

## 10.4 Levels of Service

Listed below is the current Landscape Maintenance Service Levels and Frequency of Operations for Maintenance Assessment Districts.

Turf Maintenance Schedule	Frequency	Level of Service				
		A	B	C	D	F
Mowing, Edging & Trimming around sprinklers heads	Weekly	X				
	Every 2 weeks		X			
	Every third week			X		
	Monthly				X	
	Quarterly					X
Aerate to reduce compaction and stress	3x per year	X				
	Annually		X	X	X	
	Not performed					X
Dethatch (remove thatch layer to promote growth)	Annually	X	X	X		
	Not performed				X	X
Overseed Stressed Areas	Annually	X	X	X		
	Not performed				X	X

Fertilization Schedule	Frequency	Level of Service				
		A	B	C	D	F
Turf	Quarterly	X				
	Bi-annually		X			
	Annually			X	X	
	None					X
Shrubs, Ground Cover and Vines	Monthly	X				
	Quarterly		X			
	Bi-annually			X		
	Annually				X	
	None					X

Trash and Debris Removal	Frequency	Level of Service				
		A	B	C	D	F
Entire Area including but not limited to: Turf, Shrubs, Groundcover and Gutters	Daily	X				
	Weekly		X	X	X	
	Monthly					
	Not Performed					X

Graffiti	Frequency	Level of Service				
		A	B	C	D	F
Inspect and remove as needed	Respond within 24 hours of notification	X	X	X	X	
	Not Performed					X

Pest Control Schedule	Frequency	Level of Service				
		A	B	C	D	F
Complete control and/or eradication of all plant pests within the landscape as scheduled	Spray and Treat as required	X	X	X	X	
	Not Performed					X

Weed Control Schedule	Frequency	Level of Service				
		A	B	C	D	F
Complete control and/or eradication of all weeds within the landscape as scheduled	Weekly	X				
	2x Month		X			
	Monthly			X	X	
	Not Performed					X

Irrigation	Frequency	Level of Service				
		A	B	C	D	F
Inspect and adjust/repair as needed	Weekly	X				
	Every 2 weeks		X			
	Every third week			X		
	Quarterly				X	
	Respond to complaints					X

Pruning and Trimming Schedule		Frequency	Level of Service				
			A	B	C	D	F
Groundcover/ Vines/Shrubs	Trim to prevent encroachment	Consistently neat	X				
		Monthly		X	X		
		Quarterly				X	
		Semi-annually					X
Trees	Maintain all trees in their natural shape		X				
	Maintain all trees in their natural shape to 13.5' above street and 9' above sidewalks			X			
	Trim as needed to prevent encroachments or hazards				X		
	Report encroachments or hazards					X	X
Palm Trees	Trim Annually		X	X	X	X	
	Not Performed						X

## 10.5 Special Benefit Landscape Calculations

### 10.5.1 LMD NO. 3 (RIVER RIDGE)

#### District Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	516	7,436

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

#### Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
<i>Not Applicable</i>	<i>N/A</i>
<b>Average Number of Vehicles per Day</b>	<b>N/A</b>
Less: Estimated Special Benefit Trips	7,436
<b>Estimated Number of Pass-Through Trips</b>	<b>N/A</b>
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

#### Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	NA	0
Interior	53,366	0	53,366	2.00%	1,067
<b>Totals:</b>	<b>53,366</b>	<b>0</b>	<b>53,366</b>		<b>1,067</b>
<b>Landscaping Improvements General Benefit</b>					<b>2.00%</b>

#### Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	NA	0
Interior	96	0	0	2.00%	2
<b>Totals:</b>	<b>96</b>	<b>0</b>	<b>0</b>		<b>2</b>
<b>Street Tree Improvements General Benefit</b>					<b>2.00%</b>

## 10.5.2 LMD NO. 10 (COUNTRY CLUB ESTATES)

### District Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	152	2,190

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

### Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
<i>Not Applicable</i>	<i>N/A</i>
<b>Average Number of Vehicles per Day</b>	<b>N/A</b>
Less: Estimated Special Benefit Trips	2,190
<b>Estimated Number of Pass-Through Trips</b>	<b>N/A</b>
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

### Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	NA	0
Interior	5,085	0	5,085	2.00%	102
<b>Totals:</b>	<b>5,085</b>	<b>0</b>	<b>5,085</b>		<b>102</b>
<b>Landscaping Improvements General Benefit</b>					<b>2.00%</b>

### Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	NA	0
Interior	9	0	9	2.00%	1
<b>Totals:</b>	<b>9</b>	<b>0</b>	<b>9</b>		<b>1</b>
<b>Street Tree Improvements General Benefit</b>					<b>2.00%</b>

### 10.5.3 LMD NO. 11 (ST. TROPEZ)

#### District Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	83	1,196

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

#### Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
N H ST	1,807
<b>Average Number of Vehicles per Day</b>	<b>1,807</b>
Less: Estimated Special Benefit Trips	1,196
<b>Estimated Number of Pass-Through Trips</b>	<b>611</b>
<i>General Benefit Percentage</i>	<i>33.81%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

#### Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	15,670	3,134	12,536	33.81%	4,239
Interior	16,684	0	16,684	2.00%	334
<b>Totals:</b>	<b>32,354</b>	<b>3,134</b>	<b>29,220</b>		<b>4,573</b>
<b>Landscaping Improvements General Benefit</b>					<b>14.13%</b>

#### Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	35	7	28	33.81%	9
Interior	19	0	19	2.00%	1
<b>Totals:</b>	<b>54</b>	<b>7</b>	<b>47</b>		<b>10</b>
<b>Street Tree Improvements General Benefit</b>					<b>18.24%</b>

## 10.5.4 LMD NO. 12 (STANDARD PACIFIC)

### District Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	255	3,675

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

### Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
<i>Not Applicable</i>	<i>N/A</i>
<b>Average Number of Vehicles per Day</b>	<b>N/A</b>
Less: Estimated Special Benefit Trips	3,675
<b>Estimated Number of Pass-Through Trips</b>	<b>N/A</b>
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

### Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	NA	0
Interior	4,720	0	4,720	2.00%	94
<b>Totals:</b>	<b>4,720</b>	<b>0</b>	<b>4,720</b>		<b>94</b>
<b>Landscaping Improvements General Benefit</b>					<b>2.00%</b>

### Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	NA	0
Interior	11	0	11	2.00%	1
<b>Totals:</b>	<b>11</b>	<b>0</b>	<b>11</b>		<b>1</b>
<b>Street Tree Improvements General Benefit</b>					<b>2.00%</b>

## 10.5.5 LMD NO. 13 (LE VILLAGE)

### District Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	160	2,306

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

### Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
STONE CREEK	4,110
<b>Average Number of Vehicles per Day</b>	<b>4,110</b>
Less: Estimated Special Benefit Trips	2,306
<b>Estimated Number of Pass-Through Trips</b>	<b>1,804</b>
<i>General Benefit Percentage</i>	<i>43.90%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

### Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	7,607	1,521	6,086	43.90%	2,672
Interior	18,690	0	18,690	2.00%	374
<b>Totals:</b>	<b>26,297</b>	<b>1,521</b>	<b>24,776</b>		<b>3,046</b>
<b>Landscaping Improvements General Benefit</b>					<b>11.58%</b>

### Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	10	2	8	43.90%	4
Interior	25	0	25	2.00%	1
<b>Totals:</b>	<b>35</b>	<b>2</b>	<b>33</b>		<b>5</b>
<b>Street Tree Improvements General Benefit</b>					<b>11.46%</b>

## 10.5.6 LMD NO. 14 (CALIFORNIA COVE)

### District Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	212	3,055

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

### Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
H STREET	3,653
STONE CREEK	4,559
<b>Average Number of Vehicles per Day</b>	<b>4,106</b>
Less: Estimated Special Benefit Trips	3,055
<b>Estimated Number of Pass-Through Trips</b>	<b>1,051</b>
<i>General Benefit Percentage</i>	<i>25.60%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

### Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	24,256	4,851	19,405	25.60%	4,968
Interior	57,154	0	57,154	2.00%	1,143
<b>Totals:</b>	<b>81,410</b>	<b>4,851</b>	<b>76,559</b>		<b>6,111</b>
<b>Landscaping Improvements General Benefit</b>					<b>7.51%</b>

### Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	31	6	25	25.60%	7
Interior	65	0	65	2.00%	1
<b>Totals:</b>	<b>96</b>	<b>6</b>	<b>90</b>		<b>8</b>
<b>Street Tree Improvements General Benefit</b>					<b>7.97%</b>



## 10.5.7 LMD NO. 16 (CALIFORNIA LIGHTHOUSE)

### District Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
Condo	8.79	265	2,329

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 2.98 trips/unit to account for City's density being greater than US average.

### Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
7 <sup>th</sup> ST	3,701
9 <sup>th</sup> ST	3,505
<b>Average Number of Vehicles per Day</b>	<b>3,603</b>
Less: Estimated Special Benefit Trips	2,329
<b>Estimated Number of Pass-Through Trips</b>	<b>1,274</b>
<i>General Benefit Percentage</i>	<i>35.35%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

### Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	57,410	11,482	45,928	35.35%	16,235
Interior	0	0	0	NA	0
<b>Totals:</b>	<b>57,410</b>	<b>11,482</b>	<b>45,928</b>		<b>16,235</b>
<b>Landscaping Improvements General Benefit</b>					<b>28.28%</b>

### Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	67	13	54	35.35%	19
Interior	0	0	0	NA	0
<b>Totals:</b>	<b>67</b>	<b>13</b>	<b>54</b>		<b>19</b>
<b>Street Tree Improvements General Benefit</b>					<b>28.28%</b>

## 10.5.8 LMD NO. 23 (GREYSTONE)

### District Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	61	879

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

### Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
H ST	2,088
<b>Average Number of Vehicles per Day</b>	<b>2,088</b>
Less: Estimated Special Benefit Trips	879
<b>Estimated Number of Pass-Through Trips</b>	<b>1,209</b>
<i>General Benefit Percentage</i>	<i>57.90%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

### Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	11,567	2,313	9,254	57.90%	2,475
Interior	0	0	0	2.00%	0
<b>Totals:</b>	<b>11,567</b>	<b>2,313</b>	<b>9,254</b>		<b>2,475</b>
<b>Landscaping Improvements General Benefit</b>					<b>46.32%</b>

### Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	21	4	17	57.90%	4
Interior	82	0	82	2.00%	2
<b>Totals:</b>	<b>103</b>	<b>4</b>	<b>99</b>		<b>6</b>
<b>Street Tree Improvements General Benefit</b>					<b>11.04%</b>

## 10.5.9 LMD NO. 24 (VINEYARDS)

### District Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	100	1,441

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

### Average Number of Vehicles per Day, Estimated Pass-Through Trips

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
H ST	3,541
<b>Average Number of Vehicles per Day</b>	<b>3,541</b>
Less: Estimated Special Benefit Trips	1,441
<b>Estimated Number of Pass-Through Trips</b>	<b>2,100</b>
<i>General Benefit Percentage</i>	<i>59.31%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

### Calculation of Landscaping Improvement General Benefit

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	12,627	2,525	10,102	59.31%	5,991
Interior	10,192	0	10,192	2.00%	204
<b>Totals:</b>	<b>22,819</b>	<b>2,525</b>	<b>20,294</b>		<b>6,195</b>
<b>Landscaping Improvements General Benefit</b>					<b>27.15%</b>

### Calculation of Street Trees General Benefit

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	23	5	18	59.31%	11
Interior	127	0	127	2.00%	3
<b>Totals:</b>	<b>150</b>	<b>5</b>	<b>145</b>		<b>14</b>
<b>Street Tree Improvements General Benefit</b>					<b>8.97%</b>

**10.5.10 LMD NO. 25 (THE POINTE)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	216	3,113

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
<i>Not Applicable</i>	<i>N/A</i>
<b>Average Number of Vehicles per Day</b>	<b>N/A</b>
Less: Estimated Special Benefit Trips	3,113
<b>Estimated Number of Pass-Through Trips</b>	<b>N/A</b>
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	NA	0
Interior	25,374	0	25,374	2.00%	507
<b>Totals:</b>	<b>25,374</b>	<b>0</b>	<b>25,374</b>		<b>507</b>
<b>Landscaping Improvements General Benefit</b>					<b>2.00%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	NA	0
Interior	355	0	355	2.00%	7
<b>Totals:</b>	<b>355</b>	<b>0</b>	<b>355</b>		<b>7</b>
<b>Street Tree Improvements General Benefit</b>					<b>2.00%</b>

