

# Appendix H

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Vehicle Miles Traveled Assessment



# HEXAGON TRANSPORTATION CONSULTANTS, INC.

## Memorandum

**Date:** January 9, 2026  
**To:** Karly Kaufman, Rincon Consultants  
**From:** Gicela Del Rio, T.E., Robert Del Rio, T.E.  
**Subject:** VMT Assessment for the Proposed City of Morgan Hill City Parks Annexations and Rose Orchard Court Annexation

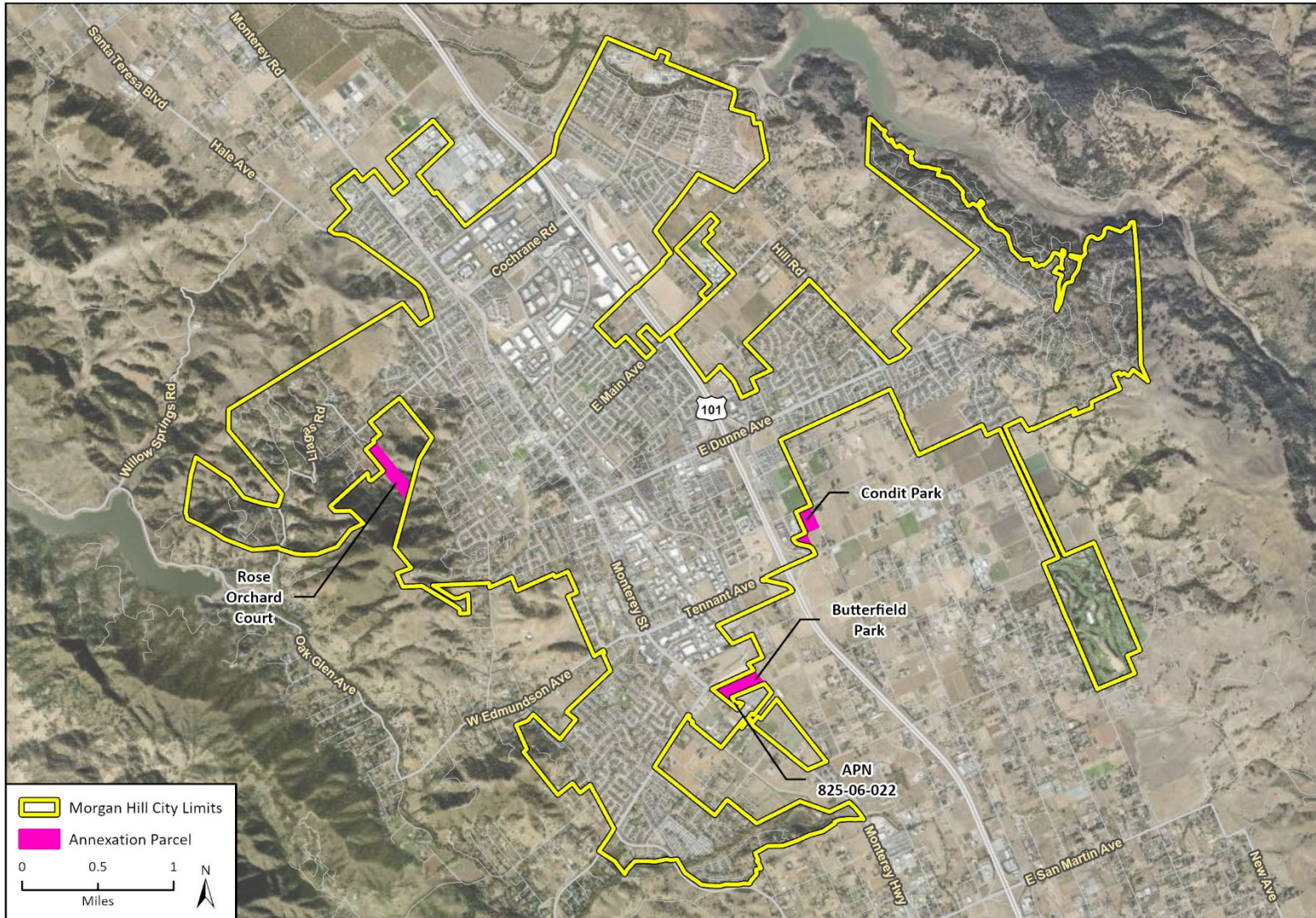
Hexagon Transportation Consultants, Inc. has completed a vehicle-miles traveled (VMT) assessment as part of the City's preparation of an environmental review for the proposed annexation and Urban Service Area (USA) amendments of four land sites currently located within unincorporated Santa Clara County, just outside of the City of Morgan Hill city limits. The four subject sites consist of the following:

