

# MEMORANDUM

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To: Alex Plishner  
CalAtlantic Homes

Date: April 27, 2018

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From: John Boarman, P.E.  
LLG, Engineers

LLG Ref: 3-18-2871

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Subject: Aventine at Sweetwater Condominium Traffic Assessment Memorandum

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Linscott, Law & Greenspan, Engineers (LLG) has prepared two trip generation tables for the proposed 92-unit Aventine at Sweetwater Condominium project, located on the southwest corner of the Sweetwater Springs Boulevard / Austin Drive intersection in the County of San Diego. A shopping center is currently constructed on the site.

San Diego Association of Governments (SANDAG) rates were utilized for both the existing and proposed land uses. **Table A** compares the proposed project trip generation to the number of trips generated by a fully occupied community shopping center. This table shows that the proposed project generates significantly less traffic than the existing shopping center.

**Table B** compares the proposed project to the amount of traffic currently generated by the site (44,741 SF is currently occupied). The lowest retail generation rate was utilized to be conservative. This table shows that the project generates less traffic than the current shopping center does.

The nature of shopping centers is that tenants and occupied space are always changing and evolving over time and the amount of occupied square footage is different each year at most centers. To illustrate this phenomena for the subject shopping center, the historical occupied square footage was obtained and is contained in **Attachment A**.

The table in the attached shows a downward trend in occupancy. If the last five years were averaged the occupied SF would be 50,506. If this amount was used, the decrease in traffic as a result of the project would be even greater. Therefore, the analysis shown in **Table B** is considered to be conservative.

Please call me with any questions. Thank you.

cc: File



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**TABLE A**  
**SITE TRIP GENERATION COMPARISON**  
**PROPOSED PROJECT VS EXISTING RETAIL CENTER**  
**(ASSUME RETAIL IS FULLY OCCUPIED)**

| Land Use  | Size      | Daily Trip Ends (ADTs) |                |                       | AM Peak Hour       |              |              |              |                    | PM Peak Hour          |              |              |              |  |  |
|---|-----------|------------------------|----------------|-----------------------|--------------------|--------------|--------------|--------------|--------------------|-----------------------|--------------|--------------|--------------|--|--|
|   |           | Rate                   | Volume         | % of ADT <sup>a</sup> | In:Out             |              | Volume       |              |                    | % of ADT <sup>a</sup> | In:Out       |              | Volume       |  |  |
|   |           |                        |                |                       | Split <sup>a</sup> | In           | Out          | Total        | Split <sup>a</sup> |                       | In           | Out          | Total        |  |  |
| <b>A. Proposed Use</b><br><i>Condominiums</i>       | 92 DU     | 8 /DU                  | 736            | 8%                    | 20:80              | 12           | 47           | 59           | 10%                | 70:30                 | 52           | 22           | 74           |  |  |
| <b>B. Existing Site Use</b><br>Community Commercial | 118.7 KSF | 80 /KSF                | 9,496          | 4%                    | 60:40              | 228          | 152          | 380          | 10%                | 50:50                 | 475          | 475          | 950          |  |  |
| <b>Difference</b>                                   | — —       | — —                    | <b>(8,760)</b> | —                     | —                  | <b>(216)</b> | <b>(105)</b> | <b>(321)</b> | —                  | —                     | <b>(423)</b> | <b>(453)</b> | <b>(876)</b> |  |  |

**Footnotes:**

a. Rates are based on SANDAG (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region.

**General Notes:**

1. KSF = 1,000 Square Feet.

**TABLE B**  
**SITE TRIP GENERATION COMPARISON**  
**PROPOSED PROJECT VS EXISTING RETAIL CENTER**  
**(ASSUME ONLY OCCUPIED RETAIL SPACE)**

| Land Use                                      | Size      | Daily Trip Ends (ADTs) |                |                       | AM Peak Hour       |             |           |          |                    | PM Peak Hour          |             |             |             |  |  |
|---|-----------|------------------------|----------------|-----------------------|--------------------|-------------|-----------|----------|--------------------|-----------------------|-------------|-------------|-------------|--|--|
|   |           | Rate <sup>a</sup>      | Volume         | % of ADT <sup>a</sup> | In:Out             |             | Volume    |          |                    | % of ADT <sup>a</sup> | In:Out      |             | Volume      |  |  |
|   |           |                        |                |                       | Split <sup>a</sup> | In          | Out       | Total    | Split <sup>a</sup> |                       | In          | Out         | Total       |  |  |
| <b>A. Proposed Use</b><br><i>Condominiums</i> | 92 DU     | 8 /DU                  | 736            | 8%                    | 20:80              | 12          | 47        | 59       | 10%                | 70:30                 | 52          | 22          | 74          |  |  |
| <b>B. Existing Site Use</b> Strip Commercial  | 44.74 KSF | 40 /KSF                | 1,790          | 3%                    | 60:40              | 32          | 22        | 54       | 9%                 | 50:50                 | 81          | 81          | 162         |  |  |
| <b>Difference</b>                             | — —       | — —                    | <b>(1,054)</b> | —                     | —                  | <b>(20)</b> | <b>25</b> | <b>5</b> | —                  | —                     | <b>(29)</b> | <b>(59)</b> | <b>(88)</b> |  |  |

**Footnotes:**

a. Rates are based on SANDAG (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region.

