

# Darnell & ASSOCIATES, INC.

TRANSPORTATION PLANNING & TRAFFIC ENGINEERING

September 27, 2018

Mr. Michael Grant  
Development Contractor, Inc.  
110 Town Center Parkway  
Santee, CA 92071

D&A Project No: 151007

Subject: Trip generation Analysis for Tentative Map for Prospect Estates II Development in the City of Santee.

Dear Mr. Grant:

Darnell & Associates Inc. (D&A) has reviewed the Tentative Map for the Prospect Estates II 40 Single Family Dwelling Units and 38 Town Home project and a small park located at the northeast corner of Prospect Avenue and Marrokal Lane. Figure 1 is a copy of the site plan. Table 1 presents the trip generation characteristics of the project using SANDAG published rates. Review of Table 1 shows the project will generate 454 daily, 36 AM peak hour trips and 46 PM peak hour trips.

The 6,735 square foot park site is planned for the area resident's use. Trip generation to/from the project will be nominal and related to maintenance of the park and generate 2 to 4 trips on a busy day.

<b>Trip Generation Rates</b>							
<b>Land Use</b>	<b>Daily</b>	<b>AM Peak</b>			<b>PM Peak</b>		
		<b>Total</b>	<b>In</b>	<b>Out</b>	<b>Total</b>	<b>In</b>	<b>Out</b>
Residential Single Family	10 Trips/DU	8%	30%	70%	10%	70%	30%
Town Homes	8 Trips/DU	8%	20%	80%	10%	70%	30%
<b>Project Trip Generation</b>							
<b>Density</b>	<b>Daily</b>	<b>AM Peak</b>			<b>PM Peak</b>		
		<b>Total</b>	<b>In</b>	<b>Out</b>	<b>Total</b>	<b>In</b>	<b>Out</b>
15 Single Family Detached	150	12	3	9	15	11	4
38 Town Homes	304	24	5	19	31	22	9
DU Total	454	36	8	28	46	33	13

DU= Dwelling Units; ADT- Daily Traffic

To determine if additional traffic analysis is required we reviewed the Santec/ITE Guidelines for Traffic Impact Studies (TIS) (Excerpts attached). Review of the Guidelines and Flow Chart for Traffic Impact Study requirements and the project traffic shown on Table 1, I concluded that additional traffic impact analysis was not required. A copy of the SANDAG Figure 1 Flow Chart is attached to this report.

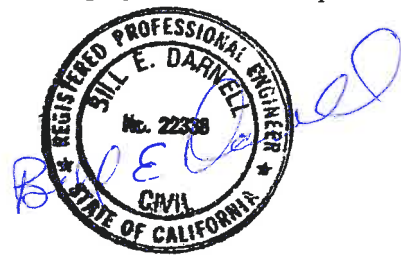
In summary it can be concluded that the volume of traffic generated by the project does not require an additional Traffic Analysis.

If you have any questions, please feel free to contact this office.

Sincerely,

DARNELL & ASSOCIATES, INC.

Bill E. Darnell, P.E.  
Firm Principal



Date Signed: 9/27/2018

BED/jam  
151007 - PROSPECT ESTATES II TRIP GENERATION 05/17



**OWNER/APPLICANT**  
 M. GRANT REAL ESTATE, INC.  
 4411 PLYMOUTH ROAD, SUITE 200  
 SAN DIEGO, CA 92131  
 (619) 449-0289

**LEGAL DESCRIPTION**  
 A PORTION OF LOT 14 IN BLOCK 25 OF FARM ROAD, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 20, 1991, SUBJECT OF THE COUNTY RECORDER'S SAN DIEGO COUNTY OFFICE FILE NO. 001-268-0001, AS SHOWN THEREON TOGETHER WITH AN EASEMENT FOR HOUSING OF HWY AND ROAD PURPOSES ONE-PART OF THE WESTERLY 20' OF LOTS 3 & 4 OF SANI BLOCK 'C'.

**DISTRICT SERVICE**  
 CITY OF SANTEE  
 PUBLIC SANITARY  
 WATER  
 SEWER  
 GROSSWATER UNDER MAIN SCHOOL DISTRICT  
 SANTEE UNIFIED SCHOOL DISTRICT  
 STREET LIGHTING  
 PROSPECT ESTATES # B/O  
 PROJECT CONTACT # B/O