**10.5.11 LMD NO. 27 (ROSE ISLAND)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	50	721

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
DALLAS	1,821
RAIDERS	3,302
<b>Average Number of Vehicles per Day</b>	<b>2,562</b>
Less: Estimated Special Benefit Trips	721
<b>Estimated Number of Pass-Through Trips</b>	<b>1,841</b>
<i>General Benefit Percentage</i>	<i>71.88%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	22,965	4,593	18,372	71.88%	13,205
Interior	5,204	0	5,204	2.00%	104
<b>Totals:</b>	<b>28,169</b>	<b>4,593</b>	<b>23,576</b>		<b>13,309</b>
<b>Landscaping Improvements General Benefit</b>					<b>47.25%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	46	9	37	71.88%	26
Interior	22	0	22	2.00%	1
<b>Totals:</b>	<b>68</b>	<b>9</b>	<b>59</b>		<b>27</b>
<b>Street Tree Improvements General Benefit</b>					<b>39.54%</b>

**10.5.12 LMD NO. 28 (HARBORSIDE)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	225	3,242
Condo	8.79	130	1,143
<b>Total</b>		<b>355</b>	<b>4,385</b>

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trip/SFR and 2.98 trip/Condo unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
<i>Not Applicable</i>	<i>N/A</i>
<b>Average Number of Vehicles per Day</b>	<b>N/A</b>
Less: Estimated Special Benefit Trips	4,385
<b>Estimated Number of Pass-Through Trips</b>	<b>N/A</b>
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	NA	0
Interior	56,047	0	56,047	2.00%	1,121
<b>Totals:</b>	<b>56,047</b>	<b>0</b>	<b>56,047</b>		<b>1,121</b>
<b>Landscaping Improvements General Benefit</b>					<b>2.00%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	NA	0
Interior	174	0	174	2.00%	3
<b>Totals:</b>	<b>174</b>	<b>0</b>	<b>174</b>		<b>3</b>
<b>Street Tree Improvements General Benefit</b>					<b>2.00%</b>

**10.5.13 LMD NO. 30 (HAAS AUTOMATION)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Gross Sq Ft of Leasable Area (thousands)	Total Number of Trips (Special Benefit)
Industrial Park	10.34/1,000sq ft	1,029	10,641

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 3.51 trips/1,000 sq ft to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
<i>Not Applicable</i>	<i>N/A</i>
<b>Average Number of Vehicles per Day</b>	<b>N/A</b>
Less: Estimated Special Benefit Trips	10,641
<b>Estimated Number of Pass-Through Trips</b>	<b>N/A</b>
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	NA	0
Interior	68,756	0	68,756	2.00%	1,375
<b>Totals:</b>	<b>68,756</b>	<b>0</b>	<b>68,756</b>		<b>1,375</b>
<b>Landscaping Improvements General Benefit</b>					<b>2.00%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	NA	0
Interior	108	0	108	2.00%	2
<b>Totals:</b>	<b>108</b>	<b>0</b>	<b>108</b>		<b>2</b>
<b>Street Tree Improvements General Benefit</b>					<b>2.00%</b>

**10.5.14 LMD NO. 31 (RANCHO DE LA ROSA)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	233	3,358

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
JUANITA	6,939
<b>Average Number of Vehicles per Day</b>	<b>6,939</b>
Less: Estimated Special Benefit Trips	3,358
<b>Estimated Number of Pass-Through Trips</b>	<b>3,581</b>
<i>General Benefit Percentage</i>	<i>51.61%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	5,554	1,111	4,443	51.61%	2,293
Interior	73,370	0	73,370	2.00%	1,467
<b>Totals:</b>	<b>78,924</b>	<b>1,111</b>	<b>77,813</b>		<b>3,760</b>
<b>Landscaping Improvements General Benefit</b>					<b>4.77%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	12	2	10	51.61%	5
Interior	460	0	460	2.00%	9
<b>Totals:</b>	<b>472</b>	<b>2</b>	<b>470</b>		<b>14</b>
<b>Street Tree Improvements General Benefit</b>					<b>3.00%</b>



**10.5.15 LMD NO. 32 (OAK PARK)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	27	389

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
<i>Not Applicable</i>	<i>N/A</i>
<b>Average Number of Vehicles per Day</b>	<b>N/A</b>
Less: Estimated Special Benefit Trips	389
<b>Estimated Number of Pass-Through Trips</b>	<b>N/A</b>
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	NA	0
Interior	1,020	0	1,020	2.00%	20
<b>Totals:</b>	<b>1,020</b>	<b>0</b>	<b>1,020</b>		<b>20</b>
<b>Landscaping Improvements General Benefit</b>					<b>2.00%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	NA	0
Interior	35	0	3,533	2.00%	1
<b>Totals:</b>	<b>35</b>	<b>0</b>	<b>3,533</b>		<b>1</b>
<b>Street Tree Improvements General Benefit</b>					<b>2.00%</b>

**10.5.16 LMD NO. 33 (EL PASEO)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	190	2,738

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
<i>Not Applicable</i>	<i>N/A</i>
<b>Average Number of Vehicles per Day</b>	<b>N/A</b>
Less: Estimated Special Benefit Trips	2,738
<b>Estimated Number of Pass-Through Trips</b>	<b>N/A</b>
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	NA	0
Interior	33,752	0	33,752	2.00%	675
<b>Totals:</b>	<b>33,752</b>	<b>0</b>	<b>33,752</b>		<b>675</b>
<b>Landscaping Improvements General Benefit</b>					<b>2.00%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	NA	0
Interior	276	0	276	2.00%	5
<b>Totals:</b>	<b>276</b>	<b>0</b>	<b>276</b>		<b>5</b>
<b>Street Tree Improvements General Benefit</b>					<b>2.00%</b>

