

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, December 18, 2019, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed 9,568 SF single-story tilt up industrial building addition on a vacant portion of the lot located at 1955 Peacock Blvd.

Zoning: IL-MP-3-82 (Cedar Glen Business Park)
Land Use: Light Industrial
Neighborhood Area: Peacock
Assessor Parcel Number: 161-470-41
Contact Person: Chuck Gang
Email: engineering24x7@gmail.com

2. 10:30 - 11:30 a.m. Proposed 10,589 SF expansion of the existing Stater Bros market located at 3770 Mission Ave (within Marketplace Del Rio shopping center).

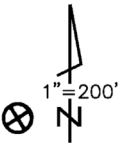
Zoning: CN (Neighborhood Commercial)
Land Use: Neighborhood Commercial
Neighborhood Area: San Luis Rey
Assessor Parcel Number: 158-390-14, -15, & -17
Contact Person: Steven Kohn
Email: steven@kohndesign.com

Attachments:

1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

¹ *The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.*

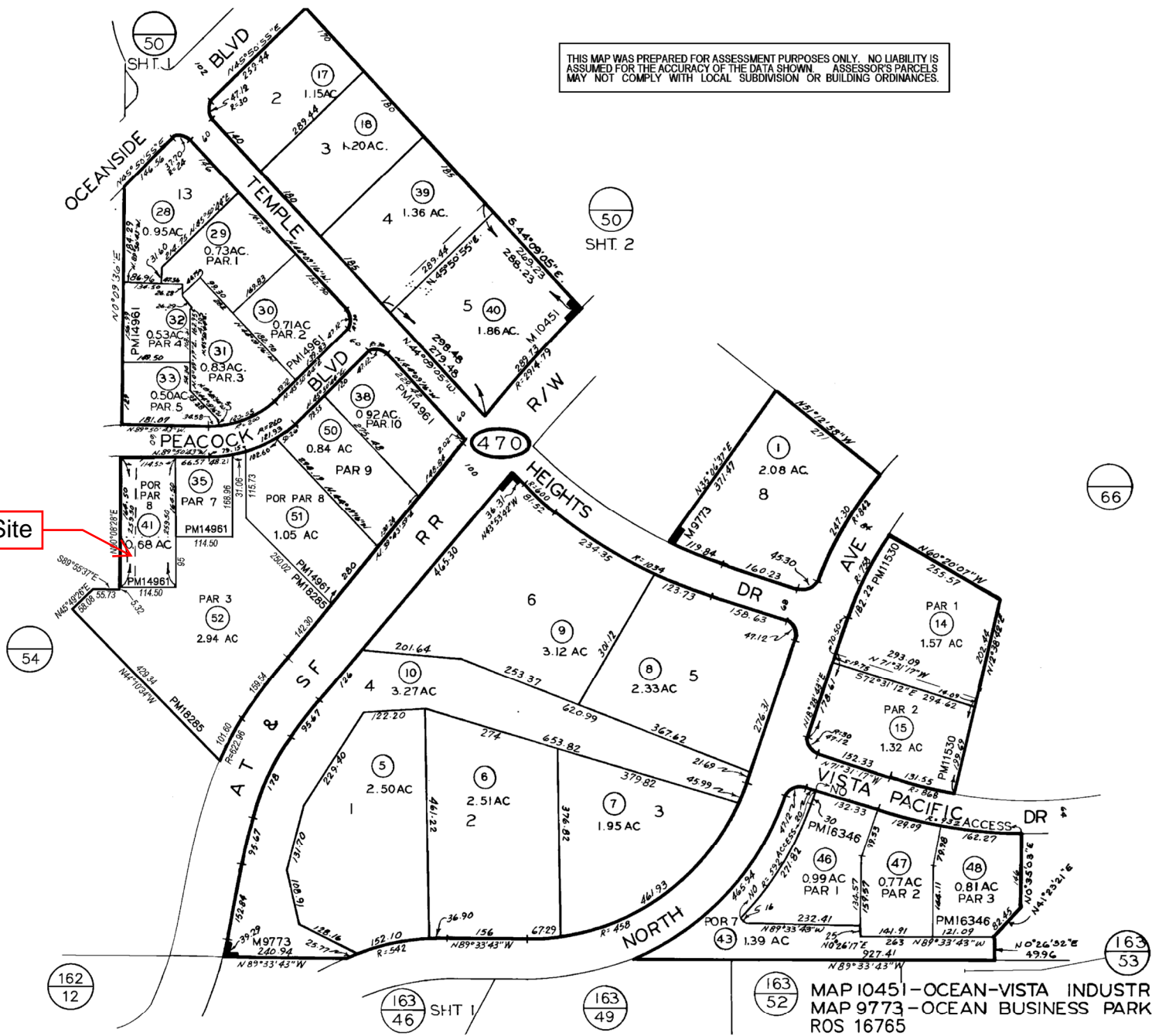
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



02/13/2004 KJA

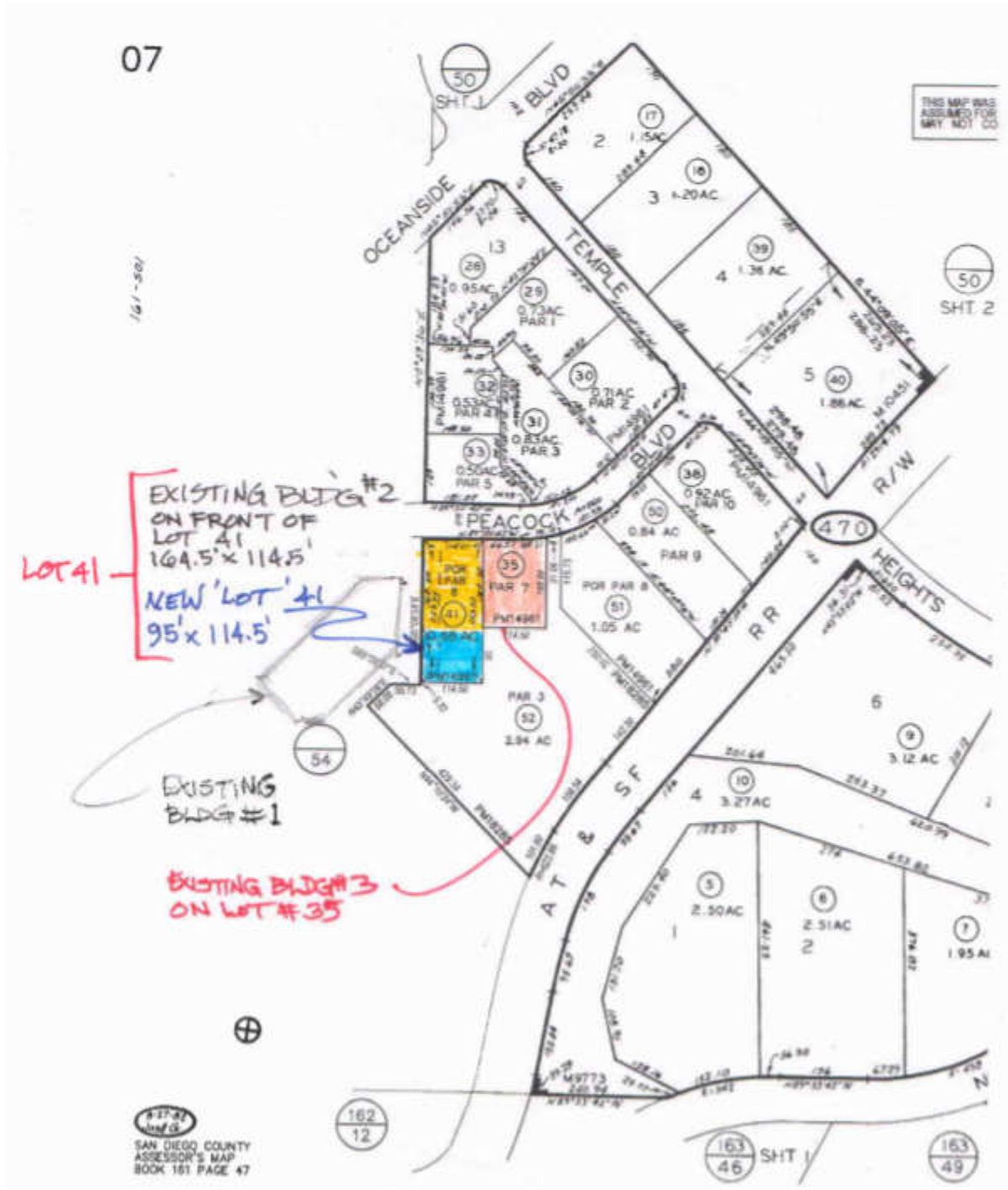
CHANGES				
BLK	OLD	NEW	YR	CUT
470		1-11	81	180
	2	12-13	82	1642
		12-13	83	2505
		16-17	83	10087
VOID		16	7-24	83-96
		16	17-28	83-96
		21-27	29-38	88-1675
		19-20	39-40	88-1936
		34-36	41-42	89-2200
		11	43-44	90-18
		42	44-45	91-1225
		4	46-48	91-2179
		37-44	49	95-1469
		49	50&51	97-1855
	45&POR	52	00	1389
	3	POR-60-45	04	1821

Project Site



#1914 Pryor Industries; Proposed Bldg. #4

(file #: 1914.colors.scan.plot.map.markup.2019.11.11.pdf)



DATE: December 2, 2019

SUBJECT: Concept Plan submittal for City of Oceanside Developer's Conference

MEETING/APPOINTMENT SCHEDULE: 9:30 AM, December 18, 2019

PROPOSED PROJECT INFORMATION: (See below and plan sheet T1)

SCOPE OF WORK:

THE PROPOSED CONSTRUCTION SHALL CONSIST OF A ONE STORY ADDITION TO THE EXISTING SINGLE STORY BUILDING @1955 PEACOCK BLVD, OCEANSIDE, CA. (CONCRETE TILT-UP CONSTRUCTION - TO MATCH EXISTING)

NOTES:

1.) LOT AREA = 114.5' X 259.5' = 29713 SF (0.68 Acres)

2.) EXISTING BUILDING #2 AREA = 8400 SF

3.) NEW BUILDING #4 AREA = 9568 SF

4.) TOTAL BUILDING AREA = 8400 + 9568 = 17968 SF

5.) PARKING REQUIRED; (1) - SPACE PER 1000 TO 1500 SF (WAREHOUSING & STORAGE)
PROVIDE 18 SPACES MINIMUM (8'-6" X 18'-0" EA)

OWNER

PRYOR PRODUCTS

1955 ~~1855~~ PEACOCK BLVD.

OCEANSIDE, CA 92054

APN ~~161-047-041~~ 161-470-41

(SEE PARTIAL MAP ATTACHED)

CONTACT

PAUL PRYOR

760-505-8287

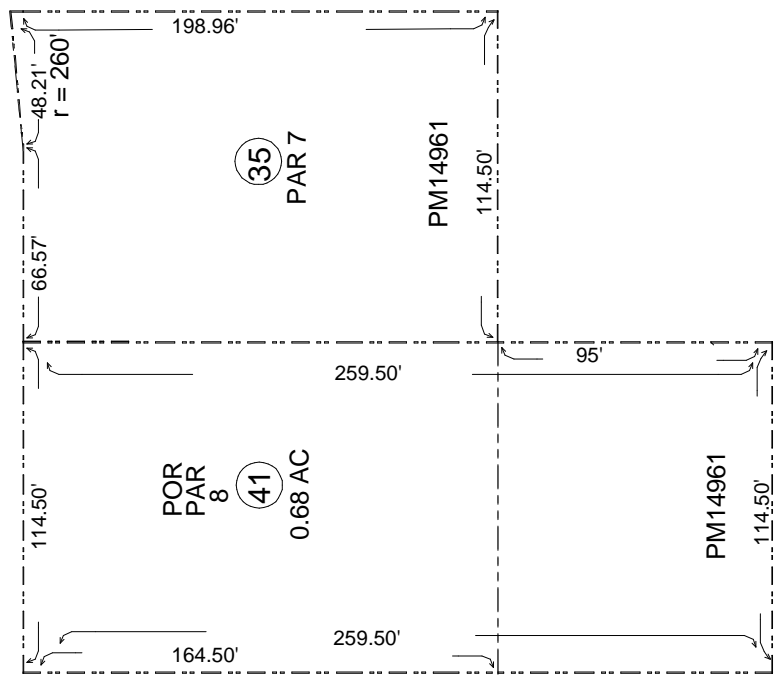
(1914.Pryor.Ind.Bldg4.Dev.Conf.2019.02.19.01)

#1914 Pryor Industries "Proposed New Building #4 Site Plan"

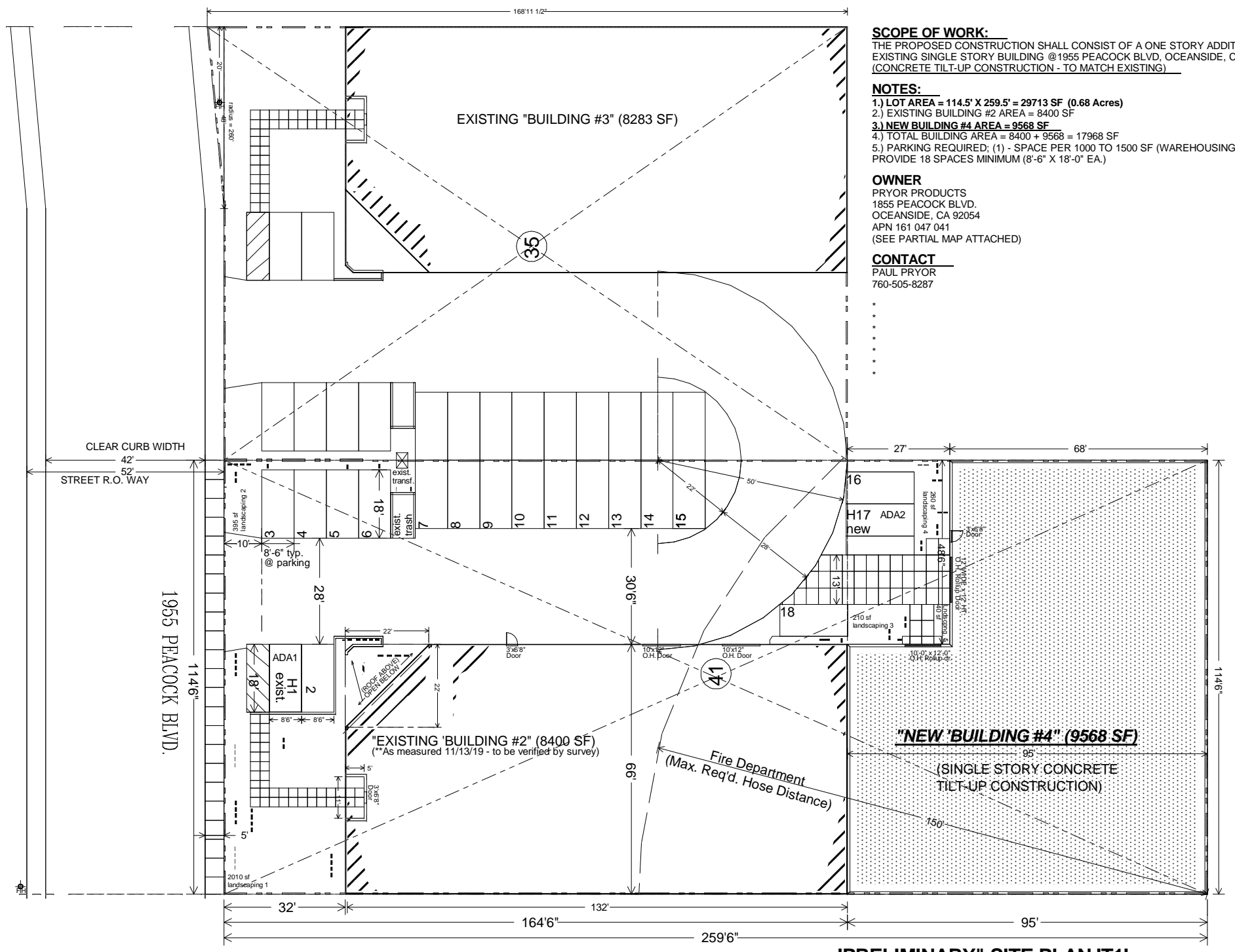
(GE file no: 1914.Pryor.Lot4.2019..09.20.v01) 11/12/19



ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF CHARLES GANG ENGINEERING AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF CHARLES GANG ENGINEERING. THANK YOU VERY MUCH.



