

Table E - Project Trip Generation

Land Use	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Single Family Residential	67 Units							
Trips/Unit ¹		0.19	0.56	0.75	0.63	0.37	1.00	9.52
Trip Generation		13	38	51	42	25	67	638
Apartments	204 Units							
Trips/Unit ²		0.10	0.41	0.51	0.40	0.22	0.62	6.65
Trip Generation		20	84	104	82	45	126	1,357
Internal Capture - Residential to Commercial ³		(3)	(4)	(7)	(31)	(21)	(52)	(563)
Residential Subtotal		30	118	148	93	49	141	1,432
Shopping Center	75 TSF							
Trips/Unit ⁴		1.08	0.66	1.74	3.16	3.43	6.59	75.10
Trip Generation		81	50	131	237	257	494	5,633
Internal Capture - Commercial to Residential ³		(4)	(3)	(7)	(21)	(31)	(52)	(563)
Pass-By Trips ⁵	34%				(75)	(75)	(150)	(1,724)
Commercial Retail Subtotal		77	47	124	141	151	292	3,346
Total Net New Trips		107	165	272	234	200	433	4,778

Notes: TSF=Thousand Square Feet

¹ Trip generation based on rates for Land Use 210 - "Single Family Residential" from ITE Trip Generation (9th Edition).

² Trip generation based on rates for Land Use 220 - "Apartments" from ITE Trip Generation (9th Edition).

³ Internal Capture based on *ITE Trip Generation Handbook 2nd Edition*

⁴ Trip generation based on rates for Land Use 820 - "Shopping Center" from ITE Trip Generation (9th Edition).

⁵ 'Pass-by rates based on rates for Land Use 820 - "Shopping Center" from ITE Trip Generation Handbook (2nd Edition).

Table E - Trip Generation Alternative 1: Existing General Plan

Land Use	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Single Family Residential	0 Units							
Trips/Unit ¹		0.19	0.56	0.75	0.63	0.37	1.00	9.52
Trip Generation		0	0	0	0	0	0	0
Apartments	540 Units							
Trips/Unit ²		0.10	0.41	0.51	0.40	0.22	0.62	6.65
Trip Generation		55	221	275	218	118	335	3,591
Internal Capture - Residential to Commercial ³		(3)	(4)	(7)	(31)	(21)	(52)	(563)
Residential Subtotal		52	217	268	187	97	283	3,028
Shopping Center	110 TSF							
Trips/Unit ⁴		0.93	0.57	1.50	2.79	3.02	5.81	65.68
Trip Generation		102	63	166	307	332	639	7,225
Internal Capture - Commercial to Residential ³		(4)	(3)	(7)	(21)	(31)	(52)	(563)
Pass-By Trips ⁵	34%				(100)	(100)	(200)	(2,265)
Commercial Retail Subtotal		98	60	159	186	201	387	4,397
Total Net New Trips		150	277	427	373	298	670	7,425

Notes: TSF=Thousand Square Feet

¹ Trip generation based on rates for Land Use 210 - "Single Family Residential" from ITE Trip Generation (9th Edition).

² Trip generation based on rates for Land Use 220 - "Apartments" from ITE Trip Generation (9th Edition).

³ Internal Capture based on *ITE Trip Generation Handbook 2nd Edition*

⁴ Trip generation based on rates for Land Use 820 - "Shopping Center" from ITE Trip Generation (9th Edition).

⁵ Pass-by rates based on rates for Land Use 820 - "Shopping Center" from ITE Trip Generation Handbook (2nd Edition).

Table E - Trip Generation Alternative 2: Reduced Intensity

Land Use	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Single Family Residential	75 Units							
Trips/Unit ¹		0.19	0.56	0.75	0.63	0.37	1.00	9.52
Trip Generation		14	42	57	47	28	75	714
Apartments	144 Units							
Trips/Unit ²		0.10	0.41	0.51	0.40	0.22	0.62	6.65
Trip Generation		14	59	73	58	32	89	958
Internal Capture - Residential to Commercial ³		(3)	(3)	(6)	(24)	(16)	(40)	(433)
Residential Subtotal		25	98	124	81	44	124	1,239
Shopping Center	50 TSF							
Trips/Unit ⁴		1.27	0.78	2.04	3.61	3.92	7.53	86.56
Trip Generation		63	39	103	181	196	377	4,328
Internal Capture - Commercial to Residential ³		(3)	(3)	(6)	(16)	(24)	(40)	(433)
Pass-By Trips ⁵	34%				(57)	(57)	(115)	(1,324)
Commercial Retail Subtotal		60	36	97	108	115	222	2,571
Total Net New Trips		85	134	221	189	159	346	3,810

Notes: TSF=Thousand Square Feet

¹ Trip generation based on rates for Land Use 210 - "Single Family Residential" from ITE Trip Generation (9th Edition).

² Trip generation based on rates for Land Use 220 - "Apartments" from ITE Trip Generation (9th Edition).

³ Internal Capture based on *ITE Trip Generation Handbook 2nd Edition*

⁴ Trip generation based on rates for Land Use 820 - "Shopping Center" from ITE Trip Generation (9th Edition).

⁵ 'Pass-by rates based on rates for Land Use 820 - "Shopping Center" from ITE Trip Generation Handbook (2nd Edition).

Table E - Trip Generation Alternative 3: Modified Mixed Use

Land Use	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Single Family Residential	107 Units							
Trips/Unit ¹		0.19	0.56	0.75	0.63	0.37	1.00	9.52
Trip Generation		20	60	81	67	40	107	1,019
Internal Capture - Residential to Commercial ³		(4)	(5)	(9)	(21)	(21)	(42)	(361)
Net Total Trips		16	55	72	46	19	65	658
Apartment	180 Units							
Trips/Unit ²		0.10	0.41	0.51	0.40	0.22	0.62	6.65
Trip Generation		18	74	92	73	40	112	1,197
Shopping Center	100 TSF							
Trips/Unit ⁴		0.97	0.59	1.56	2.88	3.12	5.99	67.91
Trip Generation		97	59	156	288	312	599	6,791
Internal Capture - Commercial to Residential ³		(5)	(4)	(9)	(21)	(21)	(42)	(361)
Pass-By Trips ⁵	34%				(95)	(95)	(189)	(2,186)
Commercial Retail Subtotal		92	55	147	172	196	368	4,244
Total Net New Trips		126	184	311	291	255	545	6,099

Notes: TSF=Thousand Square Feet

¹ Trip generation based on rates for Land Use 210 - "Single Family Residential" from ITE Trip Generation (9th Edition).

² Trip generation based on rates for Land Use 220 - "Apartments" from ITE Trip Generation (9th Edition).

³ Internal Capture based on *ITE Trip Generation Handbook 2nd Edition*

⁴ Trip generation based on rates for Land Use 820 - "Shopping Center" from ITE Trip Generation (9th Edition).

⁵ 'Pass-by rates based on rates for Land Use 820 - "Shopping Center" from ITE Trip Generation Handbook (2nd Edition).