**10.5.17 LMD NO. 34 (SUNRISE POINTE & SUNSET COVE)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	273	3,994

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
<i>Not Applicable</i>	<i>N/A</i>
<b>Average Number of Vehicles per Day</b>	<b>N/A</b>
Less: Estimated Special Benefit Trips	3,994
<b>Estimated Number of Pass-Through Trips</b>	<b>N/A</b>
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	NA	0
Interior	50,461	0	50,461	2.00%	1,663
<b>Totals:</b>	<b>50,461</b>	<b>0</b>	<b>50,461</b>		<b>1,663</b>
<b>Landscaping Improvements General Benefit</b>					<b>2.00%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	NA	0
Interior	455	0	455	2.00%	9
<b>Totals:</b>	<b>455</b>	<b>0</b>	<b>455</b>		<b>9</b>
<b>Street Tree Improvements General Benefit</b>					<b>2.00%</b>

**10.5.18 LMD NO. 36 (VILLA SANTA CRUZ & VILLA CARMEL)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	330	4,755

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
CESAR CHAVEZ	7,990
JUANITA	5,786
<b>Average Number of Vehicles per Day</b>	<b>6,888</b>
Less: Estimated Special Benefit Trips	4,755
<b>Estimated Number of Pass-Through Trips</b>	<b>2,133</b>
<i>General Benefit Percentage</i>	<i>30.96%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	136,300	27,260	109,040	30.96%	33,760
Interior	81,711	0	81,711	2.00%	1,634
<b>Totals:</b>	<b>218,011</b>	<b>27,260</b>	<b>190,751</b>		<b>35,394</b>
<b>Landscaping Improvements General Benefit</b>					<b>16.24%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	240	48	192	30.96%	60
Interior	637	0	637	2.00%	13
<b>Totals:</b>	<b>877</b>	<b>48</b>	<b>829</b>		<b>73</b>
<b>Street Tree Improvements General Benefit</b>					<b>8.23%</b>

**10.5.19 LMD NO. 37 (PACIFIC BREEZE)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	119	1,715

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
7 <sup>th</sup> ST	2,765
<b>Average Number of Vehicles per Day</b>	<b>2,765</b>
Less: Estimated Special Benefit Trips	1,715
<b>Estimated Number of Pass-Through Trips</b>	<b>1,050</b>
<i>General Benefit Percentage</i>	<i>37.97%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	13,603	2,721	10,882	37.97%	4,132
Interior	1,752	0	1,752	2.00%	35
<b>Totals:</b>	<b>15,355</b>	<b>2,721</b>	<b>12,634</b>		<b>4,167</b>
<b>Landscaping Improvements General Benefit</b>					<b>27.14%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	24	5	19	37.97%	7
Interior	0	0	0	2.00%	0
<b>Totals:</b>	<b>24</b>	<b>5</b>	<b>19</b>		<b>7</b>
<b>Street Tree Improvements General Benefit</b>					<b>30.38%</b>

**10.5.20 LMD NO. 38 (ALDEA DEL MAR)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	238	3,430
Condo	8.79	56	492
<b>Total</b>		<b>294</b>	<b>3,922</b>

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/SFR unit and 2.98 trips/Condo unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
<i>Not Applicable</i>	N/A
<b>Average Number of Vehicles per Day</b>	<b>N/A</b>
Less: Estimated Special Benefit Trips	3,922
<b>Estimated Number of Pass-Through Trips</b>	<b>N/A</b>
<i>General Benefit Percentage</i>	N/A

(1) No landscaping classified as exterior being maintained by the District

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	NA	0
Interior	65,303	0	65,303	2.00%	1,306
<b>Totals:</b>	<b>65,303</b>	<b>0</b>	<b>65,303</b>		<b>1,306</b>
<b>Landscaping Improvements General Benefit</b>					<b>2.00%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	NA	0
Interior	489	0	489	2.00%	10
<b>Totals:</b>	<b>489</b>	<b>0</b>	<b>489</b>		<b>10</b>
<b>Street Tree Improvements General Benefit</b>					<b>2.00%</b>

**10.5.21 LMD NO. 39 (PROMESA/SUENO & DR HORTON/SEAWINDS)**

Including both Tracts 5198-1 and 5198-2

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	179	2,579
Condo	8.79	65	571
<b>Total</b>		<b>244</b>	<b>3,150</b>

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/SFR unit and 2.98 trips/Condo unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
<i>Not Applicable</i>	<i>N/A</i>
<b>Average Number of Vehicles per Day</b>	<b>N/A</b>
Less: Estimated Special Benefit Trips	3,150
<b>Estimated Number of Pass-Through Trips</b>	<b>N/A</b>
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	155,957	0	155,957	2.00%	3,119
<b>Totals:</b>	<b>155,957</b>	<b>0</b>	<b>155,957</b>		<b>3,119</b>
<b>Landscaping Improvements General Benefit</b>					<b>2.00%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	434	0	434	2.00%	9
<b>Totals:</b>	<b>434</b>	<b>0</b>	<b>434</b>		<b>9</b>
<b>Street Tree Improvements General Benefit</b>					<b>2.00%</b>

**10.5.22 LMD NO. 40 (CANTADA)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
Condo	8.79	113	993

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 2.98 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
<i>Not Applicable</i>	<i>N/A</i>
<b>Average Number of Vehicles per Day</b>	<b>N/A</b>
Less: Estimated Special Benefit Trips	993
<b>Estimated Number of Pass-Through Trips</b>	<b>N/A</b>
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	43,408	0	43,408	2.00%	868
<b>Totals:</b>	<b>43,408</b>	<b>0</b>	<b>43,408</b>		<b>868</b>
<b>Landscaping Improvements General Benefit</b>					<b>2.00%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	181	0	181	2.00%	4
<b>Totals:</b>	<b>181</b>	<b>0</b>	<b>181</b>		<b>4</b>
<b>Street Tree Improvements General Benefit</b>					<b>2.00%</b>



**10.5.23 LMD NO. 41 (PACIFIC COVE)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	120	1,729
<b>Total</b>		<b>120</b>	<b>1,729</b>

