



June 6, 2022

Mr. Marcus Griffin  
 Milestone Housing Group LP  
 51 University Avenue, Suite D  
 Los Gatos, CA 95030

## Focused Traffic Study for the 1801 Ridley Avenue Project

Dear Mr. Griffin;

As requested, W-Trans has prepared a focused transportation analysis for the proposed Ridley Avenue Apartments to be located at 1801 Ridley Avenue in the City of Santa Rosa. The purpose of this letter is to present the project's trip generation as well as an analysis of safety issues associated with the driveway locations.

### Project Description

The proposed project is an affordable apartment complex with 50 units and a total of 66 parking spaces. The project would be accessed via two proposed driveways on Ridley Avenue.

### Trip Generation

The anticipated trip generation for the proposed project was estimated using standard rates published in the 10<sup>th</sup> Edition of the *Trip Generation Manual, 2018* for "Multifamily Housing (Mid-Rise)" (LU #221). As shown in Table 1, the proposed project would be expected to generate an average of 272 trips per day, including 18 trips during the a.m. peak hour and 22 trips during the p.m. peak hour.

**Table 1 – Trip Generation Summary**

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Multifamily Housing	50 du	5.44	272	0.36	18	5	13	0.44	22	13	9

Note: du = dwelling unit

It is noted that because the project would generate fewer than 50 peak hour trips only a focused traffic study is required per City's guidelines.

### Sight Distance

Sight distances along Ridley Avenue at the two proposed driveway locations was evaluated based on sight distance criteria contained in the *Highway Design Manual* published by Caltrans. The recommended sight distances for minor street approaches that are either a private road or a driveway are based on stopping sight distance with approach travel speed used as the basis for determining the recommended sight distance.

Ridley Avenue has a *prima facie* 25-mph speed limit, which requires a minimum stopping sight distance of 150 feet. Based on a review of the site, sight lines extend more than 200 feet in each direction from both driveways, which is more than adequate for the anticipated travel speeds.

Additionally, due to the straight and flat roadway geometry of Ridley Avenue, adequate stopping sight distance is available for a following driver to notice and react to a preceding motorist slowing to turn into the project driveways.

## Vehicle Miles Traveled

Senate Bill (SB) 743 established the change in Vehicle Miles Traveled (VMT) as a result of a project as the basis for determining California Environmental Quality Act (CEQA) impacts with respect to transportation and traffic. The City of Santa Rosa issued guidelines for VMT analysis, as outlined in *Vehicle Miles Traveled (VMT) Guidelines Final Draft*, dated June 5, 2020. This document identifies several criteria that may be used to identify certain types of projects that are unlikely to have a significant VMT impact and can be “screened” from further analysis. One of the screening criteria is 100 percent affordable housing projects. As the proposed project qualifies for this criterion, it would automatically be considered to have a less-than-significant impact on VMT. Further, the project site is within an area for which resident-based trips are pre-screened as having a less-than-significant impact in terms of VMT per the mapping in the City’s Guidelines.

## Conclusions

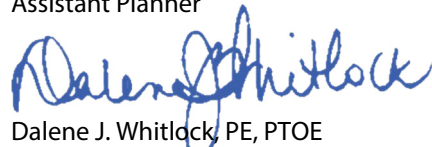
- The proposed project would be expected to generate an average of 272 daily trips including 18 trips during a.m. peak hour and 22 p.m. peak hour trips.
- Adequate sight distances are available at the two proposed driveways for both entering and exiting traffic.
- The proposed project would have a less-than-significant impact on VMT based on the City’s guidelines.

Thank you for giving W-Trans the opportunity to provide these services. Please call if you have any questions.

Sincerely,



Jade Kim  
Assistant Planner



Dalene J. Whitlock, PE, PTOE  
Senior Principal

