

APPENDIX C:
PROJECT EQUIVALENCY



**CARSON MARKETPLACE
EQUIVALENCY PROGRAM
IMPACT THRESHOLDS**

The proposed Project includes an Equivalency Program that would allow the composition of on-site development to respond to the future needs and demands of the southern California economy and changes in Project requirements. The Equivalency Program would provide flexibility for modifications to land uses and square footages within the Project site. This is achieved via a framework within which permitted land uses can be exchanged for certain other permitted land uses, so long as the limitations of the Equivalency Program are satisfied and no additional environmental impacts occur. As such, increases in permitted land uses can be exchanged for corresponding decreases of other permitted land uses under the proposed Equivalency Program. The conversion rates at which land uses can be exchanged with one-another is limited so as not to exceed the level of impacts identified in this EIR. A listing of the environmental impact thresholds including the trip conversion rates is provided in the following Tables A and B.

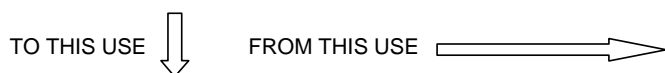
Table A

Environmental Impact Thresholds

Topic	Threshold												
Traffic	See Table B												
Grading	Districts 1 and 2: Maximum of 12.5 acres per day, 22,000 cu. yds. District 3: Maximum of 5.5 acre per day.												
Air Quality													
Construction	<table border="1"> <thead> <tr> <th style="text-align: center;">Pollutant</th> <th style="text-align: center;">Daily (lbs/day)</th> </tr> </thead> <tbody> <tr> <td>CO</td> <td>1,272</td> </tr> <tr> <td>ROC</td> <td>1,665</td> </tr> <tr> <td>NOx</td> <td>996</td> </tr> <tr> <td>SOX</td> <td><1</td> </tr> <tr> <td>PM₁₀</td> <td>1,394</td> </tr> </tbody> </table>	Pollutant	Daily (lbs/day)	CO	1,272	ROC	1,665	NOx	996	SOX	<1	PM ₁₀	1,394
Pollutant	Daily (lbs/day)												
CO	1,272												
ROC	1,665												
NOx	996												
SOX	<1												
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Operations	<table border="1"> <thead> <tr> <th style="text-align: center;">Pollutant</th> <th style="text-align: center;">Daily (lbs/day)</th> </tr> </thead> <tbody> <tr> <td>CO</td> <td>4,449</td> </tr> <tr> <td>ROC</td> <td>506</td> </tr> <tr> <td>NOx</td> <td>719</td> </tr> <tr> <td>SOX</td> <td>17</td> </tr> <tr> <td>PM₁₀</td> <td>596</td> </tr> </tbody> </table>	Pollutant	Daily (lbs/day)	CO	4,449	ROC	506	NOx	719	SOX	17	PM ₁₀	596
Pollutant	Daily (lbs/day)												
CO	4,449												
ROC	506												
NOx	719												
SOX	17												
PM ₁₀	596												
Utilities													
Total On-site Water Consumption	Maximum daily total of 795,470 gallons per day. Maximum yearly total of 290.3 million gallons per year.												
Total On-site Wastewater Generation	Maximum daily total of 721,113 gallons per day. Maximum yearly total of 263.3 million gallons per year.												
Total On-site Solid Waste Generation	Construction generation of 12,443 tons total. Operations generation of 10,064 tons per year.												
Residential Development	Maximum of 1,550 Units.												

