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HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

Date: July 19, 2023
To: Mr. Joel Panzer, Maureen Wruck Planning Consultant, LLC
From: Ollie Zhou, T.E.
Subject: Trip Generation Study for the Lincoln Green Inn in Monterey County, CA.

Hexagon Transportation Consultants, Inc. has completed a trip generation study for the Lincoln Green Inn expansion project in Monterey County, CA. The existing inn is located on Carmelo Street south of 15th Avenue in Monterey County, near the City of Carmel-by-the-Sea (see Figure 1). The inn currently encompasses four lodging units and two two-car garages on site. The project proposes to convert one of the two-car garages into one additional lodging unit on site for a total of five lodging units.

**Figure 1
Project Site**



Trip Generation Estimates

Through empirical research, data have been collected that quantify the amount of traffic produced by many types of land uses. The research is compiled in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition* (2021). The standard trip generation rates can be applied to help predict the future traffic increases that would result from a new development. For the proposed project, the rates published for "Motel" (ITE Land Use 320) were used to estimate the



generated trips. This land use category is the best available category in the manual to describe trip generating characteristics of the proposed inn.

As shown in Table 1 below, the additional 1 lodging unit is estimated to generate 4 additional daily trips, of which 1 outbound trip would occur during the AM peak hour (7AM – 9AM), and 1 inbound trip would occur during the PM peak hour (4PM – 6PM). The trip generation rates include all trips generated on site, including staff, visitors, etc. The inn does not plan on expanding its staff count so this analysis is conservative. It should also be noted that because of the small number of units added, daily total trips, AM peak hour total trips, and PM peak hour total trips are all rounded up, for a conservative analysis.

**Table 1
Trip Generation Estimate**

Land Use	Size	Unit	Daily Rate	Daily Trips ²	AM Peak Hour			PM Peak Hour				
					Peak Rate	Trips In	Trips Out	Total Trips	Peak Rate	Trips In	Trips Out	Total Trips
Lincoln Green Inn Expansion ¹	1	room	3.35	4	0.35	0	1	1	0.36	1	0	1

Notes:
 All rates are from: Institute of Transportation Engineers, *Trip Generation, 11th Edition* (2021)
 1. Land Use Code 320: Motel.
 2. Because of the small number of trips generated, daily trips, and peak hour total trips are rounded up for a conservative analysis.

Effects on Local Traffic

Carmelo Street, the street fronting the project site, is a two-lane roadway with a 25 mile-per-hour (mph) speed limit. The paved width of Carmelo Street varies. Near the project site, it is generally 20 to 22 feet wide. In front of the project site, the paved width is approximately 34 feet wide, allowing for angled on-street parking on the project site’s side of the road.

Per Monterey County’s annual average daily traffic report, Carmelo Street’s annual average daily traffic volume generally varies between 930 to 1,800 daily vehicles (see Table 2). The traffic added by the proposed inn would represent approximately 0.2% to 0.4% of the daily traffic. During the AM and PM peak hours, there would be only one vehicle added during the entire hour. The added traffic volume would not be noticeable and would not affect nearby roadway operations.

**Table 2
Carmelo Street Annual Average Daily Traffic Volume Counts**

Road Name	From	To	Annual Average Daily Traffic		
			Year 2020 ¹	Year 2021 ¹	Year 2022
Carmelo Street	Scenic Road	Carmel-by-the-Sea City Limits	1,800	930	1,000

Notes:
 Data obtained from Monterey County Public Works Annual Average Daily Traffic, 2022
 1. Per the County, year 2020 and 2021 data are COVID-19 pandemic counts.