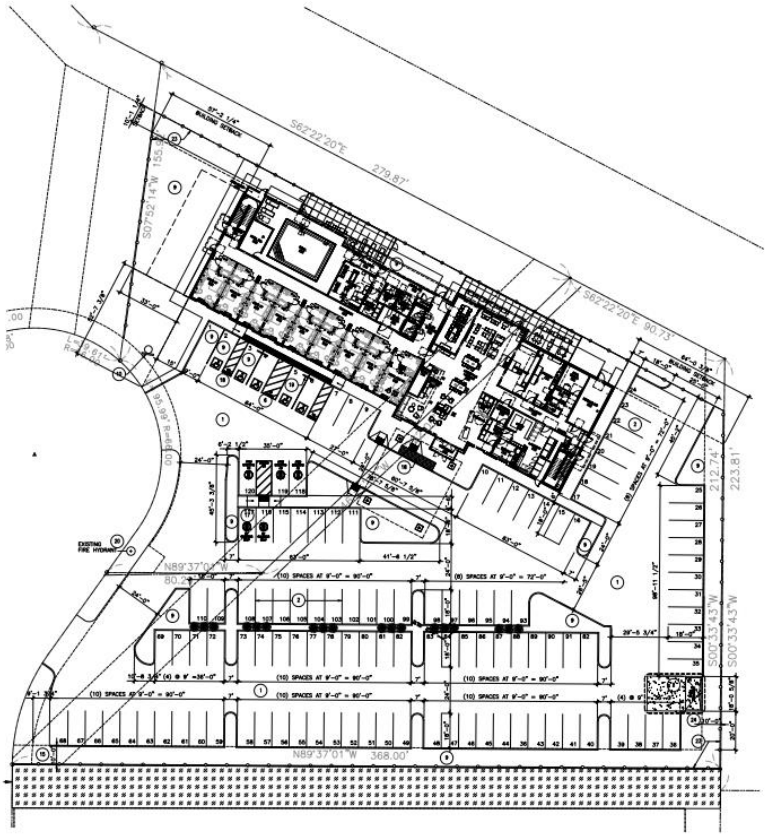
HOLIDAY INN EXPRESS PROJECT
CITY OF SANTA MARIA, CALIFORNIA

TRAFFIC AND CIRCULATION STUDY



December 8, 2021 **ATE #21075**

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TRAFFIC AND CIRCULATION STUDY
FOR THE HOLIDAY INN EXPRESS PROJECT, CITY OF SANTA MARIA

Associated Transportation Engineers (ATE) has prepared the following traffic and circulation study for the Holiday Inn Express Project, located in the City of Santa Maria. The study evaluates the Existing + Project and Cumulative + Project traffic conditions in order to determine the Project's consistency with the City's transportation policies; and determines the Project's potential CEQA traffic impacts based on the City's adopted "Vehicle Miles Traveled" (VMT) impact criteria.

We appreciate the opportunity to assist you with the project.

Associated Transportation Engineers

Scott A. Schell
Principal Transportation Planner

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INTRODUCTION

The following report contains analyses of the potential traffic and circulation impacts associated with the Holiday Inn Express Project (the "Project"), proposed in the City of Santa Maria. The report evaluates existing and future traffic operations within the Project study area and assesses the Project's consistency with City's adopted transportation policies. An analysis of site access and circulation is also provided. The roadways and intersections analyzed in the study were determined based on input provided by City of Santa Maria staff. An evaluation of the Project's potential CEQA impacts is also provided based on the City's CEQA requirements for Vehicle Miles Traveled (VMT) adopted under Senate Bill 743.

PROJECT DESCRIPTION

The currently vacant Project site is located at the north end of Roemer Court in the northern portion of the City of Santa Maria, as shown on Figure 1. Figure 2 presents the Project site plan. The Project is proposing to construct a 93-room hotel with various guest amenities (lifestyle lounge, business center, meeting room, breakfast bar, etc.). The hotel will operate with 12 employees daily working the following 3 shifts: morning from 7:00 AM to 3:00 PM; evening from 3:00 PM to 11:00 PM, and; overnight from 11:00 PM to 7:00 AM. Access to the site would be provided via two new driveways on the Roemer Court cul-de-sac.

EXISTING CONDITIONS

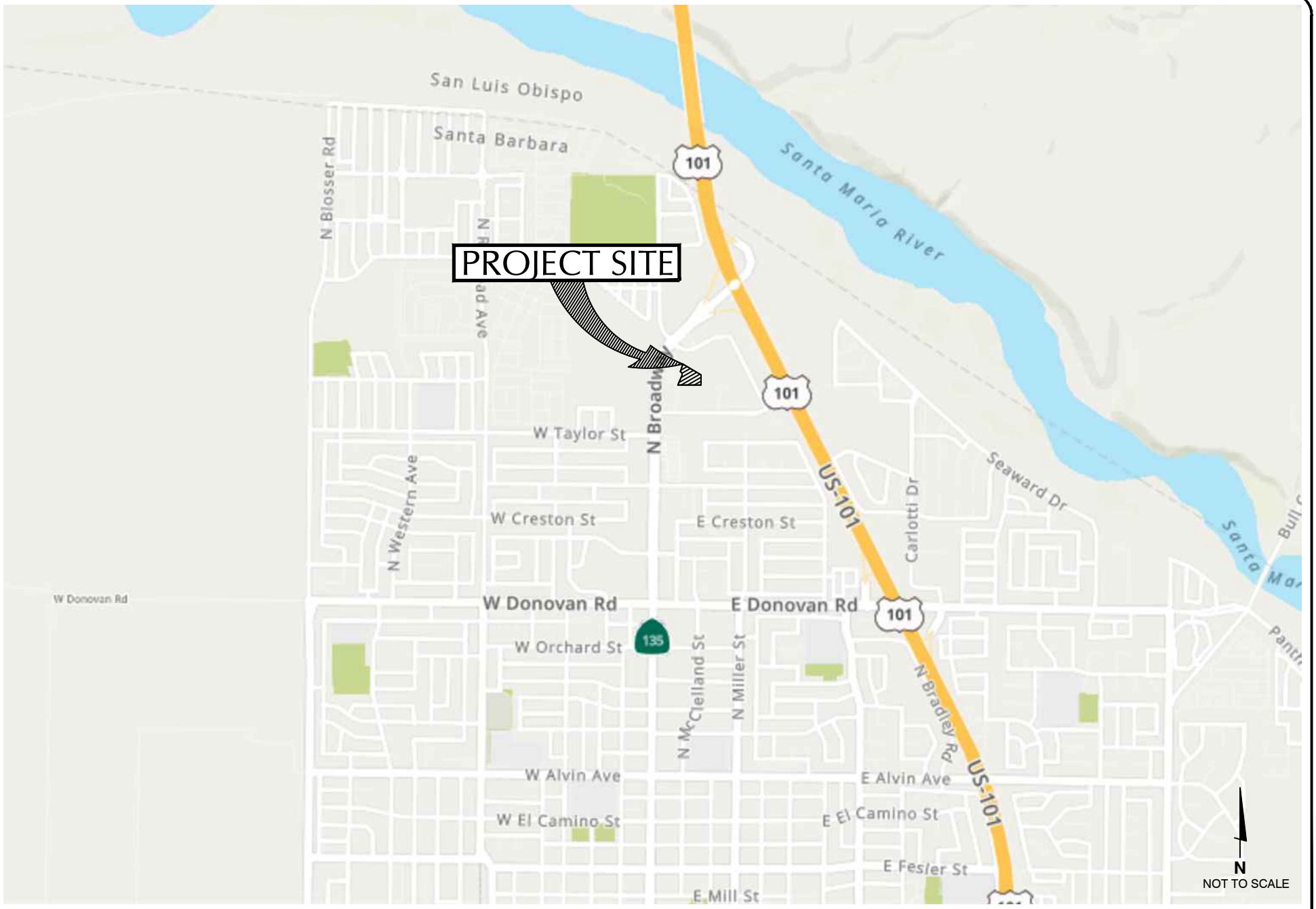
Street Network

The Project site is served by a network of highways, arterial, and collector streets, as shown on Figure 3. The following text provides a brief discussion of the major components of the street network in the study area.

US 101, located just east of the Project site, is a freeway that serves as the major north-south link through the Santa Maria Valley and is the principal inter-city route along the Pacific Coast. US 101 is a 6-lane freeway within the Santa Maria area, with 4 lanes provided north and south of the City. Access to the Project site from US 101 is provided via the North Broadway interchange located just north of the site.

Broadway (State Route 135), located west of the of the Project site, is an arterial street that extends from US 101 at the north end of the City to its junction with State Route 1 south of the Orcutt community. Broadway is a 4-lane arterial street in the study area with turn lanes provided at intersections. Access to the Project site from Broadway is provided via the Roemer Way intersection.

Preisker Lane, located north of the Project site, is a 2-lane collector street that extends north and south of Broadway. The Broadway/Preisker Lane intersection is controlled by traffic signals.

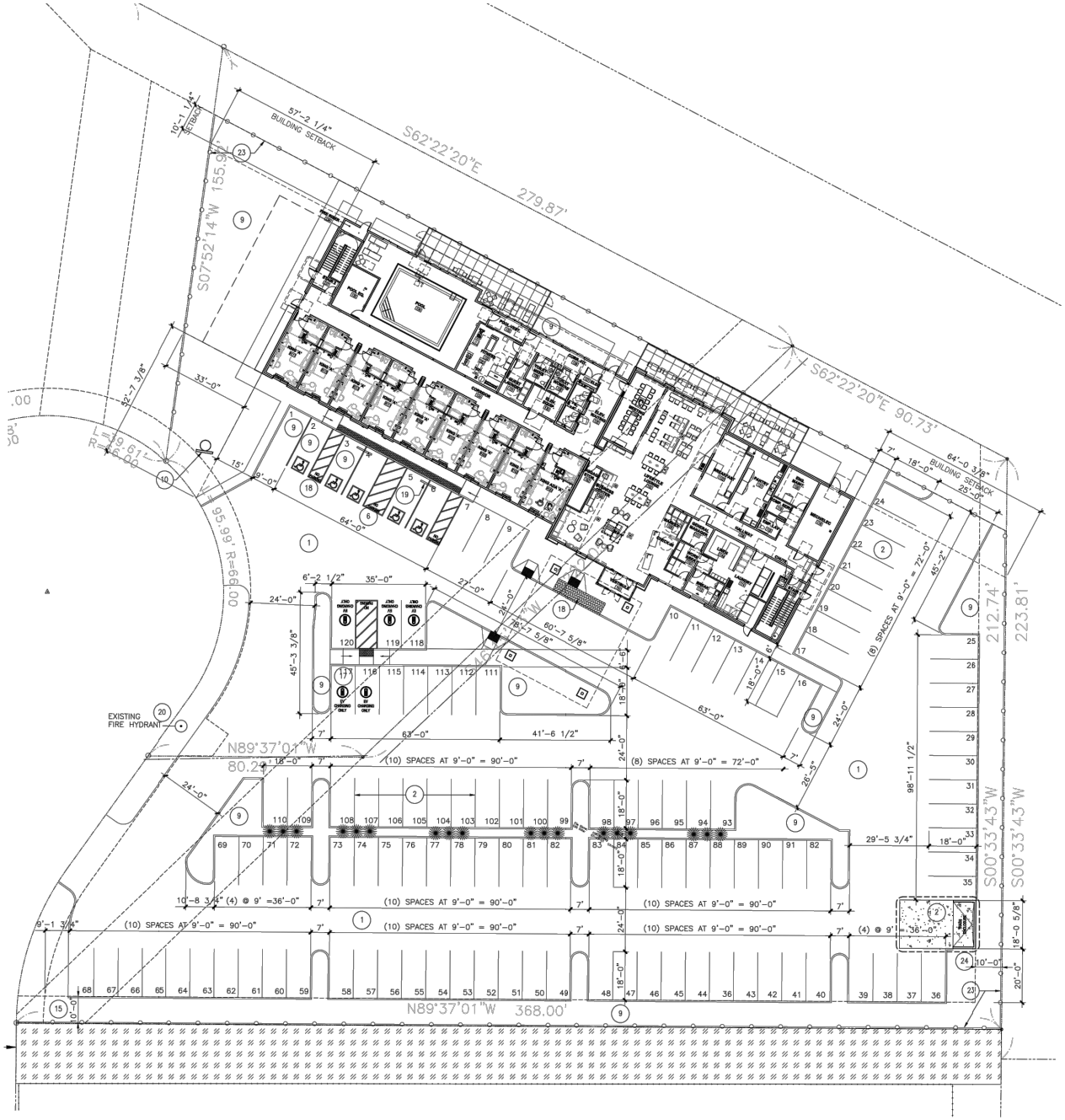


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PROJECT SITE LOCATION

FIGURE 1

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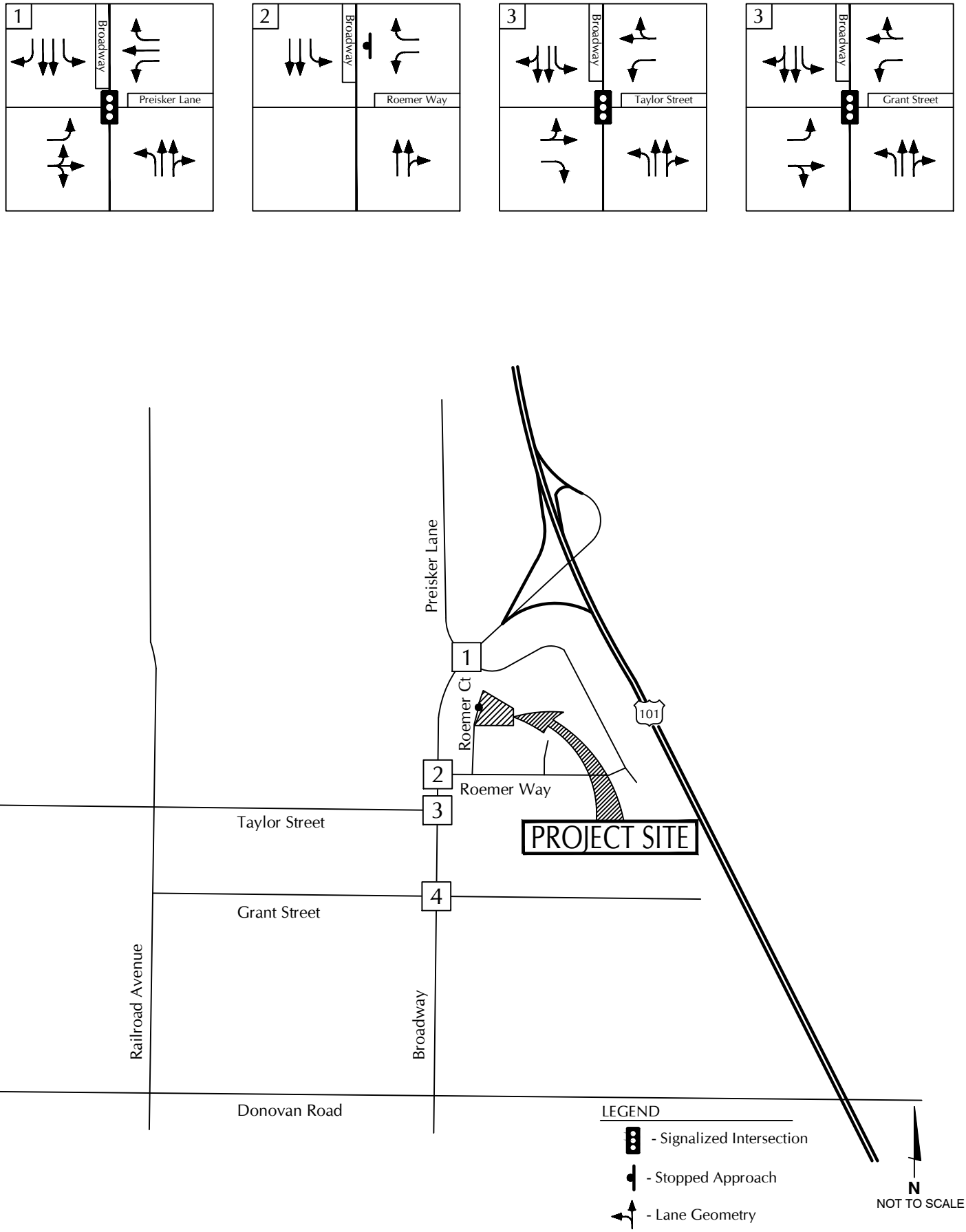
N
NOT TO SCALE

Associated
Transportation
Engineers

PROJECT SITE PLAN

FIGURE 2

GM- ATE#21075



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EXISTING STREET NETWORK

FIGURE 3

GM- ATE#21075

Roemer Way, located south of the Project site, is an east-west 2-lane road that extends westerly from Broadway to its terminus at Preisker Lane. Roemer Way provides access to the Project site via its connection to Roemer Court. Roemer Way is controlled by stop signs at Broadway.

Roemer Court, located along the western frontage of the Project site, is a north-south 2-lane local road that extends north Roemer Way to its terminus at the Project site. Roemer Court would provide access to the Project via two new driveways on the west side of the terminus cul-de-sac. Roemer Court is controlled by stop signs at Roemer Way.

Taylor Street, located south of the Project site, is an east-west 2-lane road that extends westerly from Broadway to its terminus at Blosser Road. Taylor Street is controlled by traffic signals at Broadway.

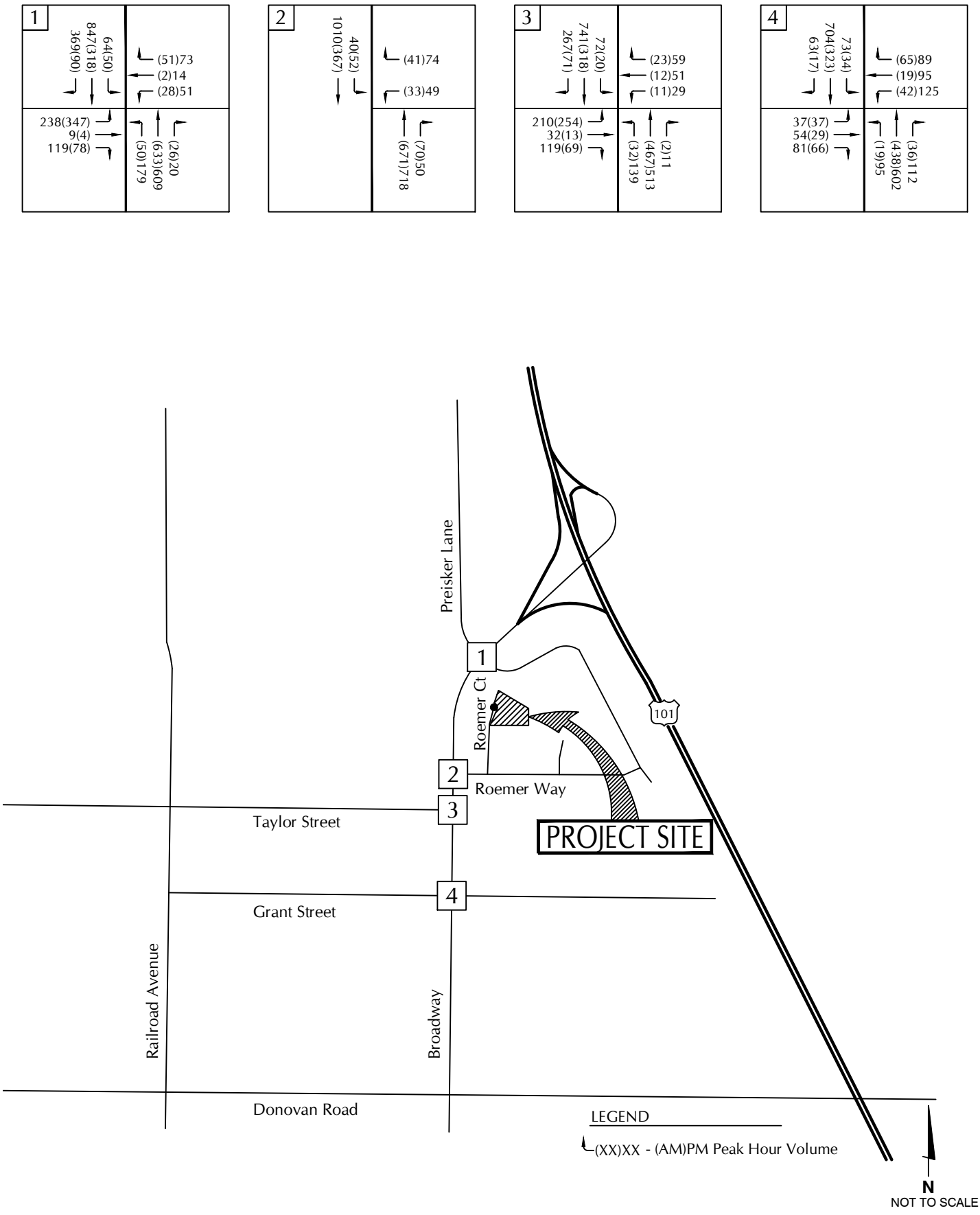
Grant Street, located south of the Project site, is an east-west 2-lane road that extends westerly from Lynne Drive to its terminus at Railroad Avenue. The Broadway/Grant Street intersection is controlled by traffic signals

Intersection Operations

Because traffic flow on urban arterials is most constrained at intersections, detailed traffic flow analyses focus on the operating conditions of critical intersections during peak travel periods. "Levels of Service" (LOS) A through F are used to rate intersection operations, with LOS A indicating very good operation and LOS F indicating poor operation (more complete definitions are contained in the Technical Appendix for reference). The City of Santa Maria considers LOS D as the performance standard for intersections (maintain LOS D or better).