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
<i>Not Applicable</i>	<i>N/A</i>
<b>Average Number of Vehicles per Day</b>	<b>N/A</b>
Less: Estimated Special Benefit Trips	1,729
<b>Estimated Number of Pass-Through Trips</b>	<b>N/A</b>
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	10,615	0	10,615	2.00%	212
<b>Totals:</b>	<b>10,615</b>	<b>0</b>	<b>10,615</b>		<b>212</b>
<b>Landscaping Improvements General Benefit</b>					<b>2.00%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	174	0	174	2.00%	3
<b>Totals:</b>	<b>174</b>	<b>0</b>	<b>174</b>		<b>3</b>
<b>Street Tree Improvements General Benefit</b>					<b>2.00%</b>

**10.5.24 LMD NO. 42 (CANTABRIA & CORONADO)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
Condo	8.79	197	1,732

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 2.98 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
CESAR CHAVEZ	3,312
<b>Average Number of Vehicles per Day</b>	<b>3,312</b>
Less: Estimated Special Benefit Trips	1,732
<b>Estimated Number of Pass-Through Trips</b>	<b>1,580</b>
<i>General Benefit Percentage</i>	<i>47.70%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	29,737	5,947	23,790	47.70%	11,349
Interior	133,030	0	133,030	2.00%	2,661
<b>Totals:</b>	<b>162,767</b>	<b>5,947</b>	<b>156,820</b>		<b>14,010</b>
<b>Landscaping Improvements General Benefit</b>					<b>8.61%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	38	8	30	47.70%	14
Interior	447	0	447	2.00%	9
<b>Totals:</b>	<b>485</b>	<b>8</b>	<b>477</b>		<b>23</b>
<b>Street Tree Improvements General Benefit</b>					<b>4.83%</b>

**10.5.25 LMD NO. 43 (GREENBELT)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
Condo	8.79	161	1,415
Multi-Family	10.06	777	7,817
<b>Total</b>		<b>938</b>	<b>9,232</b>

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 2.98 trips/Condo unit and 3.41 trips/Multi-Family unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
<i>Not Applicable</i>	N/A
<b>Average Number of Vehicles per Day</b>	<b>N/A</b>
Less: Estimated Special Benefit Trips	9,232
<b>Estimated Number of Pass-Through Trips</b>	<b>N/A</b>
<i>General Benefit Percentage</i>	N/A

(1) No landscaping classified as exterior being maintained by the District

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	188,189	0	188,189	2.00%	3,764
<b>Totals:</b>	<b>188,189</b>	<b>0</b>	<b>188,189</b>		<b>3,764</b>
<b>Landscaping Improvements General Benefit</b>					<b>2.00%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	235	0	235	2.00%	5
<b>Totals:</b>	<b>235</b>	<b>0</b>	<b>235</b>		<b>5</b>
<b>Street Tree Improvements General Benefit</b>					<b>2.00%</b>

**10.5.26 LMD NO. 46 (DAILY RANCH)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	262	3,775

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
<i>Not Applicable</i>	<i>N/A</i>
<b>Average Number of Vehicles per Day</b>	<b>N/A</b>
Less: Estimated Special Benefit Trips	3,775
<b>Estimated Number of Pass-Through Trips</b>	<b>N/A</b>
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	115,927	0	115,927	2.00%	2,319
<b>Totals:</b>	<b>115,927</b>	<b>0</b>	<b>115,927</b>		<b>2,319</b>
<b>Landscaping Improvements General Benefit</b>					<b>2.00%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	437	0	437	2.00%	9
<b>Totals:</b>	<b>437</b>	<b>0</b>	<b>437</b>		<b>9</b>
<b>Street Tree Improvements General Benefit</b>					<b>2.00%</b>

**10.5.27 LMD NO. 47 (SYCAMORE PLACE)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	111	1,600

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
<i>Not Applicable</i>	<i>N/A</i>
<b>Average Number of Vehicles per Day</b>	<b>N/A</b>
Less: Estimated Special Benefit Trips	1,600
<b>Estimated Number of Pass-Through Trips</b>	<b>N/A</b>
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	28,033	0	28,033	2.00%	561
<b>Totals:</b>	<b>28,033</b>	<b>0</b>	<b>28,033</b>		<b>561</b>
<b>Landscaping Improvements General Benefit</b>					<b>2.00%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	300	0	300	2.00%	6
<b>Totals:</b>	<b>300</b>	<b>0</b>	<b>300</b>		<b>6</b>
<b>Street Tree Improvements General Benefit</b>					<b>2.00%</b>

**10.5.28 LMD NO. 49 (CAMERON RANCH)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	35	504

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
<i>Not Applicable</i>	<i>N/A</i>
<b>Average Number of Vehicles per Day</b>	<b>N/A</b>
Less: Estimated Special Benefit Trips	504
<b>Estimated Number of Pass-Through Trips</b>	<b>N/A</b>
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	24,685	0	24,685	2.00%	494
<b>Totals:</b>	<b>24,685</b>	<b>0</b>	<b>24,685</b>		<b>494</b>
<b>Landscaping Improvements General Benefit</b>					<b>2.00%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	63	0	63	2.00%	1
<b>Totals:</b>	<b>63</b>	<b>0</b>	<b>63</b>		<b>1</b>
<b>Street Tree Improvements General Benefit</b>					<b>2.00%</b>

**10.5.29 LMD NO. 50 (PLEASANT VALLEY SENIOR HOUSING)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
Condo	8.79	60	527

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 2.98 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
BUTLER	1,200
<b>Average Number of Vehicles per Day</b>	<b>1,200</b>
Less: Estimated Special Benefit Trips	527
<b>Estimated Number of Pass-Through Trips</b>	<b>673</b>
<i>General Benefit Percentage</i>	<i>56.05%</i>

(1) Average Number of Vehicle Trips per Day per City staff.

