

# **Darnell & ASSOCIATES, INC.**

TRANSPORTATION PLANNING & TRAFFIC ENGINEERING

July 30, 2019

Michael Grant  
Advantaged Asset Acquisitions, LLC.  
8510 Railroad Avenue  
Santee, CA 92071

D&A Project No: 170701

Subject: Revised Parking Analysis for the proposed Lantern Crest Ridge II Senior Living Assisted and Memory Care Development, Santee California.

Dear Mr. Grant:

In accordance with your authorization, Darnell & Associates, Inc. (D&A) has prepared this report to address the adequacy of the proposed parking for the development of the Lantern Crest Ridge II Senior Living Assisted and Memory Care project within the Lantern Crest Senior Living project. Figure 1 is a vicinity map showing the location of the project. The Lantern Crest Ridge II project proposes the addition of 46 Units to the existing 80 Unit Lantern Crest Ridge I Development and the construction of two (2) Duplex Villas on the Ridge II site.

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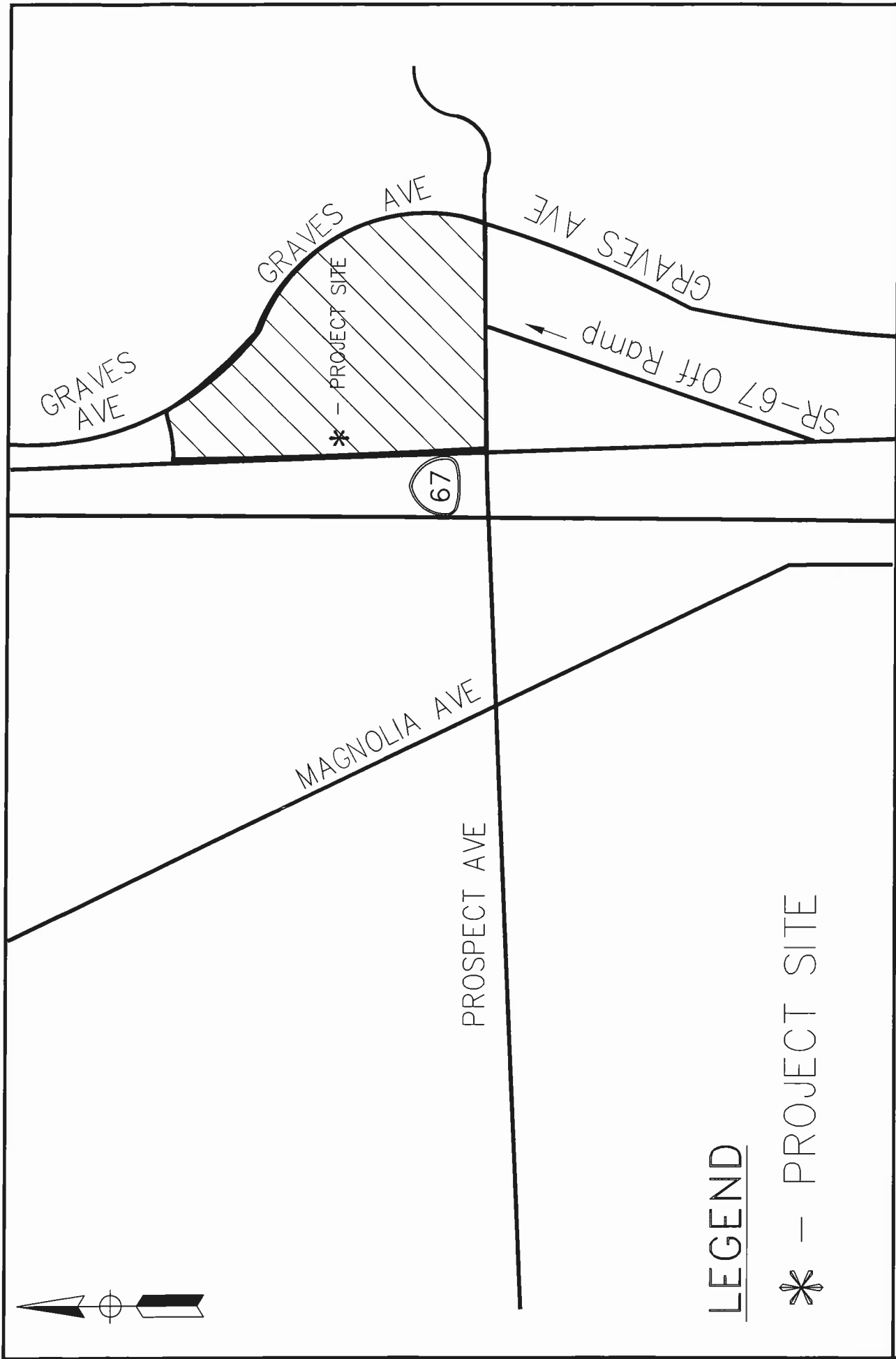
Figure 2 presents a copy of the proposed Lantern Crest Ridge II Site Plan and Figure 3 presents the Lantern Crest Ridge I Site Plan. Table 1 summarizes the characteristics of each project:

	Lantern Crest Ridge I	Lantern Crest Ridge II	Total
Residential Units/Beds	80	46	126
Duplex Villas	-	4	4
Parking Spaces	38	20	58

The proposed Lantern Crest Ridge II 46 Units and two (2) Duplex Villas is an expansion of the Lantern Crest Ridge I Facility. Residents of the Lantern Crest Ridge II Development will be connected to the Lantern Crest Ridge I amenities resulting in Lantern Crest Ridge I & II providing a total of 126 Residential Care Units and two (2) Duplex Villas. To determine the required parking for the Proposed development D&A conducted parking demand surveys at the Lantern Crest Ridge I parking facility from 10:30 AM to 1:30 PM and 5:30 PM to 7:30 PM on September 6, 7, 8 and 9, 2017.

Table 2 summarizes the parking demands for each time period. Table 2 also presents the parking demand rate per bed/unit. Review of Table 2 shows the peak parking demand at the Lantern Crest Ridge I project occurred on Thursday September 7, 2017. Utilizing the Thursday September 7, 2017 peak parking demand, we then calculated the Lantern Crest Ridge I & II 126 Bed/Unit project parking demand.

Table 3 presents the Thursday September 7, 2017 peak parking demand rates and the resulting required parking for the 126 Bed/Unit Assisted Living/Memory Care Development. Review of Table 2 shows the peak parking demand for the expanded 126 Bed/Unit project would occur at 7:00 PM with a demand for 47 parking spaces.