SAN DIEGO COUNTY ASSESSOR'S MAP
BOOK 161 PAGE 47



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OWNER
 PRYOR PRODUCTS
 1855 PEACOCK BLVD.
 OCEANSIDE, CA 92054
 APN 161 047 041
 (SEE PARTIAL MAP ATTACHED)

CONTACT
 PAUL PRYOR
 760-505-8287

W I S C O N S I N
 C O L O R A D O
 1563 CALLE RYAN
 ENCINITAS, CA 92024
 760 - 613 - 9152
 engineering24k7@gmail.com

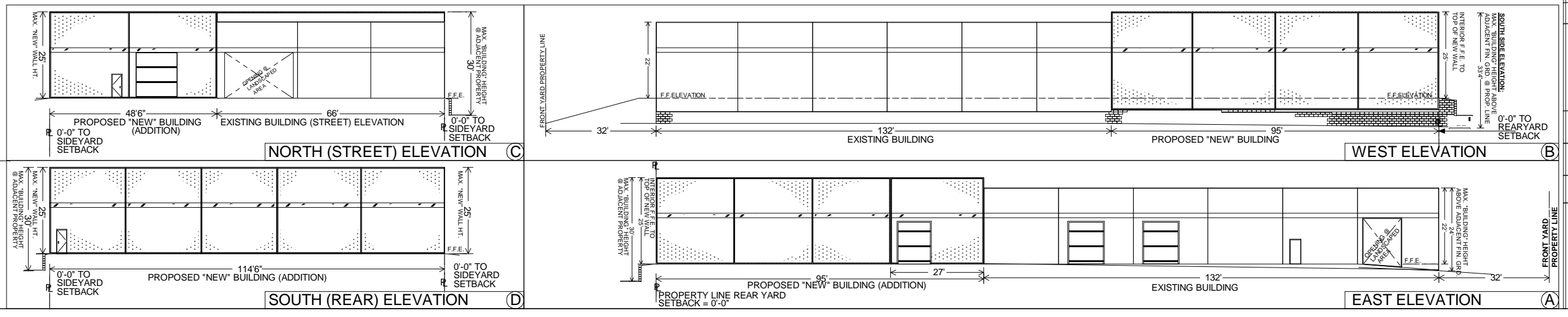
GANG
 ENGINEERING

REVISIONS
12/02/19 "CONCEPT" PLAN SUBMITTAL
00/00/19 SUBMITTAL SET
00/00/19 PERMIT SET
00/00/19 FIELD PLAN CHECK REVS.
00/00/19 FIELD REVISIONS
00/00/19 ABC REVISIONS
XYZ

file no: 1914T1

Not For Construction - Pending All Required Approvals

PRYOR PRODUCTS "WAREHOUSE" BLDG. #4
"PRELIMINARY CONCEPTUAL PLAN"
1955 PEACOCK BLVD.
OCEANSIDE, CALIFORNIA

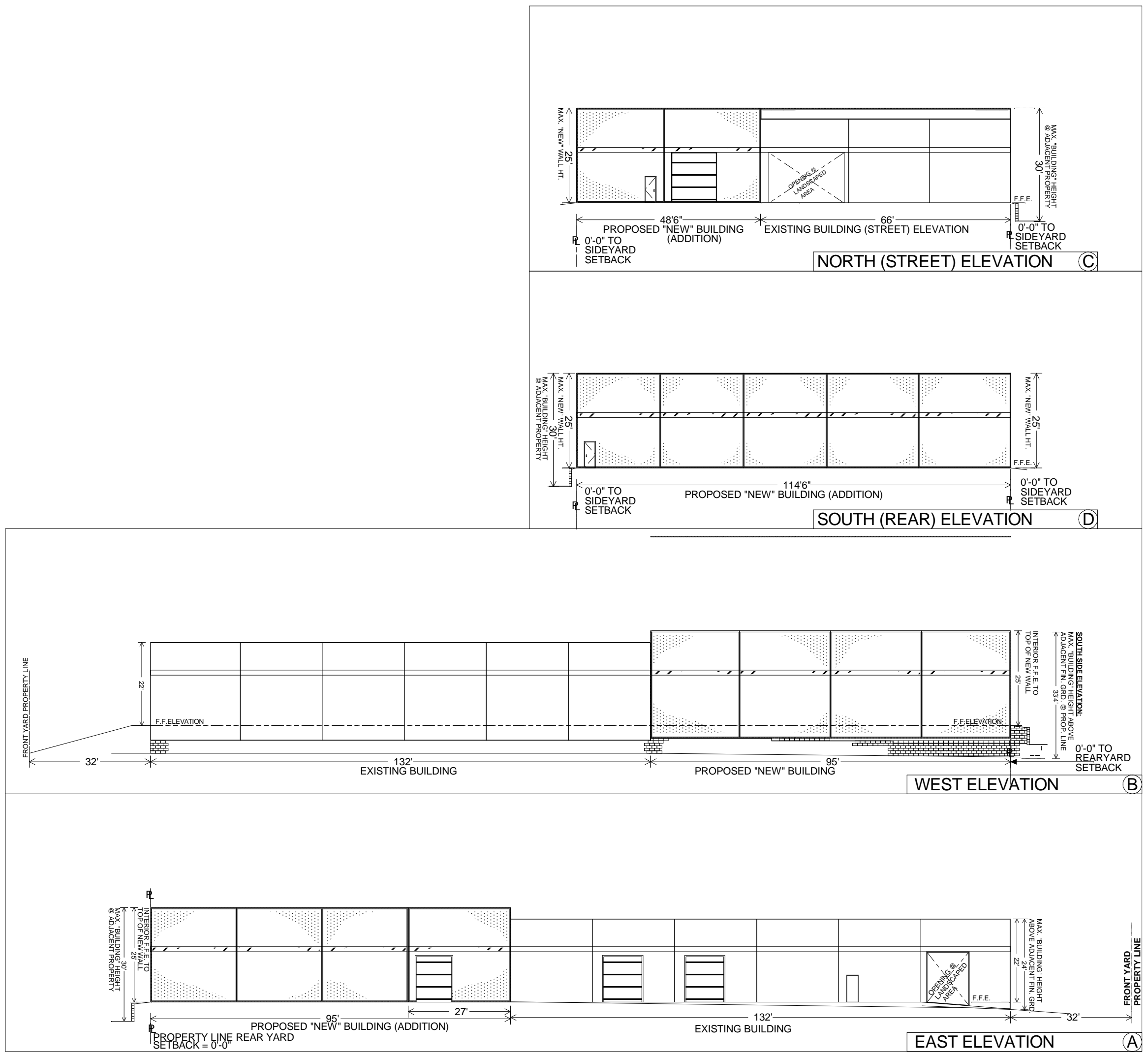


TITLE
PRELIMINARY SITE PLAN

PROJECT NO: 1914.00
 DATE: 12-02-19
 BY: C. GANG

SHEET
T1
 fd

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF CHARLES GANG ENGINEERING AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF CHARLES GANG ENGINEERING. THANK YOU VERY MUCH.



Not For Construction - Pending All Required Approvals

PRYOR PRODUCTS "WAREHOUSE" BLDG. #4
 "PRELIMINARY CONCEPTUAL PLAN"
 1955 PEACOCK BLVD.
 OCEANSIDE, CALIFORNIA

TITLE
 PRELIMINARY BUILDING ELEVATIONS

PROJECT NO: 1914.00
 DATE: 12-02-19
 BY: C. GANG

SHEET
 T2
 fd

REVISIONS

12/02/19	"CONCEPT" PLAN SUBMITTAL
00/00/19	SUBMITTAL SET
00/00/19	PERMIT SET
	PLAN CHECK REVS.
00/00/19	FIELD REVISIONS
00/00/19	ABC XYZ

file no: 1914T2



WISCONSIN
 COLORADO
 1563 CALLE RYAN
 ENCINITAS, CA 92024
 760-613-9152
 engineering24x7@gmail.com

GANG
 ENGINEERING

Project Description Stater Bros. Expansion

We would like to give Stater Brothers the opportunity to expand their footprint by approximately 10,600 square feet in order to increase selection/availability of products, consider prepared food service, and enhance the overall shopping experience. This will help the grocer adapt to rapidly changing market trends, and better serve the community.

To that end, we would schedule the demolition of the existing 4,536 SF 2-tenant building known as 3768 Mission Avenue in order to make room for the market expansion. We have applied for a substantial conformance review for the relocation of the regulated Ocean Spa tenant to a vacant suite in 3772 Mission Avenue. We would move Gear Hound, the other tenant, into an available suite in 3784 Mission Avenue.

Stater Brothers is requesting approximately 10,600 square feet of additional floor area for their expansion, resulting in a total store area of 47,327 square feet. Our preliminary estimates are that construction would involve the replacement of approximately 12,000-14,000 SF of impervious surface, depending on the final design.

You will see in the attached parking study that the off-street parking conditions are favorable to the expansion. The parking is greatly under-utilized; and could accommodate a much greater increase in usable floor area for the center.

The Owner has retained Hunsaker & Associates (who also prepared the attached ALTA) to file a lot-tie agreement with the City of Oceanside Engineering Department. This will remove the property line encumbrances to expansion.

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A (APN: 158-390-06; 158-390-07; 158-390-08; 158-390-14; 158-390-15); PARCELS 1, 2, 3, AND 4 OF PARCEL MAP NO. 10773, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SAID MAP BEING FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON DECEMBER 05, 1980.

EXCEPTING THEREFROM ALL OIL, GAS, AND OTHER HYDROCARBON AND MINERAL SUBSTANCES (EXCEPT WATER) LYING NOT LESS THAN 100 FEET BELOW THE SURFACE OF THE HEREINAFTER DESCRIBED LAND, BUT WITHOUT THE RIGHT TO GO UPON THE SURFACE OF THE HEREINAFTER DESCRIBED LAND FOR THE PURPOSE OF EXTRACTING SAID OIL, GAS, AND OTHER HYDROCARBON AND MINERAL SUBSTANCES, NOR FOR ANY PURPOSE IN CONNECTION THEREWITH, BUT WITH THE RIGHT TO EXTRACT AND REMOVE SAID OIL, GAS, AND OTHER HYDROCARBON AND MINERAL SUBSTANCES BY MEANS OF SLANT-DRILLED WELLS LOCATED ON OR ADJACENT OR NEARLY LAND, OR BY ANY OTHER MEANS NOT REQUIRING ENTRY UPON THE SURFACE OF THE HEREINAFTER DESCRIBED LAND, SAID LAND BEING THOSE PORTIONS OF SAID PARCELS 3, 4, AND 5 WHICH LIE WITHIN THAT 100.00 FOOT WIDE STRIP OF LAND DESCRIBED IN DEED TO THE CITY OF OCEANSIDE, RECORDED AUGUST 03, 1948 AS INSTRUMENT NO. 76589, IN BOOK 2897, PAGE 1 OF OFFICIAL RECORDS, SAID OIL, GAS, AND OTHER HYDROCARBON AND MINERAL SUBSTANCES WERE EXPECTED BY THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY IN SAID DEED HEREINAFOVE REFERRED TO.

PARCEL B (APN: 158-390-11);

PARCEL A OF PARCEL MAP NO. 12194, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SAID MAP BEING FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON JUNE 23, 1982.

EXCEPTING THEREFROM ALL OIL, GAS, AND OTHER HYDROCARBON AND MINERAL SUBSTANCES (EXCEPT WATER) LYING NOT LESS THAN 100 FEET BELOW THE SURFACE OF THE HEREINAFTER DESCRIBED LAND, BUT WITHOUT THE RIGHT TO GO UPON THE SURFACE OF THE HEREINAFTER DESCRIBED LAND FOR THE PURPOSE OF EXTRACTING SAID OIL, GAS, AND OTHER HYDROCARBON AND MINERAL SUBSTANCES, NOR FOR ANY PURPOSE IN CONNECTION THEREWITH, BUT WITH THE RIGHT TO EXTRACT AND REMOVE SAID OIL, GAS, AND OTHER HYDROCARBON AND MINERAL SUBSTANCES BY MEANS OF SLANT-DRILLED WELLS LOCATED ON OR ADJACENT OR NEARLY LAND, OR BY ANY OTHER MEANS NOT REQUIRING ENTRY UPON THE SURFACE OF THE HEREINAFTER DESCRIBED LAND, SAID LAND BEING THOSE PORTIONS OF SAID PARCELS 3, 4, AND 5 WHICH LIE WITHIN THAT 100.00 FOOT WIDE STRIP OF LAND DESCRIBED IN DEED TO THE CITY OF OCEANSIDE, RECORDED AUGUST 03, 1948 AS INSTRUMENT NO. 76589, IN BOOK 2897, PAGE 1 OF OFFICIAL RECORDS, SAID OIL, GAS, AND OTHER HYDROCARBON AND MINERAL SUBSTANCES WERE EXPECTED BY THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY IN SAID DEED HEREINAFOVE REFERRED TO.

PARCEL C (APN: 158-390-16);

PARCEL A OF CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 21, 2006 AS INSTRUMENT NO. 2006-0829249 OF OFFICIAL RECORDS, BEING PARCEL B OF PARCEL MAP NO. 12194, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SAID MAP BEING FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON JUNE 23, 1982.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL B MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF SAID PARCEL B OF SAID PARCEL MAP NO. 12194; THENCE SOUTH 37°50'32" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL B 82.76 FEET; THENCE SOUTH 52°09'28" EAST 143.67 FEET; THENCE SOUTH 82°08'11" EAST 185.11 FEET; THENCE NORTH 37°50'32" EAST 0.26 FEET; THENCE NORTH 52°09'28" WEST 286.69 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES (EXCEPT WATER) LYING NOT LESS THAN 100 FEET BELOW THE SURFACE OF THE HEREINAFTER DESCRIBED LAND, BUT WITHOUT THE RIGHT TO GO UPON THE SURFACE OF THE HEREINAFTER DESCRIBED LAND FOR THE PURPOSE OF EXTRACTING SAID OIL, GAS, AND OTHER HYDROCARBON AND MINERAL SUBSTANCES, NOR FOR ANY PURPOSE IN CONNECTION THEREWITH, BUT WITH THE RIGHT TO EXTRACT AND REMOVE SAID OIL, GAS, AND OTHER HYDROCARBON AND MINERAL SUBSTANCES BY MEANS OF SLANT-DRILLED WELLS LOCATED ON OR ADJACENT OR NEARLY LAND, OR BY ANY OTHER MEANS NOT REQUIRING ENTRY UPON THE SURFACE OF THE HEREINAFTER DESCRIBED LAND, SAID LAND BEING THOSE PORTIONS OF SAID PARCELS 3, 4, AND 5 WHICH LIE WITHIN THAT 100.00 FOOT WIDE STRIP OF LAND DESCRIBED IN DEED TO THE CITY OF OCEANSIDE, RECORDED AUGUST 03, 1948 AS INSTRUMENT NO. 76589, IN BOOK 2897, PAGE 1 OF OFFICIAL RECORDS, SAID OIL, GAS, AND OTHER HYDROCARBON AND MINERAL SUBSTANCES WERE EXPECTED BY THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY IN SAID DEED HEREINAFOVE REFERRED TO.

PARCEL D (APN: 158-390-17);

PARCEL B OF CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 21, 2006 AS INSTRUMENT NO. 2006-0829249 OF OFFICIAL RECORDS, BEING PARCEL C OF PARCEL MAP NO. 10773, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SAID MAP BEING FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON DECEMBER 05, 1980.

TOGETHER WITH THAT PORTION OF PARCEL B OF PARCEL MAP NO. 12194, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SAID MAP BEING FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON JUNE 23, 1982, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF SAID PARCEL B OF SAID PARCEL MAP NO. 12194; THENCE SOUTH 37°50'32" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL B 82.76 FEET; THENCE SOUTH 52°09'28" EAST 143.67 FEET; THENCE SOUTH 82°08'11" EAST 185.11 FEET; THENCE NORTH 37°50'32" EAST 0.26 FEET; THENCE NORTH 52°09'28" WEST 286.69 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OIL, GAS, AND OTHER HYDROCARBON AND MINERAL SUBSTANCES (EXCEPT WATER) LYING NOT LESS THAN 100 FEET BELOW THE SURFACE OF THE HEREINAFTER DESCRIBED LAND, BUT WITHOUT THE RIGHT TO GO UPON THE SURFACE OF THE HEREINAFTER DESCRIBED LAND FOR THE PURPOSE OF EXTRACTING SAID OIL, GAS, AND OTHER HYDROCARBON AND MINERAL SUBSTANCES, NOR FOR ANY PURPOSE IN CONNECTION THEREWITH, BUT WITH THE RIGHT TO EXTRACT AND REMOVE SAID OIL, GAS, AND OTHER HYDROCARBON AND MINERAL SUBSTANCES BY MEANS OF SLANT-DRILLED WELLS LOCATED ON OR ADJACENT OR NEARLY LAND, OR BY ANY OTHER MEANS NOT REQUIRING ENTRY UPON THE SURFACE OF THE HEREINAFTER DESCRIBED LAND, SAID LAND BEING THOSE PORTIONS OF SAID PARCELS 3, 4, AND 5 WHICH LIE WITHIN THAT 100.00 FOOT WIDE STRIP OF LAND DESCRIBED IN DEED TO THE CITY OF OCEANSIDE, RECORDED AUGUST 03, 1948 AS INSTRUMENT NO. 76589, IN BOOK 2897, PAGE 1 OF OFFICIAL RECORDS, SAID OIL, GAS, AND OTHER HYDROCARBON AND MINERAL SUBSTANCES WERE EXPECTED BY THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY IN SAID DEED HEREINAFOVE REFERRED TO.

PARCEL E (APN: 158-390-20);

PARCEL 5 OF PARCEL MAP NO. 9560, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SAID MAP BEING FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON JANUARY 02, 1980.

EXCEPTING THEREFROM ALL OIL, GAS, AND OTHER HYDROCARBON AND MINERAL SUBSTANCES (EXCEPT WATER) LYING NOT LESS THAN 100 FEET BELOW THE SURFACE OF THE HEREINAFTER DESCRIBED LAND, BUT WITHOUT THE RIGHT TO GO UPON THE SURFACE OF THE HEREINAFTER DESCRIBED LAND FOR THE PURPOSE OF EXTRACTING SAID OIL, GAS, AND OTHER HYDROCARBON AND MINERAL SUBSTANCES, NOR FOR ANY PURPOSE IN CONNECTION THEREWITH, BUT WITH THE RIGHT TO EXTRACT AND REMOVE SAID OIL, GAS, AND OTHER HYDROCARBON AND MINERAL SUBSTANCES BY MEANS OF SLANT-DRILLED WELLS LOCATED ON OR ADJACENT OR NEARLY LAND, OR BY ANY OTHER MEANS NOT REQUIRING ENTRY UPON THE SURFACE OF THE HEREINAFTER DESCRIBED LAND, SAID LAND BEING THOSE PORTIONS OF SAID PARCELS 3, 4, AND 5 WHICH LIE WITHIN THAT 100.00 FOOT WIDE STRIP OF LAND DESCRIBED IN DEED TO THE CITY OF OCEANSIDE, RECORDED AUGUST 03, 1948 AS INSTRUMENT NO. 76589, IN BOOK 2897, PAGE 1 OF OFFICIAL RECORDS, SAID OIL, GAS, AND OTHER HYDROCARBON AND MINERAL SUBSTANCES WERE EXPECTED BY THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY IN SAID DEED HEREINAFOVE REFERRED TO.