Source: PCR Services

TABLE B
CARSON MARKETPLACE
TRIP GENERATION EQUIVALENCIES BASED ON NET TRIP GENERATION RATES ^{a,b}



Land Use	1. Equivalency to 1 KSF of Shopping Center	2. Equivalency to 1 KSF of General Office	3. Equivalency to 1 KSF of Regional Supermarket	4. Equivalency to 1 KSF of Electronic Superstore	5. Equivalency to 1 KSF of Home Improvement Superstore	6. Equivalency to 1 KSF of Office Supply Store	7. Equivalency to 1 KSF of Home Furnishing Superstore
1. Shopping Center	--	0.26 KSF ¹	1.96 KSF	1.53 KSF	0.76 KSF ¹	0.83 KSF	1.21 KSF ¹
2. General Office	0.84 KSF ²	--	1.99 KSF ²	1.34 KSF ²	0.67 KSF ²	0.82 KSF ²	1.14 KSF ²
3. Supermarkets	0.38 KSF ¹	0.1 KSF ¹	--	0.62 KSF ¹	0.29 KSF ¹	0.41 KSF ²	0.45 KSF ¹
4. Electronic Superstore	0.61 KSF ¹	0.16 KSF ¹	1.28 KSF	--	0.46 KSF ¹	0.55 KSF	0.73 KSF ¹
5. Home Improvement Superstore	1.17 KSF	0.35 KSF ¹	2.29 KSF	1.78 KSF	--	0.97 KSF	1.59 KSF ¹
6. Office Supply Store	0.83 KSF ¹	0.22 KSF ¹	2.21 KSF ¹	1.36 KSF ¹	0.63 KSF ¹	--	1 KSF ¹
7. Home Furnishing Superstore	0.62 KSF	0.22 KSF ¹	1.21 KSF	0.94 KSF	0.53 KSF	0.51 KSF	--
8. Discount Club	0.81 KSF ¹	0.21 KSF ¹	1.78 KSF	1.33 KSF ¹	0.61 KSF ¹	0.76 KSF	0.97 KSF ¹
9. Pet Supply Superstore	0.54 KSF ¹	0.14 KSF ¹	1.17 KSF	0.89 KSF ¹	0.41 KSF ¹	0.49 KSF	0.65 KSF ¹
10. Free-Standing Discount Superstore	0.43 KSF	0.13 KSF ¹	0.85 KSF	0.66 KSF	0.37 KSF	0.36 KSF	0.61 KSF ¹
11. High-Turnover (Sit Down) Restaurant	0.23 KSF ¹	0.06 KSF ¹	0.51 KSF	0.37 KSF ¹	0.17 KSF ¹	0.22 KSF	0.27 KSF ¹
12. Fast Food Restaurant (Open after 9am)	0.05 KSF	0.03 KSF ³	0.1 KSF	0.08 KSF	0.05 KSF	0.04 KSF	0.09 KSF
13. Quality Restaurant	0.27 KSF ¹	0.07 KSF ¹	0.64 KSF	0.44 KSF ¹	0.2 KSF ¹	0.27 KSF	0.32 KSF ¹
14. Hotel	2.61 Rooms	1.02 Rooms ¹	5.11 Rooms	3.98 Rooms	2.23 Rooms	2.17 Rooms	4.22 Rooms
15. Multiplex Movie Theater	0.78 KSF ²	0.34 KSF ¹	1.77 KSF	1.24 KSF ²	0.62 KSF ²	0.75 KSF	1.05 KSF ²
16. Bowling Alley	0.84 KSF ²	0.29 KSF ¹	1.74 KSF	1.34 KSF ²	0.67 KSF ²	0.74 KSF	1.14 KSF ²
17. Fitness Center	0.58 KSF ¹	0.15 KSF ¹	1.54 KSF ⁴	0.95 KSF ¹	0.44 KSF ¹	0.64 KSF ²	0.7 KSF ¹
18. Multi-Purpose Recreational Center	0.6 KSF	0.19 KSF ¹	1.17 KSF	0.91 KSF	0.51 KSF	0.5 KSF	0.88 KSF ¹
19. Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A
20. Condominiums	N/A	N/A	N/A	N/A	N/A	N/A	N/A

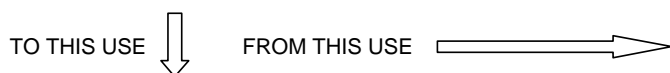
Notes:

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- ¹ PM-inbound trips
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^b Conversion factors for land uses permitted under the Carson Marketplace Specific Plan that are not specified in this table shall be determined by the City's Traffic Engineer.

