

October 14, 2022

Mr. Peter Carlson
CARLSON STRATEGIC LAND SOLUTIONS
27134A Paseo Espada, Suite 323
San Juan Capistrano, CA 92675

Subject: 901 E. Katella Avenue In-Fill Residential Project (TTM 19253) Vehicle Miles Traveled (VMT) Analysis, City of Orange, CA

Dear Mr. Carlson:

Introduction

RK ENGINEERING GROUP, INC. (RK) is pleased to provide this Vehicle Miles Traveled (VMT) Analysis for the proposed 901 E. Katella Avenue In-Fill Residential Project (TTM 19253).

The purpose of this study is to utilize the *City of Orange Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment*, dated July 2020, which establishes uniform analysis methodology and thresholds of significance for determining LOS as well as VMT impacts under the California Environmental Quality Act (CEQA), to determine if the project will require a detailed VMT analysis.

Project Description

The project site is located at 901 E. Katella Avenue in the City of Orange. The project site is currently developed with a vacant AT&T call center. The proposed project consists of razing the existing vacant AT&T call center and constructing fifty-two (52) paired and detached townhomes. The project proposes 108 covered spaces and 11 uncovered spaces for a total of 119 parking spaces.

The site has the following Assessor's Parcel Number (APN): 375-461-41. The project site's current Land Use is General Commercial and is currently zoned as Commercial Professional (C-P); the project site's proposed land use is Medium Density Residential and is proposed to be zoned as Multiple-Family Residential (R-3).

Access to the project is proposed via one (1) full-access unsignalized driveway located along N. Cambridge Street and via one (1) right-in/right-out only unsignalized driveway located along E. Katella Avenue.

Exhibit A shows the location map of the proposed project. Exhibit B shows the proposed site plan.

Vehicle Miles Traveled (VMT) Screening Analysis

The *City of Orange Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment*, dated July 2020, provides recommendations in the form of thresholds of significance and methodology for identifying VMT related impacts. The proposed project is subject to a VMT analysis and will adhere to the recommendations and practices described in the City's guidelines. However, as specified in the City's VMT guidelines, there are three steps of screening that can be applied to effectively screen projects from project-level of assessment. These are summarized below:

- Step 1: Transit Priority Area (TPA) Screening
- Step 2: Low VMT Area Screening
- Step 3: Project Type Screening

The North Orange County Collaborative VMT Traffic Study Screening Tool (NOCC+), a spreadsheet tool developed for the use of North County Cities (i.e. Fullerton, La Habra, Brea, Buena Park, Orange, Placentia, and Yorba Linda), was utilized to identify if the proposed project screens out from project-generated VMT impacts.

The NOCC+ worksheet is provided in Appendix A.

As shown in Appendix A, the proposed project does not meet the screening criteria for Step 1: Transit Priority Area (TPA) Screening, Step 2: Low VMT Area Screening, or Step 3: Project Type Screening, based on the Socioeconomic Data (SED) from OCTAM5.0 for the project's TAZ (i.e. parcel No. 375-461-41; OCTAM TAZ No. 453).

CEQA VMT Impact Thresholds

Per the City of Orange VMT Guidelines, a project would result in a significant project-generated VMT impact if either of the following conditions are satisfied.

1. The baseline project-generated VMT per service population exceeds the City of Orange General Plan Buildout VMT per service population, or

2. The cumulative project-generated VMT per service population exceeds the City of Orange General Plan Buildout VMT per service population.

As stated in the City of Orange VMT Guidelines, the NOCC+ tool provides an estimate of the baseline plus project conditions and can be presented in lieu of results from a full model run. As such, this analysis utilizes the NOCC+ tool to determine if the project would result in a significant project-generated VMT impact, which is provided in Appendix A. Table 1 summarizes the results of the NOCC+ project VMT thresholds comparison.

Table 1
NOCC+ Project VMT Threshold Comparisons

Analysis Scenario(s)	VMT per Service Population (OCTAM TAZ No. 453)
City of Orange General Plan Build Out Baseline VMT per Service Population Threshold	31.3
Project VMT per Service Population	15.4

As shown in Table 1, the project-generated VMT per service population (i.e. 15.4 VMT per service population) does not exceed the City of Orange General Plan Build Out Baseline VMT per service population threshold (i.e. 31.3 VMT per service population). **Thus, the project's impact on VMT can be considered less than significant and no further VMT analysis is required.**

It should be noted, as stated within the City of Orange VMT Guidelines, if the baseline scenario results in a less-than-significant impact, then additional cumulative scenario analysis may not be required.

Conclusion

RK Engineering Group, Inc. has completed this Vehicle Miles Traveled (VMT) Analysis for the proposed 901 E. Katella Avenue In-Fill Residential Project (TTM 19253).

The project-generated VMT per service population (i.e. 15.4 VMT per service population) does not exceed the City of Orange General Plan Build Out Baseline VMT per service population threshold (i.e. 31.3 VMT per service population). **Thus, the project's impact on VMT can be considered less than significant and no further VMT analysis is required.**

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RK Engineering Group, Inc. appreciates this opportunity to work with the CARLSON STRATEGIC LAND SOLUTIONS on this project. If you have any questions regarding this study, please do not hesitate to contact us at (949) 474-0809.

