

August 12, 2022

Mr. Craig Williams  
City of Escondido  
201 N. Broadway  
Escondido, CA 92025

LLG Reference: 3-22-3356

Subject: **Ash Street Project**  
Escondido, California

**Engineers & Planners**  
Traffic  
Transportation  
Parking

**Linscott, Law &  
Greenspan, Engineers**  
2 Executive Circle  
Suite 250  
Irvine, CA 92614  
**949.825.6175** T  
949.825.5939 F  
www.llgengineers.com

Pasadena  
Irvine  
San Diego

Dear Mr. Williams:

Linscott, Law and Greenspan Engineers (LLG) has prepared this letter to discuss the transportation report requirements for the Ash Street project.

The project proposes 20 single-family units to be built on the northwest corner of the Ash Street / Lehner Avenue intersection in the City of Escondido. **Figure 1** shows the project site plan. **Table 1** shows the project trip generation and shows the project will generate 200 ADT with 16 AM peak hour trips (5 inbound / 11 outbound) and 20 PM peak hour trips (14 inbound / 6 outbound).

The City of Escondido April 2021 Traffic Impact Analysis (TIA) guidelines include minimum ADT thresholds for requiring Vehicle Miles Traveled (VMT) and Local Mobility Analysis (LMA) analyses.

Based on *Section 3.3* of the guidelines, projects generating 200 ADT or less are considered small projects and are screened out of needing a VMT analysis.

Philip M. Linscott, PE (1924-2000)  
William A. Law, PE (1921-2018)  
Jack M. Greenspan, PE (Ret.)  
Paul W. Wilkinson, PE (Ret.)  
John P. Keating, PE (Ret.)  
David S. Shender, PE  
John A. Boarman, PE  
Clare M. Look-Jaeger, PE (Ret.)  
Richard E. Barretto, PE  
Keil D. Maberry, PE  
Kalyan C. Yellapu, PE  
Dave Roseman, PE

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*Figure 2* shows the assignment of project traffic. Based on City ADT trigger points as outlined in *Table 2* of the City guidelines, an LMA is not necessary.

In conclusion, neither a VMT or LMA analysis is necessary.

Please call us at 858.300.8800 if you have any questions or comments.

Sincerely,

**Linscott, Law & Greenspan, Engineers**

A handwritten signature in blue ink, appearing to read "J Boarman".

John Boarman, P.E.