- *Rose Orchard Court (APN 773-32-015, -016)* – located on the west side of town, the approximately 20-acre site is bordered by single-family residences to the northwest and southwest and undeveloped land and vegetation to the northeast and southeast. Upon annexation, part of the site would be developed with four new single-family homes and approximately 10 acres of upper hillside land would be donated to either the Open Space Authority or the Santa Clara Vally Habitat Agency.
- *Condit Road Sports Facilities Expansion (APN 817-13-037, -08)* – consist of two parcels totaling approximately 13 acres and located just south of the existing City owned Outdoor Sports Center and Aquatics Center along Condit Road. The subject sites would be annexed and incorporated into the Outdoor Sports and Aquatics Centers. The conceptual site plan for the sites shows the expansion of the sports center to include 2 lighted synthetic turf soccer and football fields with bleachers, 15 beach volleyball courts, a playground, outdoor dining structure, restrooms, and vehicle and bicycle parking.
- *Butterfield Sports Park Expansion (APN 817-06-001)* – consists of an approximately 19.6-acre parcel located adjacent to the south side of the planned Butterfield Sports Park. The planned Butterfield Sports Park includes a BMX track, a baseball field, and a 10,000 to 20,000 square foot indoor recreation facility located on a parcel along the south side of Butterfield Boulevard between Monterey Road and the railroad tracks. The subject site would be annexed and become part of the Butterfield Sports Park. The conceptual site plan for the expansion of the planned park includes three ball/multi-use sports fields, a public BMX pump track, walking paths and exercise equipment, a public meeting room, park amenities, and parking.
- *APN 822-06-022 Annexation Parcel* – located adjacent to/south of the planned Butterfield Sports Park, this approximately 2-acre site would be annexed, however, it would not be incorporated into the park. No new development is proposed for the site and it would retain its existing residential use.

The proposed annexation site locations are shown on Figure 1. Figures 2-4 show the proposed annexation sites and/or conceptual site plans.



**Figure 1**  
**Proposed Annexation Site Locations**



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Additional data provided by Santa Clara County, 2025.

Source: Project's Draft Environmental Impact Report, by Rincon Consultants

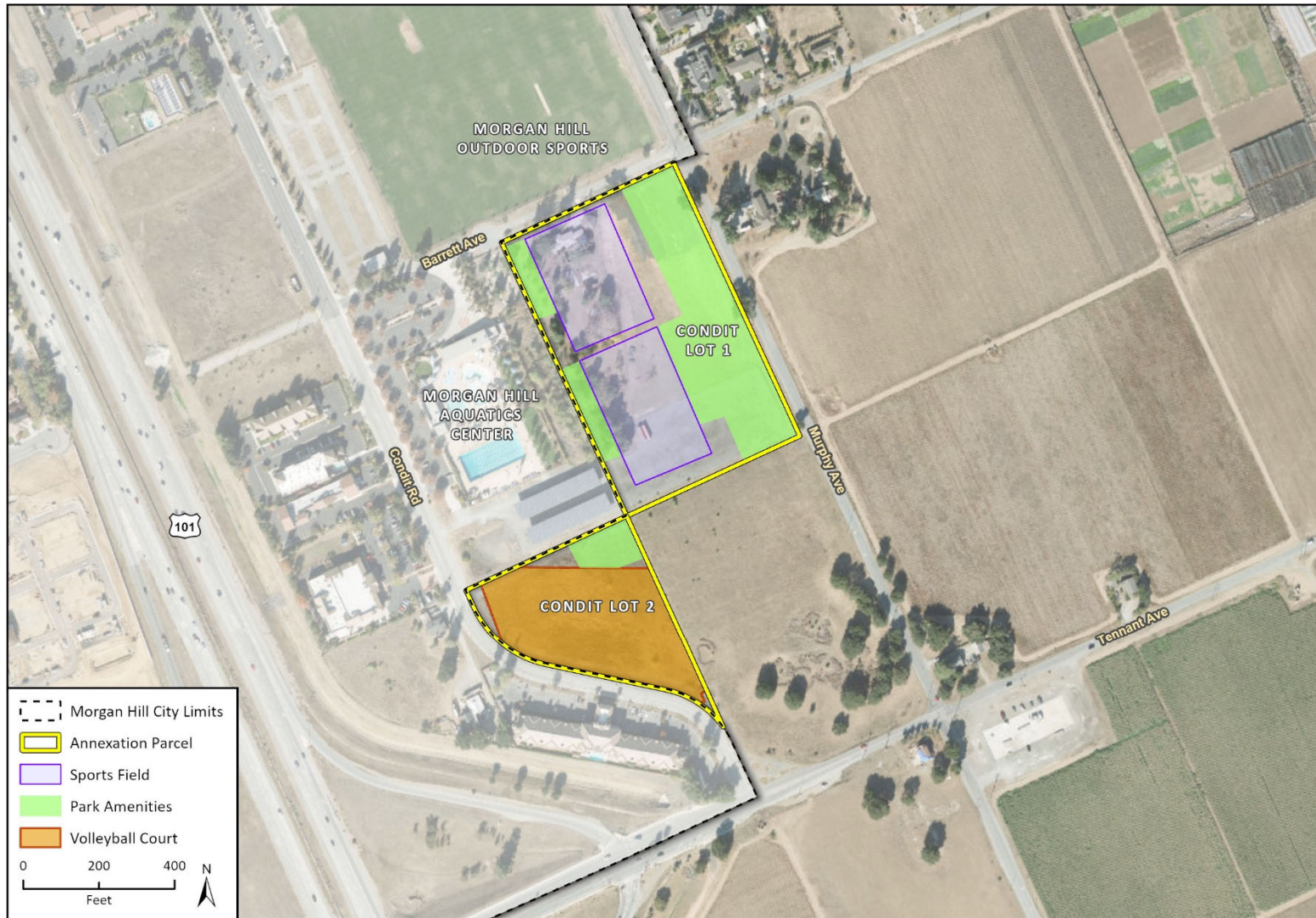
**Figure 2**  
**Rose Orchard Court Site**



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Additional data provided by Santa Clara County, 2025.

