

NEC Vegas Drive and Rancho Drive

Proposed 12 thousand square foot blood plasma center replacing a 1.56 thousand square foot commercial building.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.560	9.74	15
AM Peak Hour			1.16	2
PM Peak Hour			1.15	2

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CLINIC [1000 SF]	12.000	38.16	458
AM Peak Hour			3.69	44
PM Peak Hour			3.28	40

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NET CHANGE	10.440		443
AM Peak Hour				42
PM Peak Hour				38

Existing traffic on all nearby streets:

Vegas Drive

Average Daily Traffic (ADT)	15,788
PM Peak Hour	1,263
(heaviest 60 minutes)	

Rancho Drive

Average Daily Traffic (ADT)	49,628
PM Peak Hour	3,970
(heaviest 60 minutes)	

**Traffic Capacity of adjacent streets:**

	Adjacent street ADT Capacity
Vegas Drive	33,800
Rancho Drive	61,398

This project will add approximately 443 trips per day on Vegas Dr. and Rancho Dr. Currently, Vegas is at about 47 percent of capacity and Rancho is at about 81 percent of capacity. With this project, Vegas is expected to be at about 48 percent of capacity and Rancho to be at about 82 percent of capacity.

Based on Peak Hour use, this development will add about 42 vehicles in the peak hour, or about three every four minutes.

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