

(Provided during hearing by
Transportation Dept. Staff)

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#4
2 pages

FEHR & PEERS

TECHNICAL MEMORANDUM

Date: April 9, 2018
To: Anthony G. Scotch – Quantum Care Place, EDH, LLC
From: David B. Robinson – Fehr & Peers

Subject: Carson Creek Specific Plan– Senior Care Facility Use Permit Trip Generation Comparison

RS15-3364

Fehr & Peers completed its trip generation evaluation of the proposed changes to the Carson Creek Specific Plan. The following outlines the use permit and compares daily, AM, and PM peak hour trip generation with the proposed changes to the trip generation documented in the Draft Environmental Impact Report (DEIR) for the Carson Creek Specific Plan (State Clearinghouse No. 94072021).

PROJECT SITE

The project site is about 4.1 acres and is located on the southwest corner of the White Rock Road/Carson Crossing Road intersection. The proposed use permit is for a senior living facility that would include 106 beds (in two buildings) and a community center. The total building area would be 65,000 square feet.

TRIP GENERATION

Table 1 compares trip generation for the proposed use to trip generation for the project site as analyzed in the DEIR. As shown in Table 1, the proposed use would result in fewer trips than the trip generation analyzed in the DEIR for the project area, based on local convenience commercial land use.

**TABLE 1
TRIP GENERATION – CARSON CREEK SPECIFIC PLAN USE PERMIT**

Land Use		Amount	Trip Ends		
			Daily	AM	PM
1	Local Convenience Commercial ¹	71,400 Square Feet	3,672	81	343
2	Senior Living ²	106 Beds	290	19	31
Difference (1 – 2)			3,382	62	312

Source: Fehr & Peers, 2018

¹Trip generation rates based on Table 4.5-7 of the Draft Environmental Impact Report (DEIR) for the Carson Creek Specific Plan (State Clearinghouse No. 94072021), for Local Convenience Commercial land use category.

²Trip generation based on rates contained in *Trip Generation, 9th Edition* (Institute of Transportation Engineers, 2012), Land Use Code 254 (Assisted Living).