Source: Project's Draft Environmental Impact Report, by Rincon Consultants

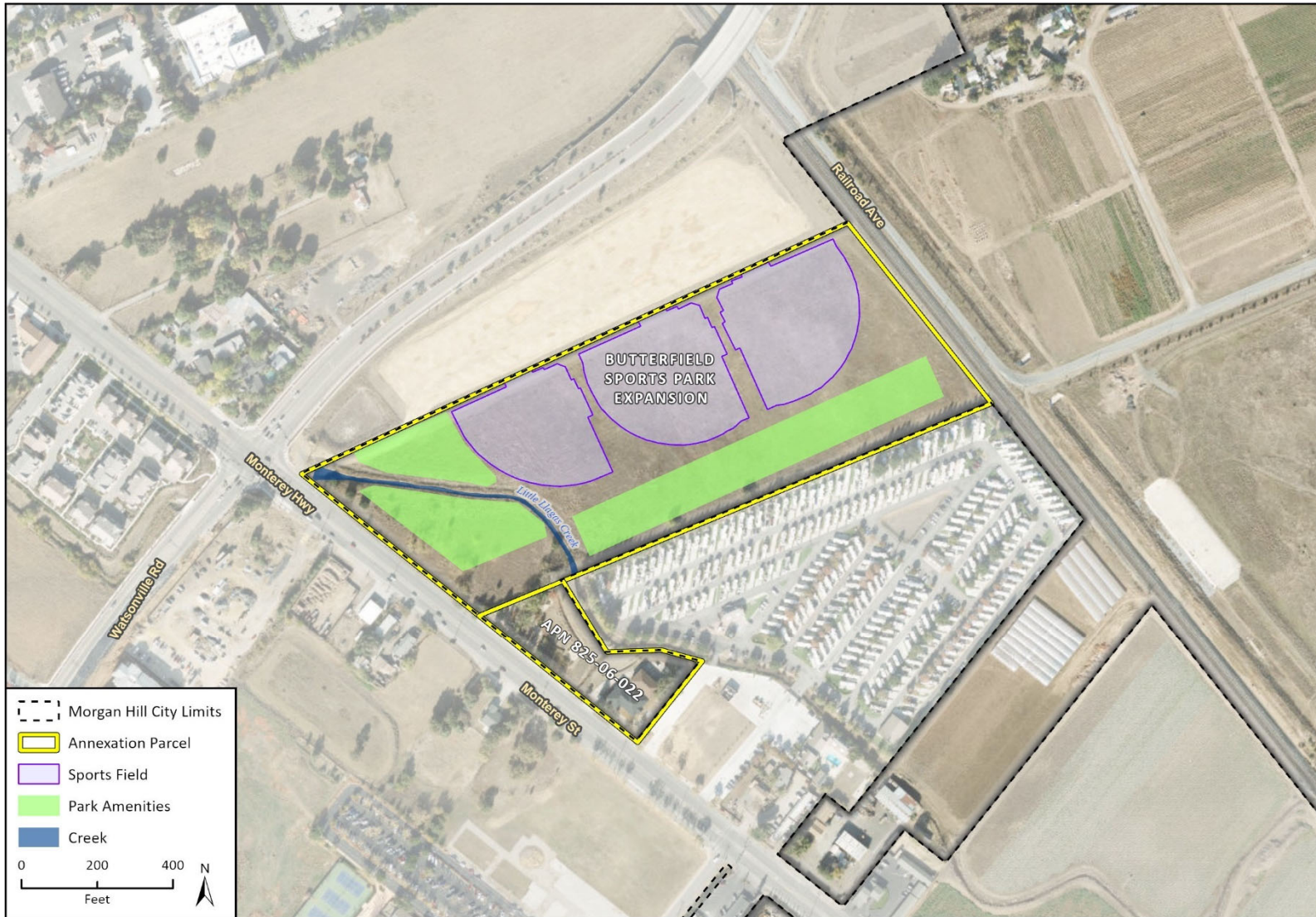
**Figure 3**  
**Condit Road Sport Facilities Expansion Site**



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Source: Rincon Consultants

**Figure 4**  
**Butterfield Sport Park Expansion Conceptual Site Plan and APN 822-06-022 Site Location**



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Additional data provided by Santa Clara County, 2025.

Source: Project's Draft Environmental Impact Report, by Rincon Consultants

## VMT Assessment Methodology

The purpose of this memorandum is to provide an assessment of the proposed annexations effect on VMT. Pursuant to Senate Bill (SB) 743, the California Environmental Quality Act (CEQA) 2019 Update Guidelines Section 15064.3, subdivision (b) states that VMT will be the metric in analyzing transportation impacts for land use decisions for CEQA purposes. VMT is the total miles of travel by personal motorized vehicles a project is expected to generate in a day. VMT measures the full distance of personal motorized vehicle-trips with one end within the project.

In November 2024, the City of Morgan Hill adopted its citywide VMT policy, which identify VMT screening criteria and significance thresholds to be consistent with SB 743. The screening criteria are used to quickly identify when a project is expected to result in a less-than-significant VMT impact and are exempt from further VMT analysis. The screening criteria consider land use, project location, and VMT generation.