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	14,124	2,825	11,299	56.05%	6,333
Interior	0	0	0	2.00%	0
<b>Totals:</b>	<b>14,124</b>	<b>2,825</b>	<b>11,299</b>		<b>6,333</b>
<b>Landscaping Improvements General Benefit</b>					<b>44.84%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	31	6	25	56.05%	14
Interior	0	0	0	2.00%	0
<b>Totals:</b>	<b>31</b>	<b>6</b>	<b>25</b>		<b>14</b>
<b>Street Tree Improvements General Benefit</b>					<b>44.84%</b>

**10.5.30 LMD NO. 51 (PFEILER)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	219	3,156

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
<i>Not Applicable</i>	N/A
<b>Average Number of Vehicles per Day</b>	<b>N/A</b>
Less: Estimated Special Benefit Trips	3,156
<b>Estimated Number of Pass-Through Trips</b>	<b>N/A</b>
<i>General Benefit Percentage</i>	N/A

(1) No landscaping classified as exterior being maintained by the District

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	60,627	0	60,627	2.00%	1,213
<b>Totals:</b>	<b>60,627</b>	<b>0</b>	<b>60,627</b>		<b>1,213</b>
<b>Landscaping Improvements General Benefit</b>					<b>2.00%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	437	0	437	2.00%	9
<b>Totals:</b>	<b>437</b>	<b>0</b>	<b>437</b>		<b>9</b>
<b>Street Tree Improvements General Benefit</b>					<b>2.00%</b>



**10.5.31 LMD NO. 52 (WINGFIELD)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	199	2,868

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
<i>Not Applicable</i>	<i>N/A</i>
<b>Average Number of Vehicles per Day</b>	<b>N/A</b>
Less: Estimated Special Benefit Trips	2,868
<b>Estimated Number of Pass-Through Trips</b>	<b>N/A</b>
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	4,884	0	4,884	2.00%	98
<b>Totals:</b>	<b>4,884</b>	<b>0</b>	<b>4,884</b>		<b>98</b>
<b>Landscaping Improvements General Benefit</b>					<b>2.00%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	271	0	271	2.00%	5
<b>Totals:</b>	<b>271</b>	<b>0</b>	<b>271</b>		<b>5</b>
<b>Street Tree Improvements General Benefit</b>					<b>2.00%</b>

**10.5.32 LMD NO. 53 (HUFF COURT)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	8	115

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
<i>Not Applicable</i>	<i>N/A</i>
<b>Average Number of Vehicles per Day</b>	<b>N/A</b>
Less: Estimated Special Benefit Trips	115
<b>Estimated Number of Pass-Through Trips</b>	<b>N/A</b>
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	7,854	0	7,854	2.00%	157
<b>Totals:</b>	<b>7,854</b>	<b>0</b>	<b>7,854</b>		<b>157</b>
<b>Landscaping Improvements General Benefit</b>					<b>2.00%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	36	0	36	2.00%	1
<b>Totals:</b>	<b>36</b>	<b>0</b>	<b>36</b>		<b>1</b>
<b>Street Tree Improvements General Benefit</b>					<b>2.00%</b>

**10.5.33 LMD NO. 54 (MEADOWCREST VILLAS)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
Condo	8.79	50	440

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 2.98 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
ROBERT	1,200
<b>Average Number of Vehicles per Day</b>	<b>1,200</b>
Less: Estimated Special Benefit Trips	440
<b>Estimated Number of Pass-Through Trips</b>	<b>760</b>
<i>General Benefit Percentage</i>	<i>63.38%</i>

(1) Average Number of Vehicle Trips per Day per City staff.

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	5,365	1,073	4,292	63.38%	2,720
Interior	0	0	0	2.00%	0
<b>Totals:</b>	<b>5,365</b>	<b>1,073</b>	<b>4,292</b>		<b>2,720</b>
<b>Landscaping Improvements General Benefit</b>					<b>50.70%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	23	5	18	63.38%	12
Interior	0	0	0	2.00%	0
<b>Totals:</b>	<b>23</b>	<b>5</b>	<b>18</b>		<b>12</b>
<b>Street Tree Improvements General Benefit</b>					<b>50.70%</b>

**10.5.34 LMD NO. 55 (WINGFIELD WEST)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	41	591

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
<i>Not Applicable</i>	<i>N/A</i>
<b>Average Number of Vehicles per Day</b>	<b>N/A</b>
Less: Estimated Special Benefit Trips	591
<b>Estimated Number of Pass-Through Trips</b>	<b>N/A</b>
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	31,585	0	31,585	2.00%	632
<b>Totals:</b>	<b>31,585</b>	<b>0</b>	<b>31,585</b>		<b>632</b>
<b>Landscaping Improvements General Benefit</b>					<b>2.00%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	199	0	199	2.00%	4
<b>Totals:</b>	<b>199</b>	<b>0</b>	<b>199</b>		<b>4</b>
<b>Street Tree Improvements General Benefit</b>					<b>2.00%</b>

**10.5.35 LMD NO. 58 (WESTWIND)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
Condo	8.79	156	1,371

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 2.98 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
CLARA	2,582
CYPRESS <sup>2</sup>	1,200
HOWELL <sup>2</sup>	1,200
<b>Average Number of Vehicles per Day</b>	<b>1,661</b>
Less: Estimated Special Benefit Trips	1,371
<b>Estimated Number of Pass-Through Trips</b>	<b>2,89</b>
<i>General Benefit Percentage</i>	<i>17.42%</i>

(1) Based on average trips generated by surrounding neighborhoods adjusted by number of district access points. Refer to Section 10.6 for the traffic calculations.

(2) Average Number of Vehicle Trips per Day per City staff.

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	31,659	6,332	25,327	17.42%	4,412
Interior	0	0	0	2.00%	0
<b>Totals:</b>	<b>31,659</b>	<b>6,332</b>	<b>25,327</b>		<b>4,412</b>
<b>Landscaping Improvements General Benefit</b>					<b>13.94%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	69	14	55	17.42%	10
Interior	0	0	0	2.00%	0
<b>Totals:</b>	<b>69</b>	<b>14</b>	<b>55</b>		<b>10</b>
<b>Street Tree Improvements General Benefit</b>					<b>13.94%</b>

**10.5.36 LMD NO. 60 (ARTISAN)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
Multi-Family	10.06	284	2,857

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 3.41 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day, Estimated Pass-Through Trips*

Street Name	Average Number of Vehicle Trips per Day <sup>1</sup>
<i>Not Applicable</i>	<i>N/A</i>
<b>Average Number of Vehicles per Day</b>	<b>N/A</b>
Less: Estimated Special Benefit Trips	2,857
<b>Estimated Number of Pass-Through Trips</b>	<b>N/A</b>
<i>General Benefit Percentage</i>	<i>N/A</i>

