APPENDIX I.4

Memorandum RE: Jaeger Ranch Supplemental Traffic Analyses, Draft Trip Generation Memorandum

Kimley»Horn

Memorandum

To: Olga Sciorelli, P.E., QSD, QSP
Land Planning Manager
K. Hovnanian® Homes of California, Inc.

From: Chris Gregerson, P.E., T.E., PTP, PTOE

Re: Jaeger Ranch Supplemental Traffic Analyses
DRAFT *Trip Generation Memorandum*

Date: June 12, 2019

Per your request and authorization, we have prepared this trip generation memorandum for the above referenced project.

Project Understanding

This memorandum documents the results of a trip generation comparison completed for Jaeger Ranch (the "proposed project" or "project"). The vacant project site is located along Rancho Cordova Parkway/Jaeger Road, south of Douglas Road in Rancho Cordova, California. Kimley-Horn previously completed a traffic impact analysis[1] for the Jaeger Ranch project. Subsequently, Kimley-Horn also completed a supplemental traffic impact analysis for a new land use mix submitted by the applicant for the proposed project[2]. However, since the publication of these reports, the project applicant has further modified the land use mix of the proposed project. The purpose of this memorandum is to document the trip generation characteristics of the proposed project's published land use mix, the current land use mix, and a comparison between the two showing that the current land use mix does not result in more trips being generated compared to the published land use mix.

Project Trip Generation (Published)

As documented in the supplemental traffic impact analysis[2], the number of trips anticipated to be generated by the proposed project were approximated using data included in *Trip Generation, 9th Edition*, published by the Institute of Transportation Engineers (ITE). The land use considered for the supplemental analysis included 723 market rate single family detached units (SFR), 250 multi-family housing units, 743 Active Adult detached units (AAR), and 32,000 square-feet (s.f.) of commercial. Active Adult Residential (AAR) refers to detached age-restricted housing units. This land use type is understood to have trip characteristics that generate fewer daily trips when compared to non-age restrictive land use types. In fact, as described in Trip Generation, the daily trip rate for AAR is 61-percent less than the daily trip rate for SFR. The trip generation characteristics included in the Supplemental Analysis for the proposed project are presented in **Table 1**.

As shown in **Table 1**, the proposed project was estimated to generate approximately 11,606 new daily trips, with 843 and 1,102 trips occurring during the A.M. and P.M. peak-hours, respectively.

[1] *Transportation Impact Analysis, Jaeger Ranch,* Kimley-Horn and Associates, Inc., August 28,2018.
[2] *Jaeger Ranch Supplemental Traffic Analyses*, Kimley-Horn and Associates, Inc., December 3, 2018.

Table 1 – Proposed Project Trip Generation Characteristics (Supplemental Analysis)

Land Use (ITE Code)	Size (DU/KSF)	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Single Family Detached Housing (210)	735	6,796	547	136	411	716	451	265
Apartment (220)	215	1,225	105	21	84	114	74	40
Senior Adult Housing - Detached (251)	737	2,519	158	55	103	181	110	71
Senior Adult Housing - Attached (252)	38	112	8	3	5	10	6	4
Shopping Center (820)	32.000	954	23	14	9	81	39	42

Project Trip Generation (Proposed)

The number of trips anticipated to be generated by the proposed project with the proposed land use mix were approximated using data included in ITE's Trip Generation Manual. The currently proposed land use mix includes 735 market rate single family detached units (SFR), 215 multi-family housing units (MFR), 737 Active Adult detached units (AAR), 38 Active Adult attached units (AAMFR), and 32,000 s.f. of commercial. The trip generation characteristics for the currently proposed land use mix for the proposed project are presented in Table 2. Consistent with all previously completed analyses, internal capture and pass-by reductions were applied as applicable.

Table 2 – Proposed Project Trip Generation Characteristics (Proposed Land Use Mix)

Land Use (ITE Code)	Size (DU/KSF)	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Single Family Detached Housing (210)	735	6,796	547	136	411	716	451	265
Apartment (220)	215	1,225	105	21	84	114	74	40
Senior Adult Housing - Detached (251)	737	2,519	158	55	103	181	110	71
Senior Adult Housing - Attached (252)	38	112	8	3	5	10	6	4
Shopping Center (820)	32.000	954	23	14	9	81	39	42
Total		**11,606**	**841**	**229**	**612**	**1,102**	**680**	**422**

As shown in Table 2, the proposed project is estimated to generate approximately 11,606 new daily trips, with 841 and 1,102 trips occurring during the A.M. and P.M. peak-hours, respectively. In comparison to the number of trips generated for the land use mix documented in the Supplemental Analysis, the proposed land use mix generates no additional daily or PM peak-hour trips, and generates 2 fewer AM peak-hour trips.