**PARKING TABLE**

APN	SPACES	TYPE
389-112-58	2	STANDARD
389-112-59	2	STANDARD
389-112-60	2	STANDARD
389-112-61	2	STANDARD
389-112-62	2	STANDARD
389-112-63	2	STANDARD
389-112-64	2	STANDARD
389-112-65	2	STANDARD
389-112-66	2	STANDARD
389-112-67	2	STANDARD
389-112-68	2	STANDARD
389-112-69	2	STANDARD
389-112-70	2	STANDARD
389-112-71	2	STANDARD
389-112-72	2	STANDARD
389-112-73	2	STANDARD
389-112-74	2	STANDARD
389-112-75	2	STANDARD
389-112-76	2	STANDARD
389-112-77	2	STANDARD
389-112-78	2	STANDARD
389-112-79	2	STANDARD
389-112-80	2	STANDARD
389-112-81	2	STANDARD
389-112-82	2	STANDARD
389-112-83	2	STANDARD
389-112-84	2	STANDARD
389-112-85	2	STANDARD
389-112-86	2	STANDARD
389-112-87	2	STANDARD
389-112-88	2	STANDARD
389-112-89	2	STANDARD
389-112-90	2	STANDARD
389-112-91	2	STANDARD
389-112-92	2	STANDARD
389-112-93	2	STANDARD
389-112-94	2	STANDARD
389-112-95	2	STANDARD
389-112-96	2	STANDARD
389-112-97	2	STANDARD
389-112-98	2	STANDARD
389-112-99	2	STANDARD
389-112-100	2	STANDARD

**LEGEND**  
 25000

DEVELOPMENT  
 EXISTING FOOT OF HWY  
 EXISTING LOT LINE  
 EXISTING CASHELY  
 EXISTING CURB  
 EXISTING DRIVE  
 EXISTING DRIVE  
 EXISTING SIDE WALK  
 EXISTING POWER POLE  
 SUBORDINATE BOUNDARY  
 PROPOSED DRIVE  
 PROPOSED EXISTENT DRIVE  
 PROPOSED EXISTENT DRIVE  
 PROPOSED CONCRETE PAVING  
 PROPOSED BIWAY TRAVEL AREA  
 PROPOSED STREET LIGHT  
 PROPOSED FIRE MOUNTAIN  
 PROPOSED HIGH MOUNTAIN WALL  
 PROPOSED HIGH MOUNTAIN WALL  
 PROPOSED SLOPE (21:12:24)  
 PROPOSED CONDUIT (USE PAVING, SWA)  
 PROPOSED 200' DIAM. STORM  
 EXISTING PLAIN PIPE  
 UNIT NUMBER

**PROJECT NOTES**

- TOPOGRAPHY PER APN. SURVEY BY PHOTO CONCRETE CORP.
- PAVEMENT PER APN. SURVEY BY PHOTO CONCRETE CORP.
- UTILITIES PER APN. SURVEY BY PHOTO CONCRETE CORP.
- EXISTING ELEVATIONS ARE AS SHOWN ON ELEVATION.
- PROPOSED ELEVATIONS ARE AS SHOWN ON ELEVATION. IMPORTANT: ALL PROPOSED SHALL BE LANDED.
- DRAINAGE AND STREET CLOSING CONCERNING WALL ELEVATIONS. RECYCLED WATER WILL BE USED FOR IRRIGATING ALL A.O.A.
- PROPOSED PROJECTS A SINGLE H.O.A. FOR THE ENTIRE SUBDIVISION.

**DEVELOPMENT SUMMARY**

NET PROJECT AREA: 3.16 AC.  
 GROSS PROJECT AREA: 3.16 AC.  
 NUMBER OF PROPOSED LOTS: 17  
 NUMBER OF EXISTING LOTS: 17  
 TOTAL AREA: 6.32 AC.  
 PROJECT PROPOSED: 17 SINGLES H.O.A. FOR THE ENTIRE SUBDIVISION.

**APN 389-112-58**  
 DEVELOPMENT SUMMARY  
 GROSS PROJECT AREA: 1.48 AC.  
 NET PROJECT AREA: 1.48 AC.  
 NUMBER OF PROPOSED LOTS: 17  
 NUMBER OF EXISTING LOTS: 17  
 TOTAL AREA: 2.96 AC.  
 PROJECT PROPOSED: 17 SINGLES H.O.A. FOR THE ENTIRE SUBDIVISION.

**APN 389-112-55**  
 DEVELOPMENT SUMMARY  
 GROSS PROJECT AREA: 1.68 AC.  
 NET PROJECT AREA: 1.68 AC.  
 NUMBER OF PROPOSED LOTS: 17  
 NUMBER OF EXISTING LOTS: 17  
 TOTAL AREA: 3.36 AC.  
 PROJECT PROPOSED: 17 SINGLES H.O.A. FOR THE ENTIRE SUBDIVISION.

**APN 389-112-52**  
 DEVELOPMENT SUMMARY  
 GROSS PROJECT AREA: 1.64 AC.  
 NET PROJECT AREA: 1.64 AC.  
 NUMBER OF PROPOSED LOTS: 17  
 NUMBER OF EXISTING LOTS: 17  
 TOTAL AREA: 3.28 AC.  
 PROJECT PROPOSED: 17 SINGLES H.O.A. FOR THE ENTIRE SUBDIVISION.

