TECHNICAL MEMORANDUM

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To:	Ms. Teala Cotter City of Oceanside	Date:	December 3, 2025
From:	John Boarman, P.E. LLG, Engineers	LLG Ref:	3-25-4172
Subject:	Ocean Kamp		

Linscott, Law & Greenspan, Engineers (LLG) prepared a traffic study for the Ocean Kamp Project in 2021, and the study was approved. The number of non-residential units which was analyzed in the study was 700 market rate units. It is now proposed to construct 511 market rate units and 63 affordable units. There is no proposed change to the non-residential portion of the project. ***Table A*** shows a comparison of the approved amount of project trips and the now proposed amount of trips.

This table shows that a decrease of 1208 Average Daily Trips (ADT) is calculated. Therefore, no additional impact would occur.

The project applicant does not wish to revise any of the conditions of approval and any future requests would require detailed analysis.

The phasing of the residential construction will be market driven. No specific phasing has been identified.

Please call me if you have any questions.

Thank you!

Table A
Trip Generation Comparison
Ocean Kamp - Residential Portion

Land Use	Quantity	Daily Trip Ends (ADT)		AM Peak Hour					PM Peak Hour				
				% of ADT/ Rate	In:Out Split	Volume			% of ADT/ Rate	In:Out Split	Volume		
		Rate [a]	Volume			In	Out	Total			In	Out	Total
A. Approved													
Multi-Family Residential	700 Units	8 /DU	5,600	8%	20 : 80	90	358	448	10%	70 : 30	392	168	560
B. Now Proposed (2025)													
Multi-Family Residential	511 Units	8 /Du[b]	4,088	8%	20 : 80	65	262	327	10%	70 : 30	286	123	409
Affordable	63 Units	4.81 [c]	304	0.36	29 : 71	7	16	23	0.46	59 : 41	17	12	29
Net Decrease In Trips			**1,208**			**18**	**80**	**98**			**89**	**33**	**122**

a. Rates based on SANDAG's (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002 and from ITE Trip Generation Manual (12th Edition).

b. Trip generation calculations Based on SANDAG.

d. ITE rates baesed on 223 Affordable Housing land use.