Principal

California Registration: C50033

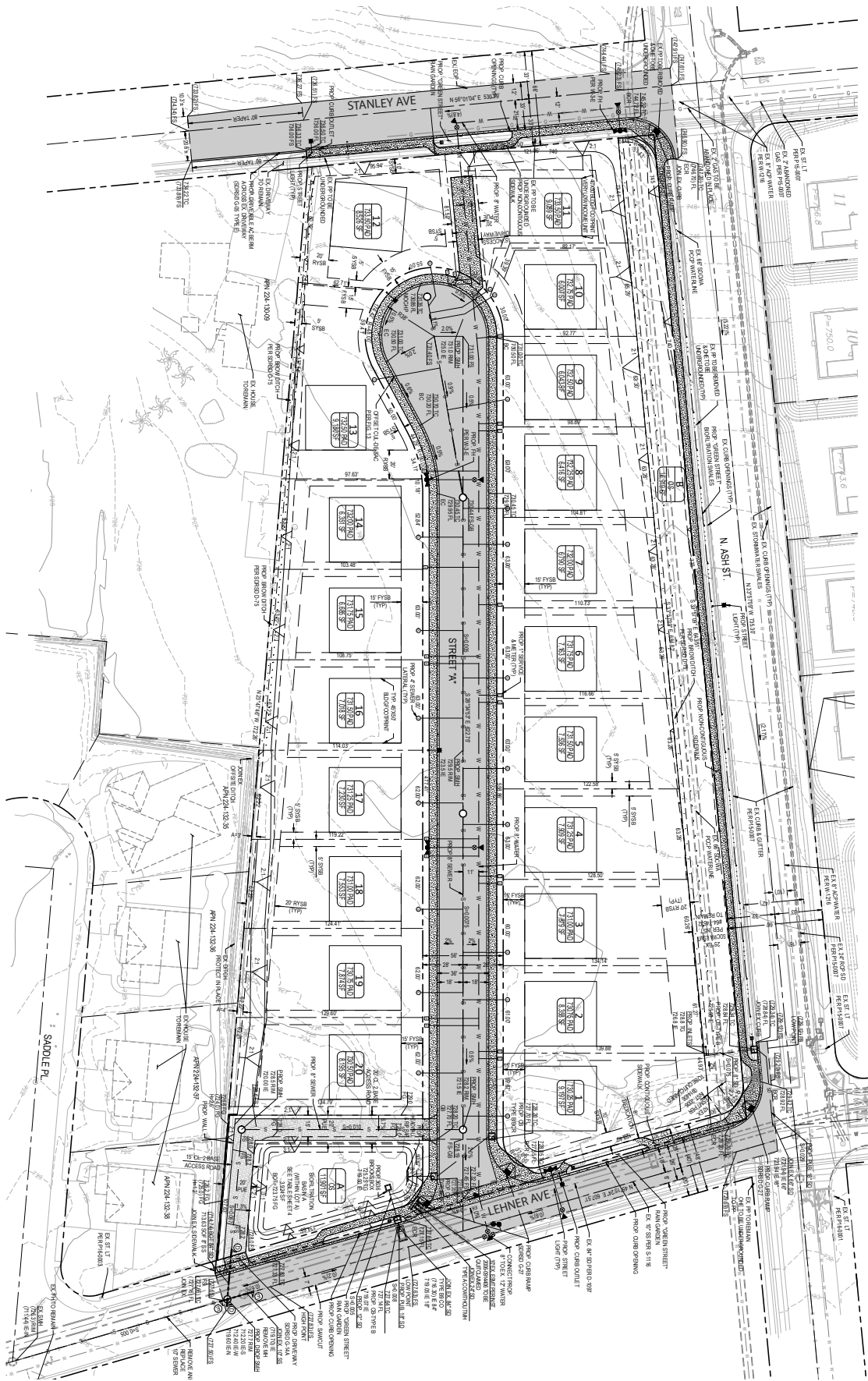
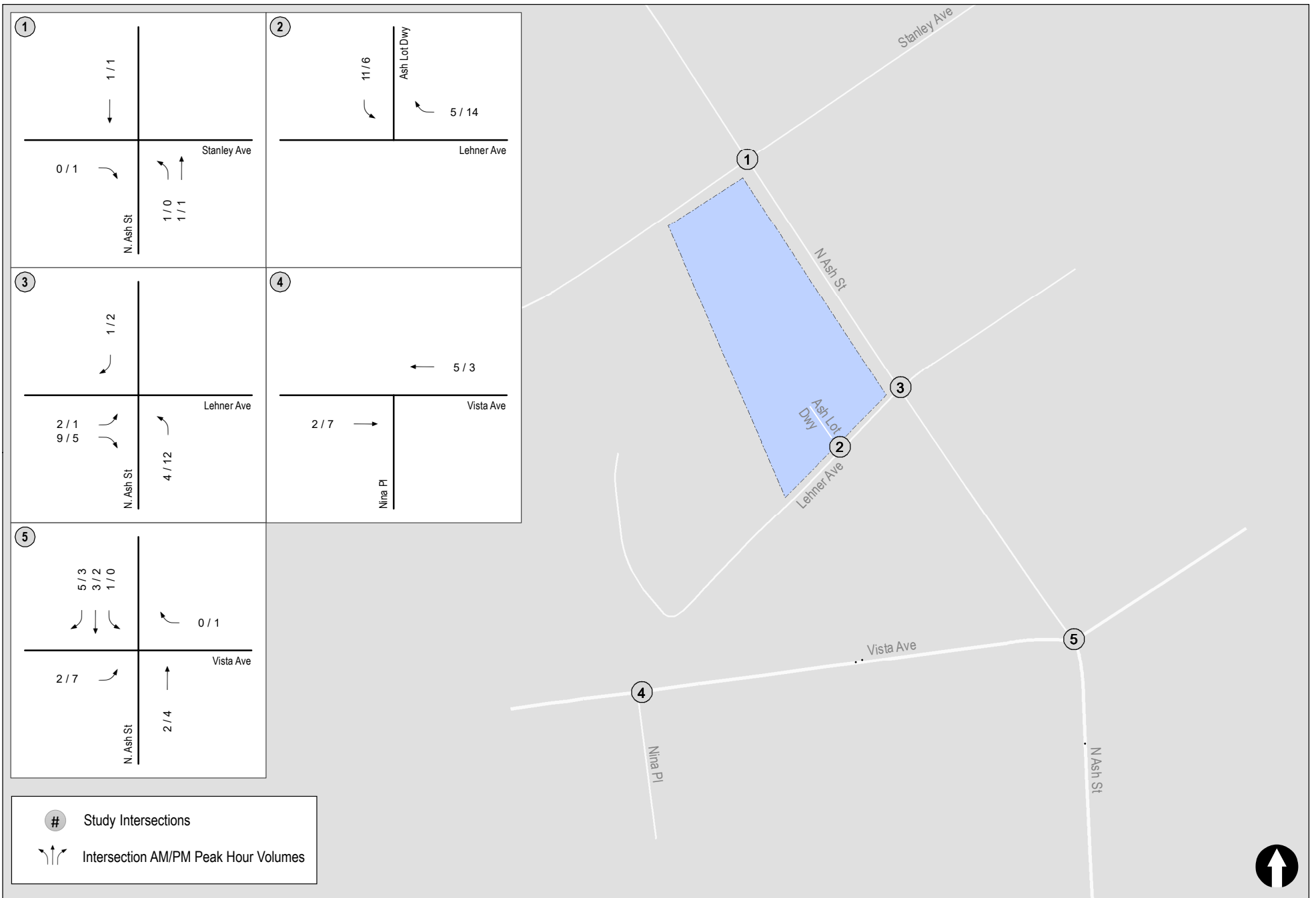


Figure 1

# Project Site Plan

ESCONDIDO NORTH LLC



**TABLE 1  
PROJECT TRIP GENERATION**

Land Use	Size	Daily Trip Ends (ADTs)		AM Peak Hour					PM Peak Hour				
		Rate <sup>a</sup>	Volume	% of ADT <sup>a</sup>	In:Out Split	Volume			% of ADT <sup>a</sup>	In:Out Split	Volume		
						In	Out	Total			In	Out	Total
Single Family Detached Units	20 DU	10/DU <sup>b</sup>	200	8%	30:70	5	11	16	10%	70:30	14	6	20

**Footnotes:**

- a. Rates are based on SANDAG's (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002.
- b. Rates are based on single family detached rate of 10/DU.