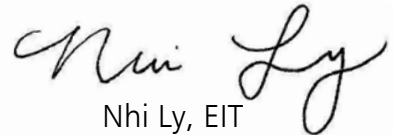
Sincerely,

RK ENGINEERING GROUP, INC.



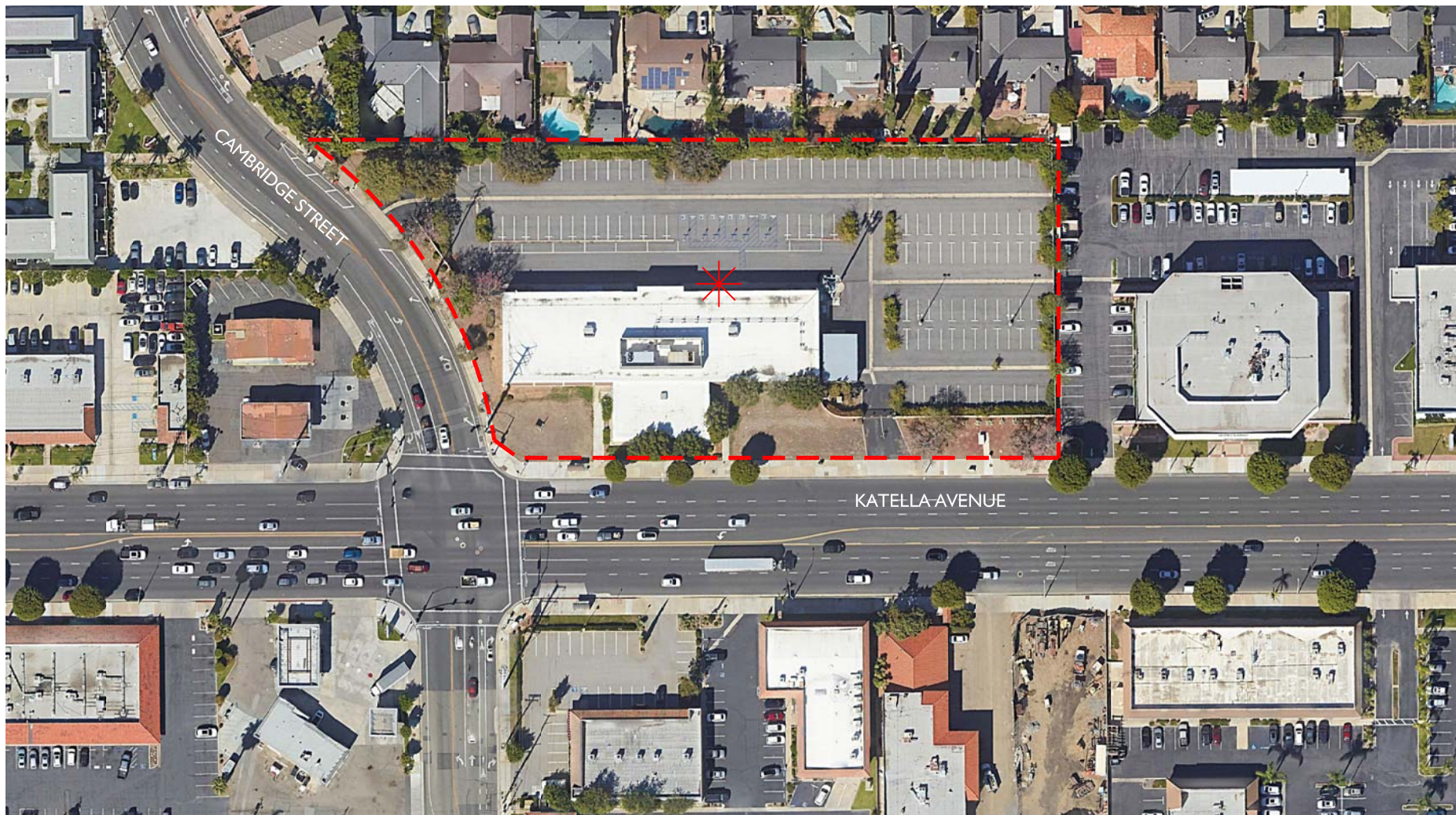
Justin Tucker, P.E.
Principal Engineer

Attachments:



