



July 27, 2020

Ms. Kaitlyn Dodson-Hamilton
 Tom Dodson & Associates
 PO Box 2307
 San Bernardino, CA 92406-2307

SUBJECT: COTTONWOOD VILLAGE TRIP GENERATION ASSESSMENT

Dear Ms. Kaitlyn Dodson-Hamilton:

Urban Crossroads, Inc. is pleased to provide the following Trip Generation Assessment for Cottonwood Village development which is located north of Cottonwood Avenue and east of Perris Boulevard in the City of Moreno Valley. The purpose of this trip generation assessment is to determine if the proposed Project will require any further traffic operations analysis.

PROPOSED PROJECT

The Project is proposing to develop 23 4-plex structures which consist of 92 multifamily (low-rise) residential dwelling units. Table 1 presents the trip generation rates obtained from the Institute of Transportation Engineers Trip Generation Manual (10th Edition, 2017) for the proposed Project. The resulting trip generation for the proposed Project is also shown on Table 1. As shown in Table 1, the proposed Project is anticipated to generate 674 two-way trips per day with 43 AM peak hour trips and 51 PM peak hour trips.

TABLE 1: PROPOSED PROJECT TRIP GENERATION SUMMARY

Land Use ¹	ITE LU Code	Units ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Rates:									
Multifamily Housing (Low-Rise)	220	DU	0.11	0.35	0.46	0.35	0.21	0.56	7.32

Land Use ¹	Quantity Units ²	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Project Trip Generation Summary:								
Multifamily Housing (Low-Rise)	92 DU	10	33	43	32	19	51	674

¹ Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

² DU = Dwelling Units

CONCLUSION

Based on City of Moreno Valley requirements, the following types of projects may not require a traffic study that evaluated peak hour intersection operations based on the presumption that the activities associated with the project (e.g., they are local service) or the limited trip generation of the project (e.g., projects that generate less than 100 peak hour trips):

- All residential parcel maps
- Single family residential tracts of less than 100 lots
- Apartments and multifamily projects of less than 150 units
- Plot plan and use cases for projects of one acre or less
- Preschools
- Local serving churches, lodges, community centers, neighborhood parks, and community parks (weekend peak generation analyses may be required for churches)
- Mini storage yards
- Congregate care facilities
- Any use which can demonstrate trip generation of less than 100 vehicle trips in the peak hour

Since the proposed Project would generate fewer than 100 AM and PM peak hour trips. As such, traffic-related deficiencies are not anticipated, and no further traffic operations analysis is recommended.

If you have any questions, please contact me directly at (949) 861-0177.

Respectfully submitted,

URBAN CROSSROADS, INC.



Charlene So, PE
Associate Principal