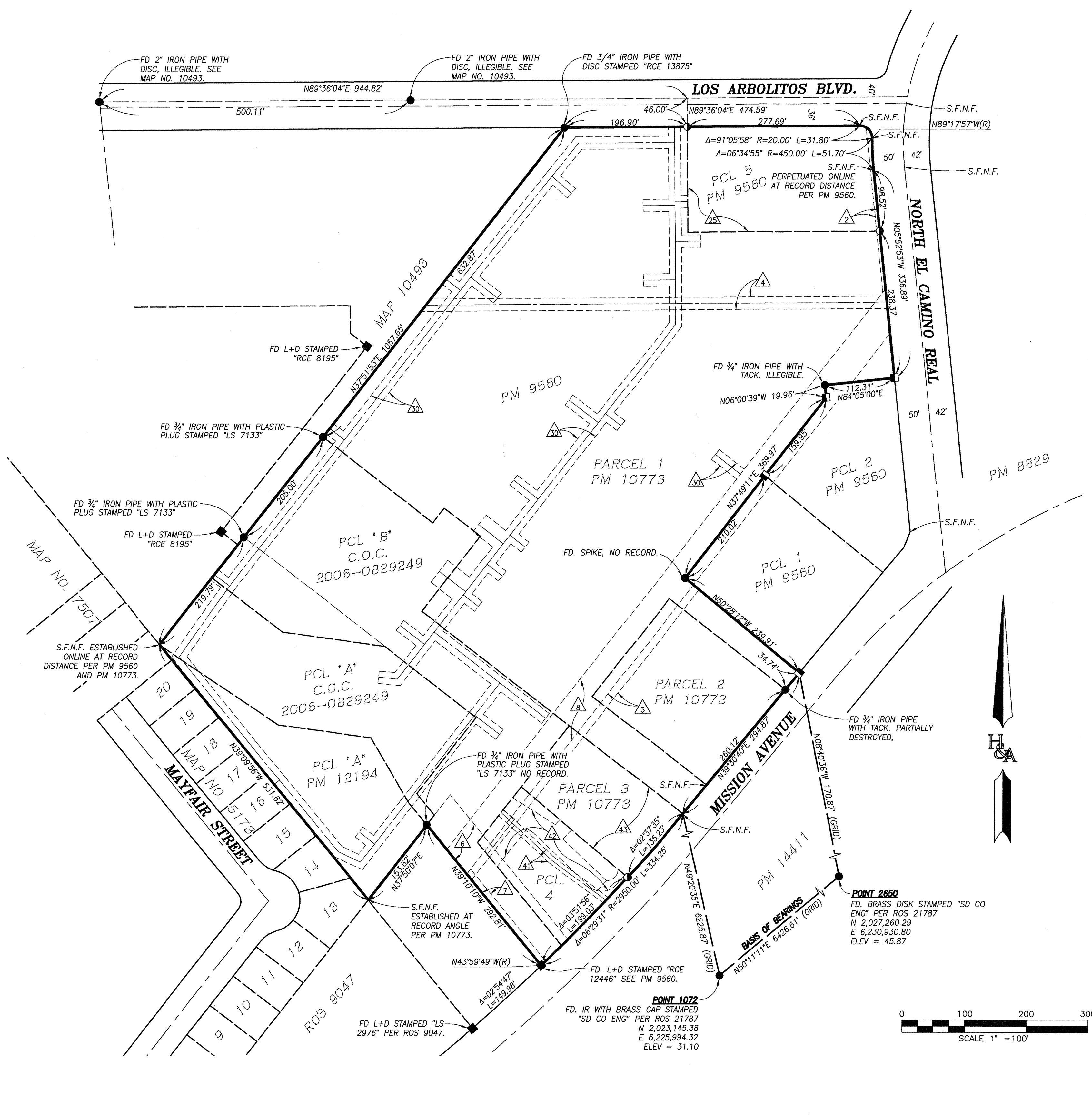
ENCUMBRANCES:

- 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2. EASEMENTS(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE CITY OF OCEANSIDE
PURPOSE: THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR, REPLACE, OPERATE, MAINTAIN AND USE FOR SANITARY SEWER LINE PURPOSES AND APPURTENANCES AND APPURTENAMENT WORK
RECORDING DATE: FEBRUARY 16, 1962
RECORDING NO: 28199 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT, RECORDING DATE: FEBRUARY 16, 1962 AND RECORDING NO: 28200 OF OFFICIAL RECORDS
3. AN EXISTING EASEMENT TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, SHOWN AS "EXISTING 12 FOOT EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY AS INSTRUMENT NO. 95676, RECORDED JUNE 05, 1963" OVER PARCELS 1, 2, 3, 4, 5, A AND D OF PARCEL MAP NO. 10773, AS DISCLOSED BY PARCEL MAP NO. 10773, FILED DECEMBER 05, 1980.
4. EASEMENTS(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR DERIVED FROM MAP/PLAN: PARCEL MAP NO. 17529
PURPOSE: DRAINAGE EASEMENT 20.00 FEET IN WIDTH
AFFECTS: PARCEL A - PARCEL 1 OF PARCEL MAP NO. 10773
5. EASEMENTS(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS RECORDING DATE: MARCH 05, 1973
RECORDING NO: 73-027344 OF OFFICIAL RECORDS AFFECTS: PARCELS A AND B
THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
6. EASEMENTS(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ROAD AND PUBLIC UTILITY
RECORDING DATE: OCTOBER 15, 1974
RECORDING NO: 74-275843 OF OFFICIAL RECORDS AFFECTS: PARCELS A AND D

ENCUMBRANCES (CONT.):

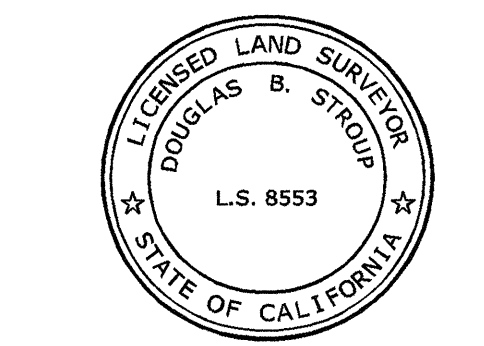
- 7. EASEMENTS(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE CITY OF OCEANSIDE
PURPOSE: SEWER AND PUBLIC UTILITY
RECORDING DATE: APRIL 01, 1977
RECORDING NO: 77-118917 OF OFFICIAL RECORDS AFFECTS: A PORTION OF PARCELS A AND D AND RE-RECORDING DATE: APRIL 23, 1977 AND RE-RECORDING NO: 77-150236 OF OFFICIAL RECORDS
8. EASEMENTS(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS RECORDING DATE: APRIL 10, 1978
RECORDING NO: 78-146354 OF OFFICIAL RECORDS AFFECTS: PARCEL A
A PORTION OF SAID EASEMENT WAS OUTLINED BY DEED RECORDED APRIL 10, 1980 AS INSTRUMENT NO. 80-122525 OF OFFICIAL RECORDS.
THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
9. AN UNRECORDED LEASE AFFECTING THE PREMISES HEREIN DESCRIBED, EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED, WITH CERTAIN TERMS, COVENANTS AND PROVISIONS SET FORTH THEREIN. LESSOR: MISSION CENTER ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP LESSEE: LUCKY STORES, INC., A CALIFORNIA CORPORATION
RECORDING DATE: JUNE 29, 1979
RECORDING NO: 79-272850 OF OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN. SAID INSTRUMENT PROVIDES TO EXTEND THE TERM THEREOF FOR FIVE (5) CONSERVATIVE TERMS OF FIVE (5) YEARS EACH, UPON NOTICE FROM TENANT TO LANDLORD AS THEREIN PROVIDED. AN AGREEMENT OF NON-DISTURBANCE AND ATTORNMENT WAS RECORDED MAY 15, 1980 AS INSTRUMENT NO. 80-161153 OF OFFICIAL RECORDS. SUBORDINATION AGREEMENT AND ATTORNMENT AGREEMENT RECORDED MAY 12, 2005 INSTRUMENT NO. 2005-0403421 OF OFFICIAL RECORDS.
10. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE BELOW DOCUMENTS, WHICH, AMONG OTHER THINGS, MAY CONTAIN OR PROVIDE FOR EASEMENTS, ASSESSMENTS, LIENS AND THE SUBORDINATION THEREOF; SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE: RECORDING DATE: JUNE 29, 1979
RECORDING NO: 79-272849 OF OFFICIAL RECORDS MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDING DATE: MARCH 04, 1980
RECORDING NO: 80-074168 OF OFFICIAL RECORDS
AND RECORDING DATE: OCTOBER 13, 1982 AND RECORDING NO. 82014341 OF OFFICIAL RECORDS AND RECORDING DATE: JANUARY 29, 1988 AND RECORDING NO: 86-37334 OF OFFICIAL RECORDS AN ASSIGNMENT AND ASSUMPTION OF EASEMENT AGREEMENT FROM PAN-AMERICAN PROPERTIES, INC. A DELAWARE CORPORATION TO SHOPPING CENTER ASSOCIATES, A NEW YORK GENERAL PARTNERSHIP, WAS RECORDED NOVEMBER 21, 1989 AS INSTRUMENT NO. 89-83333 OF OFFICIAL RECORDS.
THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
11. A NON-EXCLUSIVE EASEMENT FOR THE INGRESS AND EGRESS AND FOR THE PASSAGE AND PARKING OF MOTOR VEHICLES INTO, OUT OF, ON, OVER AND ACROSS ALL THOSE PARKING AREAS, DRIVEWAYS, AND SERVICE AREAS WHICH ARE NOW, OR MAY HEREAFTER BE, ESTABLISHED WITHIN THE BOUNDARIES OF PARCELS 1, 2, 4, AND 5 AS SHOWN AT PARCEL MAP NO. 9560. A NON-EXCLUSIVE EASEMENT FOR THE INGRESS AND EGRESS AND PASSAGE FOR PEDESTRIANS INTO, OUT OF, ON, OVER AND ACROSS THOSE PORTIONS OF PARCELS 1, 2, 4, AND 5 IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 9560, WHICH ARE DESIGNATED AS "COMMON AREA" IN THAT CERTAIN DOCUMENT RECORDED JUNE 29, 1979 AS INSTRUMENT NO. 79-272849 OF OFFICIAL RECORDS, AND A NON-EXCLUSIVE EASEMENT FOR THE USE OF SANITARY SEWER, WATER MAINS, SEWERS, WATER SPRINKLER SYSTEM LINES, TELEPHONE, ELECTRICAL CONDUITS OR SYSTEMS, GAS MAINS AND OTHER PUBLIC UTILITIES AND SERVICE PURPOSES UNDER, THROUGH AND ACROSS THOSE PORTIONS OF PARCELS 1, 2, 4, AND 5 AS SHOWN ON PARCEL MAP NO. 9560, WHICH ARE DESIGNATED AS "COMMON AREA" IN THAT CERTAIN INSTRUMENT RECORDED JUNE 29, 1979 AS INSTRUMENT NO. 79-272849 OF OFFICIAL RECORDS, AS DISCLOSED BY DEED OF TRUST RECORDED MAY 02, 1980 AS INSTRUMENT NO. 80-149574 OF OFFICIAL RECORDS.
THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
12. EASEMENTS(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS RECORDING DATE: NOVEMBER 01, 1980
RECORDING NO: 80-47955 OF OFFICIAL RECORDS AFFECTS: PARCELS 1, 3, AND 5 OF PARCEL MAP NO. 10773, AND PARCEL 5 OF PARCEL MAP NO. 9560 A PORTION OF SAID EASEMENT WAS OUTLINED BY DEED RECORDED APRIL 21, 1982 AS INSTRUMENT NO. 82-112804 OF OFFICIAL RECORDS.
THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
13. EASEMENTS(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS RECORDING DATE: NOVEMBER 05, 1979
RECORDING NO: 79-465021 OF OFFICIAL RECORDS AFFECTS: PARCELS A THROUGH D
THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
14. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT DATED: NOVEMBER 12, 1979 EXECUTED BY: REALTY AND MORTGAGE INVESTORS OF THE PACIFIC, CALIFORNIA TRUST, BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A NATIONAL BANKING ASSOCIATION, PEOPLES FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERALLY CHARTERED SAVINGS AND LOAN ASSOCIATION, MISSION CENTER ASSOCIATES, A GENERAL PARTNERSHIP, AND HURCO, INC., A CORPORATION UNDER THE LAWS OF CALIFORNIA, REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
15. DECLARATION REGARDING COMMON WALL RECORDING DATE: MAY 02, 1980
RECORDING NO: 80-149571 OF OFFICIAL RECORDS AFFECTS: A PORTION OF PARCEL A
THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
16. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: MEMORANDUM OF LEASE LESSOR: MISSION CENTER ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP LESSEE: SAN DIEGO FEDERAL SAVINGS AND LOAN ASSOCIATION RECORDING DATE: APRIL 13, 1981
RECORDING NO: 81-112068 OF OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
17. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: SECOND AMENDMENT TO LEASE LESSOR: MISSION CENTER ASSOCIATES, A CALIFORNIA PARTNERSHIP LESSEE: SAN DIEGO FEDERAL SAVINGS AND LOAN ASSOCIATION RECORDING DATE: NOVEMBER 23, 1981
RECORDING NO: 81-389978 OF OFFICIAL RECORDS THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
18. EASEMENTS(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS RECORDING DATE: JULY 23, 1982
RECORDING NO: 82-026386 OF OFFICIAL RECORDS AFFECTS: A PORTION OF PARCELS A AND B
THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED BY RECORD.
19. A COVENANT AND AGREEMENT FOR MAINTENANCE OF YARDS FOR AN OVER-SIZED BUILDING, RECORDED AUGUST 26, 1982 AS INSTRUMENT NO. 82-285450 OF OFFICIAL RECORDS. AFFECTS: PARCEL B
20. A COVENANT AND AGREEMENT FOR MAINTENANCE OF YARDS FOR AN OVER-SIZED BUILDING, RECORDED AUGUST 26, 1982 AS INSTRUMENT NO. 82-285451 OF OFFICIAL RECORDS. AFFECTS: PARCEL B
21. EASEMENTS(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS RECORDING DATE: NOVEMBER 02, 1983
RECORDING NO: 83-39733 OF OFFICIAL RECORDS AFFECTS: PARCEL A
THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
22. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: SHORT TERM LEASE LESSOR: MISSION CENTER ASSOCIATES LESSEE: UNITED STATES POSTAL SERVICE
RECORDING DATE: SEPTEMBER 16, 1988
RECORDING NO: 88-466709 OF OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
23. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: MEMORANDUM OF LEASE LESSOR: MISSION CENTER ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP LESSEE: SAN DIEGO FEDERAL SAVINGS AND LOAN ASSOCIATION RECORDING DATE: NOVEMBER 23, 1981
RECORDING NO: 81-389978 OF OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
24. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: MEMORANDUM OF LEASE LESSOR: MISSION REAL ESTATE CORPORATION LESSEE: PENTACO MANAGEMENT, INC.
RECORDING NO: 2001-075569 OF OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
25. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: MEMORANDUM OF LEASE AGREEMENT LESSOR: MISSION REAL ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY LESSEE: COX POS ASSETS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: OCTOBER 18, 2008
RECORDING NO: 2008-0214831 OF OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN. AFFECTS: PARCEL A
26. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE BELOW DOCUMENTS, WHICH, AMONG OTHER THINGS, MAY CONTAIN OR PROVIDE FOR EASEMENTS, ASSESSMENTS, LIENS AND THE SUBORDINATION THEREOF; SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE: RECORDING DATE: JUNE 16, 2006
RECORDING NO: 2006-0183409 OF OFFICIAL RECORDS
27. CERTIFICATE OF COMPLIANCE RECORDING DATE: NOVEMBER 21, 2006
RECORDING NO: 2006-0829249 OF OFFICIAL RECORDS
28. EASEMENTS(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE CITY OF OCEANSIDE
PURPOSE: WATER LINE
EASEMENT RECORDING DATE: APRIL 22, 2008
RECORDING NO: 2008-0214829 OF OFFICIAL RECORDS AFFECTS: PARCELS A THROUGH D
A JOINT USE AGREEMENT RECORDED APRIL 22, 2008 AS INSTRUMENT NO. 2008-0214831 OF OFFICIAL RECORDS. A JOINT USE AGREEMENT RECORDED APRIL 22, 2008 AS INSTRUMENT NO. 2008-0214832 OF OFFICIAL RECORDS.
29. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ENCROACHMENT REMOVAL AGREEMENT ENCROACHMENT CONSTRUCTION AGREEMENT (E84-06-020) DATED: MARCH 24, 2008 EXECUTED BY: THE CITY OF OCEANSIDE AND MISSION CENTER, LLC
RECORDING DATE: APRIL 22, 2008
RECORDING NO: 2008-0214830 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
30. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT MAINTENANCE AGREEMENT DATED: JULY 17, 2008 EXECUTED BY: MISSION CENTER, LLC, MCDONALD'S CORPORATION AND ROBERT D. CARROLL, AS TRUSTEE, LUT DATED JUNE 11, 1995
RECORDING DATE: AUGUST 18, 2008
RECORDING NO: 2008-043947 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AFFECTS: PARCELS A THROUGH D
THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
31. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT MAINTENANCE AGREEMENT DATED: JULY 17, 2008 EXECUTED BY: MISSION CENTER, LLC, MCDONALD'S CORPORATION AND ROBERT D. CARROLL, AS TRUSTEE, LUT DATED JUNE 11, 1995
RECORDING DATE: AUGUST 18, 2008
RECORDING NO: 2008-043947 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AFFECTS: PARCELS A THROUGH D
THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
32. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT MAINTENANCE AGREEMENT DATED: JULY 17, 2008 EXECUTED BY: MISSION CENTER, LLC, MCDONALD'S CORPORATION AND ROBERT D. CARROLL, AS TRUSTEE, LUT DATED JUNE 11, 1995
RECORDING DATE: AUGUST 18, 2008
RECORDING NO: 2008-043947 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AFFECTS: PARCELS A THROUGH D
THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
33. EASEMENTS(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS RECORDING DATE: MAY 14, 2015
RECORDING NO: 2015-0244653 OF OFFICIAL RECORDS AFFECTS: PARCEL A
THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
34. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE BELOW DOCUMENTS, WHICH, AMONG OTHER THINGS, MAY CONTAIN OR PROVIDE FOR EASEMENTS, ASSESSMENTS, LIENS AND THE SUBORDINATION THEREOF; SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE: RECORDING DATE: JANUARY 11, 2018
RECORDING NO: 2018-0011992 OF OFFICIAL RECORDS AFFECTS: PARCEL D
35. ANY INTEREST IN SAID LAND, OF THE PARTY NAMED BELOW, AS DISCLOSED BY A NOTICE OF NON-RESPONSIBILITY DATED: OCTOBER 24, 2018 EXECUTED BY: ROIC, CALIFORNIA, LLC
PARTY(S) NAMED: PHENIX SALONS, PURPORTED INTEREST: NOT SET OUT
RECORDING DATE: OCTOBER 24, 2018
RECORDING NO: 2018-044381 OF OFFICIAL RECORDS
AFFECTS: ALL PARCELS AND OTHER PROPERTY
36. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD, IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
37. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS, THE SURVEY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THEREOF, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
38. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
39. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.
40. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

ALTA/NSPS LAND TITLE SURVEY
MARKETPLACE DEL RIO
CITY OF OCEANSIDE, CALIFORNIA



SURVEYOR'S CERTIFICATE

TO ROIC CALIFORNIA, LLC, AND COMMONWEALTH LAND TITLE COMPANY, AS TITLE COMPANY, THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS; AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 11(OBSERVED EVIDENCE ONLY), AND 20 FROM TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 24, 2019.