### City of Morgan Hill VMT Screening Criteria

The screening threshold recommendations, presented in the *Morgan Hill VMT Methodology Memo*, May 2023, are intended to identify when a project can be determined to cause a less-than-significant impact without conducting a detailed VMT evaluation. The screening thresholds criteria includes the following:

- *Project Size* – projects that generate less than 110 average daily trips.
- *Local Serving Retail* – Retail projects that are less than 50,000 square feet (includes fast-food/quick-serve restaurants).
- *Low VMT Area* – Residential and employment projects located within a low VMT generating area (Morgan Hill has elected to use the low VMT area screening as equal to the City’s average home-base VMT per resident or VMT per employee).
- *Transit Proximity* – Projects (including office, residential, retail, and mixed-use developments) located within close proximity to Transit Priority Areas or High Quality Transit Corridors. Close proximity is defined as a half-mile radius of an existing or planned major transit stop. A major transit stop includes either rail transit with dedicated right of way, a ferry terminal served by bus or rail, or the intersection of two or more bus routes with headways of 15 minutes or less during the morning and afternoon peak commute periods.
- *Affordable Housing* – 100 percent affordable residential development (or the residential component of a mixed-use development).
- *Active Transportation Projects* – Transportation projects that promote active transportation, such as transit, bicycle, and pedestrian facilities.

### Evaluation of VMT Screening Criteria

Each of the proposed annexation site projects were assessed individually for their effect on VMT. The results of the evaluation are presented below.

#### Rose Orchard Court

With the annexation of the Rose Orchard Court site, four new single-family residential units are proposed. Based on trip generation rates published in the Institute of Transportation Engineers’ (ITE) *Trip Generation Manual, 12<sup>th</sup> Edition* (2025), the proposed Rose Orchard Court project is estimated to generate a total of 36 daily trips (see Table 1).

**Table 1  
Rose Orchard Court Trip Generation Estimates**

Land Use	Size	Daily		AM Peak Hour						PM Peak Hour						
		Rate	Trips	Split			Trips			Rate	Split			Trips		
				Rate	In	Out	In	Out	Total		In	Out	Total			
<b>Proposed Land Uses</b>																
#210 - Single-Family Detached Housing	4 Dwelling Units	9.090	36	0.700	27%	73%	1	2	3	0.930	62%	38%	2	2	4	

Source: ITE Trip Generation Manual (12<sup>th</sup> Edition, 2025)

Based on the City’s project size *Project Size* screening threshold, which states that projects that generate less than 110 average daily trips have a less-than-significant impact on VMT, the proposed Rose Orchard Court project would have a less-than-significant impact on VMT.

**Condit Road Sports Facilities Expansion**

The Condit Road Sports Facilities expansion would include 2 lighted synthetic turf soccer/football fields with bleachers, 15 beach volleyball courts, a playground, outdoor dining structure, restrooms, and vehicle and bicycle parking.

Currently, the Condit Road Sports Facilities include 11.5 sports fields, the aquatic center and ancillary uses. City staff anticipates that the proposed two additional soccer/football fields would result in an increase in use of the sports fields of approximately 22% compared to the existing usage. The proposed beach volleyball courts are anticipated to generate new demand given that similar courts are not available in Morgan Hill. The remainder of the proposed site improvements would be ancillary uses of the existing and proposed Condit Road Sports Facilities and expansion and would not generate additional trips or VMT of their own..

*Projected Demand – Soccer/Football Fields*

The demand for the proposed soccer/football fields was estimated based on the existing demand at the existing sports fields. According to City staff, the existing sports facilities are mainly used by local residents during the week, with approximately a few hundred users per day. On the weekends (20 to 24 weekends out of the year), regional sports events are held with attendance ranging from 2,500 to 6,500 attendees per weekend. The remaining weekends local sporting events take place with attendance ranging from 1,000 to 2,000 attendees per weekend. Additionally, staff on site during events range from 3 staff during regular events up to 30 staff during major events.

Based on the above information, it is estimated that the proposed two soccer/football fields would generate an average of approximately 99 daily trips (see Table 2). It should be noted that the average daily trips calculations presume that the sports fields are used every day of the year. However, usage of the sports fields during winter months might be considerably less than typical, or not used at all. Thus, the estimate of daily usage is conservative and presumes use of the fields every day. When considering non-usage days, the average daily trips would be less throughout the year than what is estimated for this analysis.

*Projected Demand – Beach Volleyball Courts*

The *Sand Volleyball Demand and Facility Analysis* report, dated January 2020, prepared for the City of Morgan Hill by Management Partners, assessed the demand for sand volleyball courts in the City and surroundings. The report includes the following findings:

- There are no public *destination* sand volleyball facilities in the Bay Area, although there are courts at various locations, including colleges, universities, high schools, and a few cities.

**Table 2**  
**Condit Road Sports Facilities Expansion Trip Generation Estimates – Soccer/Football Fields**

Type of Event	Number of Days per Year	Attendees					Staff		
		Attendance Range per Week Day/Weekend	Average Attendance per Day	Average Attendance per Year	Average Attendee Trips Per Day <sup>4</sup>	Average Attendee Trips Per Year	Staff per Week Day/Weekend Day	Average Staff Trips per Week Day/Weekend Day <sup>5</sup>	Average Staff Trips Per Year
Weekday Use	261 <sup>1</sup>	200-400	300	78,300	240	62,640	3	6	1,566
Weekend Regional Events	44 <sup>2</sup>	2,500-6,500	2,250	99,000	1,500	66,000	30	60	2,640
Weekend Local Events	60 <sup>3</sup>	1,000-2,000	750	45,000	500	30,000	15	30	1,800
Total:	365			222,300		158,640			6,006
Average DAILY Attendance (including weekdays and weekends):				609					
Average DAILY Trips (including weekdays and weekends):					435	16			
Total Average DAILY Trips (attendees and staff, weekdays and weekends):				451					
Increase in facility use due to Condit Sports Facility expansion:									
<b>New Average DAILY Trips<sup>6</sup>:</b>				<b>99</b>					

Source: Information on existing Condit Sports Facility provided by City staff. Information includes facility event information and attendance for weekday and weekend events.

