

# The Village at Laguna Hills

Attachment 10

Table 6

LLG Traffic Impact Analysis

September 1, 2021



**TABLE 6  
PROJECT TRIP GENERATION**

LAND USE	Unit / Size	Typical Weekday						Saturday				
		Daily	AM Peak Hour			PM Peak Hour			Daily	Midday Peak Hour		
			In	Out	Total	In	Out	Total		In	Out	Total
<b>ITE TRIP RATES</b>												
Shopping Ctr	trips/KSF GLA	[a]	62%	38%	[a]	48%	52%	[a]	[a]	52%	48%	[a]
General Office	trips/KSF GFA	[b]	86%	14%	[b]	16%	84%	[b]	2.21	54%	46%	0.53
Multifamily (Mid-Rise)	trips/DU	5.44	26%	74%	0.36	61%	39%	0.44	4.91	49%	51%	0.44
Hotel	trips/Room	8.36	59%	41%	0.47	51%	49%	0.60	8.19	56%	44%	0.72
<b>PROPOSED PROJECT</b>												
<b>Mall [c]</b>	<b>250,000 SF GLA</b>	11,210	172	105	277	514	556	1,070	15,730	664	613	1,277
	Retail (99,305 SF GLA)											
	Restaurants (60,695 SF GLA)											
	Health Club (40,000 SF GLA)											
	Cinema (50,000 SF GLA)											
<b>Hotel</b>	<b>150 RM</b>	1,254	42	29	71	46	44	90	1,229	60	48	108
<b>General Office</b>	<b>465,000 SF GFA</b>	4,712	399	65	464	78	412	490	1,028	133	113	246
<b>Multifamily</b>	<b>1,500 DU</b>	8,160	140	400	540	403	257	660	7,365	323	337	660
<b>FUTURE (Gross Project Trips)</b>		<b>25,336</b>	<b>753</b>	<b>599</b>	<b>1,352</b>	<b>1,041</b>	<b>1,269</b>	<b>2,310</b>	<b>25,352</b>	<b>1,180</b>	<b>1,111</b>	<b>2,291</b>
Internal Trip Reduction [d]		(2,825)	(58)	(49)	(107)	(105)	(143)	(248)	(1,924)	(103)	(100)	(203)
Sub-Total		22,511	695	550	1,245	936	1,126	2,062	23,428	1,077	1,011	2,088
Pass-By Trip Reduction [e]		(1,121)	(9)	(5)	(14)	(51)	(56)	(107)	(1,573)	(66)	(61)	(127)
<b>Net Future Trips</b>		<b>21,390</b>	<b>686</b>	<b>545</b>	<b>1,231</b>	<b>885</b>	<b>1,070</b>	<b>1,955</b>	<b>21,855</b>	<b>1,011</b>	<b>950</b>	<b>1,961</b>
<b>FIVE LAGUNAS Net Future Trips [f]</b>		<b>31,360</b>	<b>505</b>	<b>607</b>	<b>1,112</b>	<b>1,437</b>	<b>1,428</b>	<b>2,865</b>	<b>37,397</b>	<b>1,780</b>	<b>1,885</b>	<b>3,665</b>
<b>PROJECT VS. FIVE LAGUNAS</b>		<b>(9,970)</b>	<b>181</b>	<b>(62)</b>	<b>119</b>	<b>(552)</b>	<b>(358)</b>	<b>(910)</b>	<b>(15,542)</b>	<b>(769)</b>	<b>(935)</b>	<b>(1,704)</b>
<b>(Project minus Five Laganas)</b>												