TRIP GENERATION FOR APPROVED PROJECTS

PROJECT	SIZE	DAILY TRIP RATE	DAILY TRIPS	AM PEAK HOUR PEAK HOUR VOL.	AM PEAK HOUR (% OF DAILY)	AM PEAK HOUR IN	AM PEAK HOUR OUT	PM PEAK HOUR PEAK HOUR VOL.	PM PEAK HOUR (% OF DAILY)	PM PEAK HOUR IN	PM PEAK HOUR OUT
City of Marina:											
1. Marina Heights Subdivision[2]											
Townhomes	102 Units	5.86	598	45	(8%)	8	37	55	(9%)	37	18
Single-Family Detached Housing	948 Units	9.57	9,072	711	(8%)	177	534	958	(11%)	613	345
2. CSUMB North Campus Housing[3]	492 Units	-	2,188	172	(8%)	34	138	211	(10%)	139	72
3. CSUMB Students (2010) [3]	1,939 Students	-	2,103	186	(9%)	149	37	186	(9%)	56	130
4. Reservation Road Condominiums	14 Units	5.86	82	6	(7%)	1	5	7	(9%)	5	2
5. Paddon Place Subdivision	15 Units	9.57	144	11	(8%)	3	8	15	(10%)	10	5
6. 249 Carmel	10 Units	9.57	96	8	(8%)	2	6	10	(10%)	7	3
7. Crescent/Carmel Subdivision	14 Units	9.57	134	11	(8%)	3	8	14	(10%)	9	5
8. Hotel - 323 Reservation Road [4]	39 Rooms	8.92	348	26	(7%)	15	11	27	(8%)	13	14
9. The Dunes on Monterey Bay (University Villages)[5]											
Phase 1	- -	-	48,241	1,958	(4%)	1,056	902	4,282	(9%)	2,195	2,087
10. Marina Landing Redevelopment [6]	300,000 S.F.	-	11,886	357	(3%)	218	139	1,044	(9%)	530	514
11. 3200 Seaside											
Single-Family Detached Housing	17 Units	9.57	163	13	(8%)	3	10	17	(10%)	11	6
Carriage Units	12 Units	6.72	81	6	(7%)	1	5	7	(9%)	5	2
12. 3110 Seacrest	7 Units	9.57	67	5	(7%)	1	4	7	(10%)	5	2
13. MPC Satellite Campus	700 Students	1.20	840	84	(10%)	69	15	84	(10%)	54	30
14. FORA Business Park [7]	43,381 S.F.	-	326	46	(14%)	40	6	45	(14%)	7	38
15. MST Transit Station[8]	- -	-	2,793	56	(2%)	13	43	104	(4%)	59	45
16. Cypress Knolls[9]	- -	-	5,088	299	(6%)	128	171	396	(8%)	207	189
17. Marina Station[10]	- -	-	25,837	2,276	(9%)	1,201	1,075	2,605	(10%)	1,179	1,426
City of Seaside:											
18. Seaside Resort [11]	- -	-	5,672	267	(5%)	145	122	362	(6%)	180	182
19. City Center (Fremont/Broadway)											
Sit-Down Restaurants	24,674 S.F.	108.55	2,678	25	(1%)	13	12	227	(8%)	145	82
Bank	4,000 S.F.	246.49	986	49	(5%)	27	22	183	(19%)	92	91
Commercial/Retail Space[12]	15,326 S.F.	44.32	679	20	(3%)	12	8	42	(6%)	18	24
20. MPC Satellite Campus	400 Students	1.20	480	48	(10%)	39	9	48	(10%)	31	17
21. The Pointe											
Condominiums	6 Units	5.86	35	3	(9%)	1	2	3	(9%)	2	1
Commercial/Retail[12]	3,000 S.F.	44.32	133	4	(3%)	2	2	8	(6%)	4	4
22. Lexus Service Center[13]	5,123 S.F.	20.00	102	15	(15%)	10	5	17	(17%)	9	8
23. Georis Building (commercial)[12]	3,978 S.F.	44.32	176	5	(3%)	3	2	11	(6%)	5	6
24. Dentistry for Children	4,835 S.F.	36.13	175	12	(7%)	9	3	18	(10%)	5	13
25. First National Bank	4,939 S.F.	156.48	773	20	(3%)	10	10	164	(21%)	82	82
26. Ord Military Housing											
RCI Development Area	- -	-	7,200	536	(7%)	172	364	691	(10%)	408	283
City of Sand City:											
27. Costco Expansion	16,795 S.F.	56.02	941	14	(1%)	10	4	85	(9%)	43	42
28. Design Center[14]											
Apartments	30 Units	6.72	202	15	(7%)	3	12	19	(9%)	12	7
Commercial/Retail[12]	20,000 S.F.	44.32	886	27	(3%)	16	11	54	(6%)	24	30
Office	20,000 S.F.	11.01	220	31	(14%)	27	4	30	(14%)	5	25
City of Monterey:											
29. Ryan Ranch Business Park (Buildout)											
CHOMP Medical Offices (remainder)	138,380 S.F.	-	5,443	343	(6%)	271	72	426	(8%)	115	311
6 & 8 Lower Ragsdale Dr. (Office)	63,985 S.F.	11.01	704	99	(14%)	87	12	95	(13%)	16	79
30. Del Monte Beach Tract 2 Resubdivision	17 Homes	9.57	163	13	(8%)	3	10	17	(10%)	11	6
31. St. John the Baptist Greek Orth. Church	8,300 S.F.	9.11	76	6	(8%)	3	3	5	(7%)	3	2
32. Calvary Chappel Expansion	25,932 S.F.	9.11	236	19	(8%)	10	9	17	(7%)	9	8
City of Del Rey Oaks:											
33. Safeway Supermarket (former Ralph's)	54,000 S.F.	102.24	5,521	176	(3%)	107	69	564	(10%)	288	276
City of Salinas:											
34. Tynan Village Mixed Use Development[15]	- -	-	2,758	173	(6%)	60	113	233	(8%)	132	101
35. Hartnell College Expansion[16]	3,000 Students	1.54	4,620	420	(9%)	380	40	510	(11%)	345	165
36. Monte Bella Subdivision	550 Units	9.57	5,264	413	(8%)	103	310	556	(11%)	373	183
Unincorporated Monterey County:											
37. CSUMB East Campus Housing [17]	125 Homes	9.57	1,196	94	(8%)	24	70	126	(11%)	81	45
38. East Garrison [18]	- -	-	12,391	975	(8%)	247	728	1,315	(11%)	793	522
39. Monterra Ranch	151 Homes	9.57	1,445	113	(8%)	28	85	153	(11%)	103	50
40. Pasadera	43 Homes	9.57	412	32	(8%)	8	24	43	(10%)	29	14
41. Harper 14 Lots of Record	14 Homes	9.57	134	11	(8%)	3	8	14	(10%)	9	5
42. Oaks Subdivision	11 Homes	9.57	105	8	(8%)	2	6	11	(10%)	7	4
43. Laguna Seca Business Park											
York Road Office Building [19]	20,000 S.F.	11.01	220	31	(14%)	27	4	30	(14%)	5	25
Jessen Office Building [20]	16,388 S.F.	-	345	31	(9%)	26	5	39	(11%)	10	29
44. Tanimura Family Residential	73 Lots	9.57	699	55	(8%)	14	41	74	(11%)	48	26
TOTAL APPROVED PROJECTS			173,157	10,379	(6%)	5,024	5,355	16,264	(9%)	8,582	7,682