<sup>1</sup> Approximately 261 weekdays per year.

<sup>2</sup> Regional sport events take place on 20-24 weekends out of the year, with attendance ranging from 2,500 to 6,500 attendees per event. For this analysis, it was assumed 22 regional events (average) take place per year.

<sup>3</sup> During the remaining weekends with no regional sport events (approximately 30 weekends), local sporting events take place with an attendance of 1,000 to 2,000 attendees per weekend.

<sup>4</sup> A vehicle occupancy rate of 2.5 is assumed during the weekday events and 3.0 during the weekend events, with each vehicle making two trips (one inbound and one outbound).

<sup>5</sup> It was assumed that employees drive to the facility alone, representing two trips per employee (one inbound and one outbound).

<sup>6</sup> It is anticipated that the proposed sports field expansion would increase the existing sports fields demand by approximately 22 percent.

- Private and public high school club sand volleyball teams are expanding in Northern California to meet the growth at the college level.
- While there is good information regarding youth tournament play in Northern California, data are insufficient to assess the demand that would be generated at a sand volleyball facility in Morgan Hill.

Information on beach volleyball tournaments in Northern California show that the majority of the participants are high school students (approximately 80% of total participants). According to the report, there are a total of six high schools (public and private) within or adjacent to the Morgan Hill city limits with over 3,000 students.

The report lists fifteen locations in Northern California where Junior Beach Volleyball tournaments take place. On average, there were approximately 7 and 14 tournaments per facility in 2018 and 2019, respectively, with the total number of tournaments at single locations ranging from 2 to 35 in 2019.

The typical competitive team is comprised of two players. Tournaments and leagues/practices that occur in California under the various sanctioning organizations range from 9 to 16 teams for youth (18 to 32 youth players), and as many as 80+ teams for adult tournaments (160+ players). Per governing organizations, each player will generate approximately 1.5 spectators.

The majority of the existing sand volleyball facilities (approximately 2/3) listed in the report have five or less sand volleyball courts, with the largest facility including 16 courts. However, the data does not show a direct correlation between the number of sand volleyball courts and the number of tournaments.

Based on this information, the following assumptions were made regarding the proposed beach volleyball courts:

- Average weekday use would consist mainly of usage by locals for practice and matches. For this analysis, it is assumed that on average, half of the proposed beach volleyball courts would be used for matches and half for practice during the week. Seven of the courts would be used by 2 teams (2 players plus coach per team) each for matches and eight courts would be used by one team each (assume 4 players per team plus coach) for practice. It is conservatively assumed that the courts would be used by different teams for matches or practice.
- For tournaments, an average of 13 teams (of two players) for the youth tournaments and 40 teams for the adult tournaments were assumed (based on the existing data).
- The average number of tournaments observed at the existing sand volleyball facilities was 14 tournaments in 2019. As a conservative approach, it was assumed that tournaments would take place on 20 weekends, with half of the tournaments consisting of youth tournaments and the other half of adult tournaments.
- All youth players would be driven to the site. For practice, it was assumed that 50% of the youth players would be dropped-off and picked-up, while 50% of the drivers would remain on site. For tournaments, all drivers of youth players would remain on site.
- All adult players would drive to the site.
- During tournaments, players would generate an average of 1.5 spectators.
- Based on the existing demand at the Condit Road sports fields, it is conservatively assumed that weekday events would require 3 staff on site while weekend tournaments would require up to 15 staff (half of what is needed for major events at the sports fields) on site.

Based on the above assumptions, it is estimated that the beach volleyball courts would generate approximately 216 daily trips on weekdays (approximately 72% of the year), approximately 122 daily trips during youth tournaments (approximately 10 weekends, 6% of the year), and approximately 310 daily trips during adult tournaments (approximately 10 weekends, 6% of the year). The remaining non-tournament weekends can be assumed to generate approximately the same amount of players/spectators and trips as the weekday activities, resulting in average weekday usage of the facility during approximately 88% of the year (assuming usage of the courts would be year-round.)

Based on the above assumptions, it was calculated that the proposed beach volleyball courts would generate an average of 216 daily trips. As noted above, the average daily trips calculations presume that the beach volleyball courts would be used every day of the year. However, it can be expected that usage of the courts during the winter months would decrease or cease. Thus, the estimated average number of daily trips is conservative. When considering non-usage days/months, the average daily trips would be less throughout the year than what is estimated for this analysis.

The daily trip generation estimates for the beach volleyball courts are presented in Table 3.

#### *Total Demand – Condit Road Sports Facilities Expansion*

The soccer/football fields and the beach volleyball courts are estimated to generate on average a total of 315 daily trips.

Since the City's screening criteria are not directly applicable to recreational uses, the assessment of VMT for the proposed Condit Road Sports Facilities expansion requires a conversion to an equivalent amount of one of the general land uses with similar trip generating and trip origin/destination characteristics as the proposed site uses.

The proposed soccer/football fields and beach volleyball courts would be used by local Morgan Hill residents during the week, which is considered to be the most frequent use of the facility throughout the year. Tournaments held on weekends generate a greater number of trips and attract from outside Morgan Hill. However, the occurrence of weekend tournaments is much less frequent than typical weekday use and not reflective of its average use throughout the year. Thus, the origination/destination of daily trips and resulting VMT generated by the proposed project would be similar to that of local-serving retail. Therefore, the proposed project was converted to an equivalent amount of retail space, based on a comparison of estimated daily trips applying ITE trip rates for retail uses and the estimated daily trips for the project, for the purpose of the VMT assessment. Based on the daily trip estimates associated with the proposed facility expansion (315 daily trips), the proposed project is estimated to generate trips equivalent to 9,000 s.f. of retail space (see Table 4).

