



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-64584

Case Number: PRJ 63854

APN: 138-02-814-006

Name of Property Owner: Richard Laatz

Name of Applicant: Richard Laatz

Name of Representative: Richard Laatz

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

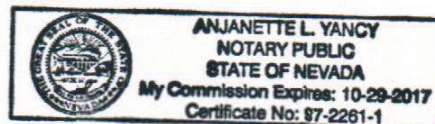
Signature of Property Owner: _____

Print Name: Richard Laatz

Subscribed and sworn before me

This 3 day of MAY, 2016

Anjanette L. Yancy
Notary Public in and for said County and State



SDR 64584

Richie Laatz

4021 N Rancho Drive

Proposed 25.053 thousand square foot commercial development.

First Use

Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	4.155	42.94	178
AM Peak Hour			1.00	4
PM Peak Hour			3.73	15

Second Use

Average Daily Traffic (ADT)	WAREHOUSE [1000 SF]	20.898	3.56	74
AM Peak Hour			0.30	6
PM Peak Hour			0.32	7

Total Use

Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	25.053	42.94	252
AM Peak Hour			1.00	10
PM Peak Hour			3.73	22

Existing traffic on nearby streets:

Rancho Drive

Average Daily Traffic (ADT)	38,650
PM Peak Hour (heaviest 60 minutes)	3,092

Alexander Road/Jones Boulevard

Average Daily Traffic (ADT)	30,483
PM Peak Hour (heaviest 60 minutes)	2,439

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity

Rancho Drive	51,800
Alexander Road/Jones Boulevard	34,500

This project will add approximately 252 trips per day on Rancho Dr. and Alexander Rd./Jones Blvd. Rancho is currently at about 75 percent of capacity and Alexander is at about 88 percent of capacity. After this project, Rancho is expected to remain unchanged and Alexander to be at about 89 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 22 additional cars, or about one every three minutes.

Note that this report assumes all traffic from this development uses all named streets.