

ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

To: Eric Lewis, PE, TE, City Traffic Engineer, City of Moreno Valley
From: Meghan Macias, TE
CC:
Date: 5/12/2020
Re: Trip Generation Analysis for Proposed Iris Park Residential Project

This technical memorandum presents an analysis of the trip generation for the proposed Iris Park Residential Project located south of Iris Avenue and across Wedow Drive, in the City of Moreno Valley. The project proposes the construction of 81 new single-family residences on a 10.82-acre site. The project site plan is shown in Figure 1. The project site is currently vacant.

The project trip generation was prepared using trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation*, 10th Edition (2017). Table 1 presents the trip generation estimate for the proposed project.

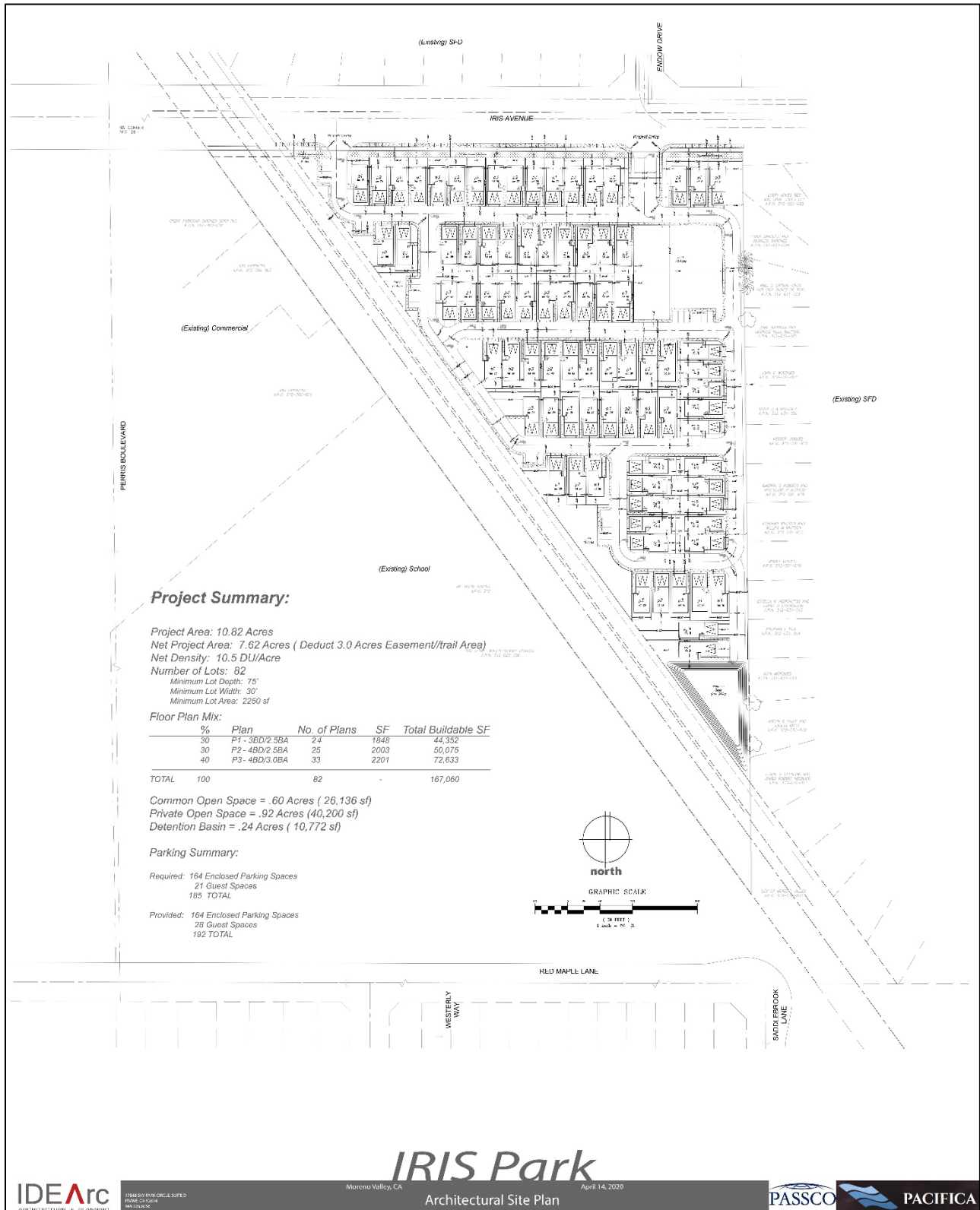
As shown in Table 1, the project is forecast to generate 774 daily trips including 61 trips during the AM peak hour and 81 trips during the PM peak hour. According to Exhibit A of the City of Moreno Valley *Traffic Impact Analysis Preparation Guide*, projects that generate fewer than 100 vehicle trips during the peak hours are generally exempt from the requirement to prepare a traffic impact analysis. The worst-case peak hour trip generation of the project is 81 PM peak hour trips, fewer than 100 peak hour trips, and would therefore be exempt from the requirement to prepare a TIA.

If you have any questions about this analysis, please contact me at (949) 794-1186 or at meghan@epdsolutions.com.

Table 1. Project Trip Generation

Land Use	Units		Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<u>Trip Rates</u>									
Single-Family Detached Housing ¹	DU		9.440	0.185	0.555	0.740	0.624	0.366	0.990
<u>Project Trip Generation</u>									
Single Family Homes	82	DU	774	15	46	61	51	30	81
DU = Dwelling Units									
¹ Trip rates from the Institute of Transportation Engineers, <i>Trip Generation, 10th Edition</i> , 2017. Land Use Code 210 - Single-Family Detached Housing.									

Figure 1: Project Site Plan



IRIS Park