TRIP GENERATION FOR CUMULATIVE 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. K-8 School	850 Students		1,377	451	(33%)	248	203	128	(9%)	66	62
2. MBEST [2]	- -	-	16,894	1,155	(7%)	902	253	1,813	(11%)	603	1,210
3. CSUMB Students (2010-2025) [3]	6,389 Students	-	5,967	529	(9%)	423	106	529	(9%)	159	370
4. Dunes at Monterey Bay (University Villages) [4]											
Phases 2, 3, and Opportunity Phases	- -	-	66,345	4,328	(7%)	2,918	1,410	6,578	(10%)	2,858	3,720
City of Seaside:											
5. Ord Military Housing											
Seaside Development Area	- -	-	4,505	147	(3%)	65	82	410	(9%)	210	200
6. The Strand at Seaside [5]	- -	-	22,749	568	(2%)	341	227	1,828	(8%)	874	954
7. Del Monte Hotel	98 Rooms	8.23	807	51	(5%)	28	23	60	(6%)	35	25
8. Seaside Auto Center Redevelopment [6]	- -	-	-	-		-	-	-		-	-
9. Plaza de Espritu (Commercial/Retail) [7]	4,709 S.F.	44.32	209	6	(3%)	4	2	13	(6%)	6	7
10. Laguna Grande Plaza (Commercial/Retail) [7]	6,941 S.F.	44.32	308	9	(3%)	5	4	19	(6%)	8	11
11. Diaz Restaurants	2,000 S.F.	127.15	254	23	(9%)	12	11	22	(9%)	13	9
12. Ahmed Ali Retail Store	6,464 S.F.	44.32	286	9	(3%)	5	4	18	(6%)	8	10
13. West Broadway Corridor [8]											
Retail Commercial	50,000 S.F.	40.67	2,034	-	(-)	-	-	130	(6%)	56	74
Professional Office	50,000 S.F.	-	779	42	(3%)	37	5	135	(17%)	23	112
Multi Family Residential	100 Units	6.63	663	51	(3%)	10	41	62	(9%)	42	20
High-Turnover Sit-down Restaurant	220 Seats	4.83	1,063	103	(3%)	54	49	92	(9%)	53	39
City of Sand City:											
14. Monterey Bay Shores [9]											
Hotel with Conference Center & Restaurant	217 Rooms	8.92	1,936	145	(15%)	84	61	152	(17%)	74	78
Vacation Rentals [10]	100 Units	8.13	813	64	(3%)	16	48	81	(6%)	51	30
Condos	45 Units	5.86	264	20	(7%)	3	17	23	(10%)	15	8
Resort Condos	133 Units	5.86	779	59	(3%)	10	49	69	(21%)	46	23
15. Collections on Monterey Bay	150 Rooms [11]	8.23	1,235	78	(15%)	43	35	92	(17%)	53	39
16. South of Tioga (The Orosco Group) [12]											
Apartments	30 Units	6.72	202	15	(7%)	3	12	19	(9%)	12	7
Commercial/Retail	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 Del Rey Oaks:											
17. The Resort at Del Rey Oaks	- -	-	9,773	553	(6%)	226	327	751	(8%)	423	328
City of Monterey											
18. Ryan Ranch Business Park											
101 Wilson Road (Medical Offices) [13]	26,453 S.F.	-	867	66	(8%)	52	14	91	(10%)	25	66
1 Ryan Court (Office/Indust. Research)	45,760 S.F.	11.01	504	71	(14%)	62	9	68	(13%)	12	56
19. 2711 Garden Road (Office)	23,080 S.F.	11.01	254	36	(14%)	32	4	34	(13%)	6	28
Unincorporated Monterey County:											
20. East Garrison [14]	- -	-	12,392	865	(7%)	112	753	1,130	(9%)	717	413
21. Monterey Horse Park [15]	- -	-	1,507	151	(10%)	132	19	204	(14%)	20	184
22. Corral De Tierra Shopping Center [16]	Mixed Use	-	5,100	95	(2%)	63	32	235	(5%)	108	127
23. Wang Subdivision [17]											
Single-Family Homes	23 Units	9.57	220	17	(8%)	4	13	23	(10%)	14	9
Inclusionary Housing	6 Units	5.86	35	3	(9%)	1	2	3	(9%)	2	1
24. Harper Canyon / Encina Hills Subdivision	17 Units	9.57	163	13	(8%)	3	10	17	(10%)	11	6
25. Laguna Seca Business Park											
Laguna Seca Villas (Condominiums) [18]	104 Units	-	664	53	(8%)	9	44	62	(9%)	42	20
26. Salinas Ag-Industrial Center [19]	257 Acres	-	16,219	2,198	(14%)	1,665	533	2,272	(14%)	662	1,650
Carmel Valley:											
27. September Ranch	110 Units	9.57	1,053	83	(8%)	21	62	111	(11%)	70	41