(1) No landscaping classified as exterior being maintained by the District

*Calculation of Landscaping Improvement General Benefit*

Street Category	Total Square Footage	District Exclusive Special Benefit	Landscaping Square Footage Subject to General Benefits	General Benefit Percentage	General Benefit Square Footage
Exterior	0	0	0	N/A	0
Interior	19,369	0	19,369	2.00%	387
<b>Totals:</b>	<b>19,369</b>	<b>0</b>	<b>19,369</b>		<b>387</b>
<b>Landscaping Improvements General Benefit</b>					<b>2.00%</b>

*Calculation of Street Trees General Benefit*

Street Category	Total Number of Trees	District Exclusive Special Benefit	Trees Subject to General Benefits	General Benefit Percentage	General Benefit Trees
Exterior	0	0	0	N/A	0
Interior	42	0	42	2.00%	1
<b>Totals:</b>	<b>42</b>	<b>0</b>	<b>42</b>		<b>1</b>
<b>Street Tree Improvements General Benefit</b>					<b>2.00%</b>

## 10.6 Traffic Calculations

The following show the various traffic calculations utilized in determining the General Benefit quantification.

### 10.6.1 LMD NO. 11 (ST. TROPEZ)

#### District Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	83	1,196

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

#### Surrounding Neighborhoods Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips
SFR	14.41	212	3,055
<b>TOTAL</b>			<b>3,055</b>

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

#### Average Number of Vehicles per Day

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
H STREET	3,055	20%	611	1,196	1,807
<b>Estimated Average Number of Vehicles per Day</b>					<b>1,807</b>



## 10.6.2 LMD NO. 13 (LE VILLAGE)

### District Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	160	2,306

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

### Surrounding Neighborhoods Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips
SFR	14.41	212	3,055
ELEMENTARY SCHOOL	2.45	594	1,455
<b>TOTAL</b>			<b>4,515</b>

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

### Average Number of Vehicles per Day

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
STONE CREEK	4,515	40%	1,804	2,306	4,110
<b>Estimated Average Number of Vehicles per Day</b>					<b>4,110</b>

### 10.6.3 LMD NO. 14 (CALIFORNIA COVE)

#### District Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	212	3,055

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

#### Surrounding Neighborhoods Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips
SFR	14.41	243	3,502
ELEMENTARY SCHOOL	2.45	594	1,455
<b>TOTAL</b>			<b>4,957</b>

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

#### Average Number of Vehicles per Day

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
H STREET	1,196	50%	598	3,055	3,653
STONE CREEK	3,761	40%	1,504	3,055	4,559
<b>Estimated Average Number of Vehicles per Day</b>					<b>4,106</b>

## 10.6.4 LMD NO. 16 (CALIFORNIA LIGHTHOUSE)

### District Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
Condo	8.79	265	2,329

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

### Surrounding Neighborhoods Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips
SFR	14.41	136	1,960
CONDO	8.79	312	2,742
<b>TOTAL</b>			<b>4,702</b>

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

### Average Number of Vehicles per Day

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
7 <sup>th</sup> ST	2,742	50%	1,371	2,329	3,701
9 <sup>th</sup> ST	1,960	60%	1,176	2,329	3,505
<b>Estimated Average Number of Vehicles per Day</b>					<b>3,603</b>

### 10.6.5 LMD NO. 23 (GREYSTONE)

#### District Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	61	879

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

#### Surrounding Neighborhoods Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips
SFR	14.41	295	4,251
<b>TOTAL</b>			<b>4,251</b>

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

#### Average Number of Vehicles per Day

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
H STREET	4,251	28.44%	1,209	879	2,088
<b>Estimated Average Number of Vehicles per Day</b>					<b>2,088</b>

### 10.6.6 LMD NO. 24 (VINEYARDS)

#### District Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	100	1,441

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

#### Surrounding Neighborhoods Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips
SFR	14.41	356	5,130
<b>TOTAL</b>			<b>5,130</b>

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

#### Average Number of Vehicles per Day

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
H STREET	5,130	40.94%	2,100	1,441	3,541
<b>Estimated Average Number of Vehicles per Day</b>					<b>3,541</b>

### 10.6.7 LMD NO. 27 (ROSE ISLAND)

#### District Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	50	721

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

#### Surrounding Neighborhoods Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips
HIGH SCHOOL	1.71	2,575	4,403
<b>TOTAL</b>			<b>4,403</b>

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

#### Average Number of Vehicles per Day

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
DALLAS	4,403	25%	1,101	721	1,821
RAIDERS	4,403	75%	3,302	0	3,302
<b>Estimated Average Number of Vehicles per Day</b>					<b>2,562</b>

### 10.6.8 LMD NO. 31 (RANCHO DE LA ROSA)

#### District Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	233	3,358

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

#### Surrounding Neighborhoods Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips
SFR	14.41	728	10,490
CONDO	8.79	65	571
MIDDLE SCHOOL	1.62	1,159	1,878
<b>TOTAL</b>			<b>12,939</b>

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

#### Average Number of Vehicles per Day

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
JUANITA	12,939	27.68%	3,581	3,358	6,939
<b>Estimated Average Number of Vehicles per Day</b>					<b>6,939</b>

### 10.6.9 LMD NO. 36 (VILLA SANTA CRUZ & VILLA CARMEL)

#### District Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	330	4,755

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

#### Surrounding Neighborhoods Property Characteristics

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips
SFR	14.41	728	12,249
CONDO	8.79	65	571
ELEMENTARY SCHOOL	2.45	638	1,563
MIDDLE SCHOOL	1.62	1,159	1,878
<b>TOTAL</b>			<b>16,261</b>

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City's density being greater than US average.

#### Average Number of Vehicles per Day

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
CESAR CHAVEZ	9,954	32.50%	3,235	4,755	7,990
JUANITA	6,307	16.34%	1,031	4,755	5,786
<b>Estimated Average Number of Vehicles per Day</b>					<b>6,888</b>



**10.6.10 LMD NO. 37 (PACIFIC BREEZE)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
SFR	14.41	119	1,715

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

*Surrounding Neighborhoods Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips
SFR	14.41	216	3,113
MULTI-FAMILY	10.06	54	543
<b>TOTAL</b>			<b>3,656</b>

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day*

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
7 <sup>th</sup> ST	3,656	28.71%	1,050	1,715	2,765
<b>Estimated Average Number of Vehicles per Day</b>					<b>2,765</b>

**10.6.11 LMD NO. 42 (CANTABRIA & CORONADO)**

*District Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips (Special Benefit)
Condo	8.79	197	1,732

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 2.98 trips/unit to account for City’s density being greater than US average.

