

Exhibit J

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MONTEREY COUNTY HOUSING AND COMMUNITY DEVELOPMENT



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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February 07, 2024

PLN200203: H-2A AG HOUSING TRIP GENERATION RATE

Dear Planning Commission:

The Applicant submitted a traffic report dated November 17, 2021 prepared by Keith Higgins Traffic Engineer. This traffic study was conducted to assess primarily the potential effects of new traffic generation to the existing roadway network, identify potential level of service deficiencies and safety concerns that would be triggered by proposed project in the Community of Pajaro, and whether or not traffic impacts would result due to the project. The traffic Engineer, under the direction of staff estimated the trip generation rates for Multifamily Housing Apartments (ITE Land Use Code 220). This analysis would result in a conservative design (higher trip rates) when compared to the actual Agricultural AG apartments trip generation rate. The project is estimated to generate about 246 trips operated as standard apartments. The traffic analysis did not provide the trip generation estimates when the project is operated as H-2A agricultural apartments. Exhibit A attached herein provides the estimated trip generation rate H-2A apartments in order to compare both projects. As noted above, the operational analysis was conducted using the higher trip generation rate for the standard apartments.

The traffic engineer derived H-2A site specific trip generation rate by conducting traffic counts at two existing facilities; Casa Boronda in the Community of Boronda and H-2A Housing in the City of Greenfield. The weighted trip generation rate is approximately 0.267 daily trips per bed. This local trip rate has been utilized in other recently approved H-2A projects within the County of Monterey. As indicated on the attached Exhibit A, using the local trip generation rate of 0.267, the project would generate about 74 daily trips when operated as H-2A AG Housing. The project is also assumed to be occupied during the growing season which is approximately 8.5 months. On an annual basis, the project would generate about 55 daily trips.

Sincerely,

Armando Fernandez

Armando Fernandez
Senior Civil Engineer
HCD-Engineering Services Unit

cc: Mary Israel, Project Planner

Exhibit A: H-2A AG HOUSING TRIP RATE

A. H-2A AG HOUSING											
1. H-2A Trip Rates											
REFERENCE	EXISTING SIZE	DAILY TRIPS	AM PEAK HOUR				PM PEAK HOUR				
			PEAK HOUR TRIPS	% OF ADT	% IN	% OUT	PEAK HOUR TRIPS	% OF ADT	% IN	% OUT	
1. Boronda Villas/Casa Boronda H-2A Housing (PLN170465) (Boronda Community)	600 beds	113									
2. 525 3rd Street H-2A Housing (City of Greenfield)	480 beds	175									
Total	1,080 beds	288									
Weighted Average per Bed	1,080 beds	0.267									
2. Project H-2A Trip Generation											
PROPOSED USE	PROJECT SIZE	DAILY TRIPS									
Agricultural Employee Housing Full Occupancy	250 beds	67									
Apartment - Manager's Unit	1 unit	7									
Peak Season - Full Occupancy		74									
Annual Average		53									

Notes:

- AM and PM peak hour traffic volumes at Casa Boronda (Boronda Villas) were collected Tuesday, April 16, 2019.
- Estimated trip generation for Casa Boronda project cited from *Casa Boronda Agricultural Employee Housing Project Traffic Impact Analysis*, Keith Higgins Traffic Engineer, July 3, 2017.
- Annual Average rates reflect that H2A projects are occupied for just 8.5 months of the year (i.e., approximately 71% of a year).
- AM, PM and 24-Hour traffic at 525 3rd Street H2A Housing was collected Wednesday, June 22, 2022.