LEGEND

\* - PROJECT SITE

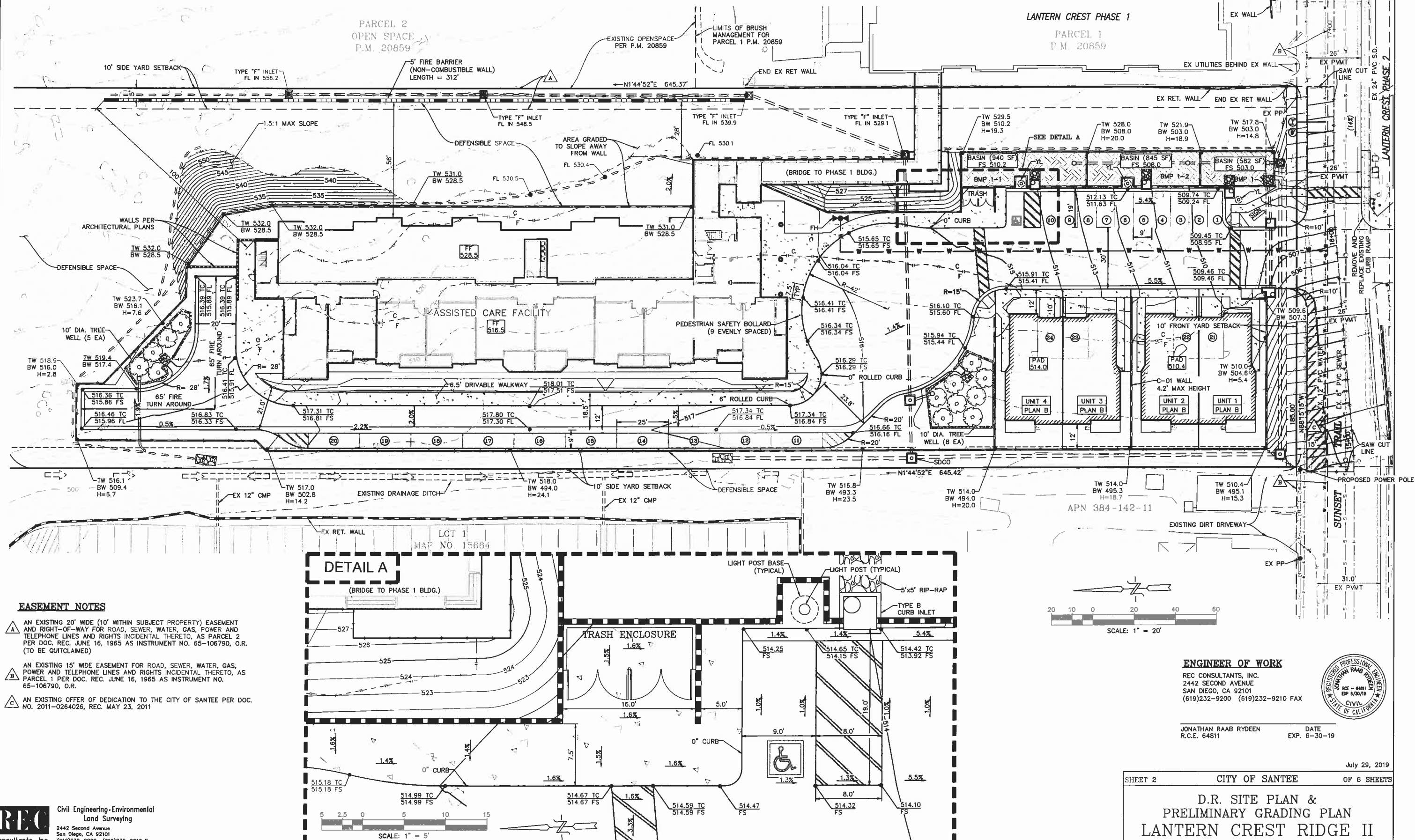
FIGURE 1  
VICINITY MAP

Darnell & ASSOCIATES, INC.

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# SITE PLAN & PRELIMINARY GRADING PLAN LANTERN CREST RIDGE II

SEE SHEETS 3&4 FOR STREET  
AND SITE CROSS SECTION



- EASEMENT NOTES**
- ▲ AN EXISTING 20' WIDE (10' WITHIN SUBJECT PROPERTY) EASEMENT AND RIGHT-OF-WAY FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AND RIGHTS INCIDENTAL THERETO, AS PARCEL 2 PER DOC. REC. JUNE 16, 1965 AS INSTRUMENT NO. 65-106790, O.R. (TO BE QUITCLAIMED)
  - ▲ AN EXISTING 15' WIDE EASEMENT FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AND RIGHTS INCIDENTAL THERETO, AS PARCEL 1 PER DOC. REC. JUNE 16, 1965 AS INSTRUMENT NO. 65-106790, O.R.
  - ▲ AN EXISTING OFFER OF DEDICATION TO THE CITY OF SANTEE PER DOC. NO. 2011-0264026, REC. MAY 23, 2011

**ENGINEER OF WORK**  
 REC CONSULTANTS, INC.  
 2442 SECOND AVENUE  
 SAN DIEGO, CA 92101  
 (619)232-9200 (619)232-9210 FAX

JONATHAN RAAB RYDEEN DATE  
 R.C.E. 64811 EXP. 6-30-19



July 29, 2019

SHEET 2 CITY OF SANTEE OF 6 SHEETS

**D.R. SITE PLAN &  
PRELIMINARY GRADING PLAN  
LANTERN CREST RIDGE II**

**REC** Civil Engineering-Environmental  
 Land Surveying  
 2442 Second Avenue  
 San Diego, CA 92101  
 Consultants, Inc. (619)232-9200 (619)232-9210 Fax

