

Attachment #2

Detailed Project Trip Generation (Supplement to Exhibit A of Draft CEQA Chapter Excerpt)

Category	Land Use	ITE Land Use Code	Size [a]		Daily	Trip Generation Rates [b]						Estimated Trip Generation									
						AM Peak Hour			PM Peak Hour			Daily	AM Peak Hour Trips		PM Peak Hour Trips		Daily				
						Rate	Wt	Cofc	Rate	Wt	Cofc		In	Out	In	Out	In	Out			
Retail & Others	820	Shopping Center +H50clst	195	KSF	36.39	0.88	21%	38%	1.26	49%	50%	7,096	107	65	172	312	204	635			
					Less: Internal Capture	7%	7%	7%	(497)	(7)	(8)	(12)	(22)	(23)	(48)						
					Less: Walk/Bike/Transit Credit	15%	8%	8%	(1,054)	(18)	(10)	(26)	(47)	(49)	(96)						
					Total Driveway Trips	5.335	84	50	324	243	495										
					Less: Pass-By Reduction	30%	30%	30%	(1,641)	(26)	(18)	(40)	(73)	(76)	(149)						
	Net External Vehicle Trips	3,874	50	36	94	320	126	356													
	850	Supermarket	50	KSF	92.29	2.95	59%	41%	8.79	50%	50%	4,615	87	61	148	220	220	440			
					Less: Internal Capture	7%	7%	7%	(323)	(6)	(4)	(10)	(8)	(8)	(30)						
					Less: Walk/Bike/Transit Credit	15%	8%	8%	(642)	(10)	(9)	(22)	(33)	(34)	(64)						
					Total Driveway Trips	3,600	68	48	16	172	172	344									
Less: Pass-By Reduction					30%	30%	30%	(1,080)	(20)	(14)	(34)	(82)	(82)	(104)							
Net External Vehicle Trips	2,520	48	34	84	94	140	240														
Restaurant (Sit-Down)	932	High-Turnover (Sit-Down) Restaurant	12	KSF	103.75	8.97	55%	45%	9.18	61%	39%	1,245	59	49	108	67	43	110			
					Less: Internal Capture	7%	7%	7%	(87)	(9)	(7)	(6)	(3)	(3)	(8)						
					Less: Walk/Bike/Transit Credit	15%	8%	8%	(91)	(17)	(6)	(3)	(6)	(6)	(14)						
					Total Driveway Trips	971	46	39	85	82	34	86									
					Less: Pass-By Reduction	30%	30%	30%	(290)	(14)	(12)	(26)	(16)	(10)	(26)						
	Net External Vehicle Trips	680	32	27	65	66	24	60													
	930	Fast Casual Restaurant	54	KSF	225.89	1.58	64%	36%	14.35	53%	47%	12,198	54	31	85	48	364	771			
					Less: Internal Capture	7%	7%	7%	(894)	(4)	(4)	(2)	(6)	(29)	(83)						
					Less: Walk/Bike/Transit Credit	15%	8%	8%	(1,830)	(8)	(5)	(13)	(40)	(58)	(117)						
					Total Driveway Trips	9,514	42	24	66	320	284	604									
Less: Pass-By Reduction					30%	30%	30%	(2,854)	(10)	(7)	(20)	(16)	(88)	(180)							
Net External Vehicle Trips	6,660	29	17	46	224	296	424														
Coffee Shop	936	Coffee Shop, No Drive Thru	9	KSF ¹⁴	35.3	91.02	51%	49%	31.53	50%	50%	2,838	418	401	819	142	142	284			
					Less: Internal Capture	7%	7%	7%	(99)	(29)	(20)	(20)	(30)	(30)	(60)						
					Less: Walk/Bike/Transit Credit	15%	8%	8%	(426)	(63)	(60)	(23)	(21)	(21)	(42)						
					Total Driveway Trips	2,213	326	318	639	11	11	222									
					Less: Pass-By Reduction	30%	30%	30%	(664)	(19)	(14)	(30)	(23)	(23)	(46)						
	Net External Vehicle Trips	1,549	226	202	427	78	78	155													
	Total Net External Vehicle Trips for Retail										75,283	296	332	728	628	927	1,226				
