

# Exhibit 13

# MONTEREY COUNTY

## RESOURCE MANAGEMENT AGENCY

Benny J. Young, Director

Carl P. Holm, AICP, Deputy Director



---

Michael A. Rodriguez, C.B.O., Chief Building Official

Michael Novo, AICP, Director of Planning

Robert K. Murdoch, P.E., Director of Public Works

168 W. Alisal Street, 2<sup>nd</sup> Floor  
Salinas, CA 93901  
<http://www.co.monterey.ca.us/rma>

### Schilling Place Parking and Travel Time Study

As part of the study to evaluate Monterey County potentially purchasing the buildings located at 1441 and 1488 Schilling Place (Schilling Place), the Resource Management Agency - Public Works (RMA-PW) has prepared an analysis of available parking and travel times from Schilling Place to the 168 West Alisal County Government Center (Government Center), as well as other points near the City of Salinas.

During initial meetings with the community and County employees, questions were raised about the available parking, travel time between the two facilities (Schilling Place and the Government Center), as well as concerns about congestion and any potential impact to the existing roadway network around Schilling Place.

To address the first two issues, the County has completed this analysis evaluating the existing parking and conducted several travel time runs. The travel time runs look at the potential time differences in the time to travel between the two buildings. To look at the third issue Hatch Mott MacDonald (HMM) has been contracted to examine the impacts to the local roadway network. HMM has extensive experience with the roadways and issues in south Salinas and have completed traffic reports in the area such as the traffic analysis for the Uni-Cool Project.

#### Parking Study

This study only looks at the available lot parking and the perpendicular parking on Eden Street. It does not take on street parking along Schilling Place into account. The information provided by Capitol Markets indicates that there are a total of 1220 parking spaces available for both buildings. To confirm this number, Staff estimated the amount of parking places by using aerial photography and verified the estimate during a site visit. Based on this, an estimate of 1175 parking spaces are available. For the purposes of this study, the lower number of 1175 available spaces will be used.

The available parking will primarily be used for three purposes: fleet vehicle parking, visitor parking, and employee parking for this study it is assumed that 100 spaces will be reserved for both visitor and fleet parking. The following table shows the breakdown and compares it to the available parking at the Government Center.

	Schilling Place	Government Center	Difference
Visitor Parking	100	55	45
Fleet Vehicle Parking	100	70	30
Employee Parking	975	287	688
Total Spaces	1175	407	768

While the majority of trips are estimated to be single occupancy vehicles, some employees may choose to travel to and from work as part of a carpool, vanpool, or use some other form of multimodal transportation. To account for this, a vehicle occupancy rate of 1.2 occupants per vehicle is used to estimate the total number of employees that can be accommodated with the available 975 parking spaces. Based on this, there is sufficient parking to accommodate 1170 employees.

### Travel Time Study

Travel time data was collected for several runs between Schilling Place and the County Government Center during both the morning and evening peaks. This data is reported below:

	Average Travel Time (7-9 AM)	Average Travel Time (4-6 PM)
From Schilling Place to the Government Center	9 min 50 sec	10 min 22 sec
From the Government Center to Schilling Place	6 min 52 sec	10 min 26 sec

In the worst case scenario, it would take just over 10 minutes to travel from Schilling Place to the Government Center.

Data was also collected for routes to both locations from three locations just outside of the city of Salinas. This data was used to see what the difference in travel time would be for individuals traveling to Schilling Place instead of the Government Center. Since this data looks at travel for customers' potentially accessing services at Schilling the pm peak period was analyzed since there is more traffic on the roadways and more potential delays lengthening the trips.

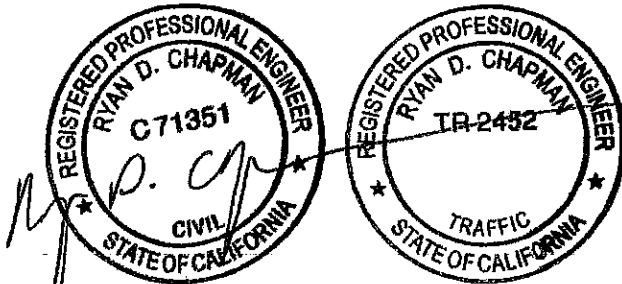
Typical Arrivals From	Travel Time to Reach Government Center	Travel Time to Reach Schilling	Difference (Government Center - Schilling)
North County - (US 101 at Boronda Interchange)	7 min 24 sec	10 min 27 sec	3:03
South County - (US 101 at Hartnell Intersection)	6 min 24 sec	5 min 50 sec	-0:34
Monterey - Hwy 68 (Start at Reservation Road Intersection)	8 min 35 sec	10 min 39 sec	2:04

Typical Departures To	Travel Time From Government Center	Travel Time From Schilling	Difference (Government Center - Schilling)
North County (US 101 at Boronda Interchange)	10 min 26 sec	9 min 43 sec	-0:43
South County (US 101 at Hartnell Intersection)	10 min 36 sec	6 min 53 sec	-3:43
Monterey - Hwy 68 (Start at Reservation Road Intersection)	10 min 45 sec	10 min 19 sec	-0:26

In most cases, the differences in travel times are slightly lower. If the travel time is longer the difference does not exceed five minutes.

Prepared by: Ryan D. Chapman, P.E.  
Traffic Engineer

Prepared on: July 9, 2014



7/9/2014