Existing traffic volumes were obtained from traffic count data collected in November of 2021 (see Technical Appendix for count data). Counts were conducted during the AM peak commuter period (7:00-9:00 AM) and PM peak commuter period (4:00-6:00 PM). The peak 1-hour volumes were then identified for the analysis. Figure 4 presents the existing peak hour traffic volumes for the study-area intersections.

Levels of service for the signalized intersections were calculated using the intersection capacity utilization (ICU) methodology and levels of service for the STOP-Sign controlled intersections were calculated using the operations method outlined in the Highway Capacity Manual, which are methods adopted by the City. Table 1 lists the existing traffic control and levels of service for the study-area intersections identified for the analysis.



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EXISTING TRAFFIC VOLUMES

FIGURE 4

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Table 1
Existing Levels of Service

Intersection	Control	AM Peak Hour		PM Peak Hour	
		ICU or Delay	LOS	ICU or Delay	LOS
Broadway/Preisker Lane	Signal	0.48	LOS A	0.62	LOS B
Broadway/Roemer Way(a)	STOP-Sign	12.0 sec.	LOS B	13.4 sec.	LOS B
Broadway/Taylor Street	Signal	0.44	LOS A	0.69	LOS B
Broadway/Grant Street	Signal	0.35	LOS A	0.57	LOS A

(a) Unsignalized intersection. LOS based on average weighted control delay per vehicle in seconds.

The data presented in Table 1 show that the study-area intersections currently operate in the LOS A-B range during the AM and PM peak hours, which meet the City's LOS D operating standard.

EXISTING + PROJECT CONDITIONS

Project Trip Generation

Trip generation estimates were calculated for the Project using rates presented in the Institute of Transportation Engineers (ITE) Trip Generation manual.[1] The rates for Hotels (Land Use #310) were used for the analysis. Table 2 presents the trip generation estimates for the Project (worksheet showing detailed calculations included in the Technical Appendix).

Table 2
Project Trip Generation

Land Use	Size	ADT		AM Peak Hour		PM Peak Hour	
		Rate	Trips(b)	Rate	Trips	Rate	Trips
Hotel(a)	93 Rooms	7.99	743	0.46	43	0.59	55

(a) ITE Hotel rates per room (ITE #310).

(b) Hotel Employee trips represent 24 ADT (12 employees X 2 daily trips).

As shown in Table 2, the Project is forecast to generate 743 average daily trips (ADT), 43 AM peak hour trips, and 55 PM peak hour trips. The 12 daily employees generate 24 ADT, these work-based employee trips are used to evaluate the Project's VMT impacts.

[1] Trip Generation, Institute of Transportation Engineers, 11th Edition, 2021.

Project Trip Distribution

The distribution pattern developed for the Project is based on existing traffic counts as well as general knowledge of the population, employment, and commercial centers in the Santa Maria area. Table 3 lists the trip distribution pattern developed for the Project. Figure 5 illustrates the distribution and assignment of Project traffic at the study-area intersections.

Table 3
Project Trip Distribution

Origin/Destination	Direction	Percentage
US Highway 101	North South	35% 35%
Broadway s/o Grant Street	South	25%
Local Area(a)	South	5%
Totals		**100%**

(a) Local areas east and west of Broadway between Preisker Lane and Grant Street.

Existing + Project Intersection Operations

Levels of service were calculated for the study-area intersections assuming the Existing + Project traffic volumes shown on Figure 6. Tables 4 and 5 compare the Existing and Existing + Project level of service forecasts and identify the Project's consistency with the City's LOS D standard.

Table 4
Existing + Project Levels of Service – AM Peak Hour

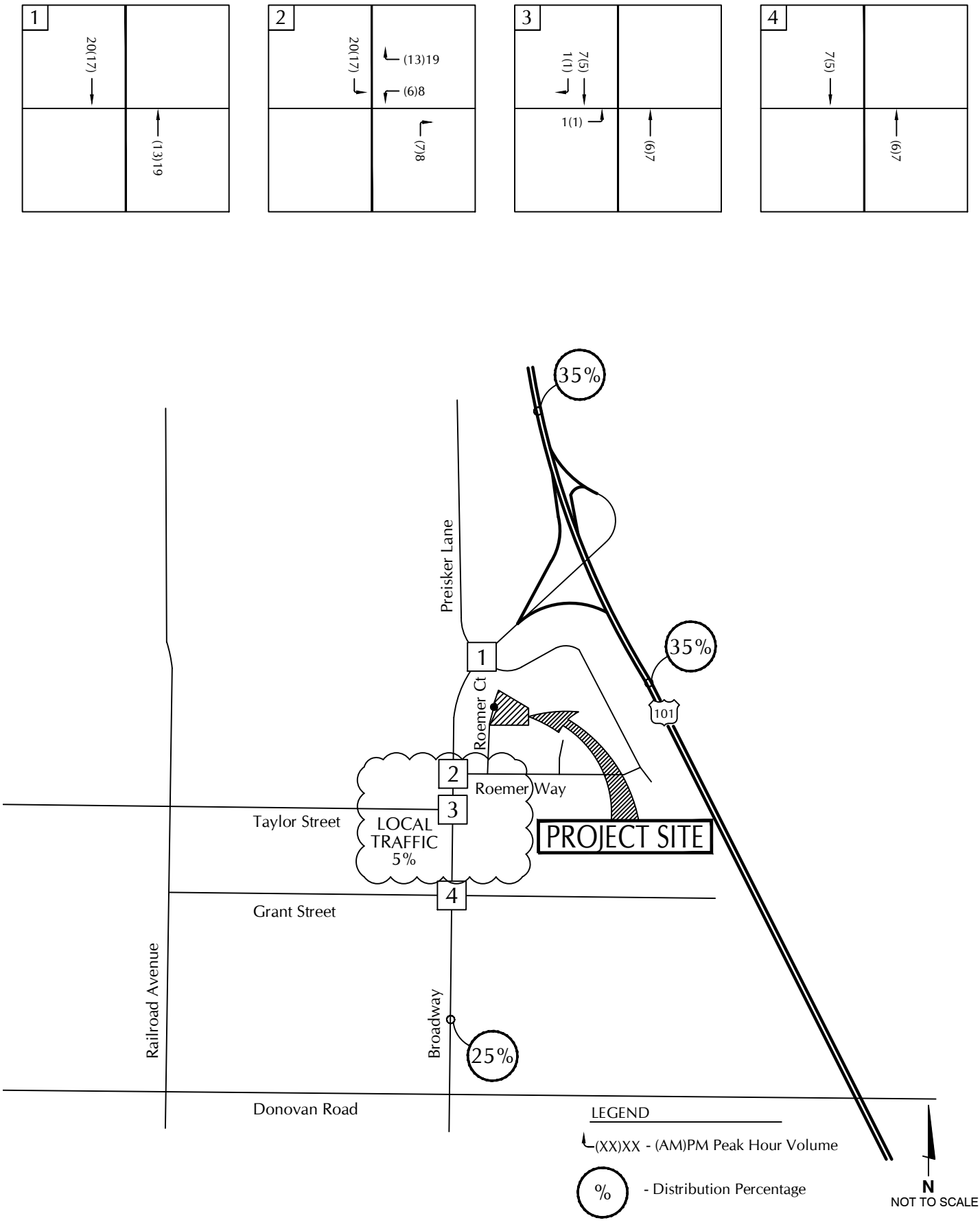
Intersection	Existing		Existing + Project		Consistent?
	ICU or Delay	LOS	ICU or Delay	LOS	
Broadway/Preisker Lane	0.48	LOS A	0.49	LOS A	Yes
Broadway/Roemer Way(a)	12.0 sec.	LOS B	12.2 sec.	LOS B	Yes
Broadway/Taylor Street	0.44	LOS A	0.44	LOS A	Yes
Broadway/Grant Street	0.35	LOS A	0.35	LOS A	Yes

(a) Unsignalized intersection. LOS based on average weighted control delay per vehicle in seconds.

Table 5
Existing + Project Levels of Service – PM Peak Hour

Intersection	Existing		Existing + Project		Consistent?
	ICU or Delay	LOS	ICU or Delay	LOS	
Broadway/Preisker Lane	0.62	LOS B	0.63	LOS B	Yes
Broadway/Roemer Way(a)	13.4 sec.	LOS B	13.7 sec.	LOS B	Yes
Broadway/Taylor Street	0.69	LOS B	0.69	LOS B	Yes
Broadway/Grant Street	0.57	LOS A	0.57	LOS A	Yes

(a) Unsignalized intersection. LOS based on average weighted control delay per vehicle in seconds.

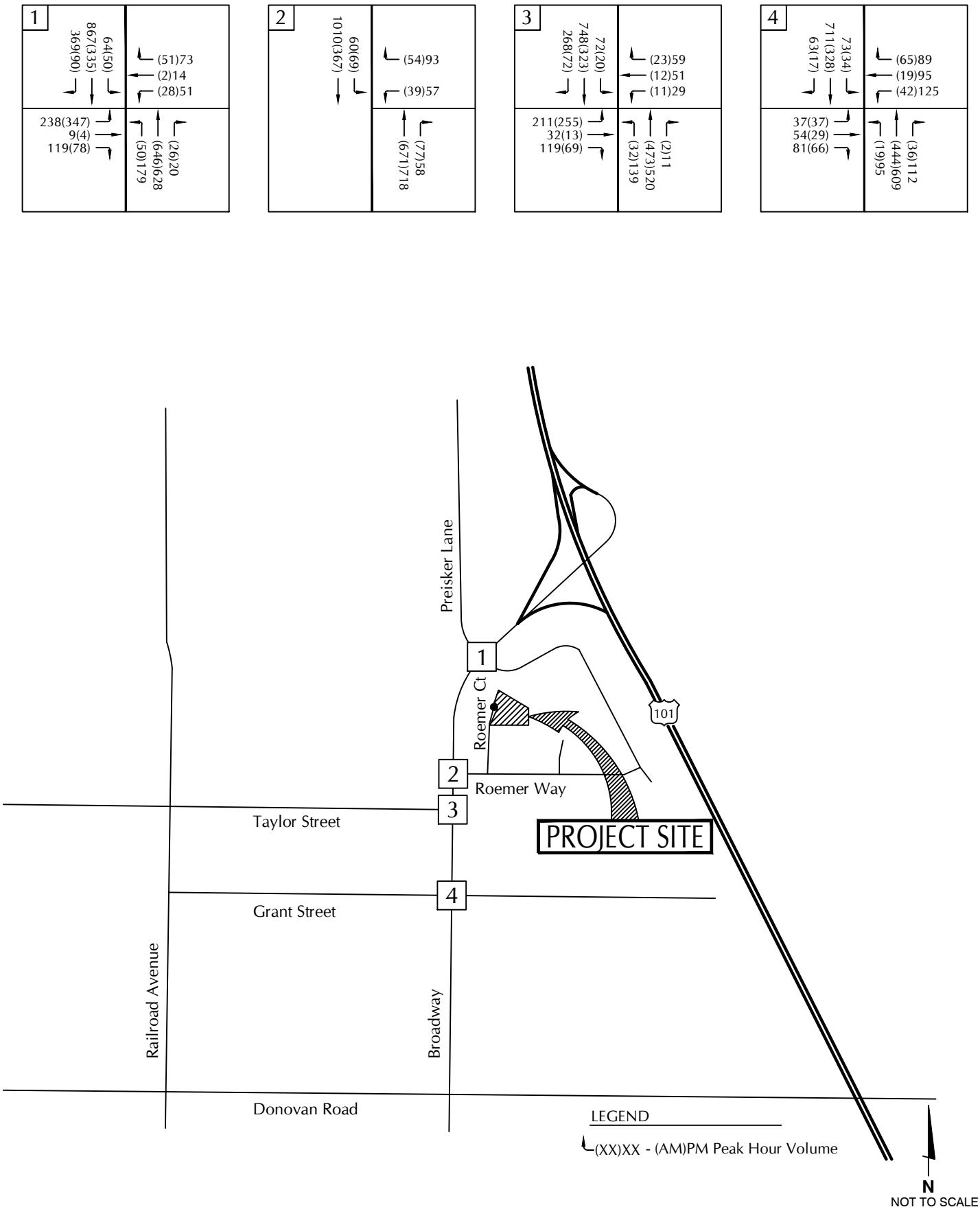


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PROJECT TRIP DISTRIBUTION AND ASSIGNMENT

FIGURE 5

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EXISTING + PROJECT TRAFFIC VOLUMES

FIGURE 6

GM- ATE#21075

As shown in Tables 4 and 5, the study-area intersections are forecast to operate in the LOS A-B range during the AM and PM peak hours with Existing + Project traffic, which meet the City's LOS D operating standard.

CUMULATIVE ANALYSIS

Cumulative Traffic Volumes

Cumulative traffic volumes were forecast for the study-area roads and intersections assuming development of the approved and pending projects located in the City (list of cumulative projects is contained in the Technical Appendix). Trip generation estimates were developed for the cumulative projects using ITE rates or from traffic studies prepared for the cumulative projects (cumulative trip generation calculations are contained in the Technical Appendix). Traffic generated by the cumulative projects was then added to the Existing volumes to produce the Cumulative traffic forecasts. Figure 7 shows the Cumulative traffic volumes and Figure 8 shows the Cumulative + Project volumes.

Cumulative Intersection Operations

Levels of service were calculated for the study-area intersections assuming the Cumulative and Cumulative + Project traffic volumes presented on Figures 7 and 8. Tables 6 and 7 compare the Cumulative and Cumulative + Project levels of service forecasts and identify the Project's consistency with the City's LOS D standard.

Table 6
Cumulative and Cumulative + Project Levels of Service – AM Peak Hour

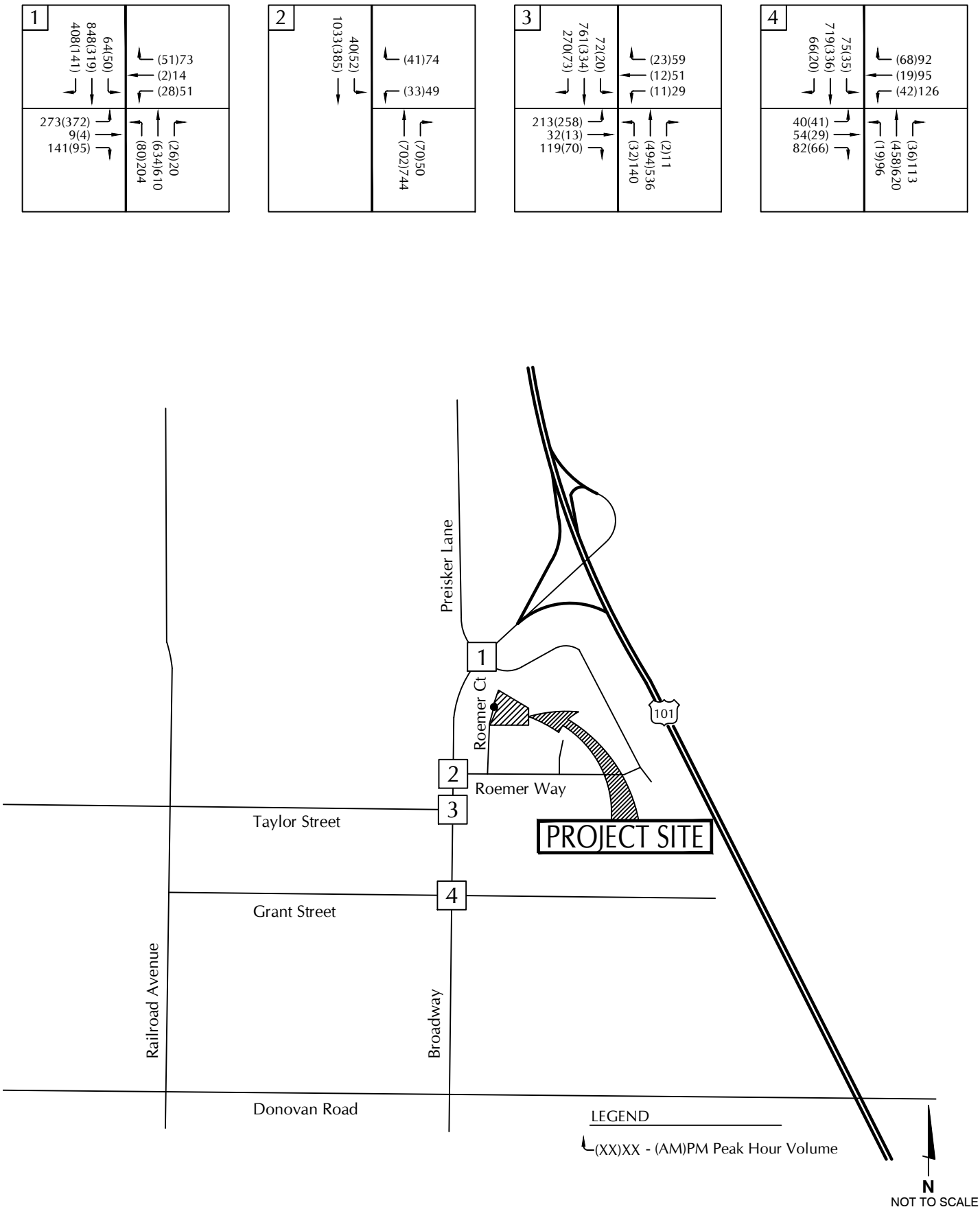
Intersection	Cumulative		Cumulative + Project		Consistent?
	ICU or Delay	LOS	ICU or Delay	LOS	
Broadway/Preisker Lane	0.49	LOS A	0.50	LOS A	Yes
Broadway/Roemer Way(a)	12.3 sec.	LOS B	12.5 sec.	LOS B	Yes
Broadway/Taylor Street	0.45	LOS A	0.45	LOS A	Yes
Broadway/Grant Street	0.36	LOS A	0.36	LOS A	Yes

(b) Unsignalized intersection. LOS based on average weighted control delay per vehicle in seconds.

Table 7
Cumulative and Cumulative + Project Levels of Service – PM Peak Hour

Intersection	Cumulative		Cumulative + Project		Consistent?
	ICU or Delay	LOS	ICU or Delay	LOS	
Broadway/Preisker Lane	0.65	LOS B	0.66	LOS B	Yes
Broadway/Roemer Way(a)	13.7 sec.	LOS B	13.9 sec.	LOS B	Yes
Broadway/Taylor Street	0.70	LOS B	0.70	LOS B	Yes
Broadway/Grant Street	0.57	LOS A	0.58	LOS A	Yes

(b) Unsignalized intersection. LOS based on average weighted control delay per vehicle in seconds.