	Residential	221	Multifamily Housing (Mid-Rise)	2240	DU	4.46	0.38	23%	77%	0.38	64%	36%	9,990	196	655	851	545	306	851		
						Less: Internal Capture	7%	7%	7%	(699)	(14)	(46)	(60)	(38)	(21)	89					
						Less: Walk/Bike/Transit Credit	15%	8%	8%	(1,499)	(29)	(68)	(127)	(84)	(26)	(26)					
Total Driveway Trips						7,472	153	31	664	325	230	642									
Less: Pass-By Reduction						30%	30%	30%	(2,236)	(36)	(26)	(62)	(40)	(40)	(82)						
Net External Vehicle Trips		5,236	117	5	628	289	190	560													
223		Affordable Housing (Income Limits)	960	DU	4.81	0.36	29%	71%	0.46	59%	41%	4,718	100	246	346	201	181	442			
					Less: Internal Capture	7%	7%	7%	(323)	(7)	(17)	(24)	(8)	(8)	(3)						
					Less: Walk/Bike/Transit Credit	15%	8%	8%	(693)	(8)	(37)	(52)	(39)	(27)	(66)						
					Total Driveway Trips	2,602	78	52	276	204	341	355									
	Less: Pass-By Reduction				30%	30%	30%	(786)	(13)	(10)	(24)	(15)	(15)	(30)							
Net External Vehicle Trips	1,816	65	42	262	190	321	325														
Total Net External Vehicle Trips for Residential										11,974	231	703	934	628	880	1,009					
Hospitality	310	Hotel	200	Rooms	5.84	0.34	52%	48%	0.47	51%	49%	1,168	25	33	68	48	44	94			
					Less: Internal Capture	7%	7%	7%	(82)	(2)	(2)	(4)	(3)	(3)	(6)						
					Less: Walk/Bike/Transit Credit	15%	8%	8%	(175)	(5)	(8)	(10)	(7)	(7)	(14)						
					Total Driveway Trips	31	28	26	54	38	26	74									
					Less: Pass-By Reduction	30%	30%	30%	(9)	(1)	(1)	(2)	(1)	(1)	(2)						
	Net External Vehicle Trips	21	26	24	54	38	26	74													
	Total Net External Vehicle Trips for Hospitality										91	28	26	54	38	26	74				
	Auditorium & Event Spaces	445	Movie Theater	13	KSF ¹⁴	14.73	0	0%	0%	4.91	62%	38%	711	0	0	0	40	24	64		
						Less: Internal Capture	7%	7%	7%	(13)	0	0	0	(3)	(2)	(4)					
						Less: Walk/Bike/Transit Credit	15%	8%	8%	(29)	0	0	0	(6)	(4)	(10)					
Total Driveway Trips						142	1	1	1	21	18	42									
Less: Pass-By Reduction						30%	30%	30%	(43)	(1)	(1)	(2)	(1)	(1)	(2)						
Net External Vehicle Trips		98	0	0	0	20	17	40													
495		Recreational Community Center	249	KSF	28.82	2.02	66%	34%	2.89	48%	52%	7,170	332	171	503	345	374	719			
					Less: Internal Capture	7%	7%	7%	(902)	(23)	(12)	(38)	(24)	(26)	(90)						
					Less: Walk/Bike/Transit Credit	15%	8%	8%	(1,076)	(50)	(26)	(76)	(43)	(46)	(108)						
					Total Driveway Trips	5,892	255	133	924	262	222	561									
	Less: Pass-By Reduction				30%	30%	30%	(1,758)	(31)	(18)	(43)	(26)	(26)	(52)							
Net External Vehicle Trips	4,134	224	115	881	236	206	509														
Day Care	565	Day Care Center	15	KSF	3.79	0.79	53%	47%	0.79	47%	53%	86	6	5	11	5	6	11			
					Less: Internal Capture	7%	7%	7%	(4)	0	0	0	0	0	0						
					Less: Walk/Bike/Transit Credit	15%	8%	8%	(8)	(1)	(1)	(2)	(1)	(1)	(2)						
					Total Driveway Trips	43	1	1	1	1	1	1									
					Less: Pass-By Reduction	30%	30%	30%	(13)	(1)	(1)	(2)	(1)	(1)	(2)						
