



# HEXAGON TRANSPORTATION CONSULTANTS, INC.

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December 16, 2024

Mr. Eric Zweig  
Edenbridge Homes  
P.O. Box 1825  
Los Altos, CA 94023

**RE: *Transportation Study for a Proposed Residential Development at 1815 Cordilleras Road in San Mateo County, CA***

Dear Mr. Zweig:

Hexagon Transportation Consultants, Inc. has completed a transportation analysis for your project consisting of five new single family residential homes on a site currently occupied by a single home at 1815 Cordilleras Road in the Emerald Lake Hills area of unincorporated San Mateo County.

According to the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition*, a single-family detached home generates an average of 9.43 trips per day. Based on this data, the proposed project, consisting of five homes, is expected to generate approximately 47 vehicle trips per day.

The California Office of Planning and Research's (OPR) guidelines on calculating Vehicle Miles Traveled (VMT) state that a transportation impact is considered significant if a project generates or attracts 110 or more trips per day. This project is projected to generate significantly fewer than 110 trips and can therefore be deemed to have a less-than-significant impact. As such, a further VMT analysis is not warranted in this situation.

In summary, with an estimated 47 trips per day this project will not only have a minimal impact on local transportation but is also well below the significant impact threshold provided by the OPR guidelines.

Sincerely,

**HEXAGON TRANSPORTATION CONSULTANTS, INC.**

Gary K. Black, AICP  
President

Ethan Heckman  
Planner