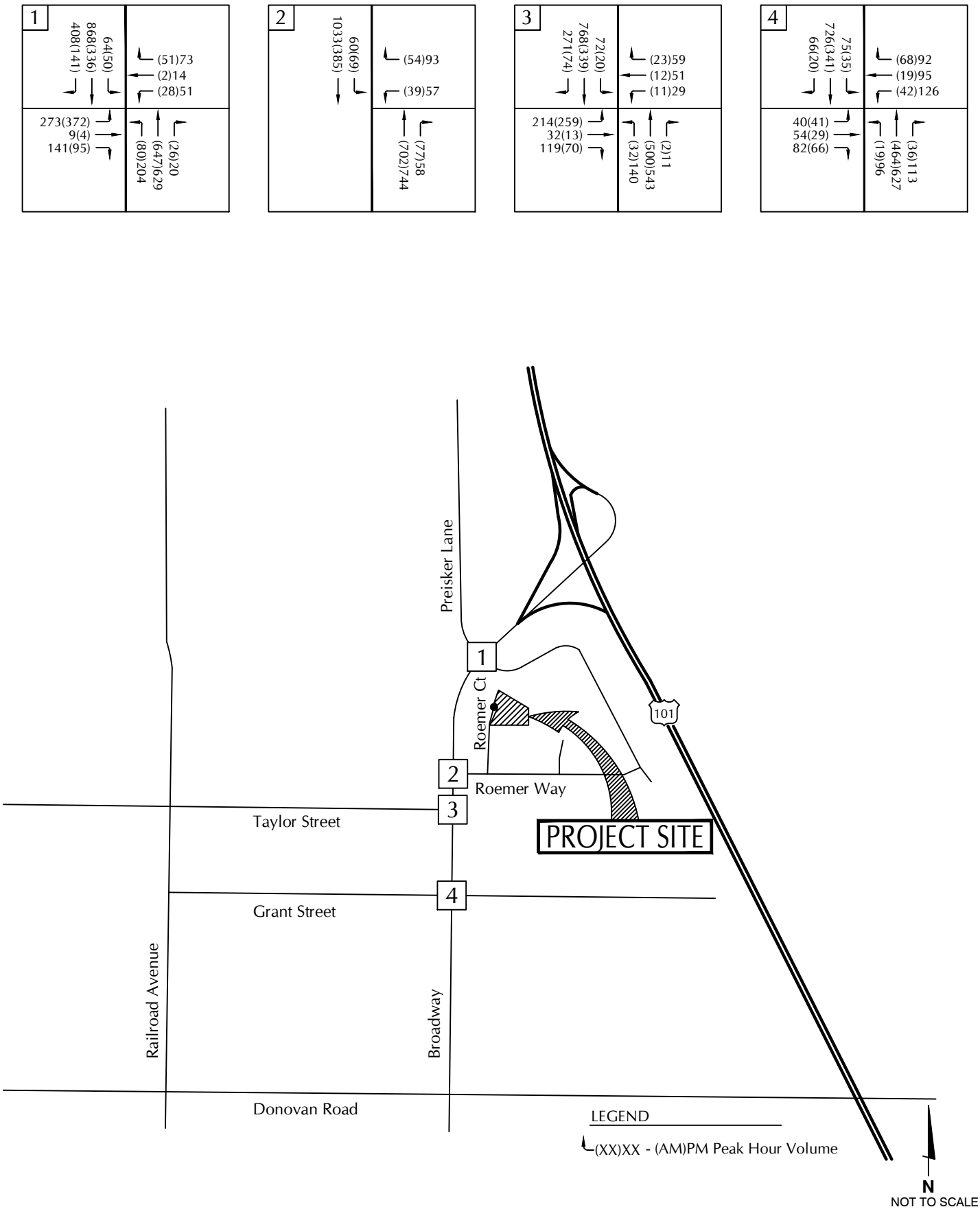


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CUMULATIVE TRAFFIC VOLUMES

FIGURE 7

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CUMULATIVE + PROJECT TRAFFIC VOLUMES

FIGURE 8

GM- ATE#21075

As shown in Tables 6 and 7, the study-area intersections are forecast to operate in the LOS A-B range during the AM and PM peak hours with Cumulative and Cumulative + Project traffic, which meet the City's LOS D operating standard.

SITE ACCESS AND CIRCULATION

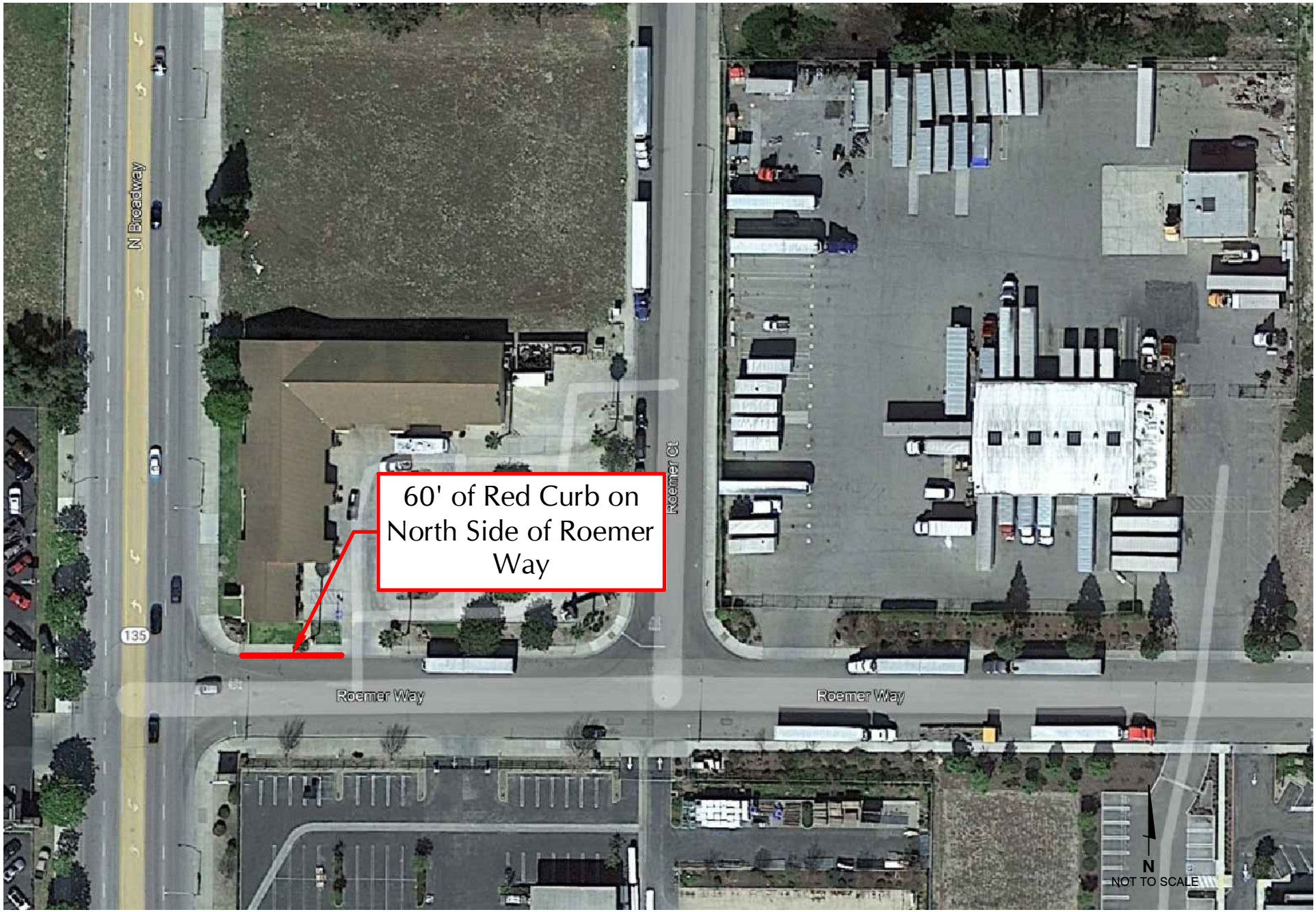
Access to the Project site would be provided via two new driveways on Roemer Court. The northern driveway will serve as the main entrance for vehicles accessing the main entrance of the hotel to check in or drop guests off; and provides access to the ADA accessible parking spaces located adjacent to the entrance. The southern driveway will provide access to the main parking field located south of the hotel building. The site circulation design would adequately accommodate the traffic generated by the Project.

Driveway Operations

As noted, the two Project driveways would be located on the Roemer Court cul-de-sac. Roemer Court cul-de-sac serves two other hotel developments and carries relatively low traffic volumes. Given the existing and future volumes at the site driveways, it is anticipated that they would operate in the LOS A range with minimal delays.

RECOMMENDED IMPROVEMENTS

The traffic analysis found that the study-area intersections are forecast to operate acceptably in the LOS A-B. It is noted that the section of Roemer Way at the Broadway intersection is currently striped with a "Stop" legend and stop bar with no centerline striping; and on-street parking is allowed on both sides of the intersection. It is recommended that a red curb "No Parking" zone be installed along the north side of Roemer Way from Broadway to the driveway of "J's Tire Auto Center" as shown in Figure 9. The no parking zone would ensure that adequate room would be maintained for westbound vehicles to make a right-turn onto Broadway when vehicles are stopped to make a left-turn at the intersection.



Associated Transportation Engineers

PROPOSED RED CURB ON ROEMER WAY

FIGURE 9

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VMT ANALYSIS

Per the State's Natural Resource Agency Updated Guidelines for the Implementation of the CEQA adopted in 2018, Vehicle Miles Traveled (VMT) has been designated as the most appropriate measure of transportation impacts. "Vehicle Miles Traveled" refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. For land use projects, vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. The City of Santa Maria recently published the new "SB 743 Implementation – Draft VMT Analysis Procedures report"[2], in compliance with Senate Bill 743, which includes a requirement to analyze VMT as the transportation impact metric for CEQA rather than the traditional Level of Service (LOS) metric used previously

Hotel developments are unique in that the majority of trips are generated by hotel guests from outside the community coming to visit the area for work and leisure purposes. These work and leisure trips would occur without the development of the hotel since the destination (Santa Maria) is the trip attractor not the hotel. The hotel is in effect capturing those work and leisure trips by providing lodging for travelers. This type of land use is not specifically identified in the State or Caltrans guidelines which address per capita home base (residential) and employee work base (office) trips. Therefore, the VMT analysis addresses the hotel work-based employee trips.

CEQA Guidelines. The Governor's Office of Planning and Research (OPR) published a Technical Advisory on Transportation that includes recommendations regarding assessment of VMT, thresholds of significance, and mitigation measures. [3] The Technical Advisory provides screening tools to determine when a project may have a significant VMT impacts, as follows:

> "Many agencies use "screening thresholds" to quickly identify when a project should be expected to cause a less-than-significant impact without conducting a detailed study. (See e.g., CEQA Guidelines, §§ 15063(c)(3)(C), 15128, and Appendix G.) As explained below, this technical advisory suggests that lead agencies may screen out VMT impacts using project size, maps, transit availability, and provision of affordable housing."

[2] SB 743 Implementation – Draft VMT Analysis Procedures, City of Santa Maria, July 2020.

[3] Technical Advisory on Evaluating Transportation Impacts in CEQA, Governor's Office of Planning and Research, December 2018.

Screening Criteria

Consistent with the recommendations in the OPR Technical Advisory, Section 4.3.1 of the City of Santa Maria's Environmental Procedures and Guidelines manual establishes screening criteria for certain projects that are exempt from performing a detailed VMT analysis and may be presumed to have a less than significant VMT impact. Section 4.3.1-A states that:

> "The following discretionary development projects are not subject to VMT analysis:
>
> 3. Small discretionary projects that would generate or attract fewer than 110 daily trips (per CEQA)."

VMT Assessment

As reviewed in Table 2 and discussed above, the Project's employees would generate 24 ADT. The Project would therefore have a less-than significant VMT impact based on the Santa Maria screening criteria.

■ ■ ■

REFERENCES AND PERSONS CONTACTED

Associated Transportation Engineers

Scott A. Schell, Principal Transportation Planner
Glenn Manaois, Transportation Engineer I

Persons Contacted

Mark Mueller,PE, City of Santa Maria

Jiten Patel, Lotus Management Company

References

Highway Capacity Manual, Transportation Research Board, 6th Edition, 2016.

Trip Generation, Institute of Transportation Engineers, 11th Edition, 2021.

SB 743 Implementation – Draft VMT Analysis Procedures, City of Santa Maria, July 2020.

Technical Advisory on Evaluating Transportation Impacts in CEQA, Governor's Office of Planning and Research, December 2018.

TECHNICAL APPENDIX

CONTENTS:

LEVEL OF SERVICE DEFINITIONS

TRAFFIC COUNT DATA

PROJECT TRIP GENERATION CALCULATION WORKSHEETS

CITY OF SANTA MARIA APPROVED AND PENDING PROJECTS LIST

INTERSECTION LEVEL OF SERVICE CALCULATION WORKSHEETS

Reference 1 - Broadway/Preisker Lane
Reference 2 - Broadway/Roemer Way
Reference 3 - Broadway/Taylor Street
Reference 4 - Broadway/Grant Street

LEVEL OF SERVICE DEFINITIONS

Signalized Intersection Level of Service Definitions

LOS	Delay[a]	V/C Ratio	Definition
A	< 10.0	< 0.60	Progression is extremely favorable. Most vehicles arrive during the green phase. Many vehicles do not stop at all.
B	10.1 - 20.0	0.61 - 0.70	Good progression, short cycle lengths, or both. More vehicles stop than with LOS A, causing higher levels of delay.
C	20.1 - 35.0	0.71 - 0.80	Only fair progression, longer cycle lengths, or both, result in higher cycle lengths. Cycle lengths may fail to serve queued vehicles, and overflow occurs. Number of vehicles stopped is significant, though many still pass through intersection without stopping.
D	35.1 - 55.0	0.81 - 0.90	Congestion becomes more noticeable. Unfavorable progression, long cycle lengths and high v/c ratios result in longer delays. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.
E	55.1 - 80.0	0.91 - 1.00	High delay values indicate poor progression, long cycle lengths and high v/c ratios. Individual cycle failures are frequent
F	> 80.0	> 1.00	Considered unacceptable for most drivers, this level occurs when arrival flow rates exceed the capacity of lane groups, resulting in many individual cycle failures. Poor progression and long cycle lengths may also contribute to high delay levels.

[a] Average control delay per vehicle in seconds.

Unsignalized Intersection Level of Service Definitions

The HCM[1] uses *control delay* to determine the level of service at unsignalized intersections. Control delay is the difference between the travel time actually experienced at the control device and the travel time that would occur in the absence of the traffic control device. Control delay includes deceleration from free flow speed, queue move-up time, stopped delay and acceleration back to free flow speed.

LOS	Control Delay Seconds per Vehicle
A	< 10.0
B	10.1 - 15.0
C	15.1 - 25.0
D	25.1 - 35.0
E	35.1 - 50.0
F	> 50.0

[1] Highway Capacity Manual, National Research Board, 2000

TRAFFIC COUNT DATA

Prepared by National Data & Surveying Services

N Broadway & Preisker Ln

Peak Hour Turning Movement Count

ID: 21-050022-001
City: Santa Maria

Day: Tuesday
Date: 11/23/2021

PEAK HOURS

AM: 07:30 AM - 08:30 AM
NOON: NONE
PM: 04:30 PM - 05:30 PM

COUNT PERIODS

AM: 7:00 AM - 09:00 AM
NOON: NONE
PM: 4:00 PM - 06:00 PM

SOUTHBOUND (N Broadway)

AM	90	318	50	0	1031	AM
NOON	0	0	0	0	0	NOON
PM	369	847	64	0	920	PM

EASTBOUND (Preisker Ln)

AM	NOON	PM	
142	0	562	
0	0	0	0
347	0	238	0
4	0	9	0
78	0	119	0

WESTBOUND (Preisker Ln)

PM	NOON	AM	
73	0	51	0
14	0	2	0
51	0	28	0
0	0	0	0
93	0	80	

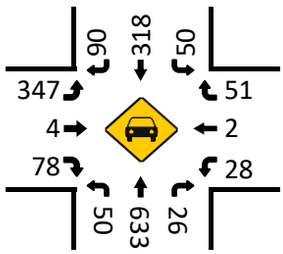
NORTHBOUND (N Broadway)

PM	1017	0	179	609	20	PM
NOON	0	0	0	0	0	NOON
AM	424	0	50	633	26	AM

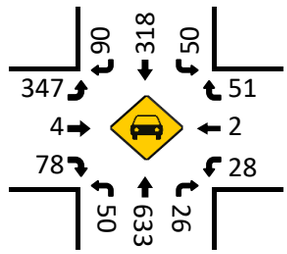
CONTROL: Signalized

TEV	1677 AM	0 NOON	2592 PM
PHF	0.92		0.98

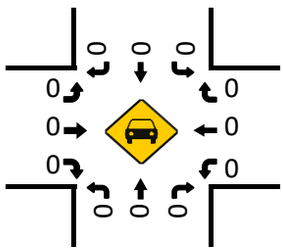
Totals (AM)



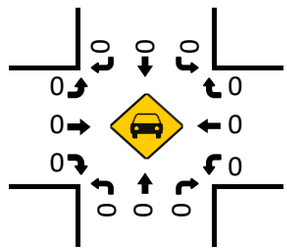
Totals (AM)



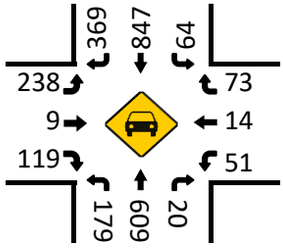
Totals (NOON)



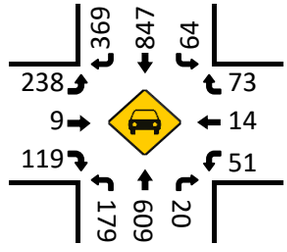
Totals (NOON)



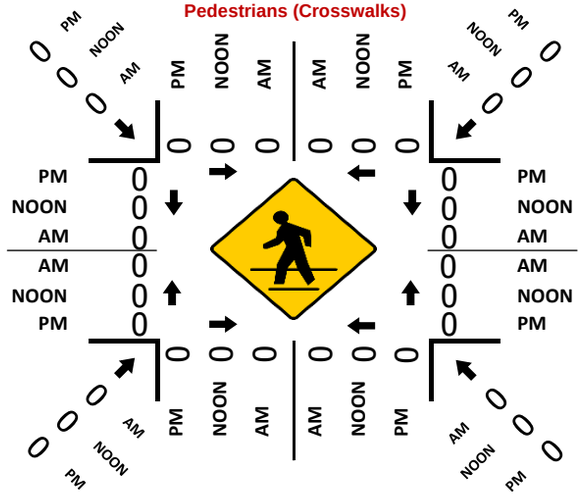
Totals (PM)



Totals (PM)



Pedestrians (Crosswalks)



Prepared by National Data & Surveying Services

N Broadway & Roemer Way

Peak Hour Turning Movement Count

ID: 21-050022-002
City: Santa Maria

Day: Tuesday
Date: 11/23/2021

PEAK HOURS

AM: 07:30 AM - 08:30 AM
NOON: NONE
PM: 04:15 PM - 05:15 PM

COUNT PERIODS

AM: 7:00 AM - 09:00 AM
NOON: NONE
PM: 4:00 PM - 06:00 PM

SOUTHBOUND (N Broadway)

AM	3	367	52	0	713	AM
NOON	0	0	0	0	0	NOON
PM	8	1010	40	0	797	PM

EASTBOUND (Roemer Way)

AM	NOON	PM	
4	0	22	
0	0	0	0
1	0	5	0
1	0	0	0
2	0	16	0
AM	NOON	PM	

WESTBOUND (Roemer Way)

PM	NOON	AM	
74	0	41	0
0	0	0	0
49	0	33	0
0	0	0	0
90	0	123	
PM	NOON	AM	

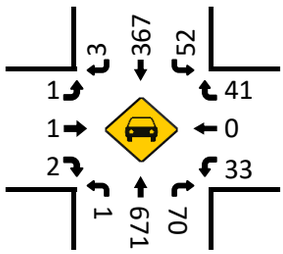
NORTHBOUND (N Broadway)

