TRIP GENERATION RATES	ITE LAND USE CODE	DAILY TRIP RATE	AM PEAK HOUR PEAK HOUR RATE	AM PEAK HOUR % OF ADT	AM PEAK HOUR % IN	AM PEAK HOUR % OUT	PM PEAK HOUR PEAK HOUR RATE	PM PEAK HOUR % OF ADT	PM PEAK HOUR % IN	PM PEAK HOUR % OUT
1. San Benancio / Paseo de Vaqueros Access - Single Family Detached, per unit[1]	210	9.57	0.75	8%	25%	75%	1.01	11%	63%	37%
2. Toro Park Access (West) - Single Family Detached, per unit[1]	210	9.57	0.75	8%	25%	75%	1.01	11%	63%	37%
3. Toro Park Access (East)										
a. Single Family Detached, per unit[1]	210	9.57	0.75	8%	25%	75%	1.01	11%	63%	37%
b. Single Family Detached, per unit[1]	210	9.57	0.75	8%	25%	75%	1.01	11%	63%	37%
c. Single Family Detached, per unit[1]	210	9.57	0.75	8%	25%	75%	1.01	11%	63%	37%
4. River Road Acess										
a. Single Family Detached, per unit[1]	210	9.57	0.75	8%	25%	75%	1.01	11%	63%	37%
b. Wine-tasting, visitor center, production & storage, per 1,000 S.F.[2]	N/A	1.02	0.20	20%	75%	25%	0.61	60%	48%	52%
c. General Office, per 1,000 S.F.[1]	710	11.01	1.55	14%	88%	12%	1.49	14%	17%	83%

GENERATED TRIPS	PROJECT SIZE	DAILY TRIPS	AM PEAK HOUR PEAK HOUR TRIPS	AM PEAK HOUR % OF ADT	AM PEAK HOUR TRIPS IN	AM PEAK HOUR TRIPS OUT	PM PEAK HOUR PEAK HOUR TRIPS	PM PEAK HOUR % OF ADT	PM PEAK HOUR TRIPS IN	PM PEAK HOUR TRIPS OUT
1. San Benancio / Paseo de Vaqueros Access - Market-Rate Detached Housing	12 Units	115	9	8%	2	7	12	10%	8	4
2. Toro Park Access (West) - Market-Rate Detached Housing	125 Units	1,196	94	8%	24	70	126	11%	79	47
3. Toro Park Access (East)										
a. Market-Rate Detached Housing	1 Units	10	1	10%	0	1	1	10%	1	0
b. Market-Rate Clustered Housing	23 Units	220	17	8%	4	13	23	10%	14	9
c. Affordable Detached Housing	43 Units	412	32	8%	8	24	43	10%	27	16
4. River Road Access										
a. Market-Rate Detached Housing	8 Units	77	6	8%	2	4	8	10%	5	3
b. Wine-tasting, visitor center, production & storage	85,000 S.F.	87	17	20%	13	4	52	60%	25	27
c. General Office	25,000 S.F.	275	39	14%	34	5	37	13%	6	31
RESIDENTIAL TRIPS	**212 Units**	**2,030**	**159**	**8%**	**40**	**119**	**213**	**10%**	**134**	**79**
WINERY-RELATED TRIPS	**110,000 S.F.**	**362**	**56**	**15%**	**47**	**9**	**89**	**25%**	**31**	**58**
TOTAL TRIPS		**2,392**	**215**	**9%**	**87**	**128**	**302**	**13%**	**165**	**137**

Notes:
1. Trip generation rates published by Institute of Transportation Engineers, "Trip Generation," 7th Edition, 2003.
2. Winery-related uses trip generation based on Higgins Associates winery trip generation survey and River Road Wine Corridor Study.

Exhibit 10A
Project Trip Generation