

# Funbox La Habra

951 N Harbor Blvd, La Habra, CA 90631

**Preliminary Traffic Analysis for Peak Hour Trip  
Generation**

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This memorandum summarizes the trip generation estimate completed for the proposed change of use to a Fun Box from the existing Rite Aid located at 951 N Harbor Blvd, La Habra, CA 90631. The project description and trip generation analysis are provided. The estimated trip generation for the proposed development falls below the City's traffic impact analysis 40 peak hour trip threshold; therefore, no additional analysis is required.

## **Project Description**

The proposed project is a change in use of the existing Rite Aid totaling 20,100 square feet (sf) located at 951 N Harbor Blvd in the shopping center to the proposed Fun Box. Fun Box is an indoor inflatable space for kids to play and jump in as well as includes space for party rooms. The operating hours begin at 9am, outside of the AM peak period (7-9am).

## **Trip Generation**

Trip generation for the proposed project and existing uses were calculated based on trip rates using the Institute of Transportation Engineers (ITE) Trip Generation Manual (12th Edition, 2025). The trip generation estimates for the proposed use and existing uses as well as the estimated net new trip generation for the proposed change in use are summarized in the sections below.

Note that given the operating hours being after the AM peak period, the proposed change in use would result in a reduction in trip generation during the AM peak period and the trip generation estimates below are focused on the PM peak period.

## **Proposed Use**

The proposed use could be categorized as either Multipurpose Recreational Facility or as a more specific use like Trampoline Park. The more specific ITE use of Trampoline Park (LU 436) land use was assumed for the proposed use given its similar attributes to the proposed use. The Trampoline Park land use description is as below:

*A trampoline park is a recreational facility that houses wall-to-wall trampolines and other facilities, such as climbing walls, gymnastics tumble tracks, inflatable basketball, dodgeball facilities, foam pits, and warrior courses. A trampoline park may also include a small on-site cafe. It may also offer other entertainment opportunities or special events for individuals or groups of children or adults.*

Based on ITE, the project totaling 20,000 sf would be estimated to generate 30 weekday PM peak hour trips.

## **Existing Use**

ITE land uses for the existing Rite Aid to be replaced was reviewed as either shopping center (LU 821) given its location within the larger shopping center as well as a Drug store without drive-through (LU 880). Both land uses were estimated including

reductions for pass-by which reflect traffic already on streets in the vicinity of the project site that would visit the commercial components of the project while driving by the site on the way to its final destination. Pass-by rates were based on ITE Trip Generation Manual (12th Edition, 2025) for each land use.

The estimates showed that the existing use is estimated to generate 104 primary trips or 80 primary trips during the PM peak hour if assumed as a shopping center or drug store, respectively. For purposes of estimating the net new trips associated with the change in use, the lower trip generation for the existing use assuming a drug store was used for the analysis in order to provide a conservative trip generation estimate. The detailed trip generation estimates of each land use for the existing use are included in Attachment A.

### Net New Trip Generation

The resulting new trip generation for the project is summarized in the table below. The detailed trip generation calculations are included in Attachment A.

Estimated Net New Weekday PM Peak Hour Vehicle Trip Generation				
Land Use	Size	PM Peak Hours		
		In	Out	Total
Existing Drug Store without Drive Thru (LU 436)	20,000sf	38	42	80
Proposed Trampoline Park (LU 880)	20,000sf	14	16	30
<b>Net New Total</b>		<b>-24</b>	<b>-26</b>	<b>-50</b>

As shown above, the proposed change in use is estimated to result in a reduction in weekday PM peak hour trips.

### Conclusions

The estimated weekday AM and PM peak hour trip generation per ITE for the proposed change in occupancy results in a significant reduction for both AM and PM peak hours so no additional traffic analysis is required for the proposed development.

**Attachment A**  
**Detailed Trip Generation**

Existing Use															
Drug Store without Drive Thru (LU 880), 20,000 sf															
Land Use	Setting	Model	Equation	Rate	Gross Trip			Pass-By Trips			Primary Trips				
					Inbound%	Inbound	Outbound	Subtotal	%	In	Out	Total	Inbound	Outbound	Total
Daily	General Urban/Suburban	Rate	-	90.08	50%	901	901	1,802	53%	478	478	956	423	423	846
AM Peak Hours	General Urban/Suburban	Equation	$T = 10.22(X) - 75.70$	-	65%	84	45	129	84%	34	34	68	50	11	61
PM Peak Hours	General Urban/Suburban	Rate	-	8.51	49%	83	87	170	83%	45	45	90	38	42	80
Proposed Use															
Trampoline Par (LU 436), 20,000 sf															
Land Use	Setting	Model	Equation	Rate	Gross Trip			Pass-By Trips			Primary Trips				
					Inbound%	Inbound	Outbound	Subtotal	%	In	Out	Total	Inbound	Outbound	Total
PM Peak Hours	General Urban/Suburban	Rate	-	1.5	48%	14	16	30	-	-	-	-	14	16	30
New Net Trips															
Daily													-423	-423	-846
AM Peak Hours													-50	-11	-61
PM Peak Hours													-24	-26	-50

**Existing Uses - Comparison**  
**Drug Store without Drive Thru (LU 880), 20,000 sf**

Land Use	Setting	Model	Equation	Rate	Gross Trip			Pass-By Trips			Primary Trips				
					Inbound%	Inbound	Outbound	Subtotal	%	In	Out	Total	Inbound	Outbound	Total
Daily	General Urban/Suburban	Rate	-	90.08	50%	901	901	1,802	53%	478	478	956	423	423	846
AM Peak Hours	General Urban/Suburban	Equation	T = 10.22(X)-75.70	-	65%	84	45	129	84%	34	34	68	50	11	61
PM Peak Hours	General Urban/Suburban	Rate	-	8.51	49%	83	87	170	83%	45	45	90	38	42	80

**Retail Shopping Center (LU 821), 20,000 sf**

Land Use	Setting	Model	Equation	Rate	Gross Trip			Pass-By Trips			Primary Trips				
					Inbound%	Inbound	Outbound	Subtotal	%	In	Out	Total	Inbound	Outbound	Total
Daily	General Urban/Suburban	Rate	-	101.43	49%	1,104	1,104	2,028	40%	406	406	812	608	608	1,216
AM Peak Hours	General Urban/Suburban	Equation	-	3.54	60%	43	28	71	40%	14	14	28	29	14	43
PM Peak Hours	General Urban/Suburban	Rate	-	8.58	49%	84	88	172	40%	34	34	68	50	54	104