PM	1075	0	14	718	50	PM
NOON	0	0	0	0	0	NOON
AM	402	0	1	671	70	AM

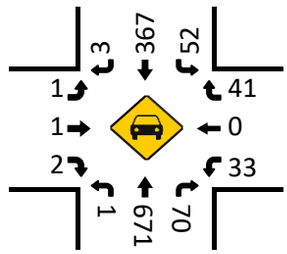
CONTROL: 1-Way Stop(WB)

TEV	1242	0	1984
	AM	NOON	PM
PHF	0.91		0.95

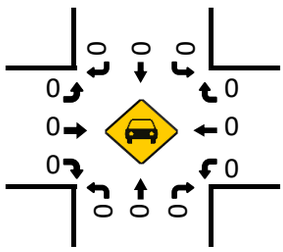
Totals (AM)



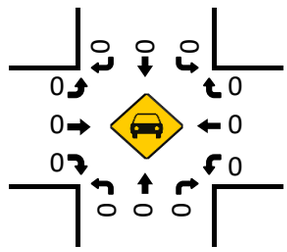
Totals (AM)



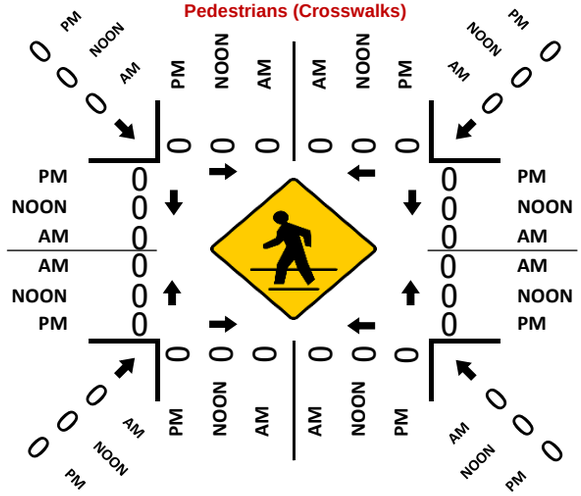
Totals (NOON)



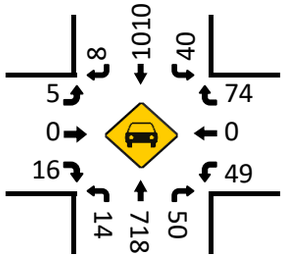
Totals (NOON)



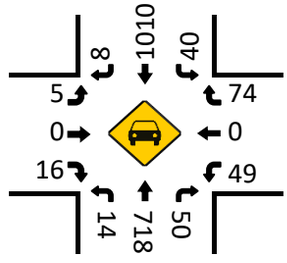
Pedestrians (Crosswalks)



Totals (PM)



Totals (PM)



Prepared by National Data & Surveying Services

N Broadway & W Taylor St

Peak Hour Turning Movement Count

ID: 21-050022-003
City: Santa Maria

Day: Tuesday
Date: 11/23/2021

PEAK HOURS

AM: 07:30 AM - 08:30 AM
NOON: NONE
PM: 04:15 PM - 05:15 PM

COUNT PERIODS

AM: 7:00 AM - 09:00 AM
NOON: NONE
PM: 4:00 PM - 06:00 PM

SOUTHBOUND (N Broadway)

AM	71	318	20	0	744	AM
NOON	0	0	0	0	0	NOON
PM	267	741	72	0	782	PM

EASTBOUND (W Taylor St)

AM	NOON	PM	
115	0	457	
0	0	0	0
254	0	210	0
13	0	32	0
69	0	119	0

WESTBOUND (W Taylor St)

PM	NOON	AM	
59	0	23	0
51	0	12	0
29	0	11	0
0	0	0	0
115	0	35	

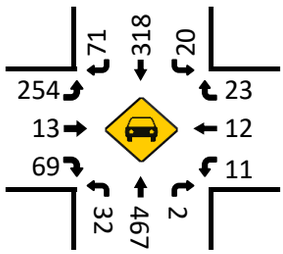
NORTHBOUND (N Broadway)

PM	889	0	139	513	11	PM
NOON	0	0	0	0	0	NOON
AM	398	0	32	467	2	AM

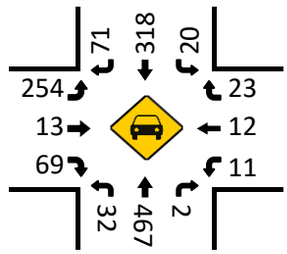
CONTROL: Signalized

TEV	1292 AM	0 NOON	2243 PM
PHF	0.90		0.98

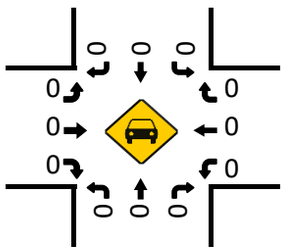
Totals (AM)



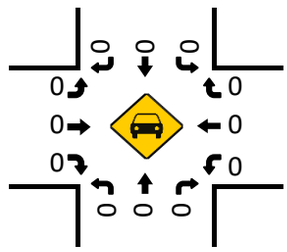
Totals (AM)



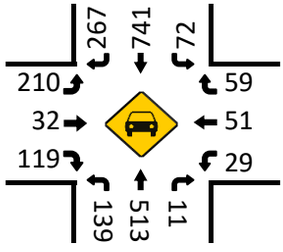
Totals (NOON)



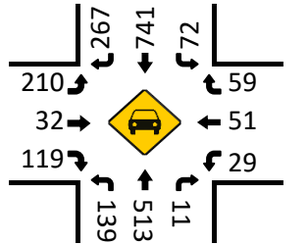
Totals (NOON)



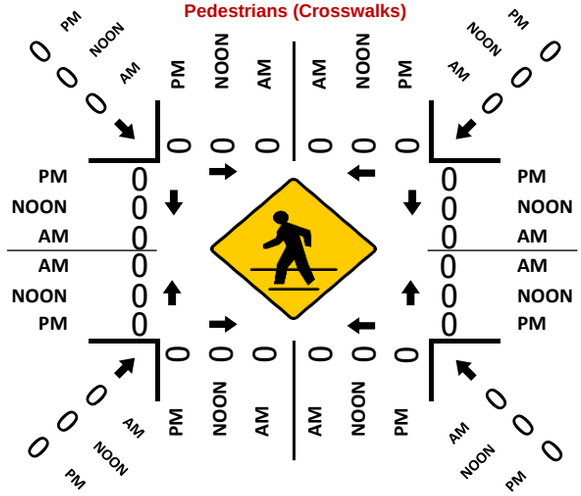
Totals (PM)



Totals (PM)



Pedestrians (Crosswalks)



Prepared by National Data & Surveying Services

N Broadway & W Grant St

Peak Hour Turning Movement Count

ID: 21-050022-004
City: Santa Maria

Day: Tuesday
Date: 11/23/2021

PEAK HOURS

AM	07:30 AM - 08:30 AM
NOON	NONE
PM	04:15 PM - 05:15 PM

COUNT PERIODS

AM	7:00 AM - 09:00 AM
NOON	NONE
PM	4:00 PM - 06:00 PM

SOUTHBOUND (N Broadway)

AM	17	323	34	0	540	AM
NOON	0	0	0	0	0	NOON
PM	63	704	73	0	728	PM

EASTBOUND (W Grant St)

AM	NOON	PM	
55	0	253	
0	0	0	0
37	0	37	0
29	0	54	0
66	0	81	0

WESTBOUND (W Grant St)

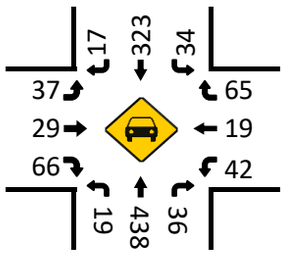
	PM	NOON	AM
0	89	0	65
0	95	0	19
0	125	0	42
0	0	0	0
	239	0	99

NORTHBOUND (N Broadway)

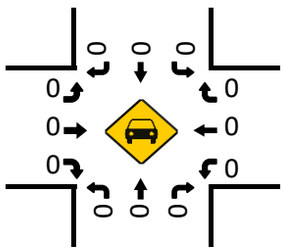
PM	910	0	95	602	112	PM
NOON	0	0	0	0	0	NOON
AM	431	0	19	438	36	AM

CONTROL			
Signalized			
TEV	1125 AM	0 NOON	2130 PM
PHF	0.96		0.94

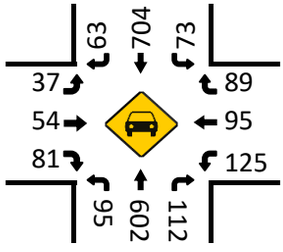
Totals (AM)



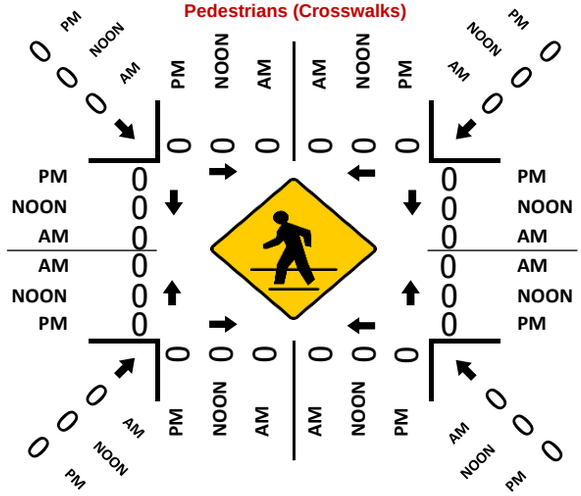
Totals (NOON)



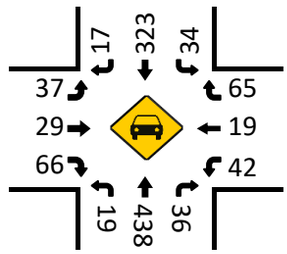
Totals (PM)



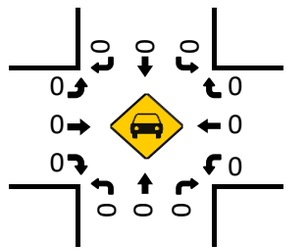
Pedestrians (Crosswalks)



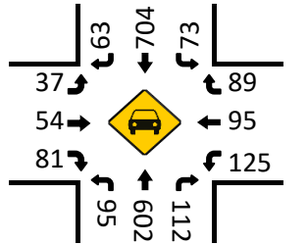
Totals (AM)



Totals (NOON)



Totals (PM)



PROJECT TRIP GENERATION CALCULATIONS

Associated Transportation Engineers #21075
Trip Generation Worksheet

HOLIDAY INN EXPRESS PROJECT

Use	Size	Internal-Trip Factor	ADT		AM PEAK HOUR						PM PEAK HOUR					
			Rate	Trips	Rate	Trips	In %	Trips	Out %	Trips	Rate	Trips	In %	Trips	Out %	Trips
PROPOSED																
Hotel (a)	93 Rooms	1.00	7.99	743	0.46	43	56%	24	44%	19	0.59	55	51%	28	49%	27
Totals				**743**		**43**		**24**		**19**		**55**		**28**		**27**

(a) Trip generation based on ITE Code #310 (Hotel) Average Rate.

Hotel
(310)

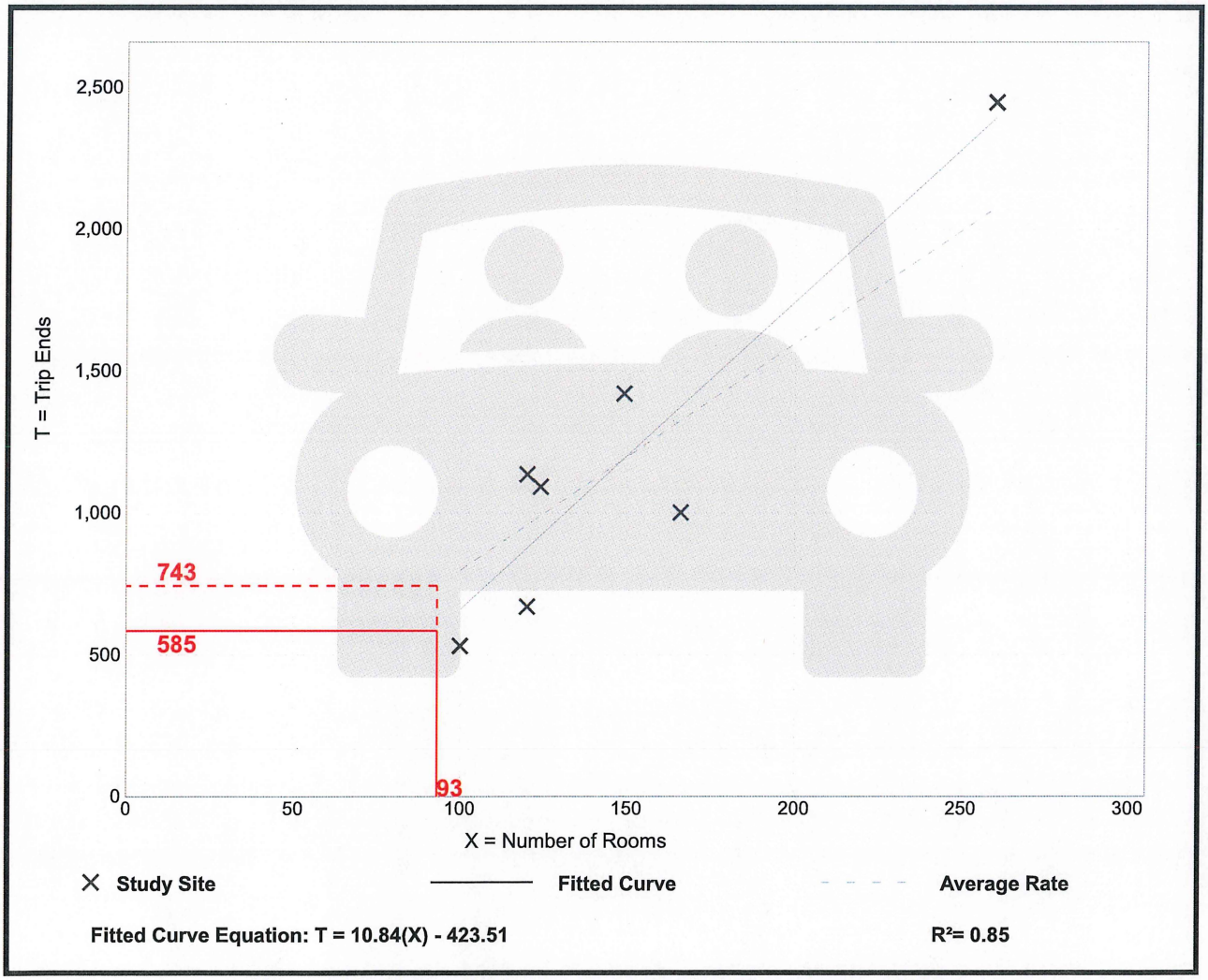
Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Rooms: 148
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
7.99	5.31 - 9.53	1.92

Data Plot and Equation



Fitted Curve Equation: T = 10.84(X) - 423.51

R^2= 0.85

Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

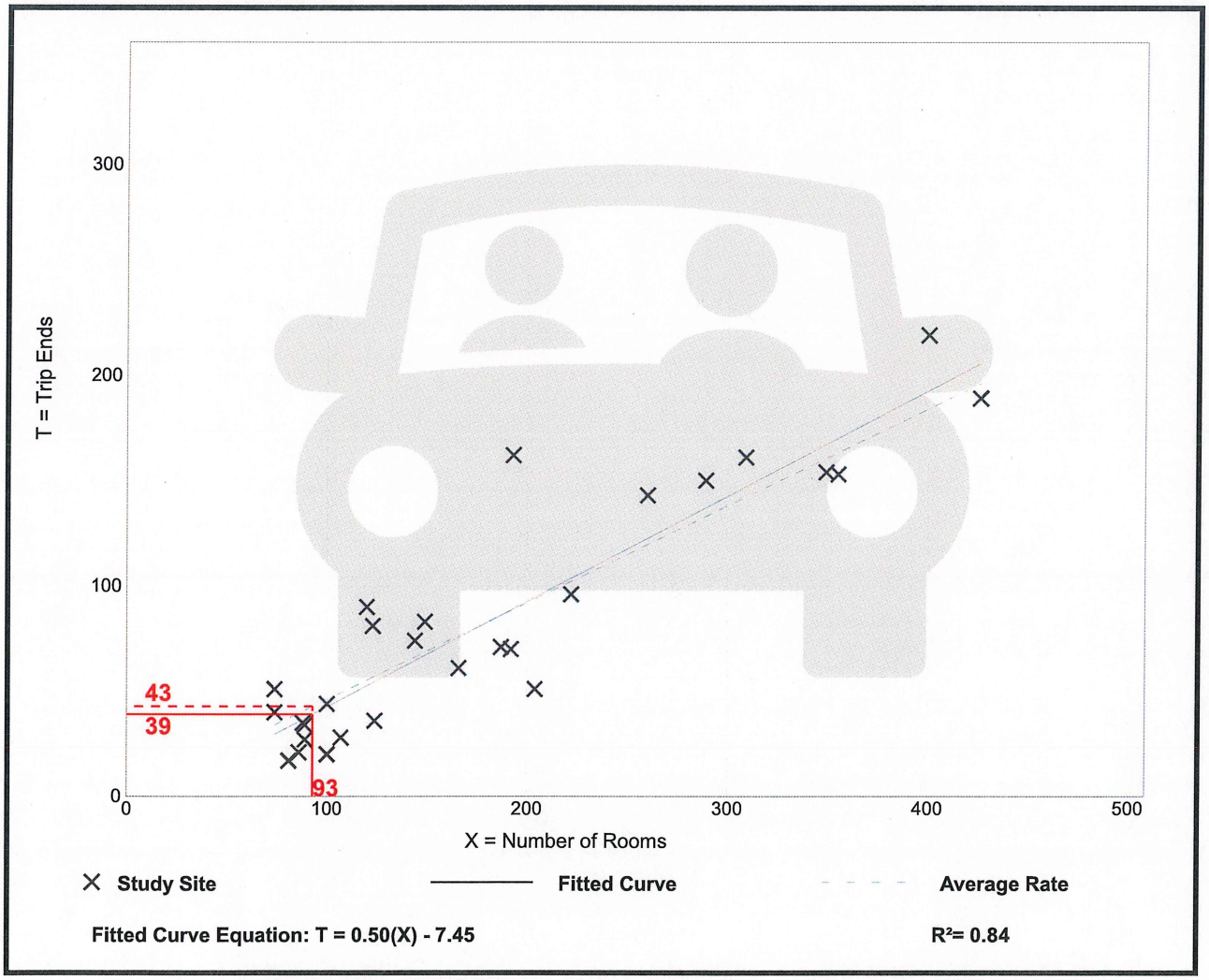
Hotel
(310)

Vehicle Trip Ends vs: **Rooms**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 28
Avg. Num. of Rooms: 182
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.46	0.20 - 0.84	0.14

