

VI. CONCLUSIONS AND RECOMMENDATIONS

From strictly a delay and Level of Service perspective either development alternative all moves can be accommodated satisfactorily (LEVEL OF SERVICE C OR BETTER) by the existing intersections of Santa Margarita Road and Linden Avenue with El Camino Real.

From the perspective of GARDEN FARMS residents the 35 Unit alternative is much more preferable to the existing 70 Unit alternative, although from a traffic impact point of view either alternate can be accommodated. Alternative Two reduces the PMPH project related trips from 21 to 3 trips. This reduction is equivalent to a reduction from 1 Trip each 3 minutes to 1 trip each 12 minutes.

To achieve the proposed trip diversion from Linden Avenue to Santa Margarita Road several improvements to Santa Margarita road and its intersection with El Camino Real are recommended. Santa Margarita Road should be widened to 12' from El Camino Real to the development, right turn acceleration and deceleration lanes should be provided and a left turn lane for N.B. vehicles on El Camino Real should also be provided. The last recommendation is for the Santa Margarita ranch to only show the Santa Margarita Road intersection in any advertising, such as brochures, they publish for the development when it is in the marketing stage.

END OF REPORT

W.P.H.
W. P. Heath, Jr.
RCE#017,059

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Date

6-30-05