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# **Appendix E**

## CEQA Transportation Analysis Technical Memorandum



**TO:** Justine Kendall, Associate Planner

**FROM:** Kathy Naoum, Transportation Planner

**DATE:** May 4, 2022

**SUBJECT: DP 2022-70164 1100 Rancho Conejo Boulevard  
Traffic Impact/Trip Generation Analysis**

The proposed project is located at 1100 Rancho Conejo Boulevard and would demolish the existing 167,475 square feet of industrial park use to construct 351,186 square feet new industrial park for a net increase of 183,711 square feet. This memo summarizes the net trip generation estimate for the site based on this development proposal.

**Trip Generation**

The site’s trip generation estimates were derived from the 11<sup>th</sup> Edition Manual of Trip Generation published by the Institute of Transportation Engineers (ITE). The A.M and P.M. trip generation rates are the same for an industrial park (i.e., 0.34 trips per 1,000 square feet). For this analysis, the P.M. peak hour trip generation rates are presented since the City standards and policy for requiring traffic impact studies or Vehicle Miles Traveled analysis considers the trips generated during the P.M. peak hour.

Existing Trip Generation

Table 1 summarizes the estimated number of P.M. peak hour trips generated by the existing use, which closed in 2021. There were 57 P.M. peak hour trips generated by the previous industrial use.

<b>Table 1</b>			
Trip Generation - Existing Land Use			
ITE Land Use Number and Type of Use	Number of Square Feet	PM Peak Hour	
		Rate per KSF	<b>Trips</b>
130 Industrial Park	167,475	0.34	<b>57</b>

Table 2 summarizes the estimated trips for the proposed 351,186 SF project. According to the ITE trip rates, the project is estimated to generate 120 trips during the P.M. peak hour.

<b>Table 2</b>			
Trip Generation - Proposed Project			
ITE Land Use Number and Type of Use	Number of Square Feet	PM Peak Hour	
		Rate per KSF	<b>Trips</b>
130 Industrial Park	351,186	.34	<b>120</b>

Table 3 summarizes the net increase in P.M. peak hour trips that the proposed project will generate. The calculation subtracts the trips estimated for the proposed project from the previous industrial park land use. As a result, the net result is 63 new P.M. peak hour trips estimated to be generated by the 351,186 SF site after applying trip credits for the existing land use.

<b>Table 3</b>	
Net Increase in Trip Generation	
ITE Land Use Number and Type of Use	PM Peak Hour Trips
Existing 167,475 SF Land Use	57
Proposed 351,186 SF Project minus Existing Land Use	120
<b>Net Increase in Trips</b>	<b>63</b>

Standard City practice for requiring a Traffic Impact Study and City Policy for requiring a Vehicle Miles Traveled (VMT) analysis is when a project is expected to generate an additional 100 PM trips over the current land use. Since the proposed project net increase in PM Peak hour trips is 63 trips, both a traffic impact study and a VMT analysis is not required.

Impacts to the adjacent street system

The Level of Service (LOS) at the adjacent signalized intersections all operate at an acceptable LOS and are not anticipated to fall below the City’s acceptable LOS standards with the proposed project.

**Kathleen Naoum**  Digitally signed by Kathleen Naoum  
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