Thus, based on the City's local-serving retail screening threshold, which states that retail projects that are less than 50,000 square feet have a less-than-significant impact on VMT, the proposed Condit Road Sports Facilities Expansion project would have a less-than-significant impact on VMT.

#### **Butterfield Sports Park Expansion**

The Butterfield Sports Park expansion would include 3 ball/multi-use sports fields, a public BMX pump track, walking paths and exercise equipment, a public meeting room, park amenities, and parking.

The Butterfield Sports Park is currently under construction. A VMT assessment for the Butterfield Sports Park was completed in 2023. Similar to the Condit Road Sports Facilities expansion project, trip generation estimates for the Butterfield Sports Park were estimated based on project-specific information since limited to no published data is available on such land uses. Thus, the trip generation estimates and resulting VMT assessment for the proposed Butterfield Sports Park expansion utilizes the same assumptions utilized to estimate project trips and VMT for the Butterfield Sports Park project.

**Table 3**  
**Condit Road Sports Facilities Expansion Trip Generation Estimates – Beach Volleyball Courts**

Event	Size	Daily (Weekday)				Event	Size	Daily (Weekend Tournaments)			
		Persons (Rate)	In	Out	Total			Persons (Rate)	In	Out	Total
<b>Beach Volleyball Courts</b>											
<b>Mtatches</b>						<b>Youth</b>					
(1 match per court):	7 Courts					Tournament	13 Teams				
Players		28 (4 players per court)	28	28	56	Players		26 (2 players per team)	26	26	52
Coaches		14 (2 per court)	14	14	28	Coaches		13 (1 per team)	13	13	26
Spectators		(1.5 per player)				Spectators		(1.5 per player)			
Drivers:		28 (same trip as player)	0	0	0	Drivers:		26 (same trip as player)	0	0	0
Others:		14 (50% drive alone)	7	7	14	Others:		13 (50% drive alone)	7	7	14
		<u>84</u>	<u>49</u>	<u>49</u>	<u>98</u>			<u>78</u>	<u>46</u>	<u>46</u>	<u>92</u>
<b>Practice</b>						<b>Adult</b>					
(1 practice per court):	8 Courts					Tournament	40 Teams				
Players		32 (1 team/4 players)	32	32	64	Players		80 (2 players per team)	80	80	160
50% drop-offs (practice)		16 (50% of drivers)	16	16	32	Coaches		0	0	0	0
Coaches		8 (1 per team)	8	8	16	Spectators		120 (1.5 per player)			
Spectators						With Player:		60 (same trip as player)	0	0	0
Drivers:		16 (50% of drivers)	0	0	0	Others:		60 (drive alone)	60	60	120
			<u>56</u>	<u>56</u>	<u>112</u>			<u>200</u>	<u>140</u>	<u>140</u>	<u>280</u>
<b>Staff</b>		3 per weekday	3	3	6			15 per tournament	15	15	30
<b>Total Weekday Trips:</b>			<b>108</b>	<b>108</b>	<b>216</b>	<b>Total Weekend YOUTH Tournament Trips:</b>			<b>61</b>	<b>61</b>	<b>122</b>
						<b>Total Weekend ADULT Tournament Trips:</b>			<b>155</b>	<b>155</b>	<b>310</b>
Total Youth tournament trips per year (approx. 10 weekends, or 6% of the year): 2,672 Total Adult tournament trips per year (approx. 10 weekends, or 6% of the year): 6,789 Total weekday trips per year (assume remaining days of year, or 88% of year): 69,379 Total trips per year: 78,840 <b>Average Daily Trips: 216</b>											

**Table 3 (Continued)**  
**Condit Road Sports Facilities Expansion Trip Generation Estimates – Beach Volleyball Courts**

Notes:

The number of persons and trip generation for the proposed beach volleyball courts were estimated based on project information, the finds of the *Sand Volleyball Demand and Facility Analysis* report, dated January 2020, prepared for the City of Morgan Hill by Management Partners, and the following assumptions:

Study findings:

- \* The typical competitive team is comprised of two players.
- \* During tournaments, each player was found to generate an average of 1.5 spectators.
- \* There were an average of 14 tournaments at existing sand volleyball facilities in California in 2019.
- \* Tournaments in California range from 9 to 16 youth teams and as many as 80+ adult teams.

Weekday assumptions:

- \* During the week, events at the beach volleyball courts would consist of local/regional matches and practice (assumed about 50/50% split).
- \* Two teams per court (4 players) for matches. One team per court (assumed 4 players per team) for practice.
- \* One coach per team.
- \* All courts would be used by different teams for matches and practice.
- \* For matches, every player would be driven to the site by a spectator. Additional spectators were assumed to arrive to the site with the player (50%) and drive alone (50%).
- \* Fifty percent (50%) of the players at practice would be dropped-off/picked-up before and after practice.
- \* Any spectators at practice would be the person driving the player to practice.
- \* 3 staff on site.

Weekend tournaments assumptions:

- \* An average of 13 youth teams and 40 adult teams were assumed for the weekend tournaments. Ten youth and ten adult tournaments were assumed.
- \* One coach per team for the youth tournaments. No coaches were assumed for the adult team tournaments.
- \* For youth tournaments, every player would be driven to the site by a spectator. Additional spectators were assumed to arrive to the site with the player (50%) and drive alone (50%).
- \* For adult tournaments, 50% the spectators were assumed to arrive to the site with the player and 50% were assumed to drive alone.
- \* 15 staff on site.