**FIGURE 2 - PROPOSED PROJECT SITE PLAN**



<b>TABLE 2- PARKING DEMAND SURVEY FOR LANTERN CREST RIDGE II</b>						
	<b>Thursday 9/7/2017</b>		<b>Friday 9/8/17</b>		<b>Saturday 9/9/17</b>	
<b>TIME</b>	<b>PARKING DEMAND</b>	<b>BED/UNITS (a)</b>	<b>DEMAND</b>	<b>BED/UNIT</b>	<b>DEMAND</b>	<b>BED/UNIT</b>
10:30:00 AM	21	0.263	16	0.200	19	0.238
11:00:00 AM	23	0.288	17	0.213	20	0.250
11:30:00 AM	19	0.238	20	0.250	22	0.275
12:00:00 AM	20	0.250	17	0.213	22	0.275
12:30:00 AM	27	0.338	22	0.275	21	0.263
01:00:00 PM	25	0.313	23	0.288	18	0.225
01:30:00 PM	25	0.313	18	0.225	19	0.238
05:30:00 PM	28	0.350	13	0.163	22	0.275
06:00:00 PM	28	0.350	16	0.200	23	0.288
06:30:00 PM	29	0.363	14	0.175	24	0.300
07:00:00 PM	30	0.375	16	0.200	23	0.288
07:30:00 PM	28	0.350	14	0.175	21	0.263
a) Based on 80 beds/units						

<b>TABLE 3 - PEAK PARKING DEMAND</b>		
<b>TIME</b>	<b>PEAK PARKING RATE SPACES/BEDS (a)</b>	<b>PARKING DEMAND FOR 126</b>
10:30:00 AM	0.263	33
11:00:00 AM	0.288	36
11:30:00 AM	0.238	30
12:00:00 AM	0.250	32
12:30:00 AM	0.338	43
01:00:00 PM	0.313	39
01:30:00 PM	0.313	39
05:30:00 PM	0.350	44
06:00:00 PM	0.350	44
06:30:00 PM	0.363	46
07:00:00 PM	0.375	47*
07:30:00 PM	0.350	44
a) Based on Peak Parking Demand on Thursday sept, 7, 2017. Presented on Table 1.		
*Peak Demand		

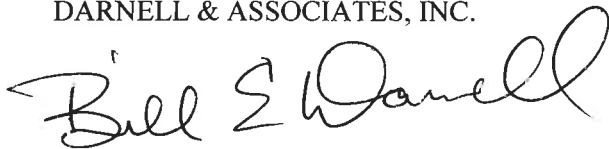
To determine the required parking for the Lantern Crest Ridge I & II Assisted Living and Memory Care facility, we added the 47 peak hour parking demand spaces shown on Table 3 and the Two (2) Duplex Villas four (4) parking spaces resulting in the need for a total of 51 parking spaces. This peak parking demand can be adequately accommodated by the existing and proposed parking and will provide eleven (11) excess parking spaces.

- Ridge I Parking            38 Spaces
  - Ridge II Parking         20 Spaces
  - Villa Parking             4 Spaces
- Total Available   62 Spaces  
Peak Demand    51 Spaces  
Excess Parking   11 Spaces

In summary parking for the development of the Lantern Crest Ridge II 46 Bed/Unit Assisted Living and Memory Care and the two (2) Duplex Villas as an expansion of the Lantern Crest Ridge I project can be accommodated with the Lantern Crest Ridge I - 38 parking spaces, and the proposed Lantern Crest Ridge II - 20 parking Spaces and the Two (2) Duplex Villas - 4 Parking Spaces.

If you have any questions, please feel free to contact this office.

Sincerely,  
DARNELL & ASSOCIATES, INC.



Bill E. Darnell, P.E.  
Firm Principal



Date Signed: 7/30/2019

