

APPENDIX B

VMT and Trip Generation Evaluation

To: Phil Martin
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From: Cathy Lawrence
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Project/File: 2042632200

Date: February 24, 2023

Reference: Glendale Star Mazda Expansion – VMT and Trip Generation Evaluation

This memorandum summarizes the potential transportation effects of the proposed expansion of the existing Star Mazda dealership located at 1401 South Brand Boulevard in the City of Glendale. The evaluation considers potential environmental transportation impacts, as well as possible transportation effects on the local roadway network.

VEHICLE MILES TRAVELED

Senate Bill 743 (SB 743) has identified Vehicle Miles Traveled (VMT) as the metric for identifying California Environmental Quality Act (CEQA) transportation impacts. An evaluation was performed to determine if the proposed Project is SB 743-compliant. To comply with the requirements of SB 743, the City of Glendale has defined the conditions for conducting CEQA VMT analysis.¹

For retail projects such as the proposed Project, a significant impact would occur if the project would result in a net increase in existing total citywide VMT. The City's guidelines contain criteria for screening land use projects from further VMT analysis. Retail projects that are 50,000 square feet or less can be presumed to have a less-than-significant transportation impact and would not require a detailed VMT analysis.

The proposed Project consists of a new 32,570 square foot building. The Project square footage is less than 50,000 square feet; therefore, the Project can be presumed to have a less-than-significant transportation impact. No further VMT analysis is required.

TRIP GENERATION

The Project consists of replacing the existing 30,230-square foot building with a new 32,570 square foot building, for a net increase of 2,340 square feet of building space. The trip generation for the proposed Project was determined from trip rates contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. **Table 1** (attached) summarizes the daily and peak hour trip rates and

¹ City of Glendale, CA. October 2020. *Transportation Impact Analysis Guidelines*. Section 2.1.

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resulting trip generation for the existing building, the proposed building, and the net change in trips. As this table shows, the proposed Project would result in a net increase of 5 AM peak hour trips, 6 PM peak hour trips, and 65 daily trips.

CONCLUSIONS

The proposed Star Mazda expansion would not require a detailed VMT analysis based on the City's screening criteria for retail projects of 50,000 square feet or less. Furthermore, the Project would generate a minimal amount of new peak hour or daily traffic which would have a nominal effect on the surrounding roadway network.

Sincerely,

Stantec Consulting Services Inc.



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cc: Keith Rutherford, Stantec

Attachment: Table 1 Trip Generation Summary

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Table 1 Trip Generation Summary

Trip Generation	Amount	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Existing Building	30.23 TSF	842	41	15	56	29	44	73
Proposed Building	32.57 TSF	907	45	16	61	32	47	79
Net Change	2.34 TSF	65	4	1	5	3	3	6
Trip Rates								
Auto Sales (New) – Category 840		27.84	1.36	0.50	1.86	0.97	1.45	2.42
Source: ITE, Trip Generation manual, 11th Edition								