The average daily trips calculations conservatively presume consistent use of the beach volleyball courts year-round. However, it can be expected that usage of the courts during the winter months would decrease or cease. When considering non-usage days/months, the average daily trips would be less throughout the year than what is estimated on this table.

**Table 4**  
**Conversion to Equivalent Retail Space – Condit Road Sports Facilities Expansion**

Land Use	ITE Land		Daily	
	Use Code	Size	Rate (per k.s.f.)	Trips
Condit Road Sports Facilities Expansion	Based on anticipated project activity		N/A <sup>1</sup>	315
#820 - Shopping Center (>150k) <sup>2</sup>	820		36.39	315
<b>Equivalent Retail Space = 9,000 Square Feet</b>				
<sup>1</sup> Daily project trips estimated based on project-specific information and information on existing similar uses. <sup>2</sup> Source: ITE Trip Generation Manual, 12 <sup>th</sup> Edition, 2025.				

It is anticipated that the proposed Butterfield Sports Park expansion would mainly serve City of Morgan Hill residents. Both the proposed baseball fields and park facilities would be used by local residents during the week and on weekends. The proposed BMX pump track would be used by local Morgan Hill residents during the week and by both local and regional users on weekends. However, the typical (average) park activity is anticipated to occur on weekdays.

#### *Projected Demand – Ball/Multi-use Sports Fields*

The number of daily trips generated by the baseball fields during a typical weekday and weekend day were estimated based on the following assumptions:

- Either games or practice would be held at the baseball fields during the weekday evenings. Since a game would generate more traffic than the team practice, the game was assumed to estimate daily weekday trip generation for the baseball fields.
- Up to three baseball games per field would take place on a weekend day.
- Each team would include 12 players (2 teams per game).
- One weekday game per field = six total teams.
- Three weekend games per field = eighteen total teams. This is a conservative assumption since some of the same teams might have more than one game on the same day.
- All players were assumed be driven to the game, although some of them could walk or ride their bike.
- Team coaches are one of the players' parents so their trip is already accounted for with the player vehicular trips.
- Each game would include two game officials.
- Additional trips representing approximately 30% of the player trips would be generated by the baseball fields. These trips would be associated with parents dropping off a player or leaving the park for other reasons and coming back.
- Approximately ¼ of the players would have spectators (1 spectator trip for every 4 players) who would drive to the game.

Based on the above assumptions, the baseball field is estimated to generate a total of 235 and 706 daily trips on a weekday and weekend day, respectively. The trip generation estimates are summarized in Table 5.

**Table 5  
Butterfield Sports Park Expansion Trip Generation Estimates**

Land Use	Size	Daily (Weekday)				Daily (Weekend)				
		Persons (Rate)	Trips			Persons (Rate)	Trip			
	In		Out	Total	In		Out	Total		
<b>Trip Generation Estimate</b>										
Baseball Field (3) <sup>1</sup>	3 Games	1 Game per Field				9 Games	3 Game per Field			
Players	6 Teams	72 (12 per team)	72	72	144	18 Teams	216 (12 per team)	216	216	432
30% Other Trips		(30% of players)	22	22	43		(30% of players)	65	65	130
Officials	3 Games	6 (2 per game)	6	6	12	9 Games	18 (2 per game)	18	18	36
Spectators		18 (1 per 4 players)	18	18	36		54 (1 per 4 players)	54	54	108
			118	118	235			353	353	706
BMX Pump Track <sup>2</sup>	1 Track									
Number of Daily Vehicles		38 vehicles	38	38	76	60 vehicles	60	60	120	
10% other trips		4	4	4	8	6	6	6	12	
			42	42	84			66	66	132
Public Park and Supporting Amenities <sup>3</sup>			23	23	46			23	23	46
<b>Total</b>			<b>182</b>	<b>182</b>	<b>365</b>			<b>442</b>	<b>442</b>	<b>884</b>
Total weekday trips per year (approx. 261 days per year):			95,213			Total weekend day trips per year (approx. 104 days per year):			91,894	
			Total trips per year:			187,107				
			<b>Average Daily Trips:</b>		<b>513</b>					
Notes:										
<sup>1</sup> Daily trip generation for the baseball field was estimated based on the following assumptions:										
* One baseball game per field on weekdays, three games per field on weekends.										
* Players: 12 players per team * 2 teams per game.										
* Additional baseball field trips = 30% of inbound player trips.										
* Team coaches: it is assumed that the team coaches are one of the player's parent so their trip is already accounted for with the player vehicular trips.										
* Game officials: 2 Officials per game.										
* Spectators: one spectator vehicular trip generated for every 4 players.										
<sup>2</sup> Trip generation for the BMX pump track were estimated based on track usage information for the planned BMX track at the currently under construction Butterfield Sports Park, which includes the anticipated number of users and vehicles generated by the future track per day.										
* Additional racetrack trips = 10% of inbound trips.										
<sup>3</sup> Trip generation for the remaining park space and supporting amenities was assumed to be the same as estimated for the Butterfield Sports Park amenities.										

### *Projected Demand – BMX Pump Track*

The trips generated by the proposed BMX pump track were estimated based on anticipated activity at the future BMX racetrack currently under construction at the Butterfield Sports Park. It is assumed for the purpose of this analysis that the proposed BMX pump track would generate half the daily demand that the future BMX racetrack is anticipated to generate. The estimated daily demand for the proposed BMX pump track is summarized in Table 6 below.

