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. Townhouses / Duplexes, per unit[1]	230	5.86	0.44	8%	17%	83%	0.52	9%	67%	33%
4. River Road Access										
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	1.57	0.28	18%	75%	25%	0.95	61%	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	1 Units	10	1	10%	0	1	1	10%	1	0
2. Toro Park Access (West) - Market-Rate Detached Housing	149 Units	1,426	112	8%	28	84	150	11%	95	55
3. Toro Park Access (East)										
a. Market-Rate Detached Housing	1 Units	10	1	10%	0	1	1	10%	1	0
b. Affordable Detached Housing	9 Units	86	7	8%	2	5	9	10%	6	3
c. Townhouses / Duplexes	33 Units	193	15	8%	3	12	17	9%	11	6
4. River Road Access										
a. Market-Rate Detached Housing	19 Units	182	14	8%	4	10	19	10%	12	7
b. Wine-tasting, visitor center, production & storage	23,500 S.F.	37	7	19%	5	2	22	59%	11	11
c. General Office	5,000 S.F.	55	8	15%	7	1	7	13%	1	6
RESIDENTIAL TRIPS	**212 Units**	**1,907**	**150**	**8%**	**37**	**113**	**197**	**10%**	**126**	**71**
WINERY-RELATED TRIPS	**28,500 S.F.**	**92**	**15**	**16%**	**12**	**3**	**29**	**32%**	**12**	**17**
TOTAL TRIPS		**1,999**	**165**	**8%**	**49**	**116**	**226**	**11%**	**138**	**88**

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 10B
Project Trip Generation - Alternative Site Plan