TABLE B
CARSON MARKETPLACE
TRIP GENERATION EQUIVALENCIES BASED ON NET TRIP GENERATION RATES ^{a,b}



Land Use	8. Equivalency to 1 KSF of Discount Club	9. Equivalency to 1 KSF of Pet Supply Store	10. Equivalency to 1 KSF of Free Standing Discount Superstore	11. Equivalency to 1 KSF of High- Turnover (Sit Down) Restaurant	12. Equivalency to 1 KSF of Fast Food Restaurant	13. Equivalency to 1 KSF of Quality Restaurant	14. Equivalency to 1 Room of Hotel
1. Shopping Center	1.1 KSF	1.68 KSF	1.92 KSF ²	2.62 KSF ²	6.93 KSF ²	1.73 KSF ²	0.22 KSF ²
2. General Office	0.96 KSF ²	1.44 KSF ²	1.62 KSF ²	2.2 KSF ²	5.83 KSF ²	1.46 KSF ²	0.18 KSF ²
3. Supermarkets	0.46 KSF ¹	0.7 KSF ¹	0.74 KSF ¹	1.11 KSF ²	2.91 KSF ¹	0.73 KSF ²	0.09 KSF ²
4. Electronic Superstore	0.72 KSF ³	1.07 KSF ²	1.2 KSF ⁴	1.64 KSF ²	4.34 KSF ²	1.08 KSF ²	0.13 KSF ²
5. Home Improvement Superstore	1.29 KSF	1.96 KSF	2.41 KSF ²	3.28 KSF ²	8.69 KSF ²	2.17 KSF ²	0.27 KSF ²
6. Office Supply Store	1.03 KSF ¹	1.53 KSF ¹	1.63 KSF ¹	2.67 KSF ²	6.43 KSF ¹	1.76 KSF ²	0.21 KSF ¹
7. Home Furnishing Superstore	0.68 KSF	1.04 KSF	1.42 KSF ²	1.93 KSF ²	5.11 KSF ²	1.28 KSF ²	0.16 KSF ²
8. Discount Club	--	1.5 KSF ⁴	1.59 KSF ¹	2.29 KSF ²	6.06 KSF ²	1.51 KSF ²	0.19 KSF ²
9. Pet Supply Superstore	0.66 KSF	--	1.07 KSF ¹	1.53 KSF ²	4.05 KSF ²	1.01 KSF ²	0.13 KSF ²
10. Free-Standing Discount Superstore	0.48 KSF	0.73 KSF	--	1.36 KSF ²	3.61 KSF ²	0.9 KSF ²	0.11 KSF ²
11. High-Turnover (Sit Down) Restaurant	0.28 KSF ¹	0.42 KSF ¹	0.45 KSF ¹	--	1.75 KSF ¹	0.66 KSF ²	0.06 KSF ¹
12. Fast Food Restaurant (Open after 9am)	0.06 KSF	0.09 KSF	0.12 KSF	0.2 KSF	--	0.16 KSF	0.02 KSF
13. Quality Restaurant	0.33 KSF ¹	0.49 KSF ¹	0.53 KSF ¹	1.18 KSF ¹	2.07 KSF ¹	--	0.07 KSF ¹
14. Hotel	2.87 Rooms	4.38 Rooms	6.04 Rooms	9.98 Rooms	30.08 Rooms ¹	7.94 Rooms	--
15. Multiplex Movie Theater	0.89 KSF ²	1.33 KSF ²	1.49 KSF ²	2.03 KSF ²	5.38 KSF ²	1.34 KSF ²	0.17 KSF ²
16. Bowling Alley	0.96 KSF ²	1.44 KSF ²	1.61 KSF ²	2.19 KSF ²	5.81 KSF ²	1.45 KSF ²	0.18 KSF ²
17. Fitness Center	0.72 KSF ¹	1.07 KSF ¹	1.14 KSF ¹	1.7 KSF ²	4.49 KSF ¹	1.13 KSF ²	0.14 KSF ²
18. Multi-Purpose Recreational Center	0.66 KSF	1 KSF	1.38 KSF	2.28 KSF	5.65 KSF ¹	1.82 KSF	0.19 KSF ¹
19. Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A
20. Condominiums	N/A	N/A	N/A	N/A	N/A	N/A	N/A

