

NEC Sahara Avenue and Rancho Drive

Proposed 352 unit multifamily residential development.

Traffic produced by proposed development:

| Existing Use | DESCRIPTION | #UNIT | RATE/# UNIT | TOTAL |
|-----------------------------|-----------------------------------|--------|----------------|-------|
| Average Daily Traffic (ADT) | GENERAL OFFICE BUILDING [1000 SF] | 24.775 | 10.84 | 269 |
| AM Peak Hour | | | 1.52 | 38 |
| PM Peak Hour | | | 1.44 | 36 |

(heaviest 60 minutes)

| First Proposed Use | DESCRIPTION | #UNIT | RATE/# UNIT | TOTAL |
|-----------------------------|-------------------------------------|-------|----------------|-------|
| Average Daily Traffic (ADT) | MULTIFAMILY HOUSING (MID-RISE) [DU] | 352 | 4.54 | 1,598 |
| AM Peak Hour | | | 0.37 | 131 |
| PM Peak Hour | | | 0.39 | 137 |

(heaviest 60 minutes)

| Second Proposed Use | DESCRIPTION | #UNIT | RATE/# UNIT | TOTAL |
|-----------------------------|---------------------------------------|-------|----------------|-------|
| Average Daily Traffic (ADT) | STRIP RETAIL PLAZA [<40 KSF] [1000SF] | 5.980 | 54.45 | 326 |
| AM Peak Hour | | | 2.36 | 14 |
| PM Peak Hour | | | 6.59 | 40 |

(heaviest 60 minutes)

| Total Proposed Use | DESCRIPTION | #UNIT | RATE/# UNIT | TOTAL |
|-----------------------------|-------------|-------|----------------|-------|
| Average Daily Traffic (ADT) | TOTAL | | | 1,924 |
| AM Peak Hour | | | | 145 |
| PM Peak Hour | | | | 177 |

| Net Change | DESCRIPTION | #UNIT | RATE/# UNIT | TOTAL |
|-----------------------------|-------------|-------|----------------|--------------|
| Average Daily Traffic (ADT) | NET CHANGE | | | 1,655 |
| AM Peak Hour | | | | 107 |
| PM Peak Hour | | | | 141 |

Existing traffic on all nearby streets:

Rancho Drive

| | |
|------------------------------|--------|
| Average Daily Traffic (ADT) | 28,216 |
| PM Peak Hour | 2,257 |
| <i>(heaviest 60 minutes)</i> | |

Sahara Avenue

| | |
|------------------------------|--------|
| Average Daily Traffic (ADT) | 75,722 |
| PM Peak Hour | 6,058 |
| <i>(heaviest 60 minutes)</i> | |

Traffic Capacity of adjacent streets:

| | Adjacent street ADT Capacity |
|---------------|---------------------------------|
| Rancho Drive | 34,645 |
| Sahara Avenue | 73,500 |

This project is expected to add an additional 1,655 trips per day on Rancho Dr. and Sahara Ave. Currently, Rancho is at about 81 percent of capacity and Sahara is over capacity. With this project, Rancho is expected to be at about 86 percent of capacity and Sahara to remain over capacity.

Based on Peak Hour use, this development will add into the area roughly 141 additional peak hour trips, or about five every two minutes.

Note that this report assumes all traffic from this development uses all named streets.