

22-0174-SDR1
Pre Rancho Craig

SS Craig Road, E of Rancho Drive

Proposed 42 thousand square foot health club.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HEALTH/FITNESS CLUB [1000 SF]	42.000	32.93	1,383
AM Peak Hour			1.31	55
PM Peak Hour			3.45	145

Existing traffic on all nearby streets:

Craig Road

Average Daily Traffic (ADT)	35,855
PM Peak Hour	2,868
<i>(heaviest 60 minutes)</i>	

Rancho Drive

Average Daily Traffic (ADT)	25,850
PM Peak Hour	2,068
<i>(heaviest 60 minutes)</i>	

Jones Boulevard

Average Daily Traffic (ADT)	19,073
PM Peak Hour	1,526
<i>(heaviest 60 minutes)</i>	

Traffic Capacity of adjacent streets:

Adjacent street ADT Capacity	
Craig Road	59,900
Rancho Drive	62,895
Jones Boulevard	41,790

This project will add approximately 1,383 trips per day on Craig Rd, Rancho Dr. and Jones Blvd. Currently, Craig is at about 60 percent of capacity, Rancho is at about 41 percent of capacity and Jones is at about 46 percent of capacity. With this project, Craig is expected to be at about 62 percent of capacity, Rancho to be at about 43 percent of capacity and Jones to be at about 49 percent of capacity.

Based on Peak Hour use, this development will add about 145 vehicles in the peak hour, or about five every two minutes.

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