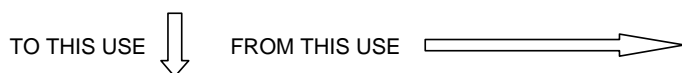
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Land Use	15. Equivalency to 1 KSF of Multiplex Movie Theater	16. Equivalency to 1 KSF of Bowling Alley	17. Equivalency to 1 KSF of Fitness Center	18. Equivalency to 1 KSF of Multi Purpose Recreation Center	19. Equivalency to 1 DU of Apartments	20. Equivalency to 1 DU of Condominiums
1. Shopping Center	0.78 KSF ¹	0.92 KSF ¹	1.24 KSF	0.79 KSF ²	0.2 KSF ²	0.13 KSF ²
2. General Office	1.08 KSF ²	1 KSF ²	1.29 KSF ²	0.66 KSF ²	0.17 KSF ²	0.11 KSF ²
3. Supermarkets	0.29 KSF ¹	0.34 KSF ¹	0.63 KSF	0.33 KSF ²	0.09 KSF ²	0.05 KSF ²
4. Electronic Superstore	0.47 KSF ¹	0.56 KSF ¹	0.81 KSF	0.49 KSF ²	0.13 KSF ²	0.08 KSF ²
5. Home Improvement Superstore	1.03 KSF ¹	1.21 KSF ¹	1.45 KSF	0.99 KSF ²	0.25 KSF ²	0.16 KSF ²
6. Office Supply Store	0.65 KSF ¹	0.76 KSF ¹	1.43 KSF ¹	0.8 KSF ²	0.21 KSF ²	0.13 KSF ²
7. Home Furnishing Superstore	0.65 KSF ¹	0.7 KSF	0.77 KSF	0.58 KSF ²	0.15 KSF ²	0.09 KSF ²
8. Discount Club	0.63 KSF ¹	0.74 KSF ¹	1.13 KSF	0.69 KSF ²	0.18 KSF ²	0.11 KSF ²
9. Pet Supply Superstore	0.42 KSF ¹	0.49 KSF ¹	0.74 KSF	0.46 KSF ²	0.12 KSF ²	0.07 KSF ²
10. Free-Standing Discount Superstore	0.4 KSF ¹	0.46 KSF ¹	0.54 KSF	0.41 KSF ²	0.11 KSF ²	0.07 KSF ²
11. High-Turnover (Sit Down) Restaurant	0.18 KSF ¹	0.21 KSF ¹	0.32 KSF	0.3 KSF ²	0.08 KSF ³	0.05 KSF ³
12. Fast Food Restaurant (Open after 9am)	0.06 KSF	0.06 KSF	0.07 KSF	0.09 KSF	0.02 KSF	0.01 KSF
13. Quality Restaurant	0.21 KSF ¹	0.24 KSF ¹	0.41 KSF	0.37 KSF ¹	0.1 KSF	0.07 KSF ⁵
14. Hotel	2.89 Rooms	2.94 Rooms	3.23 Rooms	3.66 Rooms ²	0.78 Rooms	0.55 Rooms
15. Multiplex Movie Theater	--	0.93 KSF ²	1.12 KSF	0.61 KSF ²	0.16 KSF ²	0.1 KSF ²
16. Bowling Alley	0.85 KSF ¹	--	1.1 KSF	0.66 KSF ²	0.17 KSF ²	0.1 KSF ²
17. Fitness Center	0.45 KSF ¹	0.53 KSF ¹	--	0.51 KSF ²	0.13 KSF ²	0.08 KSF ²
18. Multi-Purpose Recreational Center	0.57 KSF	0.67 KSF ³	0.74 KSF	--	0.18 KSF	0.12 KSF
19. Apartments	N/A	N/A	N/A	N/A	--	0.62 DU ²
20. Condominiums	N/A	N/A	N/A	N/A	1.44 DU	--

