

Exhibit F

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Keith Higgins

Traffic Engineer

August 11, 2017

Matt Mazerik
Songbird Care Homes
15961 Toro Hills Avenue
Salinas, CA 93908

Re: Songbird Care Homes Expansion Traffic Study Proposal, Toro Park, California

Dear Matt,

As you requested, this letter presents the findings of a traffic study for the proposed Songbird Care Homes Expansion at the northerly corner of the Toro Hills Avenue / Portola Drive intersection in Toro Park, Monterey County, California. The project involves an expansion of an existing 6-bed senior care facility to 12 beds.

The scope of work was developed based on consultation with Dr. Mohammad Qureshi, Traffic Engineer for the County of Monterey.

The study includes an estimate of existing and proposed trip generation based on standard rates for Assisted Living facilities published by the Institute of Transportation Engineers, compared with recent counts taken at the site. A discussion of the impacts on the nearby street system including Portola Drive and Highway 68 is also included.

a. Existing Conditions

The project is located in the Toro Park area just west of the Highway 68 / Portola Drive-Toro Park interchange. The project driveway is located approximately 250 feet west of the Portola Drive / Toro Hills Avenue intersection. There are no residences or land development of any kind between the project and Highway 68.

Portola Drive carries about 4,800 Average Daily Traffic (ADT), which is well within Level of Service (LOS) C, which indicates stable flow and is better than the Monterey County standard of LOS D.

Highway 68 is under Caltrans jurisdiction. The section of Highway 68 in the immediate project vicinity is a four-lane freeway, which extends to the west approximately one-half mile and to the east past the Reservation Road and Spreckels Boulevard interchanges. It continues west as a two-lane

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rural highway. It continues to the east as a four-lane rural highway. The level of service (LOS) on the four lane sections of Highway 68 is A to C, which indicates an acceptable range between free flow with no congestion and stable flow. The two-lane section of Highway 68 to the west operates at LOS F according to the Monterey County General Plan. LOS F indicates severe, unacceptable congestion.

The existing Songbird Care Homes facility has six beds. Manual traffic counts taken on July 28, 2017 indicated that the project generated 22 daily trips (11 round trips), with three in the AM peak hour and three in the PM peak hour. The trips were comprised of administrative staff (2 trip ends), caregivers (8 trip ends) maintenance and operations (2 trip ends), tours (4 trip ends) and visitors (6 trip ends). The existing project generates 2 AM and 2 PM peak hour trips. This is tabulated on Exhibit 1.

As also indicated on Exhibit 1, based on Institute of Transportation Engineers (ITE) Trip Generation data, the existing project would be expected to generate about 16 daily trips (8 round trips) with 1 or 2 AM and PM peak hour trips, so the existing project generates slightly more traffic than the average facility. ITE trip generation data is included herein as Appendix A.

The small number of trips from the existing project represents no impact on the surrounding street network.

b. Existing Plus Project Conditions

The number of proposed beds will increase from the existing six to 12. According to the ITE data, this would result in 33 daily trips with 2 or 3 in the peak hours. It is an increase of 17 daily trips and 1 additional trip in both the AM and PM peak hours. Using the actual counts, the project trip generation will increase by 18 daily trips and 1 or 2 in each of the peak hours.

An increase of 1 to 2 peak hours represents an imperceptible increase in traffic on Portola Drive and the surrounding local street system.

The project's project could, however, impact the two-lane section of Highway 68 west of the Portola Drive-Toro Park interchange. This segment currently operates at LOS F. An increase of a single trip in the peak hour could be considered a significant impact. According to the most recent Caltrans Ramp Volumes, 1,270 vehicles per day enter and exit Highway 68 to and from the west and 4,630 enter and exit to and from the east at the Portola Drive-Toro Park interchange. About 22% of traffic from Portola Drive are to and from the west and 78% are to and from the east. Applying this distribution to the proposed expansion indicates that less than 0.5 peak hour trips will travel to and from the west. This is less than one trip, which would be considered an insignificant impact.

