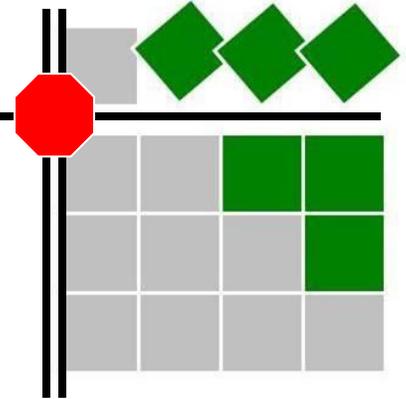


2672 N. Vista Crest Road  
Orange, CA 92867  
(714) 749-6386



April 21, 2024

City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

**Subject: Trip Generation Analysis for 220, 222, 224, 236 Victoria Place in the City of Costa Mesa**

Infrastructure Group Inc (IGI) is pleased to submit a Trip Generation Analysis for the proposed development of 36 single family attached homes (18 duplexes) & 4 single family detached homes. Also, there will be four 300 square feet of retail spaces under the four single family homes for a total of 1,200 square feet.

The proposed project will occupy an approximately 1.8-acre site that is currently fully occupied with a mixture of retail, service, and storage uses. The project will continue to take access on Victoria Street.

**Exhibit A** shows the Trip Generation Table.

**Exhibit B** shows the Existing Site & project location.

**Exhibit C** shows a street view of the existing proposed site.

**Exhibit D** shows the proposed site plan layout.

**Exhibit A: Trip Generation Analysis**

Land Use	Source <sup>1</sup>	Quantity	Units <sup>2</sup>	Peak Hour Trips						Daily
				Morning			Evening			
				Inbound	Outbound	Total	Inbound	Outbound	Total	
<b>Trip Generation Rates per 1000 SF</b>										
Single Family Attached Homes	ITE 215	-	DU	0.12	0.36	0.48	0.34	0.23	0.57	7.20
Single-Family Detached Housing	ITE 210	-	TSF	0.18	0.52	0.70	0.59	0.35	0.94	9.43
Strip Retail Plaza >40k	ITE 822	-	TSF	1.42	0.94	2.36	3.30	3.29	6.59	54.45
General Light Industrial	ITE 110	-	TSF	0.65	0.09	0.74	0.09	0.56	0.65	4.87
<b>Proposed Project Trips</b>										
Single Family Attached Homes	ITE 215	36	DU	5	13	18	12	9	21	260
Single-Family Detached Housing	ITE 210	4	DU	1	2	3	2	2	4	38
Strip Retail Plaza >40k	ITE 822	1,200	TSF	2	1	3	4	4	8	66
<b>TOTAL PROPOSED PROJECT TRIPS</b>				<b>8</b>	<b>16</b>	<b>24</b>	<b>18</b>	<b>15</b>	<b>33</b>	<b>364</b>
<b>Existing Trips To Be Displaced (With Active Business License)</b>										
Strip Retail Plaza (222 Victoria, Allied Lighting & Lamps)	ITE 822	4,888	TSF	-7	-5	-12	-16	-16	-32	-266
Light Industrial Use (220 Victoria, Harvey's Boat Rental)	ITE 110	1,400	TSF	-1	-0	-1	-0	-1	-1	-7
<b>Net Project Trips Generated (Proposed Less Existing)</b>				<b>0</b>	<b>+11</b>	<b>+11</b>	<b>+2</b>	<b>-2</b>	<b>0</b>	<b>+91</b>

**Note – There are other warehouse storage uses on-site that generate a negligible amount of trips.**

<sup>1</sup> Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition, 2021.

<sup>2</sup> DU = Dwelling Units; TSF = Thousand Square Feet

Exhibit B: Existing Site & Project Location



Exhibit C: Street View



EXHIBIT D: SITE PLAN



**Infrastructure Group Inc.**  
A California Corporation



*Denis Bilodeau*

Denis Bilodeau, PE