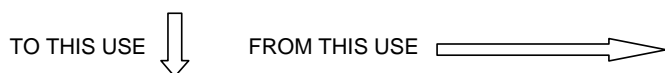
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Land Use	1. Equivalency to 1 KSF of Shopping Center	2. Equivalency to 1 KSF of General Office	3. Equivalency to 1 KSF of Regional Supermarket	4. Equivalency to 1 KSF of Electronic Superstore	5. Equivalency to 1 KSF of Home Improvement Superstore	6. Equivalency to 1 KSF of Office Supply Store	7. Equivalency to 1 KSF of Home Furnishing Superstore
1. Shopping Center	--	0.26 KSF ¹	1.96 KSF	1.53 KSF	0.76 KSF ¹	0.83 KSF	1.21 KSF ¹
2. General Office	0.84 KSF ²	--	1.99 KSF ²	1.34 KSF ²	0.67 KSF ²	0.82 KSF ²	1.14 KSF ²
3. Supermarkets	0.38 KSF ¹	0.1 KSF ¹	--	0.62 KSF ¹	0.29 KSF ¹	0.41 KSF ²	0.45 KSF ¹
4. Electronic Superstore	0.61 KSF ¹	0.16 KSF ¹	1.28 KSF	--	0.46 KSF ¹	0.55 KSF	0.73 KSF ¹
5. Home Improvement Superstore	1.17 KSF	0.35 KSF ¹	2.29 KSF	1.78 KSF	--	0.97 KSF	1.59 KSF ¹
6. Office Supply Store	0.83 KSF ¹	0.22 KSF ¹	2.21 KSF ¹	1.36 KSF ¹	0.63 KSF ¹	--	1 KSF ¹
7. Home Furnishing Superstore	0.62 KSF	0.22 KSF ¹	1.21 KSF	0.94 KSF	0.53 KSF	0.51 KSF	--
8. Discount Club	0.81 KSF ¹	0.21 KSF ¹	1.78 KSF	1.33 KSF ¹	0.61 KSF ¹	0.76 KSF	0.97 KSF ¹
9. Pet Supply Superstore	0.54 KSF ¹	0.14 KSF ¹	1.17 KSF	0.89 KSF ¹	0.41 KSF ¹	0.49 KSF	0.65 KSF ¹
10. Free-Standing Discount Superstore	0.43 KSF	0.13 KSF ¹	0.85 KSF	0.66 KSF	0.37 KSF	0.36 KSF	0.61 KSF ¹
11. High-Turnover (Sit Down) Restaurant	0.23 KSF ¹	0.06 KSF ¹	0.51 KSF	0.37 KSF ¹	0.17 KSF ¹	0.22 KSF	0.27 KSF ¹
12. Fast Food Restaurant (Open after 9am)	0.05 KSF	0.03 KSF ³	0.1 KSF	0.08 KSF	0.05 KSF	0.04 KSF	0.09 KSF
13. Quality Restaurant	0.27 KSF ¹	0.07 KSF ¹	0.64 KSF	0.44 KSF ¹	0.2 KSF ¹	0.27 KSF	0.32 KSF ¹
14. Hotel	2.61 Rooms	1.02 Rooms ¹	5.11 Rooms	3.98 Rooms	2.23 Rooms	2.17 Rooms	4.22 Rooms
15. Multiplex Movie Theater	0.78 KSF ²	0.34 KSF ¹	1.77 KSF	1.24 KSF ²	0.62 KSF ²	0.75 KSF	1.05 KSF ²
16. Bowling Alley	0.84 KSF ²	0.29 KSF ¹	1.74 KSF	1.34 KSF ²	0.67 KSF ²	0.74 KSF	1.14 KSF ²
17. Fitness Center	0.58 KSF ¹	0.15 KSF ¹	1.54 KSF ⁴	0.95 KSF ¹	0.44 KSF ¹	0.64 KSF ²	0.7 KSF ¹
18. Multi-Purpose Recreational Center	0.6 KSF	0.19 KSF ¹	1.17 KSF	0.91 KSF	0.51 KSF	0.5 KSF	0.88 KSF ¹
19. Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A
20. Condominiums	N/A	N/A	N/A	N/A	N/A	N/A	N/A