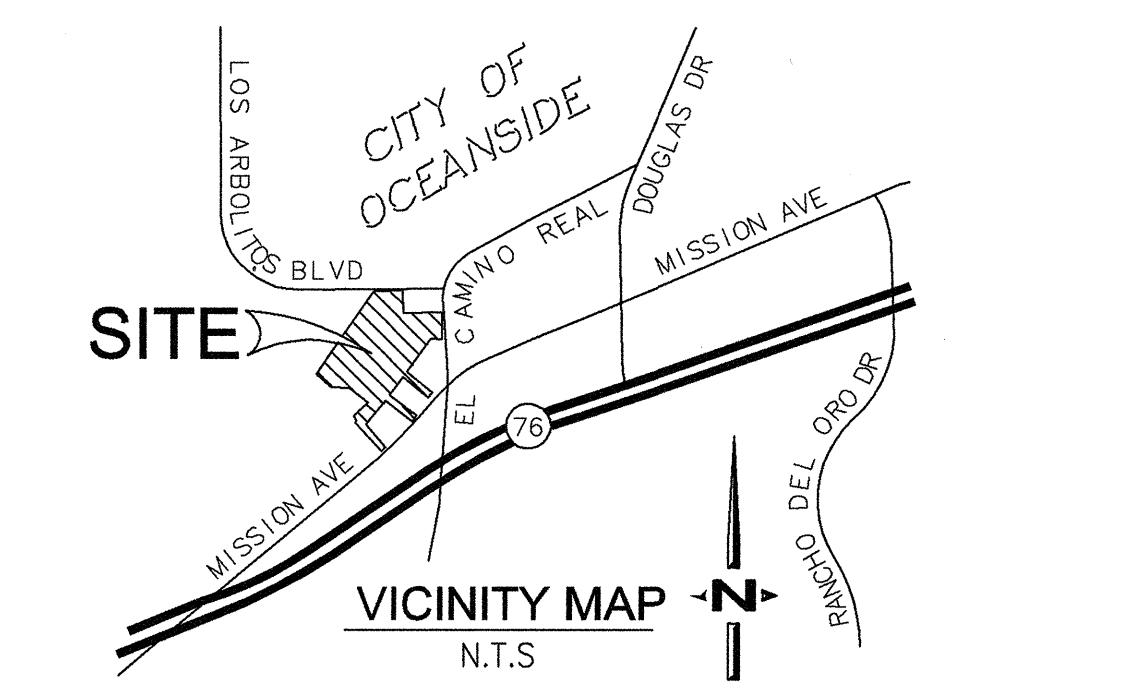
- LEGEND
● INDICATES FOUND MONUMENT AS NOTED.
● INDICATES FOUND 3/4" IRON PIPE STAMPED "RCE 12446" PER PM 9560.
● INDICATES FOUND LEAD AND DISC AS NOTED.
■ INDICATES FOUND LEAD AND DISC STAMPED "RCE 12446" NO RECORD. SEE PM 9560.
- - - INDICATES ALTA BOUNDARY
- - - INDICATES LOT LINE
S.F.N.F. INDICATES SEARCHED FOR NOT FOUND
△ INDICATES PLOTTED EXCEPTION PER PRELIMINARY TITLE REPORT

- BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CCS 83, ZONE 6, EPOCH 2011.00 GRID BEARING BETWEEN STATION 1072 AND STATION 2650, AS SAID STATIONS ARE SHOWN ON R.O.S. 21787.
I.E. N50°11'11"E
QUOTED BEARINGS FROM REFERENCE MAPS, BOOKS AND DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.
THE COMBINED SCALE FACTOR AT STATION 2650 IS 0.99995913
GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR
ASSESSOR'S PARCEL NO.
158-390-02-00 158-390-14-00
158-390-06-00 158-390-15-00
158-390-07-00 158-390-16-00
158-390-08-00 158-390-17-00
158-390-11-00

TITLE REPORT

THIS SURVEY IS BASED ON THE PRELIMINARY TITLE REPORT ISSUED BY COMMONWEALTH LAND TITLE COMPANY, ORDER NO. 09196460-919-KRC-HRE DATED OCTOBER 11, 2019.

- TABLE "A" NOTES
1. SEE THIS SHEET FOR FOUND MONUMENTATION WHILE CONDUCTING THE SURVEY.
2. ADDRESSES REFERENCED PER TITLE REPORT: 3762, 3764, 3742, 3746, 3748, 3757, 3770 AND 3772 MISSION AVENUE, OCEANSIDE, CA
3. FEMA FLOOD ZONE "A99" PER FIRM PLAN 0607300752H EFFECTIVE MAY 16, 2012.
4. GROSS LAND AREA: 20.810 ACRES
5. VERTICAL RELIEF SHOWN HEREON WAS PRODUCED BY FIELD METHODS COMBINED WITH AERIAL TOPOGRAPHY BY R.J. LUNG AND ASSOCIATES FLOWN ON OCTOBER 18, 2019. VERTICAL DATUM BASED ON CITY OF OCEANSIDE BENCHMARK NO. 2650 PER ROS 21787. FD. NGS BRASS DISK IN CURB INLET STAMPED "506-50 1992" COHBB ELEVATION = 45.87
6. SEE SHEETS 2 & 3 FOR SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. PARKING SUMMARY:
STANDARD PARKING STALLS: 919
ADA DESIGNATED STALLS: 44
TOTAL PARKING STALLS: 963
SEE SHEETS 2 & 3 FOR PARKING LOCATIONS AND TYPE.
8. SEE SHEETS 2 & 3 FOR THE LOCATION OF EXISTING UTILITIES ON OR SERVING THE PROPERTY. EVIDENCE ON OR ABOVE THE SURFACE OF THE SURVEYED PROPERTY WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK IN ACCORDANCE WITH SECTION 14 OF THESE STANDARDS. THIS EVIDENCE MAY INDICATE UTILITIES LOCATED ON, OVER, OR BENEATH THE SURVEYED PROPERTY. EXAMPLES OF SUCH EVIDENCE INCLUDE PIPELINE MARKERS, MANHOLES, VALVES, METERS, TRANSFORMERS, PEDESTALS, CLEAN-OUTS, UTILITY POLES, OVERHEAD LINES AND CUY WIRES. ADDITIONAL UTILITY PLANS WERE UTILIZED TO DETERMINE PLANNED LOCATIONS OF SOME UTILITIES WHEN AVAILABLE. NO MARKINGS WERE PROVIDED BY THE CLIENT, OR REQUESTED BY THE SURVEYOR. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETERMINED. IN ADDITION, CALIFORNIA GOVERNMENT CODE 4212.2 (A)(1), PERTAINING TO 811 CALL, ASSERTS THAT THE SERVICE IS SPECIFICALLY INTENDED FOR EXCAVATION PURPOSES COMMENCING WITHIN 14 CALENDAR DAYS OF THE REQUEST. THEREFORE, 811 DIG IDENTIFY IS NOT A PRACTICAL SOURCE FOR DESIGN MARKOUT SERVICES. UTILITY LOCATE SERVICES WERE NOT INCLUDED WITHIN THE SCOPE OF THIS SURVEY CONTRACT, AND ACCORDINGLY WERE NOT REQUESTED. IF ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED BY THE CLIENT, INSURER OR LENDER, IT IS ADVISED THAT SEPARATE ENGAGEMENT BE MADE WITH A PRIVATE UTILITY CONTRACTOR FOR THE EXCAVATION AND/OR PRIVATE UTILITY LOCATION DESIRED.



HUNTAKER & ASSOCIATES SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, CA 92121
SURVEYING PH(858)558-4500 - FX(858)558-1414
R:\6001&M\ALTA\MARKETPLACE DEL RIO ROC SHF 01.DWG W.O. 3257-0001

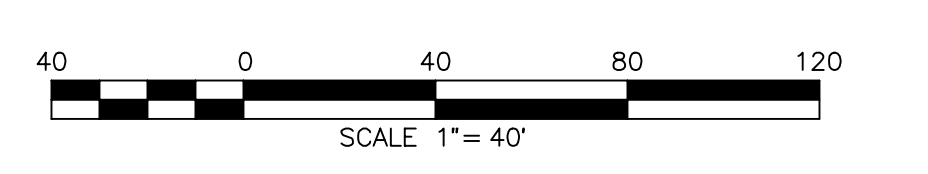
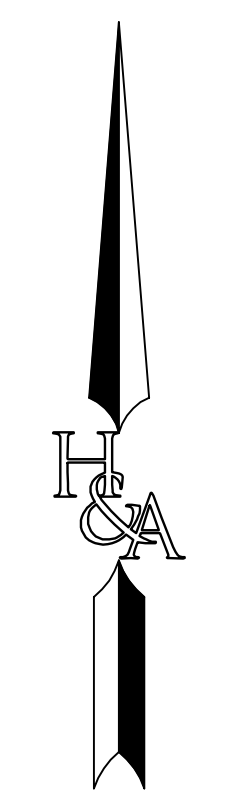
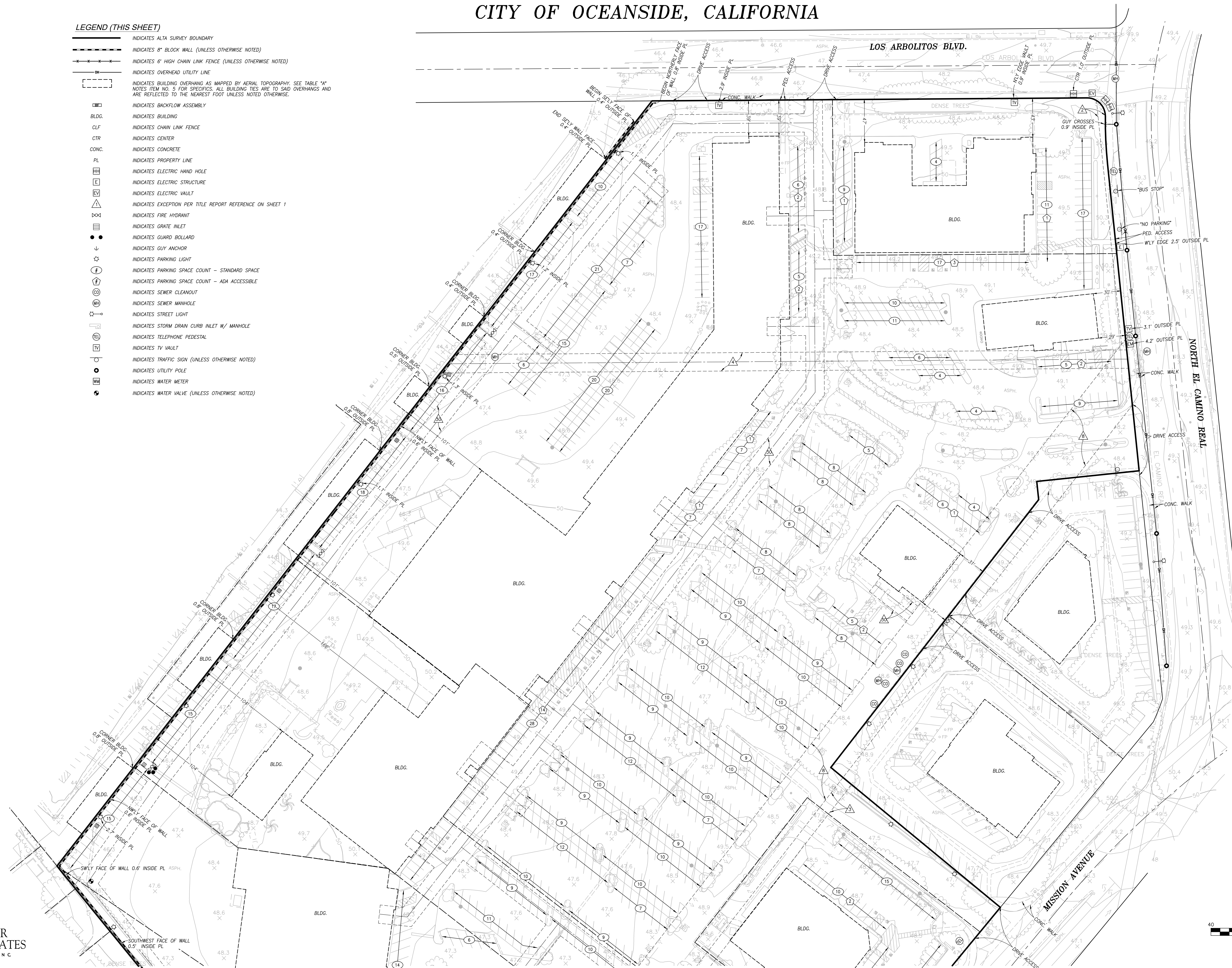
ALTA/NSPS LAND TITLE SURVEY

MARKETPLACE DEL RIO

CITY OF OCEANSIDE, CALIFORNIA

LEGEND (THIS SHEET)

- INDICATES ALTA SURVEY BOUNDARY
- INDICATES 8" BLOCK WALL (UNLESS OTHERWISE NOTED)
- INDICATES 6' HIGH CHAIN LINK FENCE (UNLESS OTHERWISE NOTED)
- INDICATES OVERHEAD UTILITY LINE
- INDICATES BUILDING OVERHANG AS MAPPED BY AERIAL TOPOGRAPHY. SEE TABLE "A" NOTES ITEM NO. 5 FOR SPECIFICS. ALL BUILDING TIES ARE TO SAID OVERHANGS AND ARE REFLECTED TO THE NEAREST FOOT UNLESS NOTED OTHERWISE.
- INDICATES BACKFLOW ASSEMBLY
- INDICATES BUILDING
- INDICATES CHAIN LINK FENCE
- INDICATES CENTER
- INDICATES CONCRETE
- INDICATES PROPERTY LINE
- INDICATES ELECTRIC HAND HOLE
- INDICATES ELECTRIC STRUCTURE
- INDICATES ELECTRIC VAULT
- INDICATES EXCEPTION PER TITLE REPORT REFERENCE ON SHEET 1
- INDICATES FIRE HYDRANT
- INDICATES GRATE INLET
- INDICATES GUARD BOLLARD
- INDICATES GUY ANCHOR
- INDICATES PARKING LIGHT
- INDICATES PARKING SPACE COUNT - STANDARD SPACE
- INDICATES PARKING SPACE COUNT - ADA ACCESSIBLE
- INDICATES SEWER CLEANOUT
- INDICATES SEWER MANHOLE
- INDICATES STREET LIGHT
- INDICATES STORM DRAIN CURB INLET W/ MANHOLE
- INDICATES TELEPHONE PEDESTAL
- INDICATES TV VAULT
- INDICATES TRAFFIC SIGN (UNLESS OTHERWISE NOTED)
- INDICATES UTILITY POLE
- INDICATES WATER METER
- INDICATES WATER VALVE (UNLESS OTHERWISE NOTED)



PLANNING 9707 Waples Street
 ENGINEERING San Diego, Ca 92121
 SURVEYING PH(619)558-4300 - FX(619)558-1414
 R:\1600\AMAP\AL MARKETPLACE DEL RIO RDC SHT 02.DWG W.O. 3257-0001