	Net External Vehicle Trips	30	0	0	0	0	0	0													
	580	Museum	15	KSF	1.8	0.28	86%	14%	0.18	16%	84%	27	3	1	4	0	3	3			
					Less: Internal Capture	7%	7%	7%	(2)	0	0	0	0	0	0						
					Less: Walk/Bike/Transit Credit	15%	8%	8%	(6)	0	0	0	0	0	0						
					Total Driveway Trips	21	3	1	4	0	3	3									
Less: Pass-By Reduction					30%	30%	30%	(6)	(1)	(1)	(2)	(1)	(1)	(2)							
Net External Vehicle Trips	15	2	0	3	0	2	1														
710	General Office Building	30	KSF	7.83	1.24	88%	12%	1.18	16%	84%	231	23	4	37	6	29	35				
				Less: Internal Capture	7%	7%	7%	(66)	(2)	0	(2)	0	(2)	(2)							
				Less: Walk/Bike/Transit Credit	15%	8%	8%	(35)	(5)	(1)	(6)	(1)	(4)	(5)							
				Total Driveway Trips	184	24	3	25	1	23	28										
				Less: Pass-By Reduction	30%	30%	30%	(55)	(9)	(3)	(12)	(6)	(6)	(12)							
Net External Vehicle Trips	129	19	0	13	0	17	16														
822	Strip Retail +40k	29	KSF	54.45	3.93	55%	45%	6.29	50%	50%	1,590	63	52	15	92	92	184				
				Less: Internal Capture	7%	7%	7%	(110)	(4)	(4)	(8)	(6)	(6)	(12)							
				Less: Walk/Bike/Transit Credit	15%	8%	8%	(239)	(9)	(6)	(17)	(8)	(8)	(28)							
				Total Driveway Trips	2,424	50	40	90	72	22	144										
				Less: Pass-By Reduction	30%	30%	30%	(727)	(12)	(8)	(18)	(11)	(11)	(22)							
Net External Vehicle Trips	1,697	38	32	72	60	10	122														
Total Net External Vehicle Trips for Community Benefits										7,226	243	181	524	281	412	724					
Education	520	Elementary School	1222	Students	2.27	0.73	54%	46%	0.16	46%	54%	2,775	482	410	892	90	106	196			
					Less: Internal Capture	7%	7%	7%	(194)	(34)	(29)	(63)	(6)	(7)	(13)						
					Less: Walk/Bike/Transit Credit	15%	8%	8%	(446)	(72)	(62)	(134)	(14)	(16)	(30)						
					Total Driveway Trips	2,165	374	289	459	78	83	152									
					Less: Pass-By Reduction	30%	30%	30%	(649)	(11)	(8)	(19)	(9)	(9)	(18)						
	Net External Vehicle Trips	1,516	363	281	440	69	74	134													
	Total Net External Vehicle Trips for Education										2,165	374	289	459	78	83	152				
	710	General Office Building	400	KSF	7.83	1.24	88%	12%	1.18	16%	84%	3,132	436	60	496	76	396	472			
					Less: Internal Capture	7%	7%	7%	(239)	(30)	(4)	(38)	(5)	(28)	(33)						
					Less: Walk/Bike/Transit Credit	15%	8%	8%	(470)	(68)	(19)	(74)	(10)	(39)	(70)						
Total Driveway Trips					2,443	345	47	387	60	309	362										
Less: Pass-By Reduction					30%	30%	30%	(733)	(12)	(8)	(18)	(11)	(11)	(22)							
Net External Vehicle Trips	1,710	333	39	369	49	290	340														
Total Net External Vehicle Trips for Education										2,443	340	47	387	60	309	362					
Office	710	General Office Building	400	KSF	7.83	1.24	88%	12%	1.18	16%	84%	3,132	436	60	496	76	396	472			
					Less: Internal Capture	7%	7%	7%	(239)	(30)	(4)	(38)	(5)	(28)	(33)						
					Less: Walk/Bike/Transit Credit	15%	8%	8%	(470)	(68)	(19)	(74)	(10)	(39)	(70)						
					Total Driveway Trips	2,443	345	47	387	60	309	362									