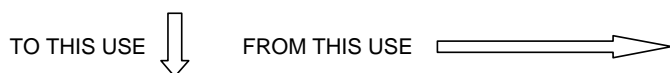
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Land Use	8. Equivalency to 1 KSF of Discount Club	9. Equivalency to 1 KSF of Pet Supply Store	10. Equivalency to 1 KSF of Free Standing Discount Superstore	11. Equivalency to 1 KSF of High- Turnover (Sit Down) Restaurant	12. Equivalency to 1 KSF of Fast Food Restaurant	13. Equivalency to 1 KSF of Quality Restaurant	14. Equivalency to 1 Room of Hotel
1. Shopping Center	1.1 KSF	1.68 KSF	1.92 KSF ²	2.62 KSF ²	6.93 KSF ²	1.73 KSF ²	0.22 KSF ²
2. General Office	0.96 KSF ²	1.44 KSF ²	1.62 KSF ²	2.2 KSF ²	5.83 KSF ²	1.46 KSF ²	0.18 KSF ²
3. Supermarkets	0.46 KSF ¹	0.7 KSF ¹	0.74 KSF ¹	1.11 KSF ²	2.91 KSF ¹	0.73 KSF ²	0.09 KSF ²
4. Electronic Superstore	0.72 KSF ³	1.07 KSF ²	1.2 KSF ⁴	1.64 KSF ²	4.34 KSF ²	1.08 KSF ²	0.13 KSF ²
5. Home Improvement Superstore	1.29 KSF	1.96 KSF	2.41 KSF ²	3.28 KSF ²	8.69 KSF ²	2.17 KSF ²	0.27 KSF ²
6. Office Supply Store	1.03 KSF ¹	1.53 KSF ¹	1.63 KSF ¹	2.67 KSF ²	6.43 KSF ¹	1.76 KSF ²	0.21 KSF ¹
7. Home Furnishing Superstore	0.68 KSF	1.04 KSF	1.42 KSF ²	1.93 KSF ²	5.11 KSF ²	1.28 KSF ²	0.16 KSF ²
8. Discount Club	--	1.5 KSF ⁴	1.59 KSF ¹	2.29 KSF ²	6.06 KSF ²	1.51 KSF ²	0.19 KSF ²
9. Pet Supply Superstore	0.66 KSF	--	1.07 KSF ¹	1.53 KSF ²	4.05 KSF ²	1.01 KSF ²	0.13 KSF ²
10. Free-Standing Discount Superstore	0.48 KSF	0.73 KSF	--	1.36 KSF ²	3.61 KSF ²	0.9 KSF ²	0.11 KSF ²
11. High-Turnover (Sit Down) Restaurant	0.28 KSF ¹	0.42 KSF ¹	0.45 KSF ¹	--	1.75 KSF ¹	0.66 KSF ²	0.06 KSF ¹
12. Fast Food Restaurant (Open after 9am)	0.06 KSF	0.09 KSF	0.12 KSF	0.2 KSF	--	0.16 KSF	0.02 KSF
13. Quality Restaurant	0.33 KSF ¹	0.49 KSF ¹	0.53 KSF ¹	1.18 KSF ¹	2.07 KSF ¹	--	0.07 KSF ¹
14. Hotel	2.87 Rooms	4.38 Rooms	6.04 Rooms	9.98 Rooms	30.08 Rooms ¹	7.94 Rooms	--
15. Multiplex Movie Theater	0.89 KSF ²	1.33 KSF ²	1.49 KSF ²	2.03 KSF ²	5.38 KSF ²	1.34 KSF ²	0.17 KSF ²
16. Bowling Alley	0.96 KSF ²	1.44 KSF ²	1.61 KSF ²	2.19 KSF ²	5.81 KSF ²	1.45 KSF ²	0.18 KSF ²
17. Fitness Center	0.72 KSF ¹	1.07 KSF ¹	1.14 KSF ¹	1.7 KSF ²	4.49 KSF ¹	1.13 KSF ²	0.14 KSF ²
18. Multi-Purpose Recreational Center	0.66 KSF	1 KSF	1.38 KSF	2.28 KSF	5.65 KSF ¹	1.82 KSF	0.19 KSF ¹
19. Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A
20. Condominiums	N/A	N/A	N/A	N/A	N/A	N/A	N/A

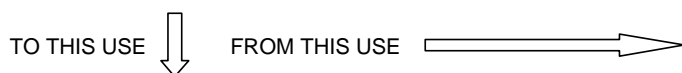
Notes:

^a All of the rates reflect pass-by and internal trip capture estimates for the Carson Marketplace Project. The values in this table represent conversion rates from one land use to another. The values are based on conversions rates that would result in the same number of Project trips, with conversions of one use to another. The trip equivalency is based on the type of trip which would be the most restrictive: average daily trips (ADT), PM in-bound trips, or PM out-bound trips. Each type of trip may be more or less restrictive, depending on the travel characteristics of the two uses. All of the conversion rates in the table reflect ADT, unless noted as follows:

- ¹ PM-inbound trips
- ² PM-outbound trips
- ³ ADT and PM-outbound trips are equally limiting
- ⁴ PM-inbound trips and PM-outbound trips are equally limiting
- ⁵ ADT, PM-inbound trips and PM-outbound trips are equally limiting

^b Conversion factors for land uses permitted under the Carson Marketplace Specific Plan that are not specified in this table shall be determined by the City's Traffic Engineer.

