



Appendix D

Traffic Impact Analysis for CEQA - VMT for the Anaheim Adventure Aqua Park Project



Technical Memorandum

To: Dave Wabiszewski
 From: Marc Mizuta, Mizuta Traffic Consulting
 Date: October 29, 2020
 Re: VMT Assessment for the Anaheim Adventure Aqua Park Project

This memo summarizes the vehicle miles traveled (VMT) assessment conducted for the Adventure Aqua Park project located at 3255 E. Miraloma Avenue in the City of Anaheim. The purpose of this memo is to document how the project’s VMT is presumed to result in less than significant transportation impacts.

PROJECT DESCRIPTION

The proposed project consists of constructing a recreational water park with inflatable, floating, obstacle courses and jungle gyms in the existing Miraloma Basin. The entire water basin is 13.378 acres, but the effective water basin size for the project is reduced to 12.109 acres since approximately 1 acre will be restricted and the general public will not have access to this area. The project is providing 101 parking spaces and access will be provided off of Miraloma Avenue. The hours of operation during the summer (May to September) will be from 10am to 7pm on weekdays and from 9am to 7pm on weekends. The seasonal hours for April and October will be from 10am to 4pm on weekdays and from 9am to 4pm on weekends.

TRIP GENERATION

For trip generation purposes, trip rates for the Water Slide Park land use contained in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition* was the most applicable and applied to the project. Table 1 summarizes the weekday trip generation.

Table 1: Trip Generation Summary

TRIP GENERATION RATES ¹								
Land Use	ITE Code	Weekday Daily	AM PEAK			PM PEAK		
			Rate	In:Out Ratio	Rate	In:Out Ratio		
Water Slide Park	482	2.27 trips / ps	0.08	0.70 : 0.30	0.28	0.21 : 0.79		
TRIP GENERATION CALCULATIONS								
Land Use	Amount	ADT	AM PEAK			PM PEAK		
			In	Out	Total	In	Out	Total
Adventure Aqua Park	101 ps	230	7	2	9	7	22	29

Notes:

ps: parking space

1. The trip rates for the project’s land use are based on the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition*.



As shown in the table, the project is estimated to generate 230 daily trips with 9 and 29 trips during the AM and PM peak-hour, respectively. It should be noted that these trips reflect a typical weekday during the year, but do not account for the months that the project will be closed between late fall and early spring.

ANAHEIM CANYON SPECIFIC PLAN

The Anaheim Canyon Specific Plan (ACSP) encompasses an area of approximately 2,600 acres and is roughly bounded on the north by Orangethrope Avenue, on the south by the Santa Ana River, on the east by Imperial Highway (State Route 90), and on the west by the Orange Freeway (State Route 57). The proposed project is located near the northern edge of the ACSP.

Land use data was extracted from the City's traffic model for TAZ 2759 for all scenarios contained in the ACSP and summarized in Table 2.

Table 2: ACSP Land Use Summary for TAZ 261

Scenario	Land Use(s)
Existing	120,237 sf office, 20 du mobile homes
Existing Plus ACSP	173,863 sf office
General Plan Buildout	251,210 sf office, 0.2 acres open space
General Plan Buildout Plus ACSP	173,863 sf office, 0.2 acres open space

Notes:

Extracted from the City's travel demand model for TAZ 2759.

Within TAZ 2759, there are currently 140,237 sf of industrial/office. There could be an additional 33,636 sf of office that could be built in TAZ 2759 (173,863 sf – 140,237 sf). The average daily generation rate of 9.74 trips per 1,000 sf for a General Office Building (Land Use Code 710) from the *ITE Trip Generation Manual, 10th Edition* was applied to the 33,636 sf and resulted in 328 daily trips. The project is estimated to generate 230 daily trips (as shown in Table 1).

CONCLUSION

Since the project trips fall within the amount allowed in the ACSP, the project's VMT should also not exceed the buildout VMT projected in the ACSP.

Please feel free to contact me at (858) 752-8212 if you have any questions or concerns.