**General Notes:**

1. KSF = 1,000 Square Feet.

**ATTACHMENT A**  
**SV HISTORY TENANT SUMMARY**

**Sweetwater Village Historical Tenant Summary**  
**2770-2792 Sweetwater Spring Blvd Spring Valley, CA 91977**

|                               |  |                                    |                                    | 2003 (fully leased) | 2008    | 2009    | 2010    | 2011   | 2012   | 2013   | 2014   | 2015   | 2016   | 2017          | 2018   |        |
|-------------------------------|--|------------------------------------|------------------------------------|---------------------|---------|---------|---------|--------|--------|--------|--------|--------|--------|---------------|--------|--------|
| Tenant                        | Move In  | Move Out                           | SF                                 |                     |         |         |         |        |        |        |        |        |        |               |        |        |
| 2770-A<br>2770-A              | San Diego County Office of Education<br>Total Deliverance Worship Center                           | 4/1/1999<br>7/1/2008               | 6/30/2008<br>Current               | 2,560               | 2,560   | 2,560   | 2,560   | 2,560  | 2,560  | 2,560  | 2,560  | 2,560  | 2,560  | 2,560         | 2,560  |        |
| 2774<br>2774                  | Rite Aid Corporation<br>Total Deliverance Worship Center   | 5/1/1979<br>9/21/2007              | 5/31/2007<br>Current               | 16,250              | 16,250  | 16,250  | 16,250  | 16,250 | 16,250 | 16,250 | 16,250 | 16,250 | 16,250 | 16,250        | 16,250 |        |
| 2776<br>2776                  | McCormack Auction Co., Inc.<br>Craig Leonetti  | 3/25/1999<br>9/1/2016              | 3/31/2014<br>Current               | 30,000<br>960       | 30,000  | 30,000  | 30,000  | 30,000 | 30,000 | 30,000 | 30,000 | 960    | 960    |               |        |        |
| 2778-AB                       | Voices of Victory Christian Ministry   | 10/1/2002                          | Current                            | 2,400               | 2,400   | 2,400   | 2,400   | 2,400  | 2,400  | 2,400  | 2,400  | 2,400  | 2,400  | 2,400         | 2,400  |        |
| 2778-C<br>2778-C<br>2778-C    | Video Discount<br>Shirley Horton Campaign Office<br>Voices of Victory Christian Ministry           | 7/6/1995<br>4/30/2004<br>1/25/2005 | 11/9/2001<br>11/30/2004<br>Current | 1,020               | 1,020   | 1,020   | 1,020   | 1,020  | 1,020  | 1,020  | 1,020  | 1,020  | 1,020  | 1,020         | 1,020  |        |
| 2778-D<br>2778-D              | Young Actors Theatre<br>Total Deliverance Worship Center   | 5/15/2002<br>7/1/2008              | 6/17/2008<br>Current               | 1,080               | 1,080   | 1,080   | 1,080   | 1,080  | 1,080  | 1,080  | 1,080  | 1,080  | 1,080  | 1,080         | 1,080  |        |
| 2778-E<br>2778-E              | Pizza Junction<br>Fernando's Pizza, Alfredo Nunez  | 6/7/1999<br>2/7/2001               | 1/8/2001<br>Current                | 1,080               | 1,080   | 1,080   | 1,080   | 1,080  | 1,080  | 1,080  | 1,080  | 1,080  | 1,080  | 1,080         | 1,080  |        |
| 2778-F                        | Bonded Cleaners  | 12/8/1988                          | 7/31/2016                          | 1,452               | 1,452   | 1,452   | 1,452   | 1,452  | 1,452  | 1,452  | 1,452  | 1,452  | 1,452  |               |        |        |
| 2778-G<br>2778-G              | Knight Music<br>Total Deliverance Worship Center   | 10/1/2001<br>2/15/2008             | 2/7/2008<br>Current                | 1,688               | 1,688   | 1,688   | 1,688   | 1,688  | 1,688  | 1,688  | 1,688  | 1,688  | 1,688  | 1,688         | 1,688  |        |
| 2778-H                        | Marcomm Media  | 1/10/2002                          | 12/19/2017                         | 960                 | 960     | 960     | 960     | 960    | 960    | 960    | 960    | 960    | 960    | 960           | 960    |        |