TABLE B
CARSON MARKETPLACE
TRIP GENERATION EQUIVALENCIES BASED ON NET TRIP GENERATION RATES ^{a,b}



Land Use	15. Equivalency to 1 KSF of Multiplex Movie Theater	16. Equivalency to 1 KSF of Bowling Alley	17. Equivalency to 1 KSF of Fitness Center	18. Equivalency to 1 KSF of Multi Purpose Recreation Center	19. Equivalency to 1 DU of Apartments	20. Equivalency to 1 DU of Condominiums
1. Shopping Center	0.78 KSF ¹	0.92 KSF ¹	1.24 KSF	0.79 KSF ²	0.2 KSF ²	0.13 KSF ²
2. General Office	1.08 KSF ²	1 KSF ²	1.29 KSF ²	0.66 KSF ²	0.17 KSF ²	0.11 KSF ²
3. Supermarkets	0.29 KSF ¹	0.34 KSF ¹	0.63 KSF	0.33 KSF ²	0.09 KSF ²	0.05 KSF ²
4. Electronic Superstore	0.47 KSF ¹	0.56 KSF ¹	0.81 KSF	0.49 KSF ²	0.13 KSF ²	0.08 KSF ²
5. Home Improvement Superstore	1.03 KSF ¹	1.21 KSF ¹	1.45 KSF	0.99 KSF ²	0.25 KSF ²	0.16 KSF ²
6. Office Supply Store	0.65 KSF ¹	0.76 KSF ¹	1.43 KSF ¹	0.8 KSF ²	0.21 KSF ²	0.13 KSF ²
7. Home Furnishing Superstore	0.65 KSF ¹	0.7 KSF	0.77 KSF	0.58 KSF ²	0.15 KSF ²	0.09 KSF ²
8. Discount Club	0.63 KSF ¹	0.74 KSF ¹	1.13 KSF	0.69 KSF ²	0.18 KSF ²	0.11 KSF ²
9. Pet Supply Superstore	0.42 KSF ¹	0.49 KSF ¹	0.74 KSF	0.46 KSF ²	0.12 KSF ²	0.07 KSF ²
10. Free-Standing Discount Superstore	0.4 KSF ¹	0.46 KSF ¹	0.54 KSF	0.41 KSF ²	0.11 KSF ²	0.07 KSF ²
11. High-Turnover (Sit Down) Restaurant	0.18 KSF ¹	0.21 KSF ¹	0.32 KSF	0.3 KSF ²	0.08 KSF ³	0.05 KSF ³
12. Fast Food Restaurant (Open after 9am)	0.06 KSF	0.06 KSF	0.07 KSF	0.09 KSF	0.02 KSF	0.01 KSF
13. Quality Restaurant	0.21 KSF ¹	0.24 KSF ¹	0.41 KSF	0.37 KSF ¹	0.1 KSF	0.07 KSF ⁵
14. Hotel	2.89 Rooms	2.94 Rooms	3.23 Rooms	3.66 Rooms ²	0.78 Rooms	0.55 Rooms
15. Multiplex Movie Theater	--	0.93 KSF ²	1.12 KSF	0.61 KSF ²	0.16 KSF ²	0.1 KSF ²
16. Bowling Alley	0.85 KSF ¹	--	1.1 KSF	0.66 KSF ²	0.17 KSF ²	0.1 KSF ²
17. Fitness Center	0.45 KSF ¹	0.53 KSF ¹	--	0.51 KSF ²	0.13 KSF ²	0.08 KSF ²
18. Multi-Purpose Recreational Center	0.57 KSF	0.67 KSF ³	0.74 KSF	--	0.18 KSF	0.12 KSF
19. Apartments	N/A	N/A	N/A	N/A	--	0.62 DU ²
20. Condominiums	N/A	N/A	N/A	N/A	1.44 DU	--

Notes:

^a All of the rates reflect pass-by and internal trip capture estimates for the Carson Marketplace Project. The values in this table represent conversion rates from one land use to another. The values are based on conversions rates that would result in the same number of Project trips, with conversions of one use to another. The trip equivalency is based on the type of trip which would be the most restrictive: average daily trips (ADT), PM in-bound trips, or PM out-bound trips. Each type of trip may be more or less restrictive, depending on the travel characteristics of the two uses. All of the conversion rates in the table reflect ADT, unless noted as follows:

- ¹ PM-inbound trips
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- ³ ADT and PM-outbound trips are equally limiting
- ⁴ PM-inbound trips and PM-outbound trips are equally limiting
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^b Conversion factors for land uses permitted under the Carson Marketplace Specific Plan that are not specified in this table shall be determined by the City's Traffic Engineer.