**APN 389-112-68**  
 DEVELOPMENT SUMMARY  
 GROSS PROJECT AREA: 1.68 AC.  
 NET PROJECT AREA: 1.68 AC.  
 NUMBER OF PROPOSED LOTS: 17  
 NUMBER OF EXISTING LOTS: 17  
 TOTAL AREA: 3.36 AC.  
 PROJECT PROPOSED: 17 SINGLES H.O.A. FOR THE ENTIRE SUBDIVISION.

**APN 389-112-67**  
 DEVELOPMENT SUMMARY  
 GROSS PROJECT AREA: 1.68 AC.  
 NET PROJECT AREA: 1.68 AC.  
 NUMBER OF PROPOSED LOTS: 17  
 NUMBER OF EXISTING LOTS: 17  
 TOTAL AREA: 3.36 AC.  
 PROJECT PROPOSED: 17 SINGLES H.O.A. FOR THE ENTIRE SUBDIVISION.

**APN 389-112-59**  
 DEVELOPMENT SUMMARY  
 GROSS PROJECT AREA: 1.68 AC.  
 NET PROJECT AREA: 1.68 AC.  
 NUMBER OF PROPOSED LOTS: 17  
 NUMBER OF EXISTING LOTS: 17  
 TOTAL AREA: 3.36 AC.  
 PROJECT PROPOSED: 17 SINGLES H.O.A. FOR THE ENTIRE SUBDIVISION.

**APN 389-112-60**  
 DEVELOPMENT SUMMARY  
 GROSS PROJECT AREA: 1.68 AC.  
 NET PROJECT AREA: 1.68 AC.  
 NUMBER OF PROPOSED LOTS: 17  
 NUMBER OF EXISTING LOTS: 17  
 TOTAL AREA: 3.36 AC.  
 PROJECT PROPOSED: 17 SINGLES H.O.A. FOR THE ENTIRE SUBDIVISION.

**UNIT DATA TABLE**

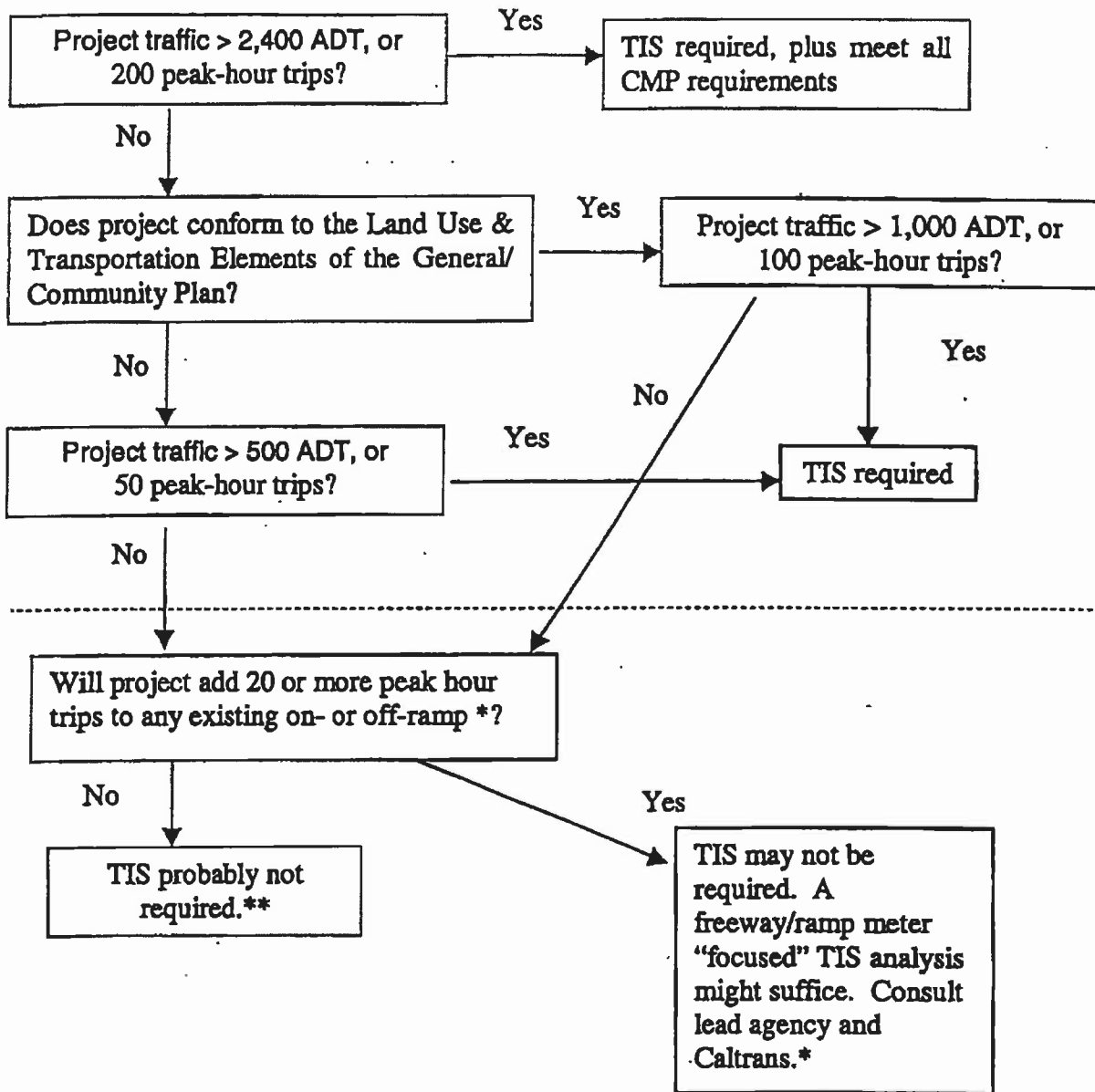
UNIT NUMBER	LOT AREA (SQ FT)	HOUSE	COVERAGE
1	6,000	22	80.0
2	6,000	22	80.0
3	6,000	22	80.0
4	6,000	22	80.0
5	6,000	22	80.0
6	6,000	22	80.0
7	6,000	22	80.0
8	6,000	22	80.0
9	6,000	22	80.0
10	6,000	22	80.0
11	6,000	22	80.0
12	6,000	22	80.0
13	6,000	22	80.0
14	6,000	22	80.0
15	6,000	22	80.0
16	6,000	22	80.0
17	6,000	22	80.0
18	6,000	22	80.0
19	6,000	22	80.0
20	6,000	22	80.0
21	6,000	22	80.0
22	6,000	22	80.0
23	6,000	22	80.0
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29	6,000	22	80.0
30	6,000	22	80.0
31	6,000	22	80.0
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33	6,000	22	80.0
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35	6,000	22	80.0
36	6,000	22	80.0
37	6,000	22	80.0
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120	6,000	22	80.0
121	6,000	22	80.0
122	6,000	22	80.0
123	6,000	22	80.0
124	6,000	22	80.0
125	6,000	22	80.0
126	6,000	22	80.0
127	6,000	22	80.0
128	6,000	22	80.0
129	6,000	22	80.0
130	6,000	22	80.0