**Table 6**  
**Estimated Daily Demand for the Proposed BMX Pump Track**

Type of Usage	Type of Trip Generated	Frequency	Anticipated Attendance	
			Persons	Vehicles
Regular Weekday Usage	Local	3X per week	100	38
Regular Weekend Usage	Local and Regional	1X per weekend	200	60

Source: Based on information for the future BMX racetrack currently under construction at the Butterfield Sports Park.

Based on this assumption, the proposed BMX pump track is estimated to generate approximately 84 and 132 daily trips during an average weekday and weekend day, respectively (see Table 5).

### *Projected Demand – Remaining Park and Supporting Amenities*

The demand estimated to be generated by the remaining park and supporting amenities was assumed to be similar to the demand estimated for the Butterfield Sports Park supporting park amenities, which were estimated utilizing a combination of ITE trip generation rates for public parks and other project-specific assumptions.

Based on the above approach, it is estimated that the supporting activities of the proposed park supporting amenities would generate approximately 46 daily trips (23 inbound and 23 outbound) on an average day (both weekends and weekdays).

### *Total Demand – Butterfield Sports Park Expansion*

Based on the above calculations and assumptions, the proposed Butterfield Sports Park Expansion project is estimated to generate a total of 365 and 884 daily trips on a weekday and weekend day, respectively. Assuming both weekday and weekend trip generation, the proposed expansion is estimated to generate an average of 513 daily trips. (see Table 5).

Similar to the Condit Road Sports Facilities Expansion project, the City's screening criteria are not applicable to the proposed recreational land use, requiring the conversion of daily trips associated with the Butterfield Sports Park expansion to an equivalent amount of local-serving retail.

Based on the daily trip estimates associated with the proposed Butterfield Sports Park expansion (513 daily trips), the proposed project is estimated to generate trips equivalent to 14,000 s.f. of retail space (see Table 7).

**Table 7**  
**Conversion to Equivalent Retail Space – Butterfield Sports Park Expansion**

Land Use	ITE Land		Daily	
	Use Code	Size	Rate (per k.s.f.)	Trips
Butterfield Sports Park Expansion	Based on Butterfield Sports Park Information		N/A <sup>1</sup>	513
#820 - Shopping Center (>150k) <sup>2</sup>	820		36.39	513
<b>Equivalent Retail Space = 14,000 Square Feet</b>				
<sup>1</sup> Daily project trips estimated based on project-specific information and anticipated activity at the Butterfield Sports Park. <sup>2</sup> Source: ITE Trip Generation Manual, 12 <sup>th</sup> Edition, 2025.				

Thus, based on the City's local-serving retail screening threshold, which states that retail projects that are less than 50,000 square feet have a less-than-significant impact on VMT, the proposed Butterfield Sports Park Expansion project would have a less-than-significant impact on VMT.

#### **APN 822-06-022 Annexation Parcel**

This approximately 2-acre site located south of the Butterfield Sports Park would be annexed into the City, however, it would not be incorporated into the Butterfield Sports Park. Instead, once annexed, this site would retain its existing residential land use. Thus, no change to the existing VMT generated by the site is anticipated with the annexation of this site.

### **VMT Assessment Summary Results**

The VMT assessment completed for the proposed annexation and development of several sites just outside of the city limits show that all sites can be deemed to have a less-than-significant impact on VMT based on City-adopted VMT screening threshold criteria as noted below:

*Rose Orchard Court* – the project is estimated to generate a total of 36 daily trips, and based on the City's project size screening threshold, which states that projects that generate less than 110 average daily trips have a less-than-significant impact on VMT, the project would have a less-than-significant impact on VMT.

*Condit Road Sports Facilities Expansion* - The proposed Condit Road Sports Facility expansion is estimated to generate on average 315 total daily trips. The proposed expansion project is estimated to generate trips equivalent to 9,000 s.f. of retail space. Thus, based on the City's local-serving retail screening threshold, which states that retail projects that are less than 50,000 square feet have a less-than-significant impact on VMT, the proposed Condit Road Sports Facilities Expansion project can be deemed to have a less-than-significant impact on VMT.

*Butterfield Sports Park Expansion* - The proposed Butterfield Sports Park expansion is estimated to generate on average 513 total daily trips. The proposed expansion project is estimated to generate trips equivalent to 14,000 s.f. of retail space. Thus, based on the City's local-serving retail screening threshold, which states that retail projects that are less than 50,000 square feet have a less-than-

significant impact on VMT, the proposed Butterfield Sports Park Expansion project can be deemed to have a less-than-significant impact on VMT.

*APN 822-06-022 Annexation Parcel* – This site would be annexed into the City, however, it would not be incorporated into the Butterfield Sports Park. Instead, once annexed, this site would retain its existing residential land use. Thus, no change to the existing VMT generated by the site is anticipated with the annexation of this site.

Furthermore, OPR suggests that adding retail opportunities into the urban fabric and thereby improving retail destination proximity, local-serving retail development tends to shorten trips and reduce VMT. Beach volleyball courts and BMX pump tracks in particular do not have a significant presence in the Southern Santa Clara Valley region, with similar facilities located in Salinas, Santa Cruz, San Jose, and Santa Clara being the closest to Morgan Hill. The proposed project would provide a proximate location for City residents to such facilities, thus resulting in shorter trips and subsequent reduction in VMT generated by Morgan Hill residents currently accessing the existing locations. Moreover, trips generated to the proposed sports fields would be existing trips that, with the proposed project, would have more options to select the most convenient location.