Data Plot and Equation



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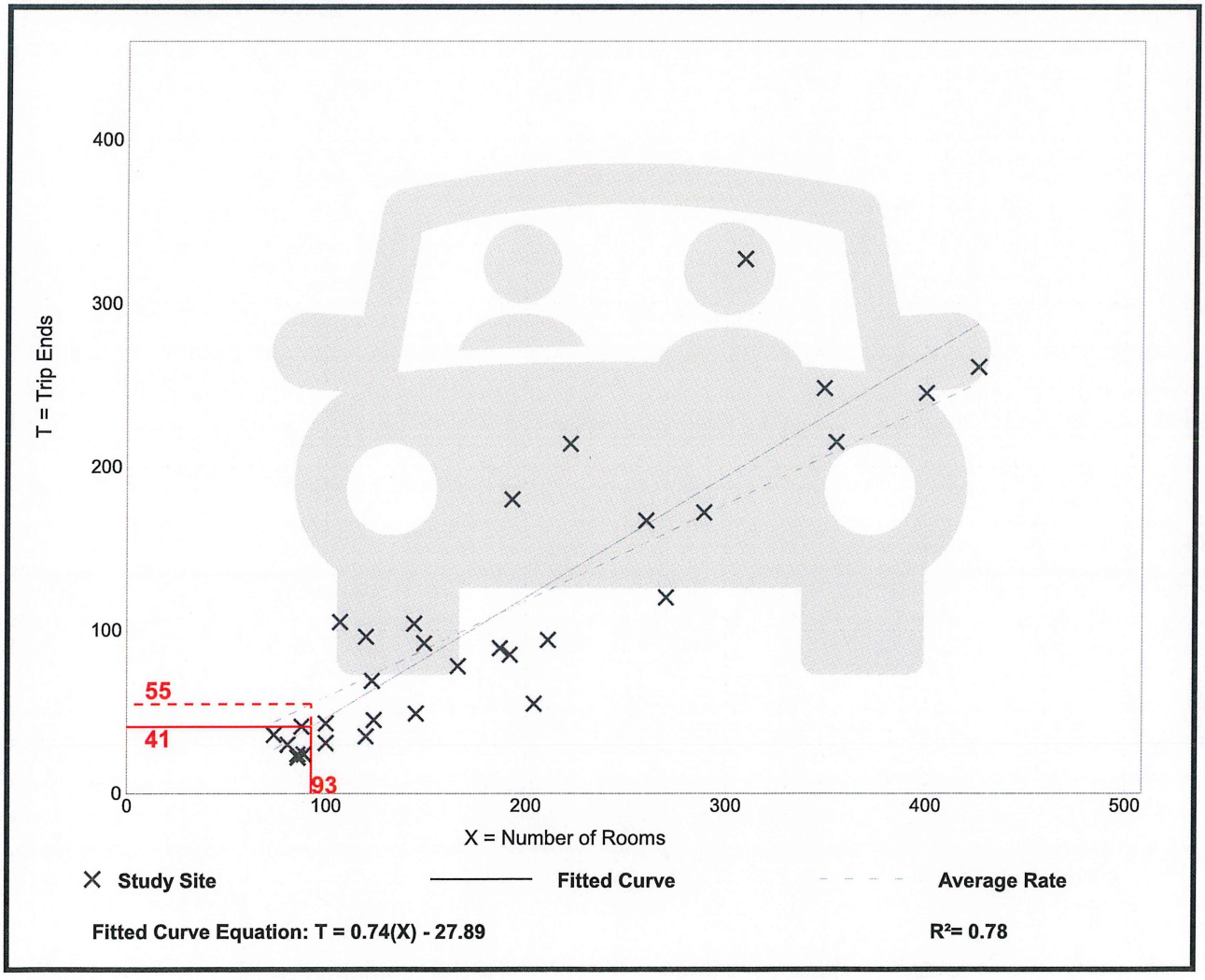
Hotel
(310)

Vehicle Trip Ends vs: **Rooms**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 31
Avg. Num. of Rooms: 186
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.59	0.26 - 1.06	0.22

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

CITY OF SANTA MARIA APPROVED AND PENDING PROJECTS LIST

Associated Transportation Engineers
Pending and Approved Projects - Trip Generation Worksheet

HOLIDAY INN EXPRESS PROJECT - CUMULATIVE LIST (#21075)													
Land-Use		Size		AM Peak						PM Peak					
				Rate	Trips	In %	Trips	Out %	Trips	Rate	Trips	In %	Trips	Out %	Trips
COMMERCIAL PROJECTS															
2	PREISKER COMMERCIAL CENTER(a)	12,000	SF	-	68	-	37	-	31	-	72	-	40	-	32
4	NORTH BROADWAY SHELL BUILDING(b)	4,473	SF	3.10	14	79%	11	21%	3	3.93	18	30%	5	70%	13
5	ORCHARD STREET CORNER MARKET(c)	1,043	SF	0.59	1	79%	1	21%	0	16.62	17	50%	9	50%	8
6	SUPERIOR SOUND SYSTEMS(d)	1,800	SF	1.91	3	72%	2	28%	1	2.06	4	39%	1	61%	3
MIXED USE/OTHER															
1	CARPENTER'S UNION TRAINING(e)	30,000	SF	2.07	62	77%	48	23%	14	1.86	56	50%	28	50%	28

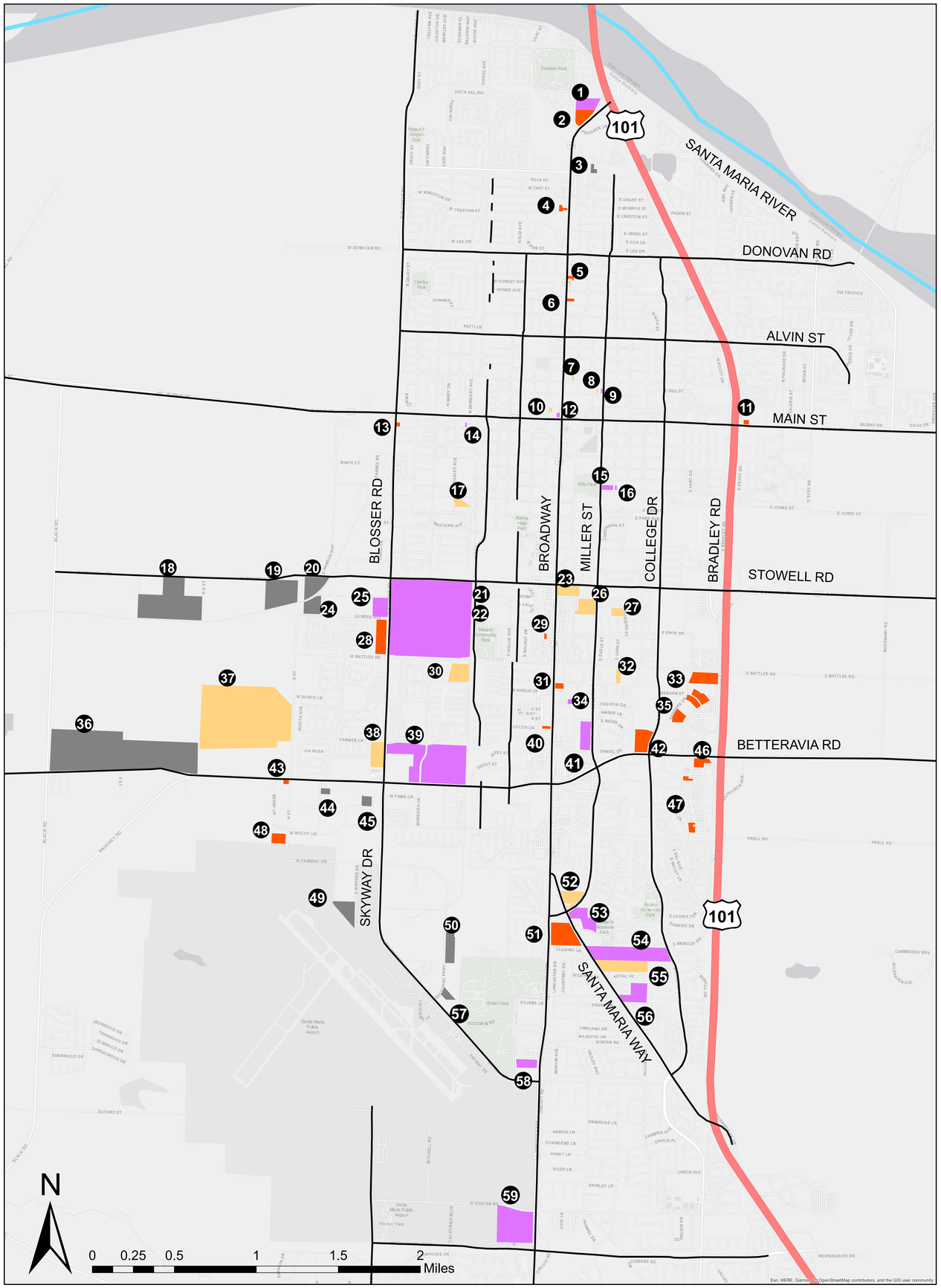
(a) Trip generation rate derived from Preisker Commercial Project, ATE, November 2015.

(b) Trip generation rate derived from ITE Trip Generation Manual - Medical-Dental Office Building (#720).

(c) Trip generation rate derived from ITE Trip Generation Manual - Liquor Store (#899).

(d) Trip generation rate derived from ITE Trip Generation Manual - Automobile Parts and Service Center (#943).

(e) Trip generation rate derived from ITE Trip Generation Manual - Junior/Community College (#540).



Residential

7 **123 Fesler Apartments**
123 E Fesler St
23 unit apartments

8 **309 Mill Apartments**
309 E Mill St
23 unit apartments

10 **Vino Bella Apartments**
120 W Chapel St
32 unit apartments

17 **Oakley Court Apartments**
600 Block S Oackley Ct
30 unit apartments

23 **Vandenberg Senior**
1314 S Broadway
52 unit senior apartment addition

26 **Centennial Square**
SW/c Miller St at Plaza Dr
164 unit affordable apartments

27 **Barcellus Senior Apartments**
502 E Barcellus Ave
80 unit senior apartments

30 **Centennial Gardens**
SW/c Battles Rd & Depot St
160 unit affordable apartments

32 **Newlove East Apartments**
575 E Newlove Dr
16 unit apartments

37 **Workforce Dormitories**
1900 Block of S A Street
Workforce housing dormitories

38 **SerraMonte Townhomes**
2065 S Blosser Rd
81 unit townhomes

52 **Santa Maria Studios**
2660 Santa Maria Way
Affordable units

55 **Northman Residential**
SM Way btw Sunrise Dr & E Dauphin St
63 single family residences

Commercial

2 **Preisker Commercial Center**
N Broadway at Preisker Ln
108 rm hotel, drive thru rest, retail

4 **North Broadway Shell Building**
1700 block of N Broadway
4,473 sq ft commercial space

5 **Orchard Street Corner Market**
1334 N Broadway
1,043 sq ft addition

6 **Superior Sound Systems**
1108 N Broadway
1,800 sq ft building

11 **Starbucks Drive-Thru**
1201 E Main St Ste 1
Coffe shop & drive-thru

13 **Blosser Coin Laundry**
122 S Blosser Rd
4,410 sq ft coin laundry facility

28 **Westgate Marketplace**
S Blosser Rd & W Battles Rd
68,000 sq ft commercial center

29 **Joshi Commercial**
116 W Enos Dr
3,200 sq ft retail

31 **McDonald's**
1710 S Broadway Ave
4,554 sq ft drive thru restaurant

33 **Enos Auto Center North**
Lots 2-7 of Enos Ranchos
Design/layout of auto center

33 **Lot 5 Auto**
Lot 5 Enos Ranchos
29,000 sq ft auto dealership

33 **Home Motors**
1004 E Battles Rd
52,000 sq ft auto dealership

35 **Enos Auto Center South**
Lots 8-11 Enos Ranchos
Design/layout of auto center

35 **Lot 11 Auto**
Lot 11 Enos Ranchos
28,000 sq ft auto dealership

35 **Splash N Dash**
Lot 8 Enos Ranchos
8,200 sq ft car wash

40 **Smile Santa Maria Dental**
1925 S Broadway
7,750 sq ft dental office

42 **Enos Ranch West Shopping Center**
NW/c E Betteravia Rd at S College Dr
80,900 sq ft shopping center

43 **A Street Deli**
W Betteravia Rd at A St
4,420 sq ft retail bldg

46 **Santa Maria Freeway Center**
1000 E Betteravia Rd
23,455 sq ft retail center

47 **Crossroads Expansion Pads**
2100-2300 S Bradley Rd
27,700 sq ft retail on 3 pads

48 **VTC Enterprises (Phase 2)**
2445 A St
6,187 sq ft vocational training bldg

51 **U-Haul**
2875 Santa Maria Way
Ministorage and Office

Industrial

3 **SMOOTH Bus Wash**
240 E Roemer Wy
1,134 sq ft bus wash building

18 **Bonita Packing Expansion**
1850 W Stowell Rd
173,270 sq ft cooler addition

19 **Maxco Box Facility**
1550 W Stowell Rd
60,000 sq ft & outdoor storage

20 **Central Coast Truck Center**
W Stowell & Hanson Way
37,300 sq ft sales & repair facility

24 **Seaside Warehouse**
La Brea Avenue
40, 854 sq ft facility

36 **Windset Farms Greenhouse**
1650 Black Rd
4.3 mil sq ft greenhouse & 93k bldg

44 **DMS Electric**
2224 S Westgate Rd
10,000 sq ft bldg

45 **Tava Corp**
2329 Thompson Way
33,000 sq ft mult-tenant complex

49 **2811 Center**
2811 Airpark Dr
51,200 sq ft of office in 2 bldgs

50 **Platino Development**
2900 block Industrial Pkwy
48,717 sq ft in 4 bldgs on 4 lots

57 **The Gas Company**
3138 Industrial Pkwy
Natural gas fueling station

Mixed Use/Other

1 **Carpenter's Union Training**
2210 N Preisker Ln
30,000 sq ft vocational training

9 **Bathia Mixed Use**
311 N Miller St
1,533 sq ft comm. & 6 res. units

12 **Gateway Mixed Use**
101 N Broadway
33,700 sq ft 4 story mixed use bldg

14 **D&J Sober Living Facility**
819 W Church, 113 S Benwiley
mixed-use w/trans housing & off

15 **Miller & Boone Mixed Use**
501 E Boone St
33,600 sq ft mixed use building

16 **Boone Street Market**
501 E Boone St
2,280 sq ft add & 2 units

21 **Blosser Southeast**
NE/c Blosser Rd & W Battles Rd
Amen. to Specific Plan

22 **Aquistapace Tentative Map**
Blosser SE (Area 5A) SP
16 lots (res, comm, pf & os)

25 **Manriquez Commercial**
NW/c S Blosser Rd & La Brea Ave
Gen. Plan Amen. & Zone Change

34 **Crucified Life Church**
NW/c S McClelland Street
11,700 sq ft church bldg

39 **Betteravia Plaza**
W Betteravia Rd at SMVRR
272 apts & 381,250 sq ft retail/off

41 **Celebration I, II, III**
S Miller St at E Inger Dr
56 homes/33 senior/7,000 sqft comm

53 **Park Edge Apartments**
SE/c Santa Maria Way & S Miller St
140 apt units & 5,435 sq ft comm.

54 **First Baptist Church Master Plan**
2970 Santa Maria Way
Site Master Plan

56 **People's Self Help Housing Land Use Map/Zone Change**
3170 Santa Maria Way
Gen. Plan Amen. & Zone Change

58 **Lakeview Mixed Use**
NW/c S Broadway & Skyway Dr
164 apts & 11,000 sq ft comm

59 **Airport Business Park Specific Plan**
NWC of Orcutt Expressway & Union Pkwy
Specific Plan w/ multiple land uses

City of Santa Maria

MAJOR DEVELOPMENTS (JULY 2021)

RESIDENTIAL
COMMERCIAL
INDUSTRIAL
MIXED USE/OTHER

City of Santa Maria

MAJOR DEVELOPMENTS (JULY 2021)

1	*Project*	**Carpenter's Union Training Center**	*Category*	**Mixed/Other**	*File #s*	*Approved*	*Status*
	Description	30,000 sq. ft. vocational training center	*Acreage*	6.2	**PD2018-0010**	**10/17/2018**	Building permits approved. Planning permit expiration on 10/17/2021.
	Location	2210 N. Preisker Ln	*District*	PD/C-2	**GPZ2018-0002**	**12/4/2018**	
	APN(s)	128-002-035	*Planner*	Dana Eady	**TR2018-0001**	**10/17/2018**	
	Contact	Christopher Horstman, Architect, 805-544-4334 x104					
2	*Project*	**Preisker Commercial Center**	*Category*	**Commercial**	*File #s*	*Approved*	*Status*
	Description	108 rm hotel, 15,000 sq. ft. drive thru, rest., retail	*Acreage*	5	**PD2015-0011**	**5/18/2016**	Under construction.
	Location	NW/c N. Broadway and Preisker Ln	*District*	PD-f/C-2	**TR2016-0001**	**9/7/2016**	
	APN(s)	128-002-048, -049 & -050	*Planner*	Carol Ziesenhenne	**A2019-0004**	**2/18/2019**	
	Contact	Jody Walker Belsick, Applicant, 702-786-1829					
3	*Project*	**SMOOTH Bus Wash**	*Category*	**Industrial**	*File #s*	*Approved*	*Status*
	Description	1,134 sq. ft. bus wash building	*Acreage*	1.2	**PD2017-0023**	**5/16/2018**	Planning permit expiration on 5/16/2023
	Location	240 E. Roemer Way	*District*	PD/C-2	**A2021-0004**		
	APN(s)	128-003-046	*Planner*	Dana Eady			
	Contact	Tom Martinez, Architect, 805-934-5737					
4	*Project*	**North Broadway Shell Building**	*Category*	**Commercial**	**PD2007-014**	**7/2/2008**	*Status*
	Description	4,473 commercial space	*Acreage*	3	**TR5996-0001**	**9/3/2014**	Under construction.
	Location	1700 block of N. Broadway	*District*	PD/C-2	**A2015-0031**	**11/6/2015**	
	APN(s)	117-040-038, 039, and 040	*Planner*	Cody Graybehl			
	Contact	Ellen Goodwin, Architect					
5	*Project*	**Orchard Street Corner Market**	*Category*	**Commercial**	*File #s*	*Approved*	*Status*
	Description	1,043 sq ft addition to existing corner market	*Acreage*	0.45	**PD2019-0005**	**10/2/2019**	Planning permit expiration on 10/2/2022.
	Location	1334 N. Broadway	*District*	PD/C-2			
	APN(s)	121-031-004	*Planner*	Cody Graybehl			
	Contact	Rami Zakour, Applicant					
6	*Project*	**Superior Sound Systems**	*Category*	**Commercial**	*File #s*	*Approved*	*Status*
	Description	1,800 sq. ft. building	*Acreage*	0.5	**PD2018-0015**	**5/15/2019**	Planning permit expiration on 5/15/2022.
	Location	1108 N. Broadway	*District*	PD/C-2			
	APN(s)	121-051-002	*Planner*	Carol Ziesenhenne			
	Contact	Paul Knutson, Engineer, 805-922-4777					
7	*Project*	**123 Fesler Apartments**	*Category*	**Residential**	*File #s*	*Approved*	*Status*
	Description	Construct a 23 unit, 9750 sq. ft. apartment building	*Acreage*	0.2	**DT2020-0016**	**Pending**	Planning permits under review.
	Location	123 E Fesler St	*District*	DTSP - Bungalow District			
	APN(s)	121-152-014	*Planner*	Frank Albro			
	Contact	Jason Heyward, Consultant, 805-928-8948					