					Less: Pass-By Reduction	30%	30%	30%	(733)	(12)	(8)	(18)	(11)	(11)	(22)						
	Net External Vehicle Trips	1,710	333	39	369	49	290	340													
	Total Net External Vehicle Trips for Education										2,443	340	47	387	60	309	362				
	Medical Office	720	Medical Dental Office	450	KSF	34.03	3.21	78%	22%	3.42	30%	70%	15,314	127	318	1,445	462	1,077	1,539		
						Less: Internal Capture	7%	7%	7%	(1,072)	(19)	(12)	(30)	(20)	(20)	(40)					
						Less: Walk/Bike/Transit Credit	15%	8%	8%	(2,297)	(68)	(48)	(177)	(69)	(62)	(131)					
Total Driveway Trips						13,045	876	248	1,127	361	840	1,201									
Less: Pass-By Reduction						30%	30%	30%	(3,913)	(61)	(43)	(96)	(57)	(57)	(114)						
Net External Vehicle Trips		9,132	815	205	1,031	304	783	1,087													
Total Net External Vehicle Trips for Medical Office										15,045	876	248	1,127	361	840	1,201					
Warehouse		800	Warehouse	160	KSF	1.38	0.12	77%	23%	0.15	28%	72%	221	15	4	19	7	17	24		
						Less: Internal Capture	7%	7%	7%	(8)	0	0	0	(1)	(1)	(1)					
						Less: Walk/Bike/Transit Credit	15%	8%	8%	(33)	(2)	(1)	(3)	(1)	(3)	(4)					
	Total Driveway Trips					173	12	3	15	6	13	12									
	Less: Pass-By Reduction					30%	30%	30%	(52)	(1)	(1)	(2)	(1)	(1)	(2)						
	Net External Vehicle Trips	121	11	2	13	5	11	10													
	Total Net External Vehicle Trips for Clean Tech/Advanced Industrial										173	12	3	15	6	13	12				
	760	Research & Development	200	KSF	9.47	0.48	78%	22%	0.45	25%	75%	1,894	75	21	96	23	67	90			
					Less: Internal Capture	7%	7%	7%	(33)	(3)	(1)	(6)	(2)	(3)	(4)						
					Less: Walk/Bike/Transit Credit	15%	8%	8%	(284)	(11)	(3)	(14)	(3)	(10)	(13)						
Total Driveway Trips					1,477	50	17	76	18												

Source: Fehr & Peers, 2025

Notes:

[a] KSF = thousand square feet, DU = dwelling units.

[b] Institute of Transportation Engineers (ITE) 12th Generation

[c] Internal capture of 7% was calculated using Fehr & Peers' mixed-use trip generation (MXD) tool, developed in coordination with the United States EPA.

Walk/bike/transit trip credit of 15% applied to account for the percentage of Project trips that would occur by walking, biking, or transit (LADOT TAG-defined maximum based on Project location).

Pass-by trip adjustment of 30% applied to the retail, mid-point between the 10% and 50% reductions defined

[d] ITE 12th Edition does not define daily rates for 936. A value ten-times the PM peak hour rate was used.

[e] ITE 12th Edition does not define rates for auditoriums. The "movie theater" rate was used to estimate this land use, and no AM peak hour events were assumed.

[f] Trip totals by time period may differ from Exhibit A in "Draft CEQA

[1] Trip totals by time period may differ from Exhibit A in "Draft CEQA Chapter Excerpt" by 1-4 trips (no more than 0.2% of trips) due to rounding at the detailed land use component level versus the campus area level. The values shown in Exhibit A were utilized in the queuing analysis.