Notes:

1. Traffic volumes are based on trip generation rates quoted by the Institute of Transportation Engineers, *Trip Generation*, 6th Edition, 1997, and 7th Edition, 2003, unless otherwise noted.
2. Trip generation from *Marina Heights Environmental Impact Report Traffic Study*, Higgins Associates, April 2003.
3. Trip generation from *CSUMB 2007 Master Plan Traffic Impact Analysis*, Higgins Associates, November 5, 2007.
4. Trip generation for hotel land use assumes 100% occpuancy.
5. Trip generation from *Marina University Villages Mixed Use Development Traffic Impact Study Report*, Higgins Associates, December 17, 2004.
6. Daily and PM peak hour trip generation from *Environmental Impact Report For The Proposed Marina Landing Shopping Center Project*, Earth Metrics Inc., February 1998. AM peak hour trip generation derived based upon same derivation assumptions as utilized in said report.
7. Trip generation takes into account office tennants that would relocate to this new office space from existing office space off of Second Avenue north of Imjin Parkway that would be removed as part of the second phase of the Marina University Villages development.
8. Trip generation for Marina Transit Center from Letter to E. Spencer, "Marina Transit Station Traffic Study, Marina, California – Revised Project Definition," Higgins Associates, September 14, 2006. Project includes upgraded transit facility, commercial space, and apartments.
9. Trip generation from *Cypress Knolls Traffic Impact Analysis*, Higgins Associates, November 2006.
10. Trip generation for Marina Station from *Marina Station Traffic Impact Analysis*, Higgins Associates, December 6, 2006. Project includes residential, commercial, office, and industrial uses.
11. Trip generation from *Transportation Impact Analysis for Seaside Resort*, Fehr & Peers, May 2004.
12. ITE does not provide AM peak hour trip rates for the "specialty retail" land use. Rates used here are published by San Diego Association of Governments, *Brief Guilde of Vehicular Traffic Generation Rates for the San Diego Region*, July 1998.
13. ITE doesn not provide weekday daily trip rates for the "automobile care center" land use. Rates used here are published by San Diego Association of Governments, *Brief Guilde of Vehicular Traffic Generation Rates for the San Diego Region*, July 1998.
14. City of Sand City describes project as 80,000 square feet over 4 floors, with commercial/retail and office space on first two floors. Assumed each floor equal in size.
15. Trip generation from *Tynan Village Mixed Use Development Traffic Impact Study Report*, Higgins Associates, November 2004.
16. Trip generation from *Hartnell College Master Plan TIA*, Fehr & Peers, September 2005.
17. Trip generation from *CSUMB East Campus Housing Traffic Study*, Wilbur Smith Associates, January 2004.
18. Full buildout of East Garrison development will not occur until 2030. Fifty percent of the development is assumed to be constructed by the year 2015. Trip generation represents trips external to the development itself.
19. Size of building unknown -- square footage used to derive trip generation is assumed, based upon other buildings within business park.
20. Trip generation from Letter to J. Jessen, "Trip Generation Study for Jessen Office Building Project, Laguna Seca Office Park Lot #13," Higgins Associates, June 6, 2006. Project includes both standard and medical office space.

Exhibit 8

Approved Projects