**LOT DATA TABLE**

LOT	LOT AREA (SQ FT)	HOUSE	COVERAGE
1	6,000	22	80.0
2	6,000	22	80.0
3	6,000	22	80.0
4	6,000	22	80.0
5	6,000	22	80.0
6	6,000	22	80.0
7	6,000	22	80.0
8	6,000	22	80.0
9	6,000	22	80.0
10	6,000	22	80.0
11	6,000	22	80.0
12	6,000	22	80.0
13	6,000	22	80.0
14	6,000	22	80.0
15	6,000	22	80.0
16	6,000	22	80.0
17	6,000	22	80.0
18	6,000	22	80.0
19	6,000	22	80.0
20	6,000	22	80.0
21	6,000	22	80.0
22	6,000	22	80.0
23	6,000	22	80.0
24	6,000	22	80.0
25	6,000	22	80.0
26	6,000	22	80.0
27	6,000	22	80.0
28	6,000	22	80.0
29	6,000	22	80.0
30	6,000	22	80.0
31	6,000	22	80.0
32	6,000	22	80.0
33	6,000	22	80.0
34	6,000	22	80.0
35	6,000	22	80.0
36	6,000	22	80.0
37	6,000	22	80.0
38	6,000	22	80.0
39	6,000	22	80.0
40	6,000	22	80.0
41	6,000	22	80.0
42	6,000	22	80.0
43	6,000	22	80.0
44	6,000	22	80.0
45	6,000	22	80.0
46	6,000	22	80.0
47	6,000	22	80.0
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66	6,000	22	80.0
67	6,000	22	80.0
68	6,000	22	80.0
69	6,000	22	80.0
70	6,000	22	80.0
71	6,000	22	80.0
72	6,000	22	80.0
73	6,000	22	80.0
74	6,000	22	80.0
75	6,000	22	80.0
76	6,000	22	80.0
77	6,000	22	80.0
78	6,000		

Figure 1

**FLOW CHART FOR TRAFFIC IMPACT STUDY REQUIREMENTS**



\* Check with Caltrans for current ramp metering rates and ramp storage capacities. (See Attachment B – Ramp Metering Analysis)

\*\* However, for health and safety reasons, and/or local and residential street issues, an “abbreviated” or “focused” TIS may still be requested by a local agency. (For example, this may include traffic backed up beyond an off-ramp’s storage capacity, or may include diverted traffic through an existing neighborhood.)