*Surrounding Neighborhoods Property Characteristics*

Property Type	Trips Generated by Property Type <sup>1</sup>	Number of Units within District	Total Number of Trips
SFR	14.41	330	4,755
ELEMENTARY SCHOOL	2.45	638	1,563
<b>TOTAL</b>			<b>6,318</b>

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day*

Street Name	ADT from Surrounding Neighborhoods	Percent of Access Points	Adjusted ADT from Surrounding Neighborhoods	ADT from District	Total ADT
CESAR CHAVEZ	6,318	25%	1,580	1,731	3,311
<b>Estimated Average Number of Vehicles per Day</b>					<b>3,311</b>

**10.6.12 LMD NO. 58 (WESTWIND)**

*District Property Characteristics*

<b>Property Type</b>	<b>Trips Generated by Property Type<sup>1</sup></b>	<b>Number of Units within District</b>	<b>Total Number of Trips (Special Benefit)</b>
Condo	8.79	156	1,371

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 2.98 trips/unit to account for City’s density being greater than US average.

*Surrounding Neighborhoods Property Characteristics*

<b>Property Type</b>	<b>Trips Generated by Property Type<sup>1</sup></b>	<b>Number of Units within District</b>	<b>Total Number of Trips</b>
SFR	14.41	120	1,729
CONDO	8.79	118	1,037
<b>TOTAL</b>			<b>2,766</b>

(1) Institute of Transportation Engineers Trip Generation Report, 9<sup>th</sup> Edition; including additional 4.89 trips/unit to account for City’s density being greater than US average.

*Average Number of Vehicles per Day*

<b>Street Name</b>	<b>ADT from Surrounding Neighborhoods</b>	<b>Percent of Access Points</b>	<b>Adjusted ADT from Surrounding Neighborhoods</b>	<b>ADT from District</b>	<b>Total ADT</b>
CLARA	2,766	43.75%	1,211	1,371	2,582
CYPRESS <sup>1</sup>	1,200	N/A	N/A	N/A	1,200
HOWELL <sup>1</sup>	1,200	N/A	N/A	N/A	1,200
<b>Estimated Average Number of Vehicles per Day</b>					<b>1,661</b>

(1) Average Number of Vehicle Trips per Day per City staff.

## 10.6.13 LOCAL STREET AVERAGE DAILY TRIPS

### Adina McCargo

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**Subject:** FW: Traffic Study for General vs. Special Benefit Calculation for FY 16-17 Budget

**From:** Samonte, Jason [mailto:jason.samonte@oxnard.org]

**Sent:** Friday, April 1, 2016 5:01 PM

**To:** Tiffany Ellis <tellis@nbsgov.com>

**Cc:** Bihis, Earnel <earnel.bihis@oxnard.org>; Pablo Perez <pperez@nbsgov.com>; Adina McCargo <amccargo@nbsgov.com>

**Subject:** Re: Traffic Study for General vs. Special Benefit Calculation for FY 16-17 Budget

Hi Tiffany,

For local residential streets with one lane of traffic in each direction operating at Level Of Service C, an acceptable Average Daily Traffic vehicle volume in both directions is 1200.

Thanks,  
Jason

On Friday, April 1, 2016, Tiffany Ellis <tellis@nbsgov.com> wrote:

Good Morning Jason and Earnel,

I just wanted to follow up regarding the City having an estimated average daily trips by street type/category. Is there a standard the City uses when a traffic study has not been prepared for "local" streets?

Thanks,

**TIFFANY ELLIS**

senior consultant

[800.676.7516](tel:800.676.7516) | [tellis@nbsgov.com](mailto:tellis@nbsgov.com)

## 10.7 Engineer's Reports

The Fiscal Year 2016/17 Consolidated Engineer's Reports contain the Fiscal Year 1998/99 or formation Engineer's Reports, whichever is older, for each District. Reference is made to the Fiscal Year 2016/17 Consolidated Engineer's Reports adopted by City Council Resolution No. 14,943 on June 21, 2016.

# 11. REFERENCES

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- <sup>2</sup> City of Oxnard. *Draft Background Report General Plan*. Retrieved from <http://ci.oxnard.ca.us>
- <sup>3</sup> Victoria Transport Policy Institute. (2011). *Community Livability. Helping to Create Attractive, Safe, Cohesive Communities*. Retrieved from <http://www.vtpi.org/tdm/tdm97.htm>
- <sup>4</sup> Harnik, Peter and Welle, Ben. (n.d.). *Measuring the Economic Value of a City Park System*. The Trust for Public Land. Retrieved from <http://cloud.tpl.org/pubs/ccpe-econvalueparks-rpt.pdf>
- <sup>5</sup> Wolf, Kathleen L. (2010). *Safe Streets – A Literature Review*. In: *Green Cities: Good Health* ([www.greenhealth.washington.edu](http://www.greenhealth.washington.edu)). College of the Environment, University of Washington.
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- <sup>7</sup> U.S Department of Transportation. Federal Highway Administration. (2001). *Designing Sidewalks and Trails for Access, Part II of II: Best Practices Design Guide*. Retrieved from [http://www.fhwa.dot.gov/environment/bicycle\\_pedestrian/publications/sidewalk2](http://www.fhwa.dot.gov/environment/bicycle_pedestrian/publications/sidewalk2)
- <sup>8</sup> American Planning Association. (2002). City Parks Forum Briefing Papers. *How Cities Use Parks for Economic Development*. Retrieved from [www.planning.org](http://www.planning.org).
- <sup>9</sup> Mullis, Sid. (2001). The Augusta Chronicle. *Landscaping Helps Everyone*. Retrieved from [http://chronicle.augusta.com/stories/2001/11/16/gar\\_326921.shtml#.Vw1lw-n2adL](http://chronicle.augusta.com/stories/2001/11/16/gar_326921.shtml#.Vw1lw-n2adL)
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