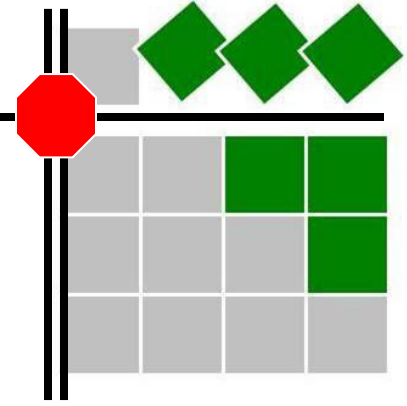


INFRASTRUCTURE GROUP, INC.

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December 2, 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.

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 ¹	Quantity	Units ²	Peak Hour Trips						Daily
				Morning			Evening			
				Inbound	Outbound	Total	Inbound	Outbound	Total	
Trip Generation Rates per 1000 SF										
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
Proposed Project Trips										
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
TOTAL PROPOSED PROJECT TRIPS				6	15	21	14	11	35	298
Existing Trips To Be Displaced (With Active Business License)										
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
Net Project Trips Generated (Proposed Less Existing)				-2	+10	+8	-2	-6	+2	+25

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

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

² 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