ORIGINAL SURVEY: 10/24/2019
 W.O. # 3257-0001

ALTA/NSPS LAND TITLE SURVEY

MARKETPLACE DEL RIO

CITY OF OCEANSIDE, CALIFORNIA

SEE SHEET NO. 2

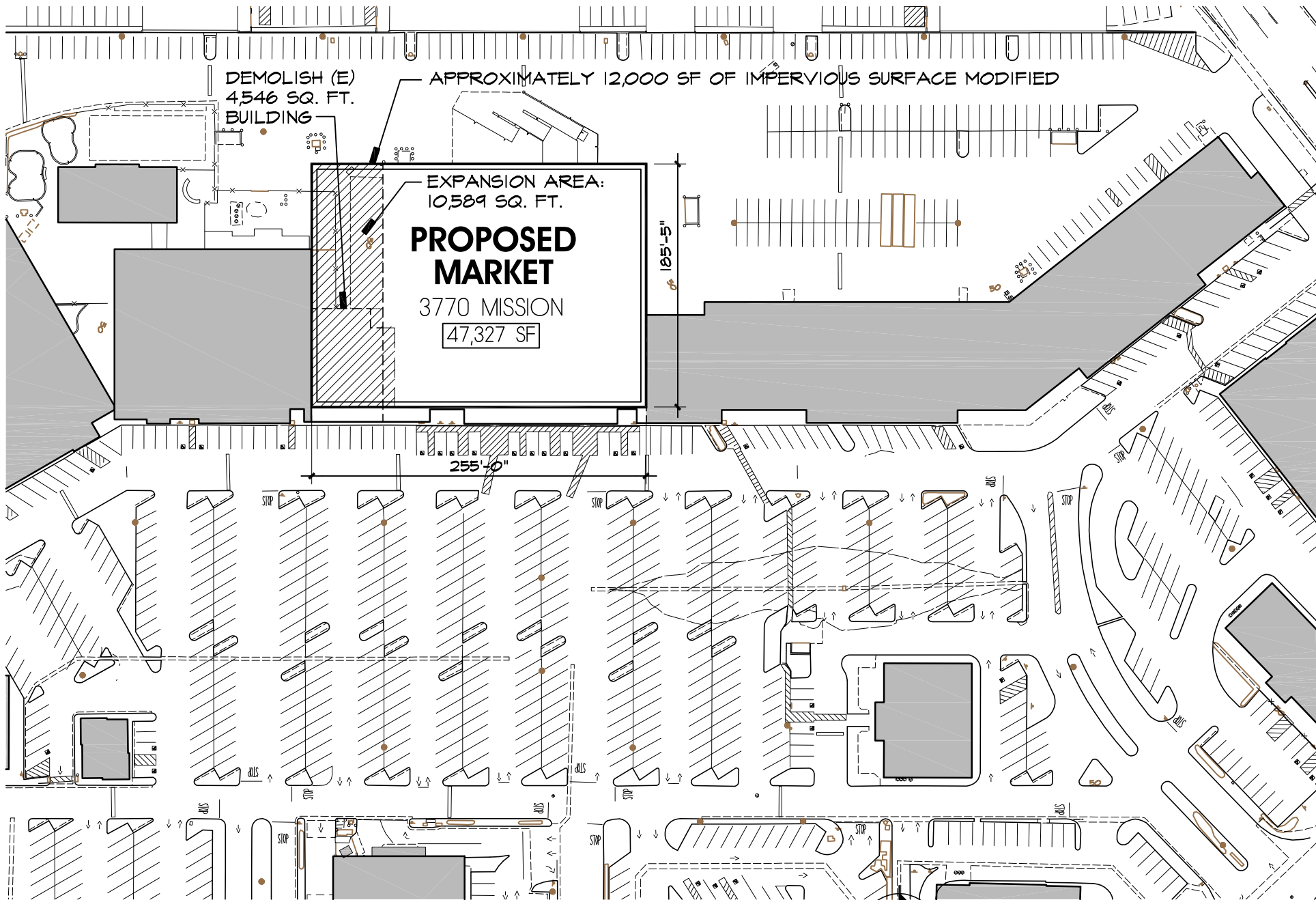


LEGEND (THIS SHEET)

- INDICATES ALTA SURVEY BOUNDARY
- INDICATES 8" BLOCK WALL (UNLESS OTHERWISE NOTED)
- INDICATES 6" HIGH CHAIN LINK FENCE (UNLESS OTHERWISE NOTED)
- INDICATES OVERHEAD UTILITY LINE
- INDICATES BUILDING OVERHANG AS MAPPED BY AERIAL TOPOGRAPHY. SEE TABLE "A" NOTES ITEM NO. 5 FOR SPECIFICS. ALL BUILDING TIES ARE TO SAID OVERHANGS AND ARE REFLECTED TO THE NEAREST FOOT UNLESS NOTED OTHERWISE.
- INDICATES BACKFLOW ASSEMBLY
- BLDG. INDICATES BUILDING
- CLF INDICATES CHAIN LINK FENCE
- CTR INDICATES CENTER
- CONC. INDICATES CONCRETE
- PL INDICATES PROPERTY LINE
- INDICATES ELECTRIC HAND HOLE
- INDICATES ELECTRIC STRUCTURE
- INDICATES ELECTRIC VAULT
- INDICATES EXCEPTION PER TITLE REPORT REFERENCE ON SHEET 1
- INDICATES FIRE HYDRANT
- INDICATES GRATE INLET
- INDICATES GUARD BOLLARD
- INDICATES GUY ANCHOR
- INDICATES PARKING LIGHT
- INDICATES PARKING SPACE COUNT - STANDARD SPACE
- INDICATES PARKING SPACE COUNT - ADA ACCESSIBLE
- INDICATES SEWER CLEANOUT
- INDICATES SEWER MANHOLE
- INDICATES STREET LIGHT
- INDICATES STORM DRAIN CURB INLET W/ MANHOLE
- INDICATES TELEPHONE PEDESTAL
- INDICATES TV VAULT
- INDICATES TRAFFIC SIGN (UNLESS OTHERWISE NOTED)
- INDICATES UTILITY POLE
- INDICATES WATER METER
- INDICATES WATER VALVE (UNLESS OTHERWISE NOTED)



PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(619)558-4300 FX(619)558-1414
R:\1600\AMAP\AL MARKETPLACE DEL RIO SH1 03.DWG W.O. 3257-0001



PROPOSED MARKET EXPANSION

MARKETPLACE DEL RIO, 3770 MISSION AVENUE, OCEANSIDE



ROIC

0 25' 50' 100'

DRAWINGS BY:
KOHN
ARCHITECTURE

11/15/2019

1

MARKETPLACE DEL RIO PARKING STUDY

City of Oceanside

October 31, 2019



Traffic Engineering • Transportation Planning • Parking • Noise & Vibration
Air Quality • Global Climate Change • Health Risk Assessment



October 31, 2019

Mr. Timothy Morgan, Project Development Manager
BERGMAN KPRS
2850 Saturn Street
Brea, California 92821

RE: Marketplace Del Rio Parking Study

19-0194

Dear Mr. Morgan:

INTRODUCTION

Ganddini Group, Inc. is pleased to provide this parking study for the proposed Marketplace Del Rio project located at 3770 Mission Avenue in the City of Oceanside. The purpose of this parking study is to determine if adequate off-street will be provided at the project site for existing and proposed conditions. The project location map is shown on Figure 1.

This report summarizes our methodology, analysis, and findings. Although this is a technical report, effort has been made to write the report clearly and concisely. A glossary is provided within Attachment A to assist the reader with terms related to parking/transportation planning.

PROJECT DESCRIPTION

The proposed project consists of adding approximately 12,000 square feet for the expansion of the existing Marketplace Del Rio shopping center. The expansion is less than 10% of the existing gross square footage. Figure 2 illustrates the project site plan.

The addition of the proposed expansion on the backside of the building will not result in the reduction of parking spaces.

EXISTING SHOPPING CENTER PARKING SUPPLY & TENANT LIST

The project site is located within an existing shopping center at 3770 Mission Avenue. The shopping center currently provides a total of 933 off-street parking spaces of which fifteen (15) are semi-permanently occupied by shopping cart corrals, storage containers, trash bins and trailers; therefore, the available parking supply is 918 parking spaces. The total number of off-street parking spaces provided includes both general and accessible (ADA) parking spaces.

Table 1 shows the shopping center tenant list, including land use and hours of operation. The shopping center is currently occupied with commercial retail, restaurant, professional services, bank, medical office, health club, daycare and church land uses, as well as vacant suites within existing shopping center with most recent land use utilization shown.

CITY OF OCEANSIDE PARKING CODE

The parking requirements by code for the project site have been determined based on the City of Oceanside Zoning Code parking ordinance requirements, which are included within Appendix B.

When a vacant unit is to be re-occupied with no change in square footage or land use, no change in parking is required per the previous entitled parking spaces for the same land use. When a vacant unit is to be re-occupied with change in square footage or land use, the change in parking spaces required is determined as the proposed land use parking requirement by code minus the previously entitled land use parking requirement. When there is new construction within an existing parking lot, the reduction of parking spaces for the proposed construction footprint is combined with the additional parking spaces required for the proposed land use demand.

Table 2 calculates the number of additional parking spaces required for both the re-occupation of existing vacant tenant units and the proposed new expansion of the center. The existing vacant tenant units require 31 parking spaces based on the previous land use parking rate. The proposed re-occupation of existing tenant units require 93 parking spaces. Based upon the City Zoning Code parking ordinances parking rate, the expansion of the shopping center by 12,000 square feet requires 48 additional parking spaces. The combined total additional code required parking spaces at full occupancy is 172.

EXISTING PARKING DEMAND SURVEY

Based upon discussions with the City staff and the applicant, the peak periods for parking at the shopping center were determined to be 8:00 AM to 10:00 PM on one typical weekday and one typical Saturday¹. To quantify the existing parking demand for the project site, the project site was surveyed at 60-minute intervals on Thursday, October 24, 2019 and Saturday, October 26, 2019.

The project site provides a total of 933 parking spaces of which 918 parking spaces are available. The shopping center parking lot was divided into four (4) parking zones as shown on Figure 3. Tables 3 and 4 show the results of the parking occupancy counts, including number of occupied spaces and parking utilization as a percentage of the total parking supply. The parking survey conducted on Thursday, October 23, 2019 shows the peak number of occupied parking spaces was 348 parked vehicles from 5:00 PM to 6:00 PM (see Table 3). Therefore, the project site has an existing peak parking utilization of 38 percent ($348 / 918 = 38\%$).

At the time the parking counts were taken, a total of fifteen (15) parking spaces were occupied by cart corrals and containers. The lack of access to these parking spaces did not appear to affect the parking survey of existing conditions because more than sufficient unoccupied parking spaces remained available even during peak conditions.

MAXIMUM LIKELY PARKING DEMAND

A parking overage factor of ten percent (10%) was applied to assure there is adequate parking. The ten percent overage is recommended practice to account for daily fluctuations and to ensure that a patron desiring to park does not have to travel the entire parking supply to find the last vacant parking space. This results in a total maximum likely parking demand of 383 parking spaces for existing conditions, or approximately 42 percent utilization ($383 / 918 = 42\%$), with application of a ten percent overage factor.

¹ The critical hours of operation were determined from the hours of operation of each of the tenants on the tenant listing such that no more than 30% of the shopping center by square footage is open prior to the beginning or after the ending of the parking counts.

As indicated in Table 5, the maximum likely peak parking demand for existing uses is 383 occupied parking spaces. The City of Oceanside Zoning Code parking ordinance requires 172 parking spaces for the re-occupancy of existing vacant units and the proposed new restaurant tenants. Therefore, the maximum peak parking demand for the overall shopping center at full occupancy with the proposed project is a total of 555 parking spaces. The shopping center currently provides a total of 933 off-street parking spaces which is reduced fifteen (15) parking spaces occupied by shopping corrals and containers, the revised available total of 918 parking spaces is provided. Therefore, the maximum likely parking demand at full occupancy with the proposed project is forecast to result in approximately 61 percent utilization ($555 / 918 = 61\%$).

Based on the sum of existing measured peak parking demand, a ten percent overage factor, and the number of parking spaces required per code for vacant and proposed units, sufficient on-site parking is projected to be provided with the available supply of 918 parking spaces to accommodate the forecast peak parking demand of 555 parking spaces.

SHARED PARKING

Because the peak parking demands for the various land uses are non-coincidental, there is substantial opportunity for shared parking to occur. Using the procedures developed by the Urban Land Institute (ULI), Shared Parking (2005), shared parking analysis evaluates the types of uses, parking rates, monthly variations of parking demand by land use, differences between weekday and weekend parking demand for customer/visitor and employees, and the hourly distribution of peak parking demand for each type of land use. The Urban Land Institute procedures were utilized in this study to evaluate peak parking demand that would occur for the project at any point in time when monthly, day of week, and hourly factors are utilized.

A shared parking spreadsheet was used to analyze the shared parking for the proposed development. The parking spreadsheet is consistent with the procedures provided by the Urban Land Institute. The following inputs were included within the shared parking spreadsheet for each land use:

- Peak parking demand by land use per parking code.
- Weekend vs. weekday adjustment factors.
- Customer/visitor/guest and employee/resident factors.
- Monthly adjustment factors to account for variations in parking demand over the year. It should be noted that a late December month is defined as the period between Christmas and New Year's Day, reflecting high attendance at active entertainment venues, lower demand at office and other employment-centered destinations, and moderate demand for retail.
- Hourly distribution of parking demand based upon the Urban Land Institute data.

The idea of a shared parking analysis is that if the various land uses have peak parking demands at different points in time or on different days of the week, then the number of parking spaces required is not the sum of the parking requirements for each land use, but rather less. If the peak demands for the various land uses are non-coincidental, then there is an opportunity for sharing of parking. To determine the degree to which shared parking can occur, the cumulative hourly parking demand of the land uses is calculated at all points in time throughout the day for both weekdays and weekends. With the parking demand known by hour and day, then the maximum peak parking demand during a seven-day week can be determined. The maximum expected parking demand during the seven-day week is then used as a basis for determining the number of parking spaces needed.

To determine the degree to which sharing of parking can occur, each month of the year was evaluated and the peak parking demand for both weekdays and weekends were determined utilizing data provided by the Urban Land Institute.

To conduct a shared parking analysis, it is necessary to disaggregate the parking code into weekday and weekend as well as customer/visitor/guest and employee/resident parking space demands. Based on the City of Oceanside Zoning Code parking ordinances (see Appendix B) and the Urban Land Institute recommended parking ratios for weekdays and weekends, the disaggregated parking spaces required are shown in Table 6. As shown in Table 6, weekday/weekend disaggregation results in a total of 738 parking spaces required for weekdays and 758 parking spaces required for weekends.

Based on the Urban Land Institute shared parking methodology calculations in this report when monthly, day of week and hourly parking factors are utilized, the project site will need less than the individual unit parking spaces calculated per code requirements. The peak commercial retail occurs on the weekend and the peak bank and medical office occurs during the weekdays such that the combined peak parking demand of each use does not occur at the same day of week or time of day.

Tables 7 and 8 show the forecast hourly peak parking demand of the land uses for both weekdays and weekends, respectively. A December maximum parking demand of 652 parking spaces is forecast to occur on weekdays from 1:00 PM - 2:00 PM, and a December maximum parking demand of 668 parking spaces is forecast to occur on weekends from 2:00 PM - 3:00 PM. The detailed calculations for each month are included in Appendix C. Figure 3 shows the peak parking demand by month. Figure 4 shows the parking demand for the peak month by hour.

Table 9 shows a summary of the peak parking demand by month for the proposed project based on ULI projections. As shown in Table 9, the ULI shared parking methodology results in a peak weekday parking requirement of 554 parking spaces in the month of October. According to the previous methodology (measured peak parking demand for existing uses plus City code requirements for vacant and proposed uses), the maximum projected demand at full occupancy with the proposed project is 555 parking spaces for a weekday in October (Table 5). Therefore, the ULI shared parking methodology appears to substantiate the actual parking needs at the site (+/- 1 parking space) and no calibration is recommended.

Table 9 shows the ULI shared parking requirements at full shopping center occupancy peak parking demand in the month of December is forecast as 668 parking spaces. Therefore, based on ULI shared parking methodology, sufficient on-site parking is projected to be provided with the available supply of 918 parking spaces to accommodate the forecast peak parking demand of 668 parking spaces.

KEY FINDINGS

- Based upon the City of Oceanside Zoning Code parking ordinance requires 172 parking spaces for the re-occupancy of existing vacant units and the proposed new tenants.
- Based on a parking demand survey conducted at the site, the peak parking demand was 348 parked vehicles from 5:00 PM to 6:00 PM on Thursday, October 23, 2019 (see Table 3). With application of a ten percent (10%) overage factor, the existing peak parking demand is approximately 383 (see Table 5). Therefore, the project site has an existing peak parking utilization of 42 percent ($348 / 918 = 42\%$).

Mr. Timothy Morgan
BERGMAN KPRS
October 31, 2019

- The measured peak parking demand plus a 10 percent overage factor and additional parking for vacant/proposed uses based on City Code requirements is forecast to result in a maximum likely parking demand of 555 parking spaces, or 61 percent utilization ($555 / 918 = 61\%$).
- Based on the ULI shared parking analysis, the maximum peak parking demand at full occupancy of overall shopping center as proposed is forecast to require a total of 668 parking spaces during the peak month of December.
- Based on the on-site parking supply of 933 parking spaces, minus occupied spaces, the total parking supply is 918 parking spaces for the overall shopping center. Therefore, the proposed project would result in a surplus of 250 parking spaces ($918 - 668$).

CONCLUSION

Sufficient on-site parking is provided based on the maximum peak parking as determined by the ULI shared parking demand forecast of 668 parking spaces.

We appreciate the opportunity to assist you on this project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 795-3100.

Sincerely,

GANDDINI GROUP, INC.