| 2778-I<br>2778-I<br>2778-I    | Creative Expressions<br>Banana Printing & Design<br>Total Deliverance Worship Center               | 5/20/2005<br>7/14/2006<br>2/1/2009 | 3/1/2006<br>10/31/2008<br>Current  | 960                 | 960     | 960     | 960     | 960    | 960    | 960    | 960    | 960    | 960    | 960           | 960    |        |
| 2778-J<br>2778-J              | Pac'N Ship<br>Total Deliverance Worship Center   | 11/28/1988<br>12/6/2007            | 11/18/2007<br>Current              | 1,200               | 1,200   | 1,200   | 1,200   | 1,200  | 1,200  | 1,200  | 1,200  | 1,200  | 1,200  | 1,200         | 1,200  |        |
| 2778-KL<br>2778-KL<br>2778-KL | Faith Deliverance<br>Evangelical Outreach Ministry<br>Total Deliverance Worship Center             | 7/12/2000<br>3/1/2005<br>7/1/2012  | 2/8/2005<br>2/29/2012<br>Current   | 1,500               | 1,500   | 1,500   | 1,500   | 1,500  | 1,500  | 1,500  | 1,500  | 1,500  | 1,500  | 1,500         | 1,500  |        |
| 2780                          | Family Foods Market  | 10/15/1997                         | 5/31/2010                          | 35,250              | 35,250  | 35,250  |         |        |        |        |        |        |        |               |        |        |
| 2782-A<br>2782<br>2782-A      | Majesticuts Family Hair Care Specialists<br>More Styles<br>Young Actor's Theater, Inc              | 5/1/1999<br>3/25/2011<br>6/18/2014 | 3/15/2011<br>12/21/2012<br>Current | 1,800               | 1,800   | 1,800   | 1,800   | 1,800  | 1,800  | 1,800  | 1,800  | 1,800  | 1,800  | 1,800         | 1,800  |        |
| 2782-B                        | Rancho San Diego Wine & Spirits  | 6/1/1979                           | Current                            | 3,000               | 3,000   | 3,000   | 3,000   | 3,000  | 3,000  | 3,000  | 3,000  | 3,000  | 3,000  | 3,000         | 3,000  |        |
| 2782-C<br>2782-C              | William Boyer, DDS<br>Total Deliverance Worship Center   | 5/2/1983<br>7/1/2008               | 12/20/2005<br>Current              | 1,200               | 1,200   | 1,200   | 1,200   | 1,200  | 1,200  | 1,200  | 1,200  | 1,200  | 1,200  | 1,200         | 1,200  |        |
| 2782-DE                       | Guardian Academy   | 11/1/1999                          | Current                            | 3,600               | 3,600   | 3,600   | 3,600   | 3,600  | 3,600  | 3,600  | 3,600  | 3,600  | 3,600  | 3,600         | 3,600  |        |
| 2782-F<br>2782-F<br>2782-F    | Peace of Christ<br>Total Deliverance Worship Center<br>National Discount Costume Club, Lyle Nguyen | 9/9/1999<br>8/1/2009<br>4/1/2014   | 7/16/2009<br>6/30/2012<br>Current  | 1,500               | 1,500   | 1,500   | 1,500   | 1,500  |        |        | 1,500  | 1,500  | 1,500  | 1,500         | 1,500  |        |
| 2788<br>2788                  | Washington Mutual<br>Young Actors Theatre  | 5/30/1978<br>1/15/2013             | 7/31/2008<br>Current               | 4,143<br>1,080      | 4,143   |         |         |        |        | 1,080  | 1,080  | 1,080  | 1,080  | 1,080         | 4,143  |        |
| 2792                          | Washington Mutual  | 7/15/1978                          | 7/16/2003                          | 3,226               | 3,226   |         |         |        |        |        |        |        |        |               |        |        |
| 2784                          | Taco Bell  | 2/1/1985                           | 1/31/2005                          | 1,621               | 1,621   |         |         |        |        |        |        |        |        |               |        |        |
| total                         |  |                                    |                                    | 118,690             | 112,643 | 108,500 | 108,500 | 73,250 | 73,250 | 72,830 | 74,330 | 44,330 | 45,290 | 43,838        | 44,741 |        |
|                               |  |                                    |                                    |                     |         |         |         |        |        |        |        |        |        | 5 year avg SF |        | 50,506 |