8	*Project*	**309 Mill Apartments**	*Category*	**Residential**	*File #s*	*Approved*	*Status*
	Description	Construct a 23 unit, 9750 sq. ft. apartment building	*Acreage*	0.2	**DT2020-0015**	**Pending**	Planning permits under review.
	Location	309 E Mill St	*District*	DTSP - Bungalow District			
	APN(s)	121-193-011	*Planner*	Frank Albro			
	Contact	Jason Heyward, Consultant, 805-928-8948					
9	*Project*	**Bathia Mixed Use**	*Category*	**Mixed/Other**	*File #s*	*Approved*	*Status*
	Description	1,533 sq. ft. commercial & 6 residential units	*Acreage*	0.2	**DT2017-0088**	**1/30/2018**	Building permits submitted. Planning permit expiration on 7/30/2021
	Location	311 N. Miller St	*District*	Downtown SP	**A2019-0027**	**7/30/2019**	
	APN(s)	121-193-008	*Planner*	Frank Albro			
	Contact	Chris Thomas Pasco, Consultant, 805-703-0380					
10	*Project*	**Vino Bella Apartments**	*Category*	**Residential**	*File #s*	*Approved*	*Status*
	Description	Construct a 32 unit, 3-story apartment building	*Acreage*	0.3	**DT2020-0017**	**12/16/2020**	Planning permit expiration on 12/16/2023.
	Location	120 W Chapel St	*District*	DTSP - Bungalow District			
	APN(s)	119-276-015	*Planner*	Frank Albro			
	Contact	Ben Nikfarjam, Applicant, 310-215-4882					
11	*Project*	**Starbucks Drive-Thru**	*Category*	**Commercial**	*File #s*	*Approved*	*Status*
	Description	Coffee shop and drive-thru	*Acreage*	0.56	**PD2021-0001**	**Pending**	Planning permits under review.
	Location	1201 E Main St Ste 1	*District*	PD/HC	**U2021-0003**		
	APN(s)	128-120-004	*Planner*	Carol Ziesenhenne			
	Contact	Joey Ly, Applicant, 714-560-8673					
12	*Project*	**Gateway Mixed Use**	*Category*	**Mixed/Other**	*File #s*	*Approved*	*Status*
	Description	33,700 sq. ft., four-story mixed use development	*Acreage*	0.3	**DT2017-0033**	**1/16/2018**	Building permits submitted. Planning permit expiration on 7/16/2020.
	Location	101 N. Broadway	*District*	Downtown SP	**A2019-0032**	**9/4/2019**	
	APN(s)	119-276-019	*Planner*	Dana Eady			
	Contact	Ben Nikfarjam, Developer, 310-251-4882					
13	*Project*	**Blosser Coin Laundry**	*Category*	**Commercial**	*File #s*	*Approved*	*Status*
	Description	4,410 sq. ft. coin laundry facility	*Acreage*	0.4	**PD2017-0018**	**8/15/2018**	Under construction
	Location	122 S. Blosser Rd	*District*	PD/C-2			
	APN(s)	123-011-023	*Planner*	Carol Ziesenhenne			
	Contact	Irina Tudorache, Applicant, 213-388-5807					
14	*Project*	**D&J's Sober Living Facility**	*Category*	**Mixed/Other**	*File #s*	*Approved*	*Status*
	Description	Mixed-use facility w/transitional housing and offices	*Acreage*	0.4	**PD2017-0011**	**11/1/2017**	123-024-007 parcel has been built. Building permits submitted for 123-024-008.
	Location	819 W. Church St, 113 S. Benwiley Ave	*District*	PD/C-2	**A2018-0010**	**9/19/2018**	
	APN(s)	123-024-008, 007	*Planner*	Frank Albro			
	Contact	Jeff Jeffery, Applicant, 619-301-1846					
15	*Project*	**Miller & Boone Mixed Use**	*Category*	**Mixed Use/Other**	*File #s*	*Approved*	*Status*
	Description	Construct a 33,600 sq. ft. mixed use building	*Acreage*	1.19	**DT2020-0013**	**Pending**	Planning permits under review.
	Location	417 E Boone St	*District*	DTSP- Bungalow District			
	APN(s)	125-112-011	*Planner*	Cody Graybehl			
	Contact	Rami Zakour, Applicant, 805-403-2195					

16	*Project*	**Boone Street Market**	*Category*	**Mixed/Other**	*File #s*	*Approved*	*Status*
	Description	2,280 sq. ft. addition to market, and 2 new units	*Acreage*	0.2	**GPZ2016-0004**	**5/2/2017**	Planning permit expiration on 3/20/2022.
	Location	501 E. Boone St	*District*	Downtown SP	**SPZ2016-0003**	**5/2/2017**	
	APN(s)	125-114-015	*Planner*	Carol Ziesenhenne	**DT2016-0040**	**8/21/2017**	
	Contact	Brian Schwartz, Consultant, 805-934-5760			**A2019-0006**	**3/4/2019**	
					A2020-0012	**6/8/2020**	
17	*Project*	**Oakley Court Apartments**	*Category*	**Residential**	*File #s*	*Approved*	*Status*
	Description	30 apartment units with on-site manager's unit	*Acreage*	2.1	**GPZ2019-0001**	**10/1/2019**	Planning permit expiration on 7/17/2022
	Location	600 Block S. Oakley Ct	*District*	PD/R-3	**PD2019-0002**	**7/17/2019**	
	APN(s)	123-140-036	*Planner*	Frank Albro			
	Contact	Lupe & Gustavo, Applicant, 805-937-1108					
18	*Project*	**Bonita Packing Expansion**	*Category*	**Industrial**	*File #s*	*Approved*	*Status*
	Description	173,270 sq. ft. cooler addition in 4 phases	*Acreage*	45.4	**PD2012-0007**	**5/1/2013**	Phase 1 (45,935 sq. ft.) is completed.
	Location	1850 W. Stowell Rd	*District*	PD/CM			
	APN(s)	117-820-028	*Planner*	Dana Eady			
	Contact	John Smith, Engineer, 805-466-5660					
19	*Project*	**Maxco Box Facility**	*Category*	**Industrial**	*File #s*	*Approved*	*Status*
	Description	Construct a new 60,000 sq. ft. box facility and outdoor storage yard	*Acreage*	19.8	**PD2020-0003**	**Pending**	Planning permits under review.
	Location	1550 W Stowell Rd	*District*	PD/CM-AG			
	APN(s)	117-820-015	*Planner*	Cody Graybehl			
	Contact	Steve Rigor, Applicant, (503) 477-8328 x 112					
20	*Project*	**Central Coast Truck Center**	*Category*	**Industrial**	*File #s*	*Approved*	*Status*
	Description	37,300 sq ft building for the sales and repair of semi-trucks	*Acreage*	8.3	**U2019-0010**	**12/18/2019**	Under construction.
	Location	W. Stowell Rd & Hanson Way	*District*	M-2			
	APN(s)	117-240-021	*Planner*	Frank Albro			
	Contact	RRM Design, Consultant, 805-543-1794					
21	*Project*	**Blosser Southeast**	*Category*	**Mixed/Other**	*File #s*	*Approved*	*Status*
	Description	Amendment to Blosser Southeast Specific Plan	*Acreage*	155.5	**GPZ2016-0003**	**10/20/2020**	Planning permits aproved.
	Location	NE/c of S. Blosser Rd and W. Battles Rd	*District*	Blosser SE SP	**SPZ2016-0002**	**10/20/2020**	
	APN(s)	117-240-028	*Planner*	Dana Eady	**TR2019-0003**	**10/20/2020**	
	Contact	Laurie Tamura, Consultant, 805-934-5760					
22	*Project*	**Aquistapace Tentitive Map**	*Category*	**Mixed/Other**	*File #s*	*Approved*	*Status*
	Description	16 lots (residential, commercial, public facility, open space)	*Acreage*	146.5	**TR2019-0003**	**Pending**	Planning permit under review.
	Location	Blosser Southeast (Area 5A) Specific Plan	*District*	Blosser Southeast SP			
	APN(s)	117-240-028	*Planner*	Dana Eady			
	Contact	Jason Tamura , 805-934-5737					
23	*Project*	**Vandenberg Senior Residences**	*Category*	**Residential**	*File #s*	*Approved*	*Status*
	Description	52 unit senior apartment addition	*Acreage*	4.9	**PD2017-0002**	**7/18/2018**	Building permit submitted. Planning permit expiration on 7/18/2021.Time extension under review.
	Location	1314 S. Broadway	*District*	PD/C-1	**A2021-0008**	**Pending**	
	APN(s)	128-065-008	*Planner*	Carol Ziesenhenne			
	Contact	Barry Williams, Architect, 805-459-7353					

24	*Project*	**Seaside Packaging Warehouse**	*Category*	**Industrial**	*File #s*	*Approved*	*Status*
	Description	40, 854 square-foot packaging warehouse	*Acreage*	6.18	**U2021-0002**	**Pending**	Planning permit under review.
	Location	La Brea Avenue	*District*	M-2			
	APN(s)	117-240-034	*Planner*	Cody Graybehl			
	Contact	Suzanne D. Winslow, Applicant, (805) 544-9700					
25	*Project*	**Manriquez Commercial Land Use Map/Zone Change**	*Category*	**Mixed Use/Other**	*File #s*	*Approved*	*Status*
	Description	Revise the land use and zone designations from GI, M-2 to CC, PD/C-2	*Acreage*	6.74	**GPZ2020-0002**	**Pending**	Planning permits under review.
	Location	NW/c S. Blosser Rd and La Brea Ave.	*District*	M-2			
	APN(s)	117-240-024	*Planner*	Cody Graybehl			
	Contact	Manriquez Commercial Real Estate, Applicant					
26	*Project*	**Centennial Square Apartments**	*Category*	**Residential**	*File #s*	*Approved*	*Status*
	Description	184 affordable apartments	*Acreage*	6.35	**PD2020-0009**	**8/4/2021**	Planning permit expiration on 8/4/2024.
	Location	SW/c Miller St and Plaza Dr	*District*	PD/R-3			
	APN(s)	128-066-003	*Planner*	Carol Ziesenhenne			
	Contact	Brian Schwartz, Consultant, 805-934-5760					
27	*Project*	**Barcellus Senior Apartments**	*Category*	**Residential**	*File #s*	*Approved*	*Status*
	Description	80 unit senior apartments	*Acreage*	2.3	**GPZ2016-0002**	**12/7/2016**	Planning permit expiration on 6/6/2023.
	Location	502 E. Barcellus Ave	*District*	CPO	**PD2016-0005**	**12/7/2016**	
	APN(s)	128-067-032, -033, -034	*Planner*	Cody Graybehl	**A2018-0005**	**7/18/2018**	
	Contact	Brian Schwartz, Consultant, 805-934-5760			**A2019-0037**	**11/6/2019**	
					A2021-0005	**6/2/2021**	
28	*Project*	**Westgate Marketplace**	*Category*	**Commercial**	*File #s*	*Approved*	*Status*
	Description	68,000 sq. ft. commercial center	*Acreage*	7.6	**PD2007-012**	**7/2/2008**	Planning permit expiration on 12/15/2021.
	Location	NW/c S. Blosser Rd and W. Battles Rd	*District*	PD/CC	**A2016-0011**	**6/15/2016**	
	APN(s)	117-240-046, -045	*Planner*	Dana Eady	**A2017-0029**	**2/7/2018**	
	Contact	Craig Minus, Developer, 805-962-2121			**A2018-0023**	**1/16/2019**	
					A2020-0003	**5/20/2020**	
29	*Project*	**Joshi Commercial**	*Category*	**Commercial**	*File #s*	*Approved*	*Status*
	Description	3,200 sq. ft. of retail	*Acreage*	0.3	**PD2016-0015**	**6/7/2017**	Planning permit expiration on 12/7/2021.
	Location	116 W. Enos Dr	*District*	PD/C-1	**A2018-0024**	**2/6/2019**	
	APN(s)	117-300-084	*Planner*	Frank Albro	**A2020-0001**	**5/6/2020**	
	Contact	Tom Martinez, Architect, 805-934-5737					
30	*Project*	**Centennial Gardens**	*Category*	**Residential**	*File #s*	*Approved*	*Status*
	Description	Construct 160 affordable apartment units	*Acreage*	8.36	**PD2020-0006**	**11/18/2020**	Building permits submitted. Planning permit expiration 11/18/2023
	Location	SW/c Battles and Depot	*District*	PD/R-3			
	APN(s)	118-010-058	*Planner*	Frank Albro			
	Contact	Templeton Santa Barbara, LLC, Applicant, 805-598-1825					
31	*Project*	**McDonald's**	*Category*	**Commercial**	*File #s*	*Approved*	*Status*
	Description	4,554 sq ft drive thru restaurant	*Acreage*	0.8	**PD2019-0006**	**11/6/2019**	Building permits submitted. Planning permit expiration 11/6/2022.
	Location	1710 S. Broadway Ave	*District*	PD/C-2,R-2			
	APN(s)	128-075-001	*Planner*	Carol Ziesenhenne			
	Contact	Robert Preece, Consultant, 909-821-6703					

32	*Project*	**Newlove East Apartments**	*Category*	**Residential**	*File #s*	*Approved*	*Status*
	Description	16 apartment units	*Acreage*	1.4	**U2016-0016**	**2/21/2018**	Building permits submitted. Planning permit expiration on 5/6/2023.
	Location	575 E. Newlove Dr	*District*	R-2	**A2019-0044**	**5/6/2020**	
	APN(s)	128-073-016	*Planner*	Frank Albro			
	Contact	Tom Martinez, Architect, 805-934-5737					
33	*Project*	**Enos Auto Center North Campus**	*Category*	**Commercial**	*File #s*	*Approved*	*Status*
	Description	Overall site design and layout of an auto center	*Acreage*	17.7	**PD2018-0006**	**5/16/2018**	Under construction.
	Location	Lots 2-7 of Enos Ranchos Specific Plan	*District*	Enos Ranchos SP	**TU2019-0153**	**6/17/2020**	
	APN(s)	128-189-002, 003, 004, 005, 006, 007	*Planner*	Carol Ziesenhenne			
	Contact	Jacob Weintraub, Consultant, 805-441-0332					
33(a)	*Project*	**Lot 5 Auto**	*Category*	**Commercial**	*File #s*	*Approved*	*Status*
	Description	A 29,000 sq. ft. auto dealership	*Acreage*	2	**PD2017-0020**	**5/16/2018**	Under construction.
	Location	Lot 5 & 6	*District*	Enos Ranchos SP			
	APN(s)	128-189-005	*Planner*	Carol Ziesenhenne			
	Contact	Jacob Weintraub, Consultant, 805-441-0332					
33(b)	*Project*	**Home Motors**	*Category*	**Commercial**	*File #s*	*Approved*	*Status*
	Description	52,000 sq. ft. auto dealership	*Acreage*	7.2	**PD2018-0004**	**5/16/2018**	Under construction.
	Location	1004 E. Battles Rd	*District*	Enos Ranchos SP			
	APN(s)	128-189-002	*Planner*	Carol Ziesenhenne			
	Contact	Jacob Weintraub, Consultant, 805-441-0332					
34	*Project*	**Crucified Life Church**	*Category*	**Mixed/Other**	*File #s*	*Approved*	*Status*
	Description	11,700 sq. ft. building	*Acreage*	0.6	**PD2017-0017**	**2/21/2018**	Building permits submitted. Planning permit expiration on 2/21/2023.
	Location	NW/c S. McClelland St	*District*	PD/C-2	**A2019-0041**	**12/18/2019**	
	APN(s)	128-114-069	*Planner*	Frank Albro	**A2020-0017**	**2/3/2021**	
	Contact	Cordelia Raymond, Architect, 805-786-4391					
35	*Project*	**Enos Auto Center South Campus**	*Category*	**Commercial**	*File #s*	*Approved*	*Status*
	Description	Overall site design and layout of an auto center	*Acreage*	15.2	**PD2018-0007**	**5/16/2018**	Under construction.
	Location	Lots 8-11 of the Enos Ranch Specific Plan	*District*	Enos Ranchos SP			
	APN(s)	128-189-008, 009, 010, 011	*Planner*	Carol Ziesenhenne			
	Contact	Jacob Weintraub, Consultant, 805-441-0332					
35(a)	*Project*	**Lot 11 Auto**	*Category*	**Commercial**	*File #s*	*Approved*	*Status*
	Description	A 28,000 sq. ft. auto dealership	*Acreage*	3	**PD2017-0021**	**7/18/2018**	Under construction.
	Location	Lot 11	*District*	Enos Ranchos SP			
	APN(s)	128-189-011	*Planner*	Carol Ziesenhenne			
	Contact	Jacob Weintraub, Consultant, 805-441-0332					
35(b)	*Project*	**Splash N Dash**	*Category*	**Commercial**	*File #s*	*Approved*	*Status*
	Description	8,200 sq ft carwash	*Acreage*	1.6	**PD2018-0005**	**9/4/2019**	Grading permits submitted. Planning permit expiration on 9/4/2022.
	Location	Lot 8	*District*	Enos Ranchos SP			
	APN(s)	128-189-008	*Planner*	Dana Eady			
	Contact	Jacob Weintraub, Consultant, 805-441-0332					

36	*Project*	**Windset Farms Greenhouses 7-9**	*Category*	**Industrial**	*File #s*	*Approved*	*Status*
	Description	4.3 mil sq. ft. greenhouse and 93,000 sq. ft. bldg.	*Acreage*	49	**PD2017-0009**	**Pending**	Planning permit under review.
	Location	1650 Black Rd	*District*	Area 9 SP			
	APN(s)	117-310-004 thru -010	*Planner*	Dana Eady			
	Contact	Brian Schwartz, Consultant, 805-934-5760					
37	*Project*	**Workforce Dormitories**	*Category*	**Residential**	*File #s*	*Approved*	*Status*
	Description	Workforce Housing Dormitories	*Acreage*	127.96	**PD2019-0011**	**Pending**	Planning permit under review.
	Location	1900 Block of S. A Street	*District*	Area 9 Specific Plan	**SPZ2020-0001**		
	APN(s)	128-003-019	*Planner*	Frank Albro			
	Contact	Dan Blough, Applicant, 805-4937-1108					
38	*Project*	**SerraMonte Townhomes**	*Category*	**Residential**	*File #s*	*Approved*	*Status*
	Description	81 townhome units	*Acreage*	6.5	**GPZ2018-0003**	**6/4/2019**	Planning permit expiration on 3/20/2022.
	Location	2065 S. Blosser Rd	*District*	PD/R-3	**PD2018-0012**	**3/20/2019**	
	APN(s)	117-770-016, -017, -018, -047	*Planner*	Dana Eady	**TR2018-0002**	**3/20/2019**	
	Contact	Laurie Tamura, Consultant, 805-934-5760					
39	*Project*	**Betteravia Plaza**	*Category*	**Mixed/Other**	*File #s*	*Approved*	*Status*
	Description	Up to 272 apts. and 381,250 sq. ft. of retail/office	*Acreage*	55.2	**GPZ2015-0002**	**2/2/2016**	Tentative map expiration on
	Location	NW/c of W. Betteravia Rd & SMVRR tracks	*District*	Multiple	**DA2015-0001**	**2/2/2016**	8/3/2021. Master PD approved.
	APN(s)	117-330-082	*Planner*	Dana Eady	**TR2018-0002**	**11/21/2018**	Grading permit approved.
	Contact				**PD2015-0006**	**2/3/2016**	Final map under review.
40	*Project*	**Smile Santa Maria Dental**	*Category*	**Commercial**	*File #s*	*Approved*	*Status*
	Description	7,750 sq. ft. dental office building	*Acreage*	0.9	**PD2018-0016**	**9/19/2018**	Building permits submitted. Planning permit expiration 9/19/2021.
	Location	1925 S. Broadway	*District*	PD/C-2			
	APN(s)	117-500-029	*Planner*	Carol Ziesenhenne			
	Contact	Cordelia Raymond, Architect, 805-786-4391					
41	*Project*	**Celebration I, II, III**	*Category*	**Mixed/Other**	*File #s*	*Approved*	*Status*
	Description	56 single family units, 33 unit senior apt,	*Acreage*	6.8	**Tract 5893, 5921**	**Recorded**	Phase III (rooftop gardens) building
		7,000 sq. ft. office bldg, 1 mixed use bldg	*District*	PD/R-2	**PD2005-023**	**12/21/2005**	permits submitted and planning
	Location	NW/c S. Miller St and E. Inger Dr	*Planner*	Cody Graybehl	**PD2006-019**	**9/20/2006**	permits expiration on 8/15/2021.
	APN(s)	128-177 (all) and 128-178 (all)			**PD2013-0010**	**7/1/2014**	
	Contact	Frances Romero, Agent, 805-469-9510			**Tract 5993**	**7/1/2014**	
					PD2018-0001	**8/15/2018**	
42	*Project*	**Enos Ranch West Shopping Center**	*Category*	**Commercial**	*File #s*	*Approved*	*Status*
	Description	80,900 sq. ft. shopping center in 6 buildings	*Acreage*	7.8	**PD2011-005**	**8/1/2012**	Building permits submitted. Planning permit expiration 8/19/2023.
	Location	NW/c E. Betteravia Rd and S. College Dr	*District*	Enos Ranchos SP	**A2016-0006**	**3/30/2016**	
	APN(s)	128-078-010	*Planner*	Carol Ziesenhenne	**A2017-0008**	**3/7/2018**	
	Contact	Clifford Rhea, Consultant, 805-260-4154			**A2019-0013**	**6/19/2019**	
					PD2020-0004	**8/19/2020**	
43	*Project*	**A Street Deli**	*Category*	**Commercial**	*File #s*	*Approved*	*Status*
	Description	4,420 sq. ft. retail building	*Acreage*	0.5	**GPZ2015-0005**	**9/20/2016**	Building permits issued. Planning permit expiration 6/28/2020.
	Location	SW/c Betteravia Rd and A St	*District*	PD/M-1	**PD2015-0019**	**9/21/2016**	
	APN(s)	111-040-006	*Planner*	Dana Eady	**A2018-0002**	**3/21/2018**	
	Contact	Gil Rodriguez, Applicant, 805-478-1674			**A2019-0025**	**9/4/2019**	