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c. Conclusion

In conclusion, the project will have no significant impact on local or Highway 68 traffic and no further study is required.

Please contact me if you have any questions regarding this analysis.

Thank you for the opportunity to assist you with your project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Keith B. Higgins", with a long horizontal flourish extending to the right.

Keith B. Higgins, PE, TE

Enclosures

EXHIBIT 1

PROJECT TRIP GENERATION

A. TRIP GENERATION BASED ON INSTITUTE OF TRANSPORTATION ENGINEERS AVERAGE TRIP RATES

TRIP GENERATION RATES	ITE LAND USE CODE	DAILY TRIP RATE	AM PEAK HOUR			PM PEAK HOUR		
			PEAK HOUR RATE	% OF ADT	% IN OUT	PEAK HOUR RATE	% OF ADT	% IN OUT
Assisted Living - per Bed	254	2.74	0.18	7%	68%	0.29	8%	50%

GENERATED TRIPS	PROJECT SITE	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
			PEAK HOUR TRIPS	% OF ADT	% IN OUT	PEAK HOUR TRIPS	% OF ADT	% IN OUT
Proposed	12 Beds	33	2	6%	1	3	9%	2
Existing	6 Beds	16	1	6%	0	2	13%	1
Increase Above Existing	6 Beds	17	1	6%	1	1	6%	1

B. TRIP GENERATION BASED ON ACTUAL COUNTS

TRIP SOURCE	EXISTING		PROPOSED		INCREASE ABOVE EXISTING	
	Persons	Trips	Persons	Trips	Persons	Trips
1. Administration Staff	1	2	1	2	0	0
2. Caregivers	4	8	8	16	4	8
3. Operations and Maintenance	1	2	1	2	0	0
4. Tours	2	4	4	8	2	4
5. Family and Friends	3	6	6	12	3	6
TOTAL	11	22	20	40	9	18

Notes: 1. Trip generation rates from Institute of Transportation Engineers, *Trip Generation Manual*, 9th Edition, 2012, unless otherwise noted.
2. Actual counts taken on Friday, July 28, 2017.

Appendix A
Caltrans Highway 68
Freeway Ramp Volumes

2015
Ramp Volumes
on the
California State Freeway System

District 5

**(Includes Counties: Monterey, San Benito,
San Luis Obispo, Santa Barbara,
Santa Cruz)**

**Compiled by the
Division of Traffic Operations**

of the

**State of California
California State Transportation Agency
Department of Transportation**

**Prepared in cooperation with the
U.S. Department of Transportation
Federal Highway Administration**

05/16/2016

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CALTRANS TRAFFIC VOLUMES

PRINT FILE FOR RAMP AADT

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P P MILE	P S DESCRIPTION	2006 ADT	2007 ADT	2008 ADT	2009 ADT	2010 ADT	2011 ADT	2012 ADT	2013 ADT	2014 ADT	2015 ADT
R 004.140	WB OFF TO SEASIDE	550			550			575			550
L 004.193	WB OFF TO SB RTE 1	9480			10100			10000			
R 004.220	WB OFF TO RTE 1 NB	1830			1900			1850			
015.660	EB OFF TO TORO PARK	500			600			550			600
015.680	PORTOLA DR WB ON RAMP	560			700			660			670
015.830	EB ON FR TORO PARK	1950			2100			2100			2240
015.860	PORTOLA DR WB OFF RAMP	2100			2000			2100			2390
R 017.030	RESERVATION WB ON	2950			3000			2900			3030
R 017.040	RESERVATION EB OFF	2340			2400			2350			2680
R 017.350	RESERVATION WB OFF	5320			4700			4800			5480
R 017.360	RESERVATION EB ON	5400			4700			4850			5340
R 017.920	SPRECKLES EB OFF	1750			1750			1900			2450
R 017.940	SPRECKLES WB ON	2380			2200			2400			3340
T 018.240	EB ON FROM SPRECKLES	1560			1450			1600			
T 018.290	SPRECKLES BL WB OFF	1460			1400			1500			1720