Perrie Ilercil, P.E. (AZ)
Senior Engineer



Giancarlo Ganddini, PE, PTP
Principal

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Table 1 (1 of 2)
Marketplace Del Rio Tenant List and Hours of Operation

3770 Mission Avenue Oceanside, CA (unless otherwise noted)					
Address Number	Tenant ¹	Land Use	Quantity	Units ²	Tenant Hours of Operation ³ (Sunday Closed unless otherwise noted)
Ste 100	MARU Korean BBQ Dining	Restaurant	3,980	SF	11:30AM - 3:30PM & 4:30PM - 9:30PM M - F 11:30AM - 9:30PM SA - SU
Ste 101-A	Young's Water Store	Retail	900	SF	10:00AM - 6:00PM M - SA
Ste 101-B	The Document People	Office	306	SF	9:00AM - 5:00PM M - F
Ste 102-103	Level Up Gaming	Retail	4,225	SF	CLOSED
Ste 104	Oceanside Dental Excellence Dankworth Dental Corp.	Medical Office	1,275	SF	8:30 AM - 5:00 PM M,W & TH 8:00 - 2:00 PM F
Ste 105	Pup Culture Pet Spaw	Grooming	1,300	SF	9:00AM - 4:00PM M - F; 9:00AM - 2:00PM SA - SU
Ste 106	AVAILABLE	Retail	1,400	SF	NA
Ste 107	AVAILABLE	Retail	1,750	SF	NA
Ste 108	AVAILABLE	Other Retail > 5000SF	9,000	SF	NA
Ste 109	AVAILABLE	Other Retail > 5000SF	14,300	SF	NA
Ste 110	Kiddie Academy Child Care Learning Center	Day care	315	PERSN	(11,200 SF) 6:00AM - 6:00PM M - F
Ste 111	Fuji Japanese Steakhouse	Restaurant	10,200	SF	11:00AM - 2:30PM & 5:00PM - 9:30PM M - TH 11:00AM - 10:00PM F - SA; 11:00AM - 9:30PM SU
Ste 112	Ocean Spa & Massage	Personal Service	1,500	SF	9:30AM - 11:00PM M - SU
Ste 113	Gearhound Surplus	Retail	3,255	SF	10:00AM - 8:00PM M - F; 10:00AM - 6:00PM SA - SU
Ste 115	Stater Bros. Markets #150	Other Retail > 5000SF	33,979	SF	6:00AM - 11:00PM M - SU
Ste 117	HearUSA/HEARx	Retail	1,400	SF	8:30AM - 5:00PM M - F
Ste 118	Happiness Nails and Spa	Personal Service	1,750	SF	9:30AM - 7:00PM M - F 9:00AM - 7:00PM SA; 10:00AM - 5:00PM SU
Ste 119	Oceanside Donuts	Restaurant	1,050	SF	5:00AM - 7:00PM M - SA; 5:00AM - 2:00PM SU
Ste 120	Gracie Barra Oceanside	Health Club	2,135	SF	9:00AM - 9:00PM M & W; 1:30PM - 8:00PM TU & TH 10:00AM - 7:30PM F; 9:00AM - 12:00PM SA
Ste123-124	Phenix Salon Suites	Personal Service	5,552	SF	By Appointment
Ste 125	TERI Inspired Resale	Retail	3,602	SF	10:00AM - 7:00PM M - SA; 12:00PM - 5:00PM SU
Ste 126-128	Killer Pizza From Mars	Restaurant	4,185	SF	SA
Ste 129	Cricket Wireless	Retail	800	SF	10:00AM - 7:00PM M - SA; 11:00PM - 6:00PM SU
Ste 130	Los Kompadres Taco Shop	Restaurant	1,380	SF	9:00AM - 9:30PM M,W& TH; 8:00AM - 9:30PM F - SU
Ste 131	Smoke Shop	Retail	1,400	SF	8:00AM - 9:00PM M - F; 9:00AM - 9:00PM SA; 9:00AM - 8:00PM SU
Ste 132	Healthy Foot Spa	Personal Service	1,750	SF	9:30AM - 10:30PM DAILY
Ste 133	AVAILABLE	Retail	1,750	SF	NA

Table 1 (2 of 2)
Marketplace Del Rio Tenant List and Hours of Operation

3770 Mission Avenue Oceanside, CA (unless otherwise noted)					
Address Number	Tenant ¹	Land Use	Quantity	Units ²	Tenant Hours of Operation ³ (Sunday Closed unless otherwise noted)
Ste 134	Mission Coin Laundry	Personal Service Shop	2,000	SF	6:00AM - 10:00PM DAILY
Ste 135	Mission Marketplace	Retail	1,500	SF	8:00AM - 10:00PM DAILY
Ste 136	Kim's Mission Cleaners, Inc.	Personal Service Shop	1,500	SF	7:00AM - 7PM M - F; 8:00AM - 5:00PM SA
Ste 137	AVAILABLE	Retail	1,386	SF	NA
Ste 138	Dental Care of Oceanside	Medical Office	960	SF	8:30AM - 5:00PM M,W& TH; 8:00AM - 2:00PM F
Ste 139	Epic Trends	Retail	640	SF	10:30AM - 8:00PM M, T, TH, F; 10:30AM - 6:30PM W; 10:30AM - 7:00PM SA
Ste 140	Subway	Restaurant	1,200	SF	8:00 AM - 10:00 PM DAILY
Ste 141	AVAILABLE	Retail	654	SF	NA
Ste 145A	Maxdons Pub & Grub	Restaurant	4,325	SF	11:00AM - 12:45AM DAILY
Ste 145B	WaBa Grill	Restaurant	1,500	SF	10:30AM - 8:30PM DAILY
Ste 147	Ocean Rainbow Ice Cream	Restaurant	750	SF	11:00AM - 8:00PM DAILY
Ste 148	U-Post Shipping Center	Retail	1,500	SF	8:30AM - 6:00PM M - F; 9:00AM - 4:00PM SA
Ste 149	Threading	Personal Service	1,200	SF	10:00AM - 7PM SU-W; 10:00AM - 8:00PM TH-SA
Ste 150-151	Fiesta Mexicana Restaurant	Restaurant	4,200	SF	8:00AM - 9:00PM DAILY
Ste 152	AVAILABLE	Retail	1,300	SF	NA
Ste 153	Old Mission Barber / Stylist	Personal Service	600	SF	9:00AM - 6:00PM M - F; 9:00AM - 5:00PM SA; 10:00AM - 6:00PM SU
Ste 154	V & M Tax Services	Office	550	SF	9:00AM - 5:00PM M - F
Ste 155	Oceanside Localwear Custom T-Shirt	Retail	845	SF	3:00 PM - 6:00 PM W - F; 9:00 AM - 6:00 PM SA-SU
Ste 156	Oceanside Worship Center - The Church of the Living God International	Church	100	SEAT	(3,255 SF) 9:00AM - 1:00PM & 6:00PM - 8:00PM SU; 7:00PM - 8:30PM T, 7:00PM - 8:30PM F
Ste 157	Sprint PCS Assets, L.L.C.	Retail	350	SF	NA
3746	Burger King #3587	Drive-Thru Restaurant	1,940	SF	6:00AM - 11:00PM M - SA
3748	JPMorgan Chase Bank #20734	Bank	4,000	SF	9:00AM - 6:00PM M - F; 9:00AM - 4:00PM SA
3752	Walgreen Co. #9433	Other Retail > 5000SF	12,722	SF	8:00AM - 11:00PM DAILY
3774	United States Postal Service	Office	1,800	SF	8:30AM - 5:00PM M - F
Total GLA**			176,001		

Notes:

- (1) Tenant list and hours of operation per October 2019 survey and information provided by applicant.
- (2) Units: SF = Square feet, SEAT = Seating Capacity; PRSN = Person Capacity
- (3) Business operations from 8:00AM to 10:00PM account for the majority of the operating hours with no more than 30% by square footage of businesses open prior to 8:00AM or after 10:00PM.
- (4) GLA = Gross Leasable Area

**Table 2
Additional Parking Spaces Required By City Code**

Marketplace Del Rio						
Unit	Tenant	Land Use	Quantity	Units ¹	Parking Rate per Code ²	Parking Spaces ³
Vacant Units						
Ste 102	Available	Retail center	2,475	SF	1 space per 200 square feet	12
Ste 103	Available	Retail center	1,750	SF	1 space per 200 square feet	9
Ste 137	Available	Retail center	1,386	SF	1 space per 200 square feet	7
Ste 141	Available	Retail center	654	SF	1 space per 200 square feet	3
Proposed Uses						
Ste 106-109	Chuze Gym	Health Club	26,450	SF	1 space per 250 square feet	106
Ste 112-115	Stater Bros. Markets #150	Other Retail > 5000SF	45,000	SF	1 space per 250 square feet	180
Ste 133	Ocean Spa & Massage (Relocated from 112)	Personal Service	1,750	SF	1 space per 250 square feet	7
Ste 151-152	Gearhound Surplus (Relocated from 113)	Retail center	3,400	SF	1 space per 200 square feet	17
Credits for Tenants to be Displaced						
Ste 112	Ocean Spa & Massage	Personal Service	-1,500	SF	1 space per 250 square feet	-6
Ste 113	Gearhound Surplus	Retail center	-3,255	SF	1 space per 200 square feet	-16
Ste 115	Stater Bros. Markets #150	Other Retail > 5000SF	-33,979	SF	1 space per 250 square feet	-136
Ste 151	Restaurant	Restaurant	-2,100	SF	1 space per 200 square feet	-11
TOTAL						172

Notes:

- (1) TSF = Thousand Square Feet.
- (2) City of Oceanside Comprehensive Zoning Ordinance Off-Street Parking and Loading Spaces Required Article 31.
- (3) Parking spaces are rounded to the whole value.

Table 3
Weekday Parking Survey (Thursday, October 24, 2019)

Parking Supply	Zone A		Zone B		Zone C		Zone D		Total	
General Parking Spaces ¹	392		170		109		224		895	
Handicapped Parking Space	20		7		11				38	
Occupied Spaces ²	-4		-2		-1		-8		-15	
Available Parking Spaces ³	408		175		119		216		918	
Time Period	Demand	%	Demand	%	Demand	%	Demand	%	Demand	%
8:00 AM - 9:00 AM	72	17%	42	24%	21	18%	28	13%	163	18%
9:00 AM - 10:00 AM	92	22%	65	37%	29	24%	41	18%	227	25%
10:00 AM - 11:00 AM	111	27%	85	48%	51	43%	31	14%	278	31%
11:00 AM - 12:00 PM	114	28%	73	41%	47	39%	26	12%	260	29%
12:00 PM - 1:00 PM	131	32%	81	46%	56	47%	19	8%	287	32%
1:00 PM - 2:00 PM	97	24%	71	40%	52	43%	21	9%	241	27%
2:00 PM - 3:00 PM	122	30%	84	47%	47	39%	20	9%	273	30%
3:00 PM - 4:00 PM	137	33%	70	40%	53	44%	37	17%	297	33%
4:00 PM - 5:00 PM	155	38%	66	37%	48	40%	40	18%	309	34%
5:00 PM - 6:00 PM	172	42%	80	45%	56	47%	40	18%	348	38%
6:00 PM - 7:00 PM	127	31%	87	49%	76	63%	39	17%	329	36%
7:00 PM - 8:00 PM	101	25%	75	42%	60	50%	34	15%	270	30%
8:00 PM - 9:00 PM	85	21%	44	25%	47	39%	24	11%	200	22%
9:00 PM - 10:00 PM	63	15%	17	10%	51	43%	23	11%	154	17%
PEAK PARKING DEMAND									348	38%

Notes:

- (1) The total number of parking spaces on site include general/handicapped/carpool parking spaces as well as temporarily occupied parking spaces.
- (2) Available parking is the total number of parking spaces on site minus semi-permanently occupied spaces which have shopping cart corrals or temporarily occupied spaces occupied by construction equipment or dumpster. Adjusted for 5 cart corrals in zones A and B, 1 security lighting in zone A, 1 trash bin in zone C, 1 trash bin, 1 trailer, 3 large containers (2 spaces each) in zone D.
- (3) Maximum number of occupied parking spaces - 348 vehicles from 5:00 PM - 6:00 PM.

Table 4
Weekend Day Parking Survey (Saturday, October 26, 2019)

Parking Supply	Zone A		Zone B		Zone C		Zone D		Total	
General Parking Spaces	392		170		109		224		895	
Handicapped Parking Space	20		7		11				38	
Occupied Spaces ²	-4		-2		-1		-8		-15	
Available Parking Spaces ²	408		175		119		216		918	-
Time Period	Demand	%	Demand	%	Demand	%	Demand	%	Demand	%
8:00 AM - 9:00 AM	65	16%	47	27%	31	26%	36	16%	179	20%
9:00 AM - 10:00 AM	69	17%	51	29%	32	27%	35	16%	187	21%
10:00 AM - 11:00 AM	99	24%	69	39%	40	33%	35	16%	243	27%
11:00 AM - 12:00 PM	111	27%	71	40%	52	43%	40	18%	274	30%
12:00 PM - 1:00 PM	131	32%	94	53%	66	55%	39	17%	330	36%
1:00 PM - 2:00 PM	132	32%	85	48%	64	53%	34	15%	315	35%
2:00 PM - 3:00 PM	135	33%	83	47%	65	54%	35	16%	318	35%
3:00 PM - 4:00 PM	72	17%	83	47%	68	57%	32	14%	255	28%
4:00 PM - 5:00 PM	78	19%	81	46%	61	51%	35	16%	255	28%
5:00 PM - 6:00 PM	59	14%	84	47%	60	50%	34	15%	237	26%
6:00 PM - 7:00 PM	74	18%	83	47%	54	45%	33	15%	244	27%
7:00 PM - 8:00 PM	73	18%	74	42%	51	43%	33	15%	231	26%
8:00 PM - 9:00 PM	68	17%	64	37%	40	34%	30	14%	202	23%
9:00 PM - 10:00 PM	63	15%	51	29%	40	34%	28	13%	182	20%
PEAK PARKING DEMAND									330	36%

Notes:

- (1) The total number of parking spaces on site include general/handicapped/carpool parking spaces as well as temporarily occupied parking spaces.
- (2) Available parking is the total number of parking spaces on site minus semi-permanently occupied spaces which have shopping cart corrals or temporarily occupied spaces occupied by construction equipment or dumpster. Adjusted for 5 cart corrals in zones A and B, 1 security lighting in zone A, 1 trash bin in zone C, 1 trash bin, 1 trailer, 3 large containers (2 spaces each) in zone D.
- (3) Maximum number of occupied parking spaces - 330 vehicles from 12:00 PM - 1:00 PM.

Table 5
Marketplace Del Rio Parking Demand Summary

Descriptor	Number of Parking Spaces
General Parking Spaces	895
Handicapped Parking Spaces	38
Occupied Spaces	(15)
Parking Supply Provided by the Site	918
Parking Demand During Peak Hours ¹	348
Parking Demand Occupancy	38% (348 / 918)
10% Overage Factor	35
Peak Parking Demand with Overage Factor	383
Peak Parking Demand Occupancy	42% (383 / 918)
Additional Parking Spaces Required by City Code ²	172
Maximum Proposed Parking Demand	555
Proposed Available Parking Spaces Provided	918
Proposed Maximum Parking Demand Occupancy	61% (555 / 918)
Parking Surplus (+) / Deficit (-) for the Site	+363

Notes:

- (1) The higher of the counts conducted (see Tables 3 and 4).
- (2) See Table 2 for new tenant parking requirement.

**Table 6
Parking Code Requirements Disaggregated per ULI**

Land Use	Parking Code ¹	Quantity	Units ²	Weekday Requirements			Weekend Requirements		
				Customer/ Visitor/Guest	Employee/ Resident	Total	Customer/ Visitor/Guest	Employee/ Resident	Total
Parking Rates:									
Commercial Retail ³	5.00	28.586	TSF	3.63	0.88	4.51	4.00	1.00	5.00
Personal Service (Comm)	4.00	12.352	TSF	2.90	0.70	3.60	3.20	0.80	4.00
Other Retail (> 5,000SF)	4.00	57.722	TSF	2.90	0.70	3.60	3.20	0.80	4.00
Other Retail (MISC)	2.50	4.800	TSF	1.81	0.44	2.25	2.00	0.50	2.50
Fine/Casual Dining	5.00	10.200	TSF	3.81	0.69	4.50	4.25	0.75	5.00
Family Restaurant	5.00	20.470	TSF	3.00	0.50	3.50	4.25	0.75	5.00
Fast-Food Restaurant	10.00	1.940	TSF	8.50	1.50	10.00	8.00	1.33	9.33
Health Club	4.00	28.585	TSF	3.77	0.23	4.00	3.14	0.14	3.28
Church ⁴	7.68	3.255	TSF	2.88	1.34	4.22	6.34	1.34	7.68
Daycare ⁵	4.00	11.200	TSF	3.68	0.32	4.00	0.03	0.37	0.40
Office	3.33	2.656	TSF	0.26	3.07	3.33	0.03	0.31	0.34
Medical/Dental Office	5.00	2.235	TSF	3.33	1.67	5.00	3.33	1.67	5.00
Bank	4.00	4.000	TSF	2.61	1.39	4.00	2.61	1.39	4.00
Parking Required:									
Commercial Retail	143	28.586	TSF	104	25	129	114	29	143
Personal Service	49	12.352	TSF	36	9	44	40	10	49
Other Retail (> 5,000SF)	231	57.722	TSF	167	40	208	185	46	231
Other Retail (MISC)	12	4.800	TSF	9	2	11	10	2	12
Fine/Casual Dining	51	10.200	TSF	39	7	46	43	8	51
Family Restaurant	102	20.470	TSF	61	10	72	87	15	102
Fast-Food Restaurant	19	1.940	TSF	17	3	19	16	3	18
Health Club	114	28.585	TSF	108	7	114	90	4	94
Church	25	3.255	TSF	9	4	14	21	4	25
Daycare	45	11.200	TSF	41	4	45	0	4	4
Office	9	2.656	TSF	1	8	9	0	1	1
Medical/Dental Office	11	2.235	TSF	7	4	11	7	4	11
Bank	16	4.000	TSF	10	6	16	10	6	16
Spaces per Code	758	188.001		609	129	738	623	135	758

Notes:

- (1) Source: City of Oceanside Parking Code and Urban Land Institute, Shared Parking, 2nd Edition, 2005.
- (2) TSF = Thousand Square Feet.
- (3) Commercial retail parking rates for standard retail, retail greater than 5,000SF, personal service and miscellaneous services such as grooming and laundry utilize the different parking rates for commercial retail categories. The shared parking computational rates for the retail categories are the same.
- (4) Church parking rate per city code requirements (1 parking space per 4 seats based on 100 seat capacity) with the church square footage shown in the table above. The shared parking hourly ratios based on the church's hours of operation with 2 services on Sunday and one service in the late evening for weekdays.
- (5) Daycare parking rate per city code requirements (1 parking space per 7 persons based on 315 capacity) with the daycare square footage shown in the table above. The shared parking hourly/monthly ratios based on the office values with the peak hours of operation before and after office peak hours.