44	*Project*	**DMS Electric**	*Category*	**Industrial**	*File #s*	*Approved*	*Status*
	Description	10,000 sq. ft. new construction	*Acreage*	1.26	**PD96-17**	**1/22/1997**	Phase 1 (5,000 sq. ft.) is complete, no building permit submittal for Phase 2 (5,000 sq. ft.)
	Location	2224 S. Westgate Rd	*District*	PD/CM			
	APN(s)	111-400-050	*Planner*	Dana Eady			
	Contact	David Shahrabani, Owner, 805-922-6033 *					
45	*Project*	**Tava Corp**	*Category*	**Industrial**	*File #s*	*Approved*	*Status*
	Description	33,000 sq. ft. multi-tenant complex	*Acreage*	3	**PD2016-0012**	**8/16/2017**	Under construction.
	Location	2329 Thompson Way	*District*	PD/M-1			
	APN(s)	111-400-018	*Planner*	Frank Albro			
	Contact	Kevin Moore, Architect, 805-455-0574					
46	*Project*	**Santa Maria Freeway Center**	*Category*	**Commercial**	*File #s*	*Approved*	*Status*
	Description	23,455 sq. ft. retail on five pads	*Acreage*	4.7	**PD2002-020**	**6/4/2003**	1,898 sq. ft. gas station and Popeye's restaurant complete.
	Location	1000 E. Betteravia Rd	*District*	Entrada Este SP	**A2014-0012**	**12/5/2015**	
	APN(s)	128-136-043, -056	*Planner*	Frank Albro	**A2016-0019**	**11/23/2016**	
	Contact	Jim Lichacz, Consultant, 323-874-3370			**A2019-0021**	**8/5/2019**	
47	*Project*	**Crossroads Expansion Pads**	*Category*	**Commercial**	*File #s*	*Approved*	*Status*
	Description	27,700 sq. ft. on three new pads	*Acreage*	47.8	**PD2012-0001**	**8/1/2012**	Under construction, two of the three pads completed.
	Location	2100 - 2300 S. Bradley Rd	*District*	Entrada Este SP	**Tract 5997**	**Recorded**	
	APN(s)	128-136-050, -053, 128-137-060	*Planner*	Cody Graybehl	**A2014-0008**	**9/17/2014**	
	Contact	Ryan Best, Developer, 714-241-0400			**A2018-0020**	**12/10/2018**	
48	*Project*	**VTC Enterprises (Phase 2)**	*Category*	**Commercial**	*File #s*	*Approved*	*Status*
	Description	6,187 sq. ft. vocational training buildings	*Acreage*	3.3	**U2008-004 (PR)**	**7/2/2008**	Classroom building built (12,023 sq. ft.). Building permits submitted for phase 2.
	Location	2445 A St	*TAZ*	30091			
	APN(s)	111-040-043, -044	*District*	PF			
	Contact	Gil Palacios, Architect, 805-928-8008	*Planner*	Cody Graybehl			
49	*Project*	**2811 Center**	*Category*	**Industrial**	*File #s*	*Approved*	*Status*
	Description	51,200 sq. ft. of office in 2 buildings	*Acreage*	7	**PD2017-0003**	**6/7/2017**	One 25,600 sq. ft. building constructed. Under construction.
	Location	2811 Airpark Dr	*District*	PD/M-1	**TR2017-0002**	**3/21/2018**	
	APN(s)	111-231-003	*Planner*	Carol Ziesenhenne			
	Contact	Steve Simoulis, Developer, 805-541-9004					
50	*Project*	**Platino Development**	*Category*	**Industrial**	*File #s*	*Approved*	*Status*
	Description	48,717 sq. ft. in 4 buildings on 4 lots	*Acreage*	5.1	**PD2010-006**	**2/16/2011**	Planning permit under review
	Location	2900 block Industrial Parkway	*District*	PD/M-1	**A2015-0032**	**9/2/2015**	
	APN(s)	111-291-035, -036, -038, -039	*Planner*	Dana Eady	**A2016-0034**	**Closed**	
	Contact	Chris Mathys, Developer, 559-438-9999 ext. 11			**A2019-0016**	**Pending**	
51	*Project*	**U-Haul Ministorage and Office**	*Category*	**Commercial**	*File #s*	*Approved*	*Status*
	Description	Exterior improvements to the building and interior remodel to include mini-storage	*Acreage*	13	**U2019-0008**	**6/19/2019**	Building permits submitted. Planning permits expiration on 6/17/2023.
	Location	2875 Santa Maria Way	*District*	PD/C-2	**U2019-0021**	**6/17/2020**	
	APN(s)	109-010-008	*Planner*	Cody Graybehl	**PD2020-0002**	**6/17/2020**	
	Contact	Tom Martinez, Architect, 805-934-5737					

52	*Project*	**Santa Maria Studios**	*Category*	**Residential**	*Files #s*	*Approved*	*Status*
	Description	Affordable Housing Project	*Acreage*	5.5	**PD2020-0001**	**N/A**	Building permits submitted.
	Location	2660 Santa Maria Way, Santa Maria, CA	*District*	PD/C-2			
	APN(s)	128-090-011	*Planner*	Dana Eady			
	Contact	AMG & Associates, LLC, 818-380-2600					
53	*Project*	**Park Edge Apartments**	*Category*	**Mixed Use/Other**	**PD2020-0008**	**Pending**	Planning permits under review.
	Description	140 apt units, clubhouse and 5,435 sq. ft. multi-tenant commercial	*Acreage*	7.45	**U2020-0012**	**Pending**	
	Location	SE/corner of Santa Maria Way & Miller Street	*District*	PD/C-2 & PD/R-3	**SUB2021-0001**	**Pending**	
	APN(s)	128-090-022, -023 & 109-010-039	*Planner*	Cody Graybehl			
	Contact	Brian Schwartz, Consultant, 805-934-5760					
54	*Project*	**First Baptist Church Master Plan**	*Category*	**Mixed Use/Other**	*File #s*	*Approved*	*Status*
	Description	Site Master Plan	*Acreage*	25.5	**U2019-0005**	**Pending**	Planning permits under review.
	Location	2970 Santa Maria Way	*District*	PD/R-1			
	APN(s)	109-010-019	*Planner*	Carol Ziesenhenne			
	Contact	John Kemlo, Applicant, 805-937-8405					
55	*Project*	**Northman Residential**	*Category*	**Residential**	*File #s*	*Approved*	*Status*
	Description	63 single family residences	*Acreage*	13.2	**GPZ2018-0004**	**8/6/2019**	Building permits submitted. Planning permit expiration 6/19/2022.
	Location	Santa Maria Wy btw Sunrise Dr & E Dauphin St	*District*	PD/R-1	**TR2018-0003**	**7/16/2019**	
	APN(s)	109-010-005, -006	*Planner*	Dana Eady	**PD2018-0013**	**6/19/2019**	
	Contact	Brian Schwartz, Consultant					
56	*Project*	**People's Self Help Housing Land Use Map/Zone Change**	*Category*	**Mixed Use/Other**	*File #s*	*Approved*	*Status*
	Description	From CC, PD/C-2 to LMDR-8, PD/R-1	*Acreage*	8.89	**GPZ2021-0001**	**Pending**	Planning permits under review.
	Location	3170 Santa Maria Way	*District*	PD/C-2			
	APN(s)	109-010-012	*Planner*	Frank Albro			
	Contact	Sheryl Flores, Applicant, 805-540-2465					
57	*Project*	**The Gas Company**	*Category*	**Industrial**	*File #s*	*Approved*	*Status*
	Description	A natural gas fueling station	*Acreage*	1.9	**U2017-0013**	**3/7/2018**	Building permits submitted. Planning permit expiration on 9/7/2019.
	Location	3138 Industrial Parkway	*District*	PD/M-1	**U2019-0004**	**9/23/2019**	
	APN(s)	111-291-020	*Planner*	Dana Eady	**A2019-0033**	**Pending**	
	Contact	Steven Ly, Applicant, 213-244-3175					
58	*Project*	**Lakeview Mixed Use**	*Category*	**Mixed/Other**	*File #s*	*Approved*	*Status*
	Description	164 unit apartments and 11,000 sq. ft. commercial	*Acreage*	4	**PD2018-0008**	**4/2/2019**	Building permits submitted. Planning permit expiration on 4/2/2022.
	Location	NW/corner of S. Broadway and Skyway Dr.	*District*	PD/R-3 + PD/C-2			
	APN(s)	111-100-008	*Planner*	Frank Albro			
	Contact	Laurie Tamura, Consultant, 805-934-5760					
59	*Project*	**Airport Business Park Specific Plan Amendment**	*Category*	**Mixed/Other**	*File #s*	*Approved*	*Status*
	Description	Specific Plan with multiple land uses	*Acreage*	19.3	**SPZ2019-0001**	**Pending**	Planning permits under review.
	Location	NWC of Orcutt Expressway (Highway 135) and Union Valley Parkway	*District*	Airport Specific Plan	**GPZ2019-0002**	**Pending**	
	APN(s)	111-231-011	*Planner*	Frank Albro			
	Contact	Erik P Justesen, (805) 543-1794					

INTERSECTION LEVEL OF SERVICE CALCULATION WORKSHEETS

Reference 1 - Broadway/Preisker Lane
Reference 2 - Broadway/Roemer Way
Reference 3 - Broadway/Taylor Street
Reference 4 - Broadway/Grant Street

#21075 HOLIDAY INN EXPRESS PROJECT **REF:** 01AM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: ***NOVEMBER 23, 2021***

TIME PERIOD: ***AM PEAK HOUR***

N/S STREET: ***BROADWAY***

E/W STREET: ***PREISKER LANE***

CONTROL TYPE: ***SIGNAL*** EAST-WEST SPLIT PHASED

TRAFFIC VOLUME SUMMARY

VOLUMES		NORTH BOUND L	NORTH BOUND T	NORTH BOUND R	SOUTH BOUND L	SOUTH BOUND T	SOUTH BOUND R	EAST BOUND L	EAST BOUND T	EAST BOUND R	WEST BOUND L	WEST BOUND T	WEST BOUND R
(A)	EXISTING:	**50**	**633**	**26**	**50**	**318**	**90**	**347**	**4**	**78**	**28**	**2**	**51**
(B)	PROJECT-ADDED	**0**	**13**	**0**	**0**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
(C)	CUMULATIVE	**80**	**634**	**26**	**50**	**319**	**141**	**372**	**4**	**95**	**28**	**2**	**51**

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND	SOUTH BOUND	EAST BOUND	WEST BOUND
	L T TR	L TT R	L LTR	L T R

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)
SCENARIO 2 = EXISTING + PROJECT VOLUMES(A+B)
SCENARIO 3 = CUMULATIVE (C)
SCENARIO 4 = CUMULATIVE + PROJECT VOLUMES (B+C)

LEVEL OF SERVICE CALCULATIONS

MOVE-MENTS		# OF LANES	CAPACITY	SCENARIO VOLUMES 1	2	3	4	SCENARIO V/C RATIOS 1	2	3	4
NBL		1	1600	50	50	80	80	0.031	0.031	0.050	0.050
NBT		2	3200	633	646	634	647	0.204 *	0.208 *	0.204 *	0.208 *
NBR	*(a)*	0	0	20	20	20	20	-	-	-	-
SBL		1	1600	50	50	50	50	0.031 *	0.031 *	0.031 *	0.031 *
SBT		2	3200	318	335	319	336	0.099	0.105	0.100	0.105
SBR	*(b)*	1	1600	55	55	86	86	0.034	0.034	0.054	0.054
EBL		0	0	347	347	372	372	-	-	-	-
EBT		2	3200	4	4	4	4	0.129 *	0.129 *	0.141 *	0.141 *
EBR	*(c)*	0	0	62	62	76	76	-	-	-	-
WBL		1	1600	28	28	28	28	0.018 *	0.018 *	0.018 *	0.018 *
WBT		1	1600	2	2	2	2	0.001	0.001	0.001	0.001
WBR	*(d)*	1	1600	26	26	26	26	0.016	0.016	0.016	0.016
						LOST TIME:		0.100 *	0.100 *	0.100 *	0.100 *
						TOTAL INTERSECTION CAPACITY UTILIZATION:		**0.482**	**0.486**	**0.494**	**0.498**
						SCENARIO LEVEL OF SERVICE:		**A**	**A**	**A**	**A**

NOTES:

RTOR: *(a) 23%*
(b) 39%
(c) 20%
(d) 49%

Printed: 12/02/21

#21075 HOLIDAY INN EXPRESS PROJECT REF: 01PM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: ***NOVEMBER 23, 2021***

TIME PERIOD: ***PM PEAK HOUR***

N/S STREET: ***BROADWAY***

E/W STREET: ***PREISKER LANE***

CONTROL TYPE: ***SIGNAL*** EAST-WEST SPLIT PHASED

TRAFFIC VOLUME SUMMARY

VOLUMES		NORTH BOUND L	NORTH BOUND T	NORTH BOUND R	SOUTH BOUND L	SOUTH BOUND T	SOUTH BOUND R	EAST BOUND L	EAST BOUND T	EAST BOUND R	WEST BOUND L	WEST BOUND T	WEST BOUND R
(A)	EXISTING:	**179**	**609**	**20**	**64**	**847**	**369**	**238**	**9**	**119**	**51**	**14**	**73**
(B)	PROJECT-ADDED	**0**	**19**	**0**	**0**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
(C)	CUMULATIVE	**204**	**610**	**20**	**64**	**848**	**408**	**273**	**9**	**141**	**51**	**14**	**73**

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND	SOUTH BOUND	EAST BOUND	WEST BOUND
	L T TR	L TT R	L LTR	L T R

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)
SCENARIO 2 = EXISTING + PROJECT VOLUMES(A+B)
SCENARIO 3 = CUMULATIVE (C)
SCENARIO 4 = CUMULATIVE + PROJECT VOLUMES (B+C)

LEVEL OF SERVICE CALCULATIONS

MOVEMENTS		# OF LANES	CAPACITY	SCENARIO VOLUMES 1	2	3	4	SCENARIO V/C RATIOS 1	2	3	4
NBL		1	1600	179	179	204	204	0.112 *	0.112 *	0.128 *	0.128 *
NBT		2	3200	609	628	610	629	0.196	0.202	0.196	0.202
NBR	*(a)*	0	0	17	17	17	17	-	-	-	-
SBL		1	1600	64	64	64	64	0.040	0.040	0.040	0.040
SBT		2	3200	847	867	848	868	0.265 *	0.271 *	0.265 *	0.271 *
SBR	*(b)*	1	1600	214	214	237	237	0.134	0.134	0.148	0.148
EBL		0	0	238	238	273	273	-	-	-	-
EBT		2	3200	9	9	9	9	0.110 *	0.110 *	0.127 *	0.127 *
EBR	*(c)*	0	0	104	104	123	123	-	-	-	-
WBL		1	1600	51	51	51	51	0.032 *	0.032 *	0.032 *	0.032 *
WBT		1	1600	14	14	14	14	0.009	0.009	0.009	0.009
WBR	*(d)*	1	1600	36	36	36	36	0.023	0.023	0.023	0.023
						LOST TIME:		0.100 *	0.100 *	0.100 *	0.100 *
						TOTAL INTERSECTION CAPACITY UTILIZATION:		**0.619**	**0.625**	**0.652**	**0.658**
						SCENARIO LEVEL OF SERVICE:		**B**	**B**	**B**	**B**

NOTES:

RTOR: *(a) 16%*
(b) 42%
(c) 13%
(d) 51%

Printed: 12/02/21

HCS7 Two-Way Stop-Control Report

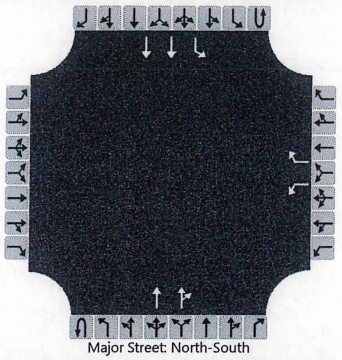
General Information

Analyst	GOM
Agency/Co.	ATE
Date Performed	11/23/2021
Analysis Year	2021
Time Analyzed	AM PEAK HOUR
Intersection Orientation	North-South
Project Description	EXISTING

Site Information

Intersection	BROADWAY/ROEMER
Jurisdiction	SANTA MARIA
East/West Street	ROEMER
North/South Street	BROADWAY
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	2	0	0	1	2	0
Configuration						L		R			T	TR		L	T	
Volume (veh/h)						33		41			671	70	0	52	367	
Percent Heavy Vehicles (%)						3		3					3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No										
Median Type | Storage		Left Only								2						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						36		45						57		
Capacity, c (veh/h)						364		591						802		
v/c Ratio						0.10		0.08						0.07		
95% Queue Length, Q_{95} (veh)						0.3		0.2						0.2		
Control Delay (s/veh)						16.0		11.6						9.8		
Level of Service (LOS)						C		B						A		
Approach Delay (s/veh)						13.6								1.2		
Approach LOS						B										

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AWD = 12.0 SEC = LOS B

HCS7 Two-Way Stop-Control Report

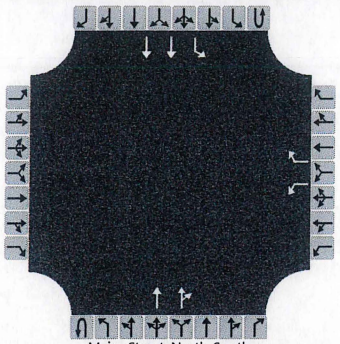
General Information

Analyst	GOM
Agency/Co.	ATE
Date Performed	11/23/2021
Analysis Year	2021
Time Analyzed	AM PEAK HOUR
Intersection Orientation	North-South
Project Description	EXISTING + PROJECT

Site Information

Intersection	BROADWAY/ROEMER
Jurisdiction	SANTA MARIA
East/West Street	ROEMER
North/South Street	BROADWAY
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	2	0	0	1	2	0
Configuration						L		R			T	TR		L	T	
Volume (veh/h)						39		54			671	77	0	69	367	
Percent Heavy Vehicles (%)						3		3					3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No										
Median Type | Storage						Left Only								2		

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						43		59						76		
Capacity, c (veh/h)						354		587						797		
v/c Ratio						0.12		0.10						0.10		
95% Queue Length, Q_{95} (veh)						0.4		0.3						0.3		
Control Delay (s/veh)						16.5		11.8						10.0		
Level of Service (LOS)						C		B						A		
Approach Delay (s/veh)						13.8								1.6		
Approach LOS						B										

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AWD = 12.2 SEC = LOS B

HCS7 Two-Way Stop-Control Report

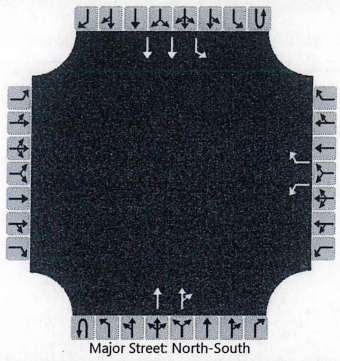
General Information

Analyst	GOM
Agency/Co.	ATE
Date Performed	11/23/2021
Analysis Year	2021
Time Analyzed	AM PEAK HOUR
Intersection Orientation	North-South
Project Description	CUMULATIVE

