- Alleys:** Alley 1 through Alley 8.
- Setbacks:** Various setbacks are indicated, including Building Setback, Alley Setback, and Street Setback.
- Easements:** Easements are shown for the California Aqueduct, SCE Easement to be Vacated, and 100' DUE EASEMENT.
- Other Features:** Bioretention Basin, Bioretention Trench, Clubhouse, Amenities & Open Space, and various easements and setbacks.

The plan also includes a legend for the proposed development, showing the location of the proposed development, the location of the existing development, and the location of the proposed development. The plan is dated 10/1/2023 and is prepared by the City of San Jose.

TRIP GENERATION

Trip generation represents the amount of traffic which is both attracted to, and produced by, a development. Determining traffic generation for a specific project is therefore based upon forecasting the amount of traffic that is expected to be both attracted to, and produced by, the specific land uses being proposed for a given development.

The proposed Project includes the redevelopment of the site to accommodate a 140-unit multifamily (low-rise) residential development. Trip generation estimates for the proposed Project have been developed using data from the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021) for Multifamily (Low-Rise) Housing (ITE Land Use Code 220). Table 1 summarizes the ITE trip generation rates and the resulting Project trip generation. The proposed Project is anticipated to generate 944 two-way trips per day with 56 AM peak hour trips and 71 PM peak hour trips.

TABLE 1: PROPOSED PROJECT TRIP GENERATION SUMMARY

Land Use	ITE LU		AM Peak Hour			PM Peak Hour			Daily
	Code	Units ¹	In	Out	Total	In	Out	Total	
Trip Generation Rates: ²									
Multifamily (Low-Rise) Housing	220	DU	0.10	0.30	0.40	0.32	0.19	0.51	6.74

Land Use	Quantity Units ¹	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Trip Generation Summary:								
TTM 38955	140 DU	13	43	56	45	26	71	944

¹ DU = Dwelling Units

² Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Eleventh Edition (2021).

³ Affordable housing rates for Dense Multi-Use Urban Area.

FINDINGS

The City Guidelines indicates a project may be exempt from preparing a Traffic Impact Analysis (TIA) if the project generates less than 100 peak hour trips:

- Apartments and multifamily projects of less than 150 units (which results in a trip generation of less than 100 peak hour trips)

As shown in Table 1, the proposed Project is a 140-unit multifamily residential development (less than the 150-unit threshold identified by the City Guidelines) and is anticipated to generate fewer than 100 peak hour trips. As such, it is anticipated an LOS-based TIA will not be required beyond this trip generation assessment. However, the City reserves the right to require an Applicant to prepare additional traffic analysis based on the project location, configuration, unique aspects of the project, proximity to major roadways, interchanges, or intersections evaluating corner site distance at the driveways, or other requirements as determined by the City.

If you have any questions or comments, I can be reached at cs@urbanxroads.com.

ATTACHMENT A: CITY SCOPING FORM

EXHIBIT A

Project Scoping Form

This scoping form shall be submitted to the Lead Agency to assist in identifying infrastructure improvements that may be required to support traffic from the proposed project.

Project Identification:

Case Number:	PEN24-0058; TTM 38955
Related Cases:	
SP No.	
EIR No.	
GPA No.	
CZ No.	
Project Name:	Farm Bureau 140
Project Address:	21160 Box Springs Road
Project Opening Year:	
Project Description:	140 multifamily (low-rise) residential units

	Consultant:	Developer:
Name:	Charlene So, Urban Crossroads, Inc.	Bryan Bergeron, Foremost Pacific
Address:	1133 Camelback St, #8329 Newport Beach, CA 92658	27271 Las Ramblas, #100 Mission Viejo, CA 92691
Telephone:	949-861-0177	714-722-1170
Email:	cso@urbanxroads.com	bbergeron@foremostpacific.com

Trip Generation Information:

Trip Generation Data Source: ITE Trip Generation Manual (11th Edition, 2021)

Current General Plan Land Use:

HDR High Density Residential

Proposed General Plan Land Use:

HDR High Density Residential

Current Zoning:

R-15 Multifamily

Proposed Zoning:

R-15 Multifamily

	Existing Trip Generation			Proposed Trip Generation		
	In	Out	Total	In	Out	Total
AM Trips				13	43	56
PM Trips				45	26	71

Trip Internalization: ☐ Yes ☒ No (____% Trip Discount)

Pass-By Allowance: ☐ Yes ☒ No (____% Trip Discount)

Potential Screening Checks

Is your project screened from specific analyses (see Page 3 of the guidelines related to LOS assessment and Pages 22-23 for VMT screening criteria).

Is the project screened from LOS assessment? ☒ Yes ☐ No

LOS screening justification (see Page 3 of the guidelines): _____
Project consists of fewer than 150 multifamily residential dwelling units and generates fewer than 100 peak hour trips.

VMT Scoping

For projects that are not screened, identify the following:

- Travel Demand Forecasting Model Used RIVCOM
- Attach WRCOG Screening VMT Assessment output or describe why it is not appropriate for use
- Attach proposed Model Land Use Inputs and Assumed Conversion Factors (attach)

3.7 Person Per Household consistent with the General Plan Update.