Table 7
ULI Shared Parking Summary - Weekdays

Time of Day	Weekdays																																						
	January			February			March			April			May			June			July			August			September			October			November			December			Late December		
	CV	EMP	Total	CV	EMP	Total	CV	EMP	Total	CV	EMP	Total	CV	EMP	Total	CV	EMP	Total	CV	EMP	Total	CV	EMP	Total	CV	EMP	Total	CV	EMP	Total	CV	EMP	Total	CV	EMP	Total	CV	EMP	Total
6:00 AM	125	42	167	120	42	162	115	42	157	103	42	145	100	42	142	98	40	138	102	40	142	110	42	152	115	42	157	114	43	157	120	44	164	115	37	152			
7:00 AM	120	51	171	119	51	170	118	51	169	110	51	161	111	51	162	108	49	157	113	49	162	114	51	165	120	51	171	120	51	171	128	53	181	117	45	162			
8:00 AM	156	86	242	155	86	241	157	86	243	149	86	235	150	86	236	151	86	237	147	83	230	153	83	236	153	86	239	159	86	245	160	88	248	178	92	270	146	78	224
9:00 AM	222	113	335	219	113	332	224	113	337	211	113	324	212	113	325	213	113	326	208	110	318	220	110	330	218	113	331	227	113	340	232	119	351	255	125	380	204	108	312
10:00 AM	291	124	415	288	124	412	303	124	427	285	124	409	294	124	418	295	124	419	288	121	409	303	121	424	296	124	420	309	124	433	317	132	449	352	137	489	272	121	393
11:00 AM	338	131	469	337	131	468	357	131	488	335	131	466	346	131	477	347	131	478	341	128	469	361	128	489	348	131	479	364	131	495	376	139	515	430	146	576	353	128	481
12:00 NOON	337	135	472	336	135	471	363	135	498	345	135	480	358	135	493	359	135	494	353	132	485	372	132	504	355	135	490	371	135	506	384	143	527	462	150	612	402	132	534
1:00 PM	356	135	491	354	135	489	379	135	514	360	135	495	372	135	507	374	135	509	367	132	499	389	132	521	370	135	505	387	135	522	402	143	545	502	150	652	434	132	566
2:00 PM	337	135	472	335	135	470	357	135	492	340	135	475	350	135	485	351	135	486	344	132	476	364	132	496	351	135	486	365	135	500	380	143	523	488	150	638	419	132	551
3:00 PM	310	131	441	308	131	439	326	131	457	311	131	442	319	131	450	321	131	452	312	128	440	333	128	461	319	131	450	334	131	465	348	139	487	467	146	613	400	128	528
4:00 PM	341	131	472	340	131	471	356	131	487	338	131	469	346	131	477	348	131	479	337	128	465	358	128	486	348	131	479	364	131	495	378	139	517	482	146	628	414	128	542
5:00 PM	394	132	526	392	132	524	415	132	547	392	132	524	402	132	534	404	132	536	395	129	524	416	129	545	404	132	536	422	132	554	436	140	576	498	147	645	436	129	565
6:00 PM	399	123	522	395	123	518	418	122	540	394	121	515	404	120	524	405	120	525	397	118	515	419	119	538	408	122	530	426	122	548	440	130	570	488	138	626	404	124	528
7:00 PM	356	94	450	353	94	447	377	93	470	355	92	447	365	91	456	366	91	457	360	91	451	382	92	474	367	93	460	385	93	478	399	101	500	431	109	540	333	101	434
8:00 PM	319	89	408	317	89	406	336	88	424	315	87	402	322	86	408	324	86	410	319	86	405	340	87	427	328	88	416	342	88	430	356	95	451	391	103	494	285	94	379
9:00 PM	242	74	316	240	74	314	251	73	324	236	72	308	237	71	308	238	71	309	236	71	307	251	72	323	244	73	317	254	73	327	262	79	341	317	86	403	221	80	301
10:00 PM	154	43	197	154	43	197	163	43	206	155	43	198	158	43	201	159	43	202	158	43	201	167	43	210	158	43	201	165	43	208	169	45	214	203	49	252	143	45	188
11:00 PM	81	24	105	82	24	106	89	24	113	86	24	110	88	24	112	87	24	111	89	24	113	93	24	117	86	24	110	90	24	114	91	24	115	104	26	130	81	24	105
12:00 MID	22	7	29	22	7	29	25	7	32	24	7	31	25	7	32	25	7	32	26	7	33	26	7	33	24	7	31	25	7	32	24	7	31	26	7	33	25	7	32
Maximum			526			524			547			524			534			536			524			545			536			554			576			652			566

Notes:
 (1) Source: City of Oceanside Parking Code and Urban Land Institute, Shared Parking, 2nd Edition, 2005.
 (2) CV = Customers/or Vistiors; EMP = Employees/ or Residents.

**Table 8
ULI Shared Parking Summary - Weekends**

Time of Day	Weekends																																						
	January			February			March			April			May			June			July			August			September			October			November			December			Late December		
	CV	EMP	Total	CV	EMP	Total	CV	EMP	Total	CV	EMP	Total	CV	EMP	Total	CV	EMP	Total	CV	EMP	Total	CV	EMP	Total	CV	EMP	Total	CV	EMP	Total	CV	EMP	Total	CV	EMP	Total	CV	EMP	Total
6:00 AM	10	17	27	11	17	28	11	17	28	11	17	28	11	17	28	12	17	29	12	17	29	11	17	28	11	17	28	11	18	29	13	19	32	11	16	27			
7:00 AM	38	32	70	38	32	70	43	34	77	41	34	75	43	34	77	43	34	77	44	34	78	41	34	75	43	34	77	42	35	77	51	37	88	45	32	77			
8:00 AM	94	81	175	97	81	178	102	81	183	100	81	181	103	80	183	102	80	182	100	78	178	103	79	182	100	81	181	104	81	185	103	85	188	116	88	204	100	76	176
9:00 AM	181	121	302	183	121	304	193	122	315	186	122	308	192	121	313	191	121	312	188	118	306	194	119	313	187	122	309	197	122	319	199	130	329	255	136	391	176	116	292
10:00 AM	247	135	382	250	135	385	267	136	403	258	136	394	266	135	401	267	135	402	262	132	394	273	133	406	261	136	397	271	136	407	279	144	423	371	151	522	259	130	389
11:00 AM	291	146	437	293	146	439	316	148	464	306	148	454	317	147	464	319	147	466	311	144	455	325	145	470	309	148	457	322	148	470	331	157	488	424	165	589	332	142	474
12:00 NOON	332	145	477	335	145	480	364	147	511	354	147	501	367	146	513	369	146	515	360	143	503	378	144	522	356	147	503	372	147	519	383	156	539	493	164	657	404	142	546
1:00 PM	327	134	461	331	134	465	361	136	497	350	135	485	363	134	497	366	134	500	357	132	489	374	133	507	353	136	489	367	136	503	382	145	527	500	153	653	421	134	555
2:00 PM	362	125	487	364	125	489	390	127	517	374	126	500	385	125	510	387	125	512	376	123	499	399	124	523	382	127	509	399	127	526	416	136	552	524	144	668	448	128	576
3:00 PM	330	110	440	331	110	441	354	112	466	339	111	450	349	110	459	351	110	461	342	110	452	364	111	475	348	112	460	363	112	475	380	121	501	488	129	617	414	115	529
4:00 PM	256	99	355	261	99	360	288	101	389	283	101	384	295	100	395	297	100	397	288	100	388	308	101	409	286	101	387	297	101	398	314	110	424	413	118	531	341	106	447
5:00 PM	261	98	359	266	98	364	294	100	394	286	100	386	299	99	398	302	99	401	295	99	394	311	100	411	288	100	388	300	100	400	316	109	425	414	117	531	331	104	435
6:00 PM	275	93	368	278	93	371	306	95	401	297	94	391	310	93	403	311	93	404	305	93	398	322	94	416	298	95	393	315	95	410	326	103	429	417	110	527	328	99	427
7:00 PM	287	87	374	288	87	375	314	89	403	300	88	388	312	87	399	313	87	400	309	87	396	322	88	410	305	89	394	321	89	410	331	97	428	419	103	522	319	93	412
8:00 PM	314	82	396	312	82	394	328	84	412	308	83	391	316	82	398	317	82	399	312	82	394	331	83	414	318	84	402	335	84	419	343	92	435	422	98	520	334	89	423
9:00 PM	249	71	320	248	71	319	257	72	329	238	71	309	242	71	313	243	71	314	241	71	312	256	71	327	249	72	321	261	72	333	268	78	346	328	84	412	237	76	313
10:00 PM	123	52	175	125	52	177	139	53	192	136	53	189	142	53	195	142	53	195	141	53	194	147	53	200	136	53	189	142	53	195	147	57	204	187	61	248	117	56	173
11:00 PM	74	27	101	75	27	102	85	29	114	82	29	111	87	29	116	87	29	116	88	29	117	90	29	119	82	29	111	87	29	116	86	30	116	107	32	139	79	29	108
12:00 MID	27	9	36	28	9	37	30	10	40	29	10	39	30	10	40	30	10	40	32	10	42	32	10	42	29	10	39	30	10	40	29	10	39	32	10	42	30	10	40
Maximum			487			489			517			501			513			515			503			523			509			526			552			668			576

Notes:
 (1) Source: City of Oceanside Parking Code and Urban Land Institute, Shared Parking, 2nd Edition, 2005.
 (2) CV = Customers/or Vistiors; EMP = Employees/ or Residents.

Table 9
ULI Shared Parking - Monthly Peak Parking Demand Requirements

Month	Marketplace Del Rio	
	Weekdays	Weekends
January	526	487
February	524	489
March	547	517
April	524	501
May	534	513
June	536	515
July	524	503
August	545	523
September	536	509
October	554	526
November	576	552
December	652	668
Late December	566	576
Maximum	652	668
ULI Shared Parking Peak Forecast	668	



