

# Exhibit D

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# HEXAGON TRANSPORTATION CONSULTANTS, INC.

## Memorandum

**Date:** July 9, 2020

**To:** Mr. Will Daniels, IEH Laboratories & Consulting Group, Inc.

**From:** Gary Black, Tim Chang

**Subject:** Trip Generation and VMT Analysis for the Proposed Testing Lab at 19055 Portola Drive in Monterey County

Hexagon Transportation Consultants, Inc. has completed a trip generation and VMT analysis for the proposed testing lab at 19055 Portola Drive in Monterey County (see Figure 1). The project would reoccupy a former 6,100 s.f. California Highway Patrol (CHP) office building. Project trip generation was estimated based on the description of operations provided by IEH. Trip generation for the former office use was estimated based on the Institute of Transportation Engineers, *Trip Generation Manual, 10<sup>th</sup> Edition*.

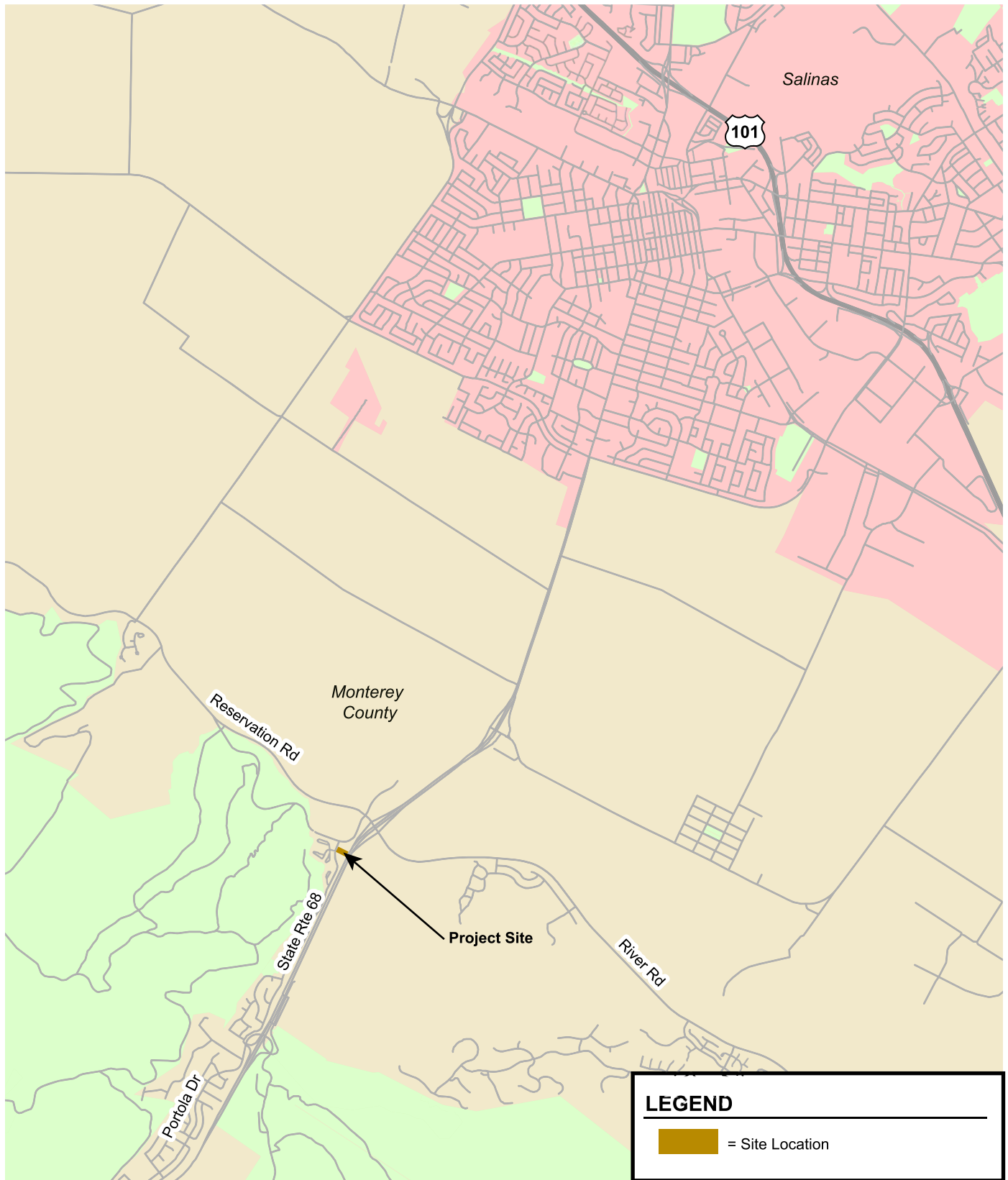
### Project Trip Generation

Based on information provided by IEH, the proposed testing lab would have approximately 25 employees, and would generate an average of 26 daily vehicle trips for sample delivery (13 inbound and 13 outbound). According to IEH, about many of the employees at a similar lab in Salinas carpool, with an average of two employees per vehicle on site. Assuming that 24 of the employees form two-person carpools, and 1 employee drives alone, the project is expected to generate 26 daily vehicle trips from employees (13 inbound and 13 outbound) and 26 daily vehicle trips for sample delivery, for a total of 52 daily vehicle trips.

Applying the trip generation rates provided in the ITE *Trip Generation Manual, 10<sup>th</sup> Edition*, a typical 6,100 s.f. office building is expected to generate 59 daily vehicle trips (see Table 1). This conservatively underestimates the daily vehicle trips because it does not account for officers going in and out on patrol.

**Table 1**  
**Trip Generation Estimates**

Land Use	ITE Land Use Code	Size	Units	Daily Rate	Trip
<b>Proposed project trips based on description of operations</b>					<b>52</b>
<b>Former CHP Office</b> <sup>1</sup>	710	6.1	ksf	9.74	<b>59</b>
<b>Net Project Trips</b>					<b>-7</b>
<b>Notes:</b>					
<sup>1</sup> Former office building trip generation based on the rates published in the <i>ITE Trip Generation Manual, 10th Edition</i> (2017) for General Office Building (Land Use Code 710). Rates expressed in trips per 1000 square foot.					



**Figure 1**  
**Site Location**

Based on the information above, the proposed project is expected to generate 7 fewer daily vehicle trips compared to the former California Highway Patrol office on the site.

### **VMT Analysis**

Pursuant to SB 743, the CEQA 2019 Update Guidelines Section 15064.3, subdivision (b) states that vehicle miles travelled (VMT) will be the metric in analyzing transportation impacts for land use projects for CEQA purposes. The *Technical Advisory on Evaluating Transportation Impacts in CEQA* published by the Governor's Office of Planning and Research (OPR) in December 2018 provides recommendations regarding VMT evaluation methodology, significance thresholds and screening thresholds for land use projects. The following OPR screening threshold is relevant to the project:

- "Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than significant transportation impact."

Because the project is expected to generate fewer than 110 trips per day, it can be presumed to have a less-than-significant impact on VMT based on OPR guidelines.

### **Conclusion**

The proposed testing lab is expected to generate 52 daily vehicle trips, which is 7 fewer daily vehicle trips compared to the former California Highway Patrol office on the site. Because the project is expected to generate fewer than 110 trips per day, it can be presumed to have a less-than-significant impact on VMT based on OPR guidelines.

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