



TJW ENGINEERING, INC.
TRAFFIC ENGINEERING &
TRANSPORTATION PLANNING
CONSULTANTS

December 19, 2023

Rosie N. Ureno
CITY OF CORONA
400 S. Vicentia Ave
Corona, CA 92882

SUBJECT: 2501 Garretson Avenue Generation Analysis and VMT Screening, City of Corona

Rosie N. Ureno,

TJW Engineering, Inc. (TJW) is pleased to submit this Trip Generation Analysis and Vehicle Miles Traveled (VMT) Screening for the proposed project located at 2501 Garretson Avenue in the City of Corona. The proposed project includes 35 single family dwelling 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 2501 Garretson Avenue in the City of Corona. The proposed project includes 35 single family dwelling units. Site access will be provided via Garretson Avenue.

[Trip Generation Analysis](#)

Projected trip generation for the proposed project was developed based on the City of Corona Traffic Impact Study Guidelines (2006). The guidelines state proposed projects will not require a traffic impact study that includes Level of Service (LOS) if the project generates less than 50 peak hour trips.

The trip generation for the proposed project was determined using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition (2021). The proposed project's trip generation was determined using the ITE Manual Land Use category of Single Family Detached Housing. The project is projected to generate 25 total AM peak hour trips, 33 total PM peak hour trips, and 330 total daily trips. See **Table 1** below for the Trip Generation.

Table 1
 Trip Generation

Proposed Land Use ¹	ITE Code	Qty	Unit ²	Daily		AM Peak Hour					PM Peak Hour				
				Rate	Volume	Rate	In:Out Split	Volume			Rate	In:Out Split	Volume		
								In	Out	Total			In	Out	Total
Single-Family Detached Housing	210	35	DU	9.43	330	0.7	26:74	7	18	25	0.94	63:37	21	12	33

1: Trip generation and pass-by rates from ITE Trip Generation (11th Edition, 2021).

2: DU = Dwelling Units.

As less than 50 peak hour trips will be generated, the project is exempt from a traffic impact study including LOS.

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 28th, 2018 with an implementation date of July 1st, 2020 as the new metric.

The City of Corona CEQA Assessment – VMT Analysis Guidelines (2019) outlines screening criteria and requirements for VMT assessment of land use projects. The Guidelines indicate projects located in a low VMT-generating traffic analysis zone (TAZ) is screened from a VMT analysis. Per the online Western Riverside Council of Governments (WRCOG) VMT Tool, the proposed project will be built in a low generating VMT TAZ which exhibits a lower VMT than the regional VMT threshold. The proposed project’s land use is consistent with the City of Corona 2020-2040 General Plan Land Use Plan. Therefore, the proposed project is screened from a VMT analysis.

Summary

This memorandum provides an overview of the trip generation analysis for the proposed project. Based on the City TIS Guidelines, the proposed project will not require a transportation impact study as, per the ITE Trip Generation Manual, it will generate less than 50 peak hour trips. In addition, based on the City VMT Guidelines, the proposed project is screened from a VMT analysis as, per the online WRCOG VMT Tool, the project will be built in a low VMT generating TAZ and therefore will not require a VMT analysis.

Ms. Ureno
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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



Project Trip Generation
2501 Garretson Avenue, Corona, CA

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