28. Rancho Canada	281 Units	9.57	2,689	211	(8%)	53	158	284	(11%)	179	105
TOTAL CUMULATIVE PROJECTS			182,014	12,326	(7%)	7,689	4,637	17,642	(10%)	7,585	10,097

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. *Unversity of California Monterey Bay Education, Science and Technology Center (UCMBEST Center) Traffic Analysis Report*, Higgins Associates, October 31, 2003. Assumes 25% of project is built out by year 2015, with remaining 75% built out over the following 15-20 years.
3. Trip generation from *California State University at Monterey Bay (CSUMB) 2004 Master Plan Update Traffic Impact Study Report*, Higgins Associates, July 26, 2004.
4. Trip generation from *Marina University Villages Mixed Use Development Traffic Impact Study Report*, Higgins Associates, December 17, 2004.
5. The Strand at Seaside is a shopping center that includes a 250 room hotel and may include a multi-screen movie theater.
6. Seaside Auto Center Redevelopment would only reconfigure the access roadways to the auto center, and reconstruct the internal roadways.
7. 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.
8. Exact definition of project unknown. Analysis assumes definition within the report *Seaside Redevelopment Agency Grant Application Technical Supporting Information Associated with Traffic, Higgins Associates, April 29, 2002.*
9. Although project has been approved by the City of Sand City, its construction has been halted by the California Coastal Commission; therefore, its construction timeline is unknown. For that reason, this project is analyzed as a cumulative project.
10. Trip generation rates for Vacation Rentals assumes 85 percent of Single Family Detached Housing rates for the daily and AM peak hour and assumes 10 percent of the reduced daily rate as the PM peak hour rate.
11. Exact size of projects unknown. Analysis assumes 150 hotel rooms.
12. City of Sand City anticipating application submittal in near future, but uncertain of exact project definition. Analysis assumes project identical to "Design Center" (Approved project #28).
13. Daily and PM peak hour trip generation based upon fitted curve equations, rather than any specific trip generation rates.
14. 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.
15. Letter to D. Munn, *Monterey Horse Park, Monterey County, California - Estimated Trip Generation of Proposed New Facility*, Higgins Associates, January 14, 2004.
16. AM and PM peak hour trip generation from *Corral De Tierra Mixed Use Devlopment Final Traffic Report*, Hexagon Transportation Consultants, April 8, 2005. Daily trip generation estimated, based upon trip generation assumptions utilized in peak hour trip generation derivation in said report.
17. Trip generation from *Wang Subdivision Traffic Impact Analysis*, Higgins Associates, December 21, 2005.
18. Daily, AM peak hour, and PM peak hour trip generation for the Laguna Seca Villas project taken from Laguna Seca Villas Initial Study, Monterey County Planning and Building Inspection Department, March 2006. Inbound and outbound distributions derived from ITE's *Trip Generation* (Source #1), above.
19. Trip generation for the Salinas Ag-Industrial Center project taken from *Salinas Ag-Industrial Center Traffic Impact Analysis Draft Report*, Higgins Associates, September 2, 2008.