Site Information

Intersection	BROADWAY/ROEMER
Jurisdiction	SANTA MARIA
East/West Street	ROEMER
North/South Street	BROADWAY
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	2	0	0	1	2	0
Configuration						L		R			T	TR		L	T	
Volume (veh/h)						33		41			702	70	0	52	385	
Percent Heavy Vehicles (%)						3		3					3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No										
Median Type | Storage						Left Only								2		

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						36		45						57		
Capacity, c (veh/h)						350		576						779		
v/c Ratio						0.10		0.08						0.07		
95% Queue Length, Q_{95} (veh)						0.3		0.3						0.2		
Control Delay (s/veh)						16.5		11.8						10.0		
Level of Service (LOS)						C		B						A		
Approach Delay (s/veh)						13.9								1.2		
Approach LOS						B										

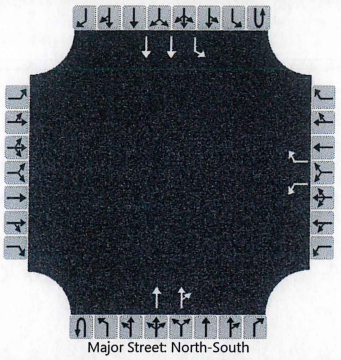
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AWD = 12.3 SEC = LOS B

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	GOM	Intersection	BROADWAY/ROEMER
Agency/Co.	ATE	Jurisdiction	SANTA MARIA
Date Performed	11/23/2021	East/West Street	ROEMER
Analysis Year	2021	North/South Street	BROADWAY
Time Analyzed	AM PEAK HOUR	Peak Hour Factor	0.91
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	CUMULATIVE + PROJECT		

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	2	0	0	1	2	0
Configuration						L		R			T	TR		L	T	
Volume (veh/h)						39		54			702	77	0	69	385	
Percent Heavy Vehicles (%)						3		3					3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No										
Median Type | Storage		Left Only								2						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						43		59						76		
Capacity, c (veh/h)						341		572						774		
v/c Ratio						0.13		0.10						0.10		
95% Queue Length, Q_{95} (veh)						0.4		0.3						0.3		
Control Delay (s/veh)						17.1		12.0						10.2		
Level of Service (LOS)						C		B						B		
Approach Delay (s/veh)						14.1								1.5		
Approach LOS						B										

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AWD= 12.5 SEC= LOS B

HCS7 Two-Way Stop-Control Report

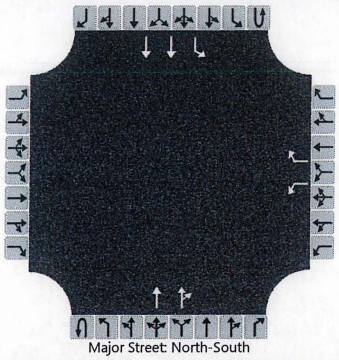
General Information

Analyst	GOM
Agency/Co.	ATE
Date Performed	11/23/2021
Analysis Year	2021
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	EXISTING

Site Information

Intersection	BROADWAY/ROEMER
Jurisdiction	SANTA MARIA
East/West Street	ROEMER
North/South Street	BROADWAY
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	2	0	0	1	2	0
Configuration						L		R			T	TR		L	T	
Volume (veh/h)						49		74			718	50	0	40	1010	
Percent Heavy Vehicles (%)						3		3					3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No										
Median Type | Storage						Left Only								2		

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						52		78						42		
Capacity, c (veh/h)						315		593						806		
v/c Ratio						0.16		0.13						0.05		
95% Queue Length, Q_{95} (veh)						0.6		0.5						0.2		
Control Delay (s/veh)						18.6		12.0						9.7		
Level of Service (LOS)						C		B						A		
Approach Delay (s/veh)						14.6								0.4		
Approach LOS						B										

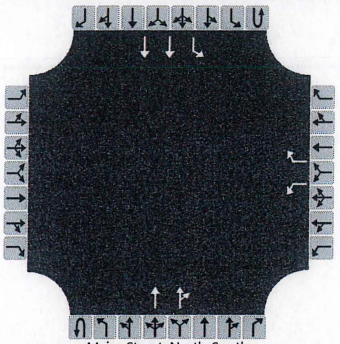
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AWD = 13.4 SEC = LOS B

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	GOM	Intersection	BROADWAY/ROEMER
Agency/Co.	ATE	Jurisdiction	SANTA MARIA
Date Performed	11/23/2021	East/West Street	ROEMER
Analysis Year	2021	North/South Street	BROADWAY
Time Analyzed	PM PEAK HOUR	Peak Hour Factor	0.95
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	EXISTING + PROJECT		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	2	0	0	1	2	0
Configuration						L		R			T	TR		L	T	
Volume (veh/h)						57		93			718	58	0	60	1010	
Percent Heavy Vehicles (%)						3		3					3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No										
Median Type | Storage						Left Only								2		

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						60		98						63		
Capacity, c (veh/h)						302		589						800		
v/c Ratio						0.20		0.17						0.08		
95% Queue Length, Q_{95} (veh)						0.7		0.6						0.3		
Control Delay (s/veh)						19.9		12.3						9.9		
Level of Service (LOS)						C		B						A		
Approach Delay (s/veh)						15.2								0.6		
Approach LOS						C										

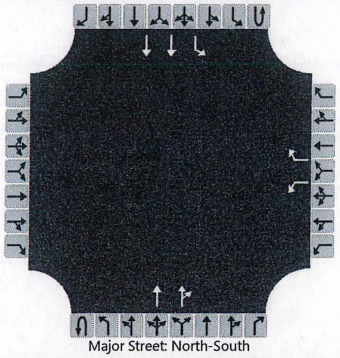
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AWD = 13.7 SEC = LOS B

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	GOM	Intersection	BROADWAY/ROEMER
Agency/Co.	ATE	Jurisdiction	SANTA MARIA
Date Performed	11/23/2021	East/West Street	ROEMER
Analysis Year	2021	North/South Street	BROADWAY
Time Analyzed	PM PEAK HOUR	Peak Hour Factor	0.95
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	CUMULATIVE		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	2	0	0	1	2	0
Configuration						L		R			T	TR		L	T	
Volume (veh/h)						49		74			744	50	0	40	1033	
Percent Heavy Vehicles (%)						3		3					3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No										
Median Type | Storage						Left Only								2		

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						52		78						42		
Capacity, c (veh/h)						306		581						787		
v/c Ratio						0.17		0.13						0.05		
95% Queue Length, Q_{95} (veh)						0.6		0.5						0.2		
Control Delay (s/veh)						19.1		12.2						9.8		
Level of Service (LOS)						C		B						A		
Approach Delay (s/veh)						14.9							0.4			
Approach LOS						B										

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AWD = 13.7 SEC = LOS B

HCS7 Two-Way Stop-Control Report

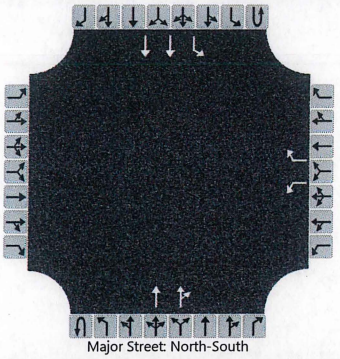
General Information

Analyst	GOM
Agency/Co.	ATE
Date Performed	11/23/2021
Analysis Year	2021
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	CUMULATIVE + PROJECT

Site Information

Intersection	BROADWAY/ROEMER
Jurisdiction	SANTA MARIA
East/West Street	ROEMER
North/South Street	BROADWAY
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	2	0	0	1	2	0
Configuration						L		R			T	TR		L	T	
Volume (veh/h)						57		93			744	58	0	60	1033	
Percent Heavy Vehicles (%)						3		3					3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No										
Median Type | Storage						Left Only								2		

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						60		98						63		
Capacity, c (veh/h)						293		577						782		
v/c Ratio						0.20		0.17						0.08		
95% Queue Length, Q_{95} (veh)						0.8		0.6						0.3		
Control Delay (s/veh)						20.4		12.5						10.0		
Level of Service (LOS)						C		B						B		
Approach Delay (s/veh)						15.5								0.5		
Approach LOS						C										

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AWD = 13.9 SEC = LOS B

#21075 HOLIDAY INN EXPRESS PROJECT **REF:** 03AM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: ***NOVEMBER 23, 2021***

TIME PERIOD: ***AM PEAK HOUR***

N/S STREET: ***BROADWAY***

E/W STREET: ***TAYLOR STREET***

CONTROL TYPE: ***SIGNAL*** EAST-WEST SPLIT PHASED

TRAFFIC VOLUME SUMMARY

VOLUMES		NORTH BOUND L	NORTH BOUND T	NORTH BOUND R	SOUTH BOUND L	SOUTH BOUND T	SOUTH BOUND R	EAST BOUND L	EAST BOUND T	EAST BOUND R	WEST BOUND L	WEST BOUND T	WEST BOUND R
(A)	EXISTING:	**32**	**467**	**2**	**20**	**318**	**71**	**254**	**13**	**69**	**11**	**12**	**23**
(B)	PROJECT-ADDED	**0**	**6**	**0**	**0**	**5**	**1**	**1**	**0**	**0**	**0**	**0**	**0**
(C)	CUMULATIVE	**32**	**494**	**2**	**20**	**334**	**73**	**258**	**13**	**70**	**11**	**12**	**23**

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND	SOUTH BOUND	EAST BOUND	WEST BOUND
	L T TR	L T TR	LT R	L TR

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)
SCENARIO 2 = EXISTING + PROJECT VOLUMES(A+B)
SCENARIO 3 = CUMULATIVE (C)
SCENARIO 4 = CUMULATIVE + PROJECT VOLUMES (B+C)

LEVEL OF SERVICE CALCULATIONS

MOVEMENTS		# OF LANES	CAPACITY	SCENARIO VOLUMES 1	2	3	4	SCENARIO V/C RATIOS 1	2	3	4
NBL		1	1600	32	32	32	32	0.020	0.020	0.020	0.020
NBT		2	3200	467	473	494	500	0.147 *	0.148 *	0.155 *	0.157 *
NBR	*(a)*	0	0	2	2	2	2	-	-	-	-
SBL		1	1600	20	20	20	20	0.013 *	0.013 *	0.013 *	0.013 *
SBT		2	3200	318	323	334	339	0.118	0.119	0.123	0.125
SBR	*(b)*	0	0	58	59	60	61	-	-	-	-
EBL		0	0	254	255	258	259	-	-	-	-
EBT		1	1600	13	13	13	13	0.167 *	0.168 *	0.169 *	0.170 *
EBR	*(c)*	1	1600	32	32	32	32	0.020	0.020	0.020	0.020
WBL		1	1600	11	11	11	11	0.007	0.007	0.007	0.007
WBT		1	1600	12	12	12	12	0.012 *	0.012 *	0.012 *	0.012 *
WBR	*(d)*	0	0	7	7	7	7	-	-	-	-
						LOST TIME:		0.100 *	0.100 *	0.100 *	0.100 *
						TOTAL INTERSECTION CAPACITY UTILIZATION:		**0.439**	**0.441**	**0.449**	**0.452**
						SCENARIO LEVEL OF SERVICE:		A	A	A	A

NOTES:

RTOR: *(a) 17%*
(b) 18%
(c) 54%
(d) 68%

Printed: 12/03/21

#21075 HOLIDAY INN EXPRESS PROJECT **REF:** 03PM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: ***NOVEMBER 23, 2021***

TIME PERIOD: ***PM PEAK HOUR***

N/S STREET: ***BROADWAY***

E/W STREET: ***TAYLOR STREET***

CONTROL TYPE: ***SIGNAL*** EAST-WEST SPLIT PHASED

TRAFFIC VOLUME SUMMARY

VOLUMES		NORTH BOUND L	NORTH BOUND T	NORTH BOUND R	SOUTH BOUND L	SOUTH BOUND T	SOUTH BOUND R	EAST BOUND L	EAST BOUND T	EAST BOUND R	WEST BOUND L	WEST BOUND T	WEST BOUND R
(A)	EXISTING:	**139**	**513**	**11**	**72**	**741**	**267**	**210**	**32**	**119**	**29**	**51**	**59**
(B)	PROJECT-ADDED	**0**	**7**	**0**	**0**	**7**	**1**	**1**	**0**	**0**	**0**	**0**	**0**
(C)	CUMULATIVE	**140**	**536**	**11**	**72**	**761**	**270**	**213**	**32**	**119**	**29**	**51**	**59**

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND	SOUTH BOUND	EAST BOUND	WEST BOUND
	L T TR	L T TR	LT R	L TR

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)
SCENARIO 2 = EXISTING + PROJECT VOLUMES(A+B)
SCENARIO 3 = CUMULATIVE (C)
SCENARIO 4 = CUMULATIVE + PROJECT VOLUMES (B+C)

LEVEL OF SERVICE CALCULATIONS

MOVEMENTS		# OF LANES	CAPACITY	SCENARIO VOLUMES 1	2	3	4	SCENARIO V/C RATIOS 1	2	3	4
NBL		1	1600	139	139	140	140	0.087 *	0.087 *	0.088 *	0.088 *
NBT		2	3200	513	520	536	543	0.163	0.166	0.171	0.173
NBR	*(a)*	0	0	10	10	10	10	-	-	-	-
SBL		1	1600	72	72	72	72	0.045	0.045	0.045	0.045
SBT		2	3200	741	748	761	768	0.293 *	0.296 *	0.300 *	0.303 *
SBR	*(b)*	0	0	198	198	200	201	-	-	-	-
EBL		0	0	210	211	213	214	-	-	-	-
EBT		1	1600	32	32	32	32	0.151 *	0.152 *	0.153 *	0.154 *
EBR	*(c)*	1	1600	55	55	55	55	0.034	0.034	0.034	0.034
WBL		1	1600	29	29	29	29	0.018	0.018	0.018	0.018
WBT		1	1600	51	51	51	51	0.055 *	0.055 *	0.055 *	0.055 *
WBR	*(d)*	0	0	37	37	37	37	-	-	-	-
						LOST TIME:		0.100 *	0.100 *	0.100 *	0.100 *
						TOTAL INTERSECTION CAPACITY UTILIZATION:		**0.686**	**0.690**	**0.696**	**0.700**
						SCENARIO LEVEL OF SERVICE:		**B**	**B**	**B**	**B**

NOTES:

RTOR: *(a) 6%*
(b) 26%
(c) 54%
(d) 38%

Printed: 12/02/21

#21075 HOLIDAY INN EXPRESS PROJECT REF: 04AM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: ***NOVEMBER 23, 2021***

TIME PERIOD: ***AM PEAK HOUR***

N/S STREET: ***BROADWAY***

E/W STREET: ***GRANT STREET***

CONTROL TYPE: ***SIGNAL*** EAST-WEST SPLIT PHASED

TRAFFIC VOLUME SUMMARY

VOLUMES		NORTH BOUND L	T	R	SOUTH BOUND L	T	R	EAST BOUND L	T	R	WEST BOUND L	T	R
(A)	EXISTING:	**19**	**438**	**36**	**34**	**323**	**17**	**37**	**29**	**66**	**42**	**19**	**65**
(B)	PROJECT-ADDED	**0**	**6**	**0**	**0**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
(C)	CUMULATIVE	**19**	**458**	**36**	**35**	**336**	**20**	**41**	**29**	**66**	**42**	**19**	**68**

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND L T TR	SOUTH BOUND L T TR	EAST BOUND L TR	WEST BOUND L TR

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)
SCENARIO 2 = EXISTING + PROJECT VOLUMES(A+B)
SCENARIO 3 = CUMULATIVE (C)
SCENARIO 4 = CUMULATIVE + PROJECT VOLUMES (B+C)

LEVEL OF SERVICE CALCULATIONS

MOVEMENTS		# OF LANES	CAPACITY	SCENARIO VOLUMES 1	2	3	4	SCENARIO V/C RATIOS 1	2	3	4
NBL		1	1600	19	19	19	19	0.012	0.012	0.012	0.012
NBT		2	3200	438	444	458	464	0.146 *	0.148 *	0.153 *	0.154 *
NBR	*(a)*	0	0	30	30	30	30	-	-	-	-
SBL		1	1600	34	34	35	35	0.021 *	0.021 *	0.022 *	0.022 *
SBT		2	3200	323	328	336	341	0.106	0.107	0.111	0.112
SBR	*(b)*	0	0	15	15	18	18	-	-	-	-
EBL		1	1600	37	37	41	41	0.023	0.023	0.026	0.026
EBT		1	1600	29	29	29	29	0.042 *	0.042 *	0.042 *	0.042 *
EBR	*(c)*	0	0	38	38	38	38	-	-	-	-
WBL		1	1600	42	42	42	42	0.026	0.026	0.026	0.026
WBT		1	1600	19	19	19	19	0.036 *	0.036 *	0.038 *	0.038 *
WBR	*(d)*	0	0	39	39	41	41	-	-	-	-
						LOST TIME:		0.100 *	0.100 *	0.100 *	0.100 *
						TOTAL INTERSECTION CAPACITY UTILIZATION:		**0.345**	**0.347**	**0.355**	**0.356**
						SCENARIO LEVEL OF SERVICE:		A	A	A	A

NOTES:

RTOR: *(a) 16%*
(b) 9%
(c) 43%
(d) 40%

Printed: 12/02/21

#21075 HOLIDAY INN EXPRESS PROJECT **REF:** 04PM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: ***NOVEMBER 23, 2021***

TIME PERIOD: ***PM PEAK HOUR***

N/S STREET: ***BROADWAY***

E/W STREET: ***GRANT STREET***

CONTROL TYPE: ***SIGNAL*** EAST-WEST SPLIT PHASED

TRAFFIC VOLUME SUMMARY

VOLUMES		NORTH BOUND L	NORTH BOUND T	NORTH BOUND R	SOUTH BOUND L	SOUTH BOUND T	SOUTH BOUND R	EAST BOUND L	EAST BOUND T	EAST BOUND R	WEST BOUND L	WEST BOUND T	WEST BOUND R
(A)	EXISTING:	**95**	**602**	**112**	**73**	**704**	**63**	**37**	**54**	**81**	**125**	**95**	**89**
(B)	PROJECT-ADDED	**0**	**7**	**0**	**0**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
(C)	CUMULATIVE	**96**	**620**	**113**	**75**	**719**	**66**	**40**	**54**	**82**	**126**	**95**	**92**

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND	SOUTH BOUND	EAST BOUND	WEST BOUND
	L T TR	L T TR	L TR	L TR

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)
SCENARIO 2 = EXISTING + PROJECT VOLUMES(A+B)
SCENARIO 3 = CUMULATIVE (C)
SCENARIO 4 = CUMULATIVE + PROJECT VOLUMES (B+C)

LEVEL OF SERVICE CALCULATIONS

MOVE-MENTS		# OF LANES	CAPACITY	SCENARIO VOLUMES 1	2	3	4	SCENARIO V/C RATIOS 1	2	3	4
NBL		1	1600	95	95	96	96	0.059 *	0.059 *	0.060 *	0.060 *
NBT		2	3200	602	609	620	627	0.211	0.213	0.216	0.218
NBR	*(a)*	0	0	72	72	72	72	-	-	-	-
SBL		1	1600	73	73	75	75	0.046	0.046	0.047	0.047
SBT		2	3200	704	711	719	726	0.238 *	0.240 *	0.243 *	0.246 *
SBR	*(b)*	0	0	57	57	60	60	-	-	-	-
EBL		1	1600	37	37	40	40	0.023	0.023	0.025	0.025
EBT		1	1600	54	54	54	54	0.074 *	0.074 *	0.075 *	0.075 *
EBR	*(c)*	0	0	65	65	66	66	-	-	-	-
WBL		1	1600	125	125	126	126	0.078	0.078	0.079	0.079
WBT		1	1600	95	95	95	95	0.095 *	0.095 *	0.096 *	0.096 *
WBR	*(d)*	0	0	57	57	59	59	-	-	-	-
						LOST TIME:		0.100 *	0.100 *	0.100 *	0.100 *
						TOTAL INTERSECTION CAPACITY UTILIZATION:		**0.566**	**0.568**	**0.574**	**0.577**
						SCENARIO LEVEL OF SERVICE:		A	A	A	A

NOTES:

RTOR: *(a) 36%*
(b) 9%
(c) 20%
(d) 36%

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