Nhi Ly, EIT
Engineer I

Exhibits



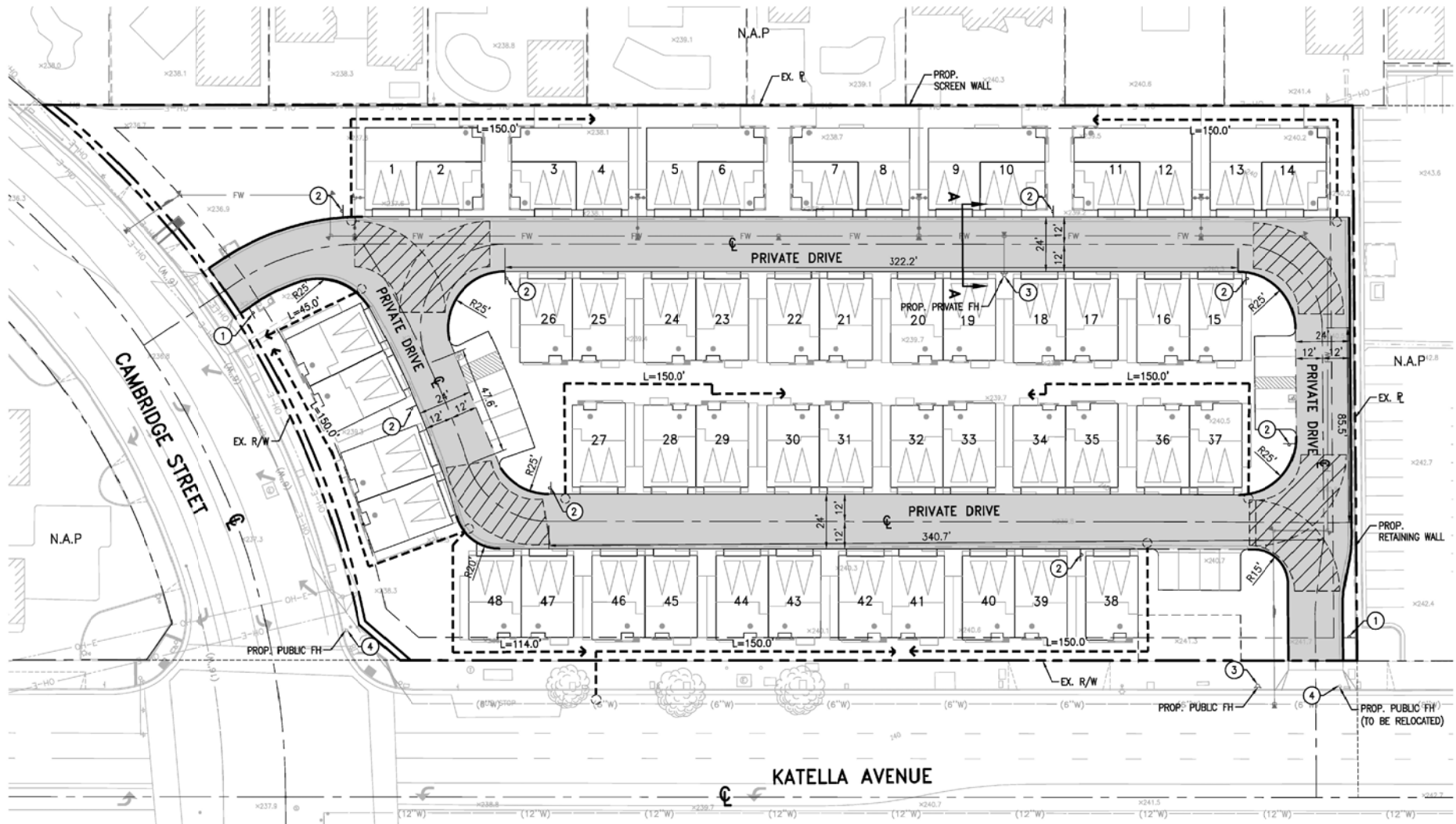
Legend:

--- = Project Site Boundary

* = Project Site



Exhibit B Site Plan



Appendices

Appendix A

NOCC+ Screening Tool Worksheet

North Orange County Collaborative VMT Traffic Study Screening Tool

Project Information

Project Name	Opening Year
901 E. Katella Avenue In-Fill Residential Project	2024
Parcel Number (OCTAM TAZ#453)	
375-461-41	

Screening Criteria for Orange

Is the project location in a Transit Priority Area?	No
Is the project location in a low VMT generating zone?	No
Is the Project one of these land use types? ☒ (show land use types)	No
Does the project generate fewer than 110 daily trips? (enter project land use in the section below)	No

The Project does not meet screening criteria. Please Continue

Project Land Use Information

		Unit
Residential : Single Family Homes	52	Dwelling Units
Residential : MultiFamily Homes	0	Dwelling Units
Office	0.000	1,000 Sqaure Feet
Retail	0.000	1,000 Sqaure Feet
Industrial	0.000	1,000 Sqaure Feet
Private School	0	Students
University	0	Students
Entertainment	0.000	1,000 Sqaure Feet
Hotel	0	Rooms

Project Trips and VMT Information

VMT Methodology **Origin Destination (OD)**

Daily Trips: 335 Average Trip Length: 7.2 Service Population: 156

VMT per service population 15.4

Project VMT Thresholds Comparison

- ☐ OPR Guidance (15% Below Existing)
- ☐ GHG Reduction Targets (14.3% Below Existing)
- ☐ Below Existing
- ☒ Better than General Plan Buildout

