

Measure B – Solana Beach Senior Care – Vote YES!

SOLANA BEACH SENIOR CARE: STAFFING AND TRAFFIC

Compared with other potential uses of the same size, an assisted-living facility generates far fewer daily trips. Why? Most of the residents don't drive. Fewer than 5 percent of residents in assisted-living continue to drive, and those trips are infrequent, according to a recent study.

At the Genevieve Street facility, most of the daily trips would be made by the staff.

The tables below outline the staffing numbers and schedules based upon information provided by Frontier Management, the operator of the community. The tables show staff totals and traffic patterns for a similarly-sized facility. The traffic analysis also shows trip estimates for visitors, deliveries and other traffic. Based on these data, the Solana Beach facility is estimated to generate 140 to 150 daily trips.

This estimate is smaller than that which appeared in a city-commissioned environmental study,* which employed standard traffic engineering methods to estimate average daily trips and peak hour trips. The study estimates 266 daily trips with 18 during the peak morning hour and 32 during the peak evening hour. In other words, for evening peak-hour traffic, the facility would generate about one vehicle every two minutes. For much of the day, the facility would generate very little traffic.

Even with the larger estimate, of 266, primary routes to the facility are built to accommodate seven times as many trips.

By comparison, nearby Highland Avenue between San Andres and Solana Drive supports nearly 1,500 average daily trips, according to the traffic study.

Based upon operational schedules, during peak morning and evening commutes, employees would be traveling in the reverse direction of most neighborhood traffic. Shift changes would not coincide with rush hours.

As for parking, the number of planned spaces exceeds zoning requirements. Operational plans show the facility would need fewer than the 62 planned spaces.

Staff Totals	
Kitchen Staff	8
Care Givers/Med Techs	26
Facilities	2
Management	8
House Keeping	3
Total Daily Staff:	47

Operational Traffic Analysis					
Time	Staff Type	Traffic/Trips		Direction of Local Traffic	Notes
		In	Out		
Staff					
12:00 - 1:00 AM					
1:00 - 2:00 AM					
2:00 - 3:00 AM					
3:00 - 4:00 AM					
4:00 - 5:00 AM					
5:00 - 6:00 AM	Kitchen Staff	5		Out	
6:00 - 7:00 AM	Facilities	1		Out	Shift Change
6:00 - 7:00 AM	Care Givers/Med Techs	12	5	Out	
8:00 - 9:00 AM	Management/Housekeeping	11		Out	Management would be primarily weekdays
10:00 - 11:00 AM	Facilities	1			
11:00 - 12:00 AM					
12:00 - 1:00 PM	Kitchen	3	5		Shift Change
1:00 - 2:00 PM					
2:00 - 3:00 PM	Caregivers/Facilities/Med Techs	9	13		Shift Change
3:00 - 4:00 PM					
4:00 - 5:00 PM	House Keeping		3	In	
5:00 - 6:00 PM	Management		8	In	
6:00 - 7:00 PM	Facilities		1	In	
7:00 - 8:00 PM					
8:00 - 9:00 PM	Kitchen		3		
9:00 - 10:00 PM					
10:00 - 11:00 PM	Care Givers	5	9		Shift Change
11:00 - 12:00 PM					
	Total Staff Trips	47	47		Staff Trips In & Out - 94*
Other					
24/7	Ambulance	0.5	0.5		Assumes 3.5 per week - this is above expected**
Business Hours 9:00 - 5:00	Deliveries	2	2		Assumes 2 per day**
Business Hours 9:00 - 5:00	Vendors	1	1		High estimate
Business Hours 9:00 - 5:00	Sales Visits	3	3		High estimate
Day Time/Evening	Residents	1	1		High estimate
Day Time/Evening	Visitors	7	7		High estimate
Day Time/Evening	Other	8	8		Other Unaccounted for Trips
Day Time	Shuttle	2	2		two trips per day
	Total Other Trips	24.5	24.5		Other Trips In & Out - 49
	Total Trips for Staff & Others	71.5	71.5	143	Total Daily In & Out Trips - Based on Expected Operations Estimates
<small>* Assumes no ride sharing or shuttle from transit ** Average Emergency Calls for similar local community is 1.7 per week ** Food, FedEx, mail, trash, etc. Note that mail, FedEx and trash are already in the neighborhood</small>					

* [Solana Beach Senior Care Draft Environmental Impact Report](#). Daily trips are extrapolated from the Institute of Transportation Engineers Trip Generation Manual, 9th Edition, for the assisted-living land-use category. Trip Generation data is based on a survey of 14 facilities across the country containing an average of 122 beds.