Figure 1
Project Location Map

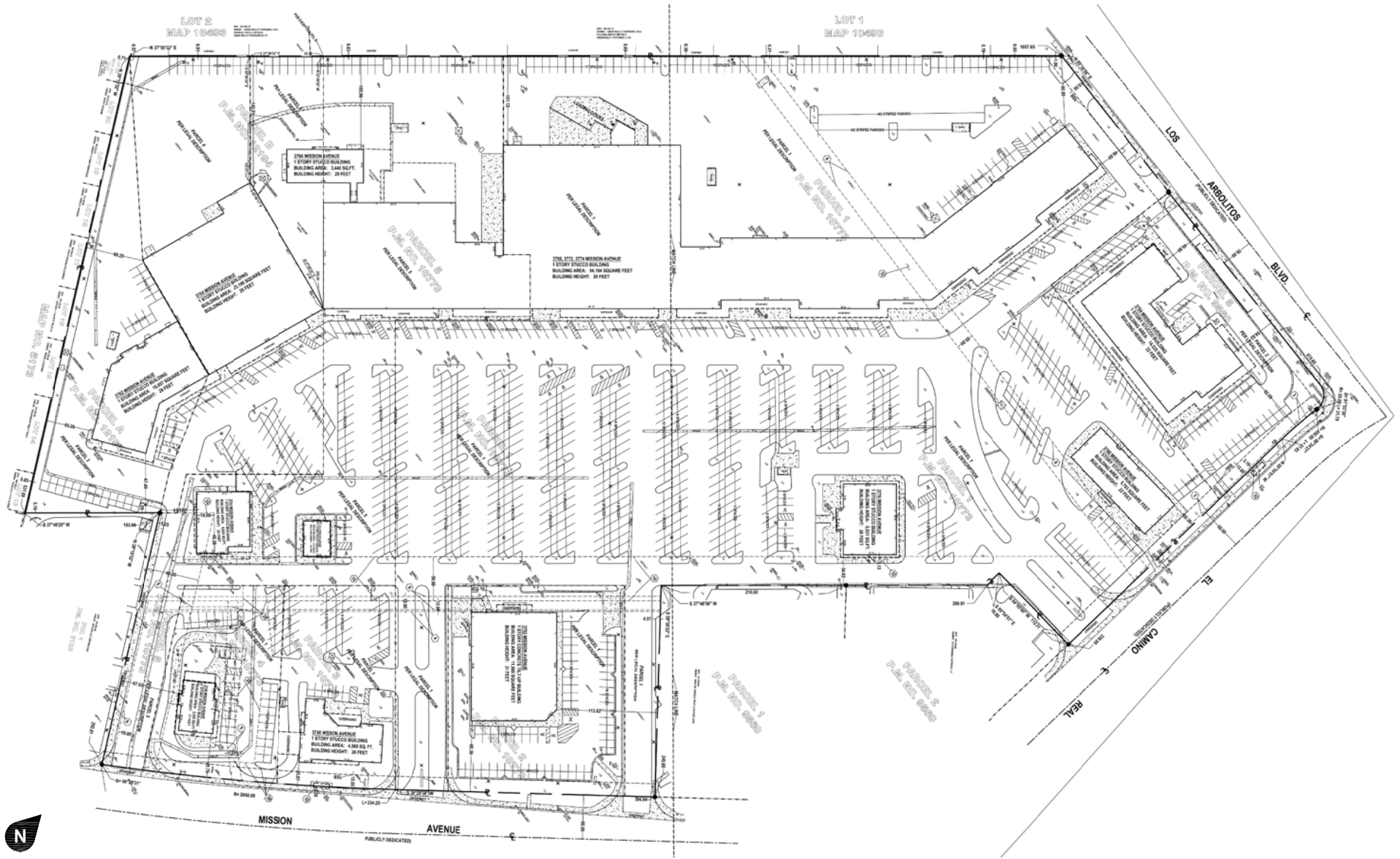


Figure 2
Site Plan

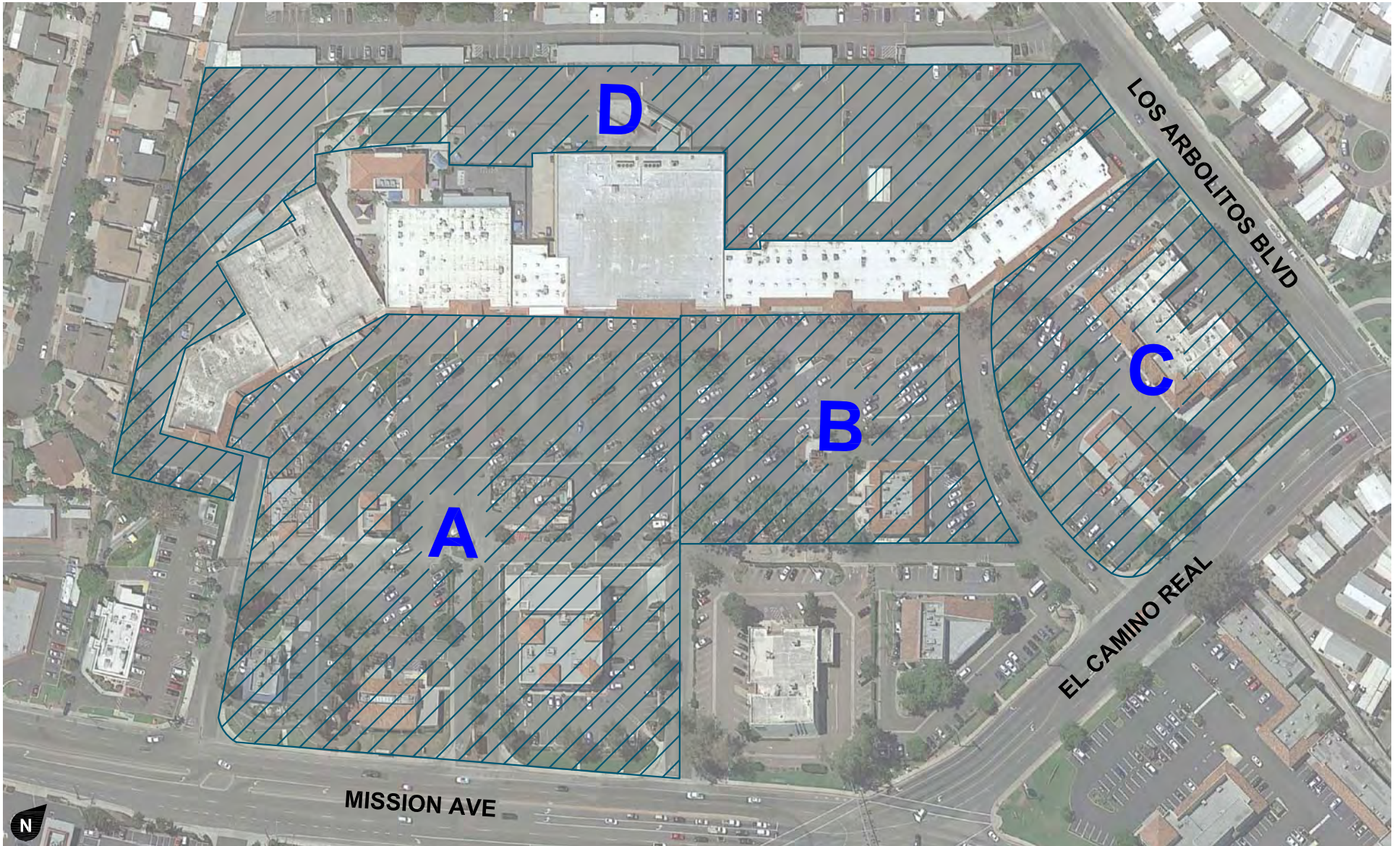


Figure 3
Parking Zone Map

Figure 4
Monthly Peak Shared Parking Demand for Mixed Use

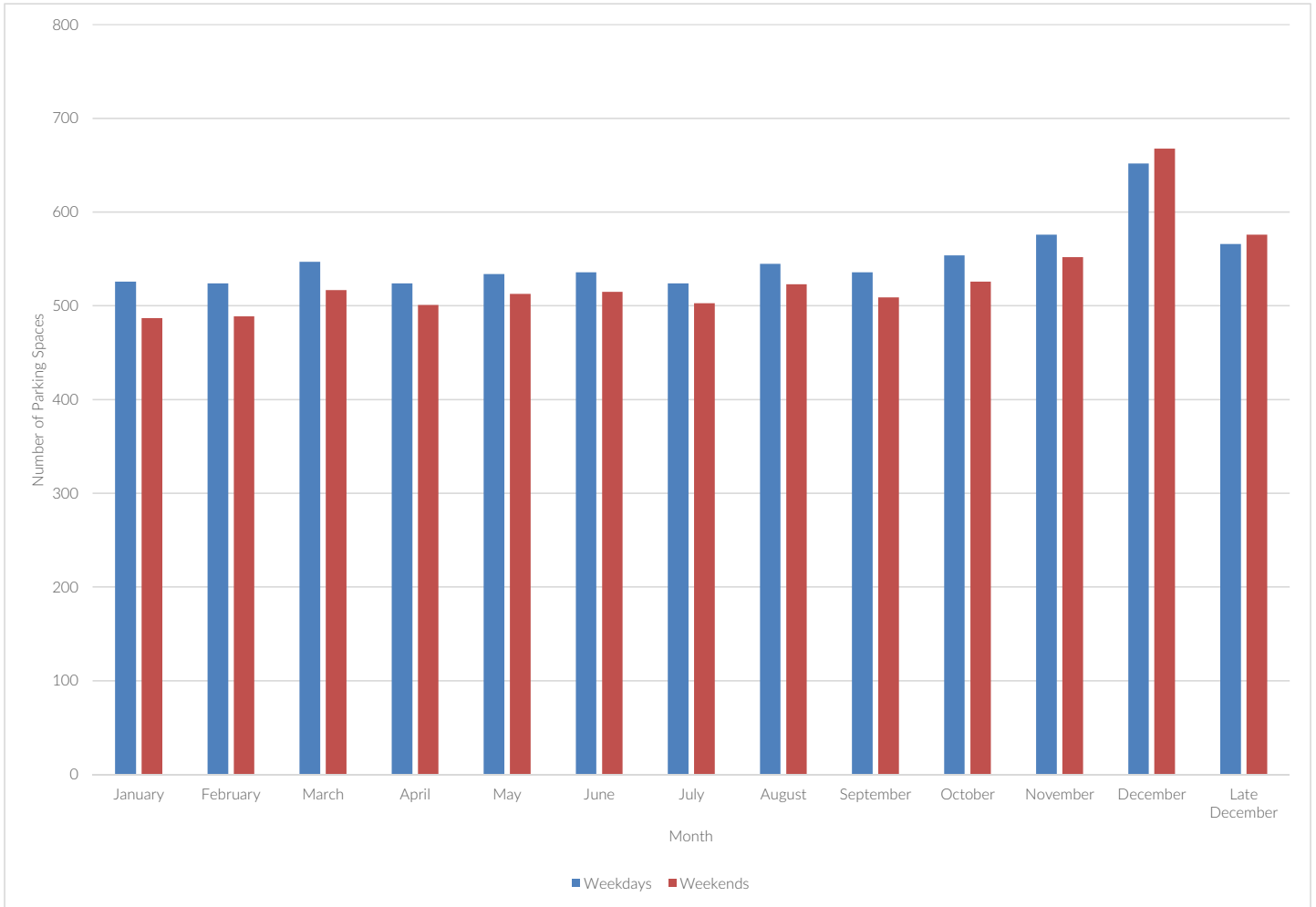
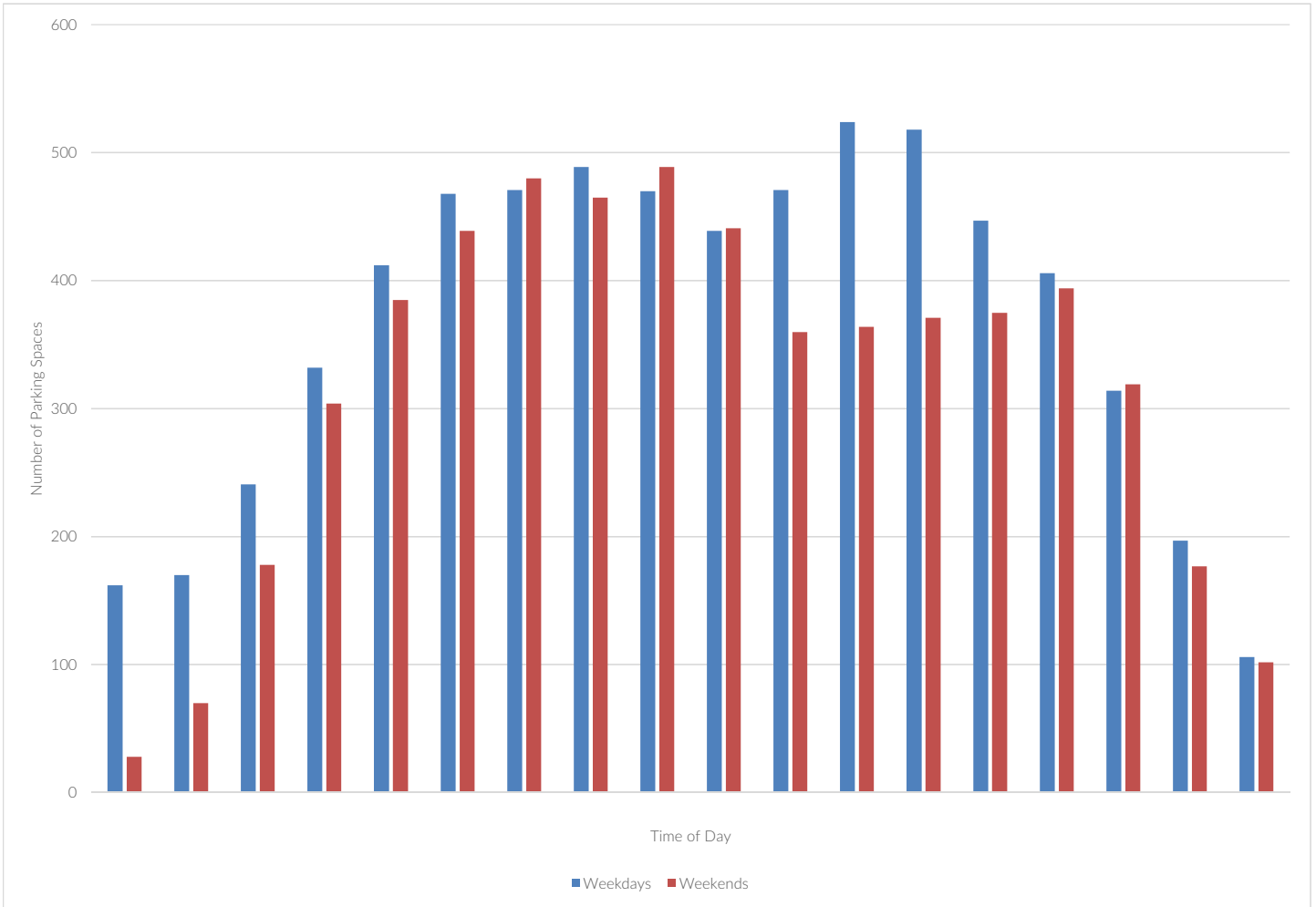


Figure 5
Hourly Peak Shared Parking Demand for Mixed Use



APPENDIX A

GLOSSARY

GLOSSARY OF PARKING/TRANSPORTATION TERMS

COMMON ABBREVIATIONS

AC	Acres
ADT	Average Daily Traffic
Caltrans	California Department of Transportation
DU	Dwelling Unit
GFA	Gross Floor Area
ICU	Intersection Capacity Utilization
ITE	Institute of Transportation Engineers
LOS	Level of Service
TDM	Transportation Demand Management
TSF	Thousand Square Feet
ULI	Urban Land Institute
V/C	Volume/Capacity
VMT	Vehicle Miles Traveled

TERMS

CARPORT: A parking space beneath a solid roof covering, but not fully enclosed.

DRIVEWAY: A short road between the public right-of-way and a garage, carport, or other designated parking area.

GROSS FLOOR AREA: The sum of the horizontal areas of each floor of a building, measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, but not including underground parking, uncovered steps or exterior balconies.

GARAGE: A fully enclosed, attached or detached, accessory building for parking of vehicles. Commonly associated with a residential dwelling unit, but may also refer to a parking structure or underground parking.

GATED ACCESS: A vehicular entry/exit point with some form of moveable barrier used for controlling access. Common barriers include automatically or remotely operated gate arms/levers, sliding gates, and swing gates.

OFF-SITE PARKING: A parking area that is not located on the same site as the land use it serves.

PARKING AGREEMENT: An agreement between two or more land owners that specifies the terms of use for shared parking facilities between the involved parties.

PARKING CODE/ORDINANCE: Development standards pertaining to parking provisions as established by the governing jurisdiction. Such parking requirements are typically incorporated in the jurisdiction's municipal/zoning code and specify design standards such as the number of parking spaces required, stall/drive aisle dimensions, and the location of parking facilities. The number of off-street parking spaces required are typically based on a ratio of stalls per land use variable, such as one stall per certain number square feet, students, or seats.

PARKING DEMAND: The number of parked vehicles associated with a land use, or multiple land uses, at a particular point in time.

PARKING LOT: An area containing multiple parking spaces for one or more land uses. In urban and suburban environments, parking lots are typically paved with delineated parking spaces.

PARKING MANAGEMENT PLAN: A specified set of various measures, policies, or programs intended to achieve a more efficient use of parking resources.

PARKING OVERAGE FACTOR: Additional parking supply above the actual or anticipated parking demand. A parking overage factor is typically applied to observed parking demand counts to account for possible day-to-day variations and assure ease of use during peak demand. Jurisdictional codes are generally considered to take such overage factors into account in the established off-street parking requirements.

PARKING SPACE: A paved or unpaved area where a vehicle may be parked, typically located in a parking lot, parking structure, residential garage/driveway, or curbside on a public or private street. A parking space may or may not be delineated by pavement markings.

PARKING STALL: A parking space delineated by pavement markings.

PARKING STRUCTURE: A structure used for parking of vehicles with two or more levels and open sides.

PARKING SUPPLY: The number of parking spaces available for use by a particular land use or multiple land uses.

SHARED PARKING DEMAND: The parking demand at a particular point in time for two or more land uses.

SHARED PARKING (SUPPLY): A parking lot or area where parking spaces may be used by more than one land use. Shopping center parking lots are a common example of shared parking serving various retail, service, and/or restaurant uses.

SUBTERRANEAN PARKING: A parking area located below ground level (i.e., underground parking).

SURFACE PARKING: A parking area at ground level.

TANDEM PARKING: Two end-to-end parking spaces where one vehicle is parked behind the first, such that the second vehicle will have to pull out in order to access the first.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Various measures, policies, or programs intended achieve a more efficient use of transportation resources. Since vehicular roadway capacity is typically the most constrained transportation resource, most TDM measures are geared towards reducing the number of peak-period vehicle trips and incentivizing the use of alternative transportation modes (i.e., ridesharing, car/vanpools, public transit, bicycling, and walking).

APPENDIX B
CITY OF OCEANSIDE CODE PARKING ORDINANCE

Article 31 Off-Street Parking and Loading Regulations (Citywide)

Sections:

- 3101 Specific Purposes
- 3102 Basic Requirements for Off-Street Parking and Loading
- 3103 Off-Street Parking and Loading Spaces Required
- 3104 Collective Provision of Parking
- 3105 Reduced Parking for Other Uses
- 3106 Parking In-Lieu Payments
- 3107 Parking Spaces for the Handicapped
- 3108 Bicycle Parking
- 3109 Parking Space Dimensions
- 3110 Application of Dimensional Requirements
- 3111 Aisle Dimensions
- 3112 Specific Parking Area Design
- 3113 Parking Access from Street
- 3114 Driveway Widths and Clearances
- 3115 Driveways; Visibility
- 3116 Parking Area Screening: Walls and Fences
- 3117 Lighting
- 3118 Parking Lot Landscaping
- 3119 Driveways and Covered Parking Structure Design and Location in Residential Districts
- 3120 Additional Design Standards for Parking Lots and Structures
- 3121 Location and Design of Off-Street Loading Spaces
- 3122 Bus Turnouts and Shelters

3101 Specific Purposes

In addition to the general purposes listed in Article 1, the specific purposes of the off-street parking and loading regulations are to:

- A. Ensure that off-street parking and loading facilities are provided for new land uses and for major alterations and enlargements of existing uses in proportion to the need for such facilities created by each use.
- B. Establish parking standards for commercial uses consistent with need and with the feasibility of providing parking on specific commercial sites.
- C. Ensure that off-street parking and loading facilities are designed in a manner that will ensure efficiency, protect the public safety, and, where appropriate, insulate surrounding land uses from adverse impacts.

3102 Basic Requirements for Off-Street Parking and Loading

A. When Required. Inland and Downtown D –District: At the time of initial occupancy of a site, construction of a new structure, or major alteration or enlargement of an existing site or structure, off-street parking facilities and off-street loading facilities shall be provided in accord with the regulations prescribed in this article. For the purposes of these requirements, "major alteration or enlargement" shall mean a change of use, a change of occupancy, an alteration, or an addition that would increase the number of parking spaces or loading berths required by more than 25 percent of the total number required prior to the major alteration or enlargement. The following exceptions shall apply to residential properties:

1. Alterations or additions up to five hundred (500) square feet or fifty (50%) percent, whichever is greater, of existing floor area of single family homes shall be allowed without providing additional off-street parking. Additions over five hundred (500) square feet or fifty (50%) percent, whichever is greater, and not over a total (existing and proposed) square footage of 2,000 square feet shall provide for a minimum of two enclosed, open or any combination of, off-street parking spaces.
2. Duplex and multi-family dwellings that are conforming in terms of density and land use shall be allowed additional square footage of up to twenty (20%) percent of each unit's existing square footage without providing additional off-street parking, provided that the addition would not increase the number of parking spaces required prior to the addition. In all cases an Administrative Development Plan is required. If the project is located within the coastal zone, an Administrative Coastal Permit is also required.

Coastal Areas (except for Downtown D-District): Every building, or portion of a building hereinafter erected, shall be provided with such parking space(s) as provided in this Article, and such parking space(s) be made permanently available and be permanently maintained for parking purposes, provided however that any alterations or additions providing less than 500 square feet of additional floor area shall be exempted from this requirement. Provided further that when an addition is made to an existing building only the square feet in the addition need be used in computing the required off-street parking.

- B. Nonconforming Parking or Loading. No existing use of land or structure shall be deemed to be nonconforming solely because of the lack of off-street parking or loading facilities required by this article, provided that facilities being used for off-street parking and loading as of the date of adoption of this article shall not be reduced in number to less than that required by the provisions of this article.
- C. Spaces Required for Multiple Uses. If more than one use is located on a site, the number of off-street parking spaces and loading berths to be provided shall be equal to the sum of the requirements prescribed for each use. If the gross floor area of individual uses on the
-

same site is less than that for which a loading berth would be required by Schedule B of Section 3103, but the aggregate gross floor area of all uses is greater than the minimum for which loading berths would be required, the aggregate gross floor area shall be used in determining the required number of loading berths.

- D. Joint Use. Off-street parking and loading facilities required by this chapter for any use shall not be considered as providing parking spaces or loading berths for any other use except where the provisions of Section 3104: Collective Provision of Parking apply or a joint facility exists. Such a facility shall contain not less than the total number of spaces or berths as determined individually, unless provided for in the provisions of subsection (G) below, or fewer spaces may be permitted where adjoining uses on the same site have different hours of operation and the same parking spaces or loading berths can serve both without conflict. A determination of the extent, if any, to which joint use will achieve the purposes of this chapter shall be made by the City Planner, who may require submission of survey data necessary to reach a decision.
- E. Location and Ownership. Parking required to serve a nonresidential use may be on the same or a different site under the same or different ownership as the use served, provided that parking shall be within the following distances of the use served, measured from the near corner of the parking facility to the public entrance of the use served via the shortest pedestrian route:

Customer/Visitor Spaces
300 ft.

Employee Spaces
400 ft.

- F. Life of Facility. Facilities for off-site parking shall be restricted to that use by a recorded deed, lease, or agreement for the life of the project or use for which the parking is intended to serve, provided that the City Planner may lift the restriction upon finding that substitute parking facilities meeting the requirements of this chapter are provided. No use shall be continued if the parking is removed unless substitute parking facilities are provided.
- G. Common Loading Facilities. The off-street loading facilities requirements of this chapter may be satisfied by the permanent allocation of the prescribed number of berths for each use in a common truck loading facility, provided that the total number of berths shall not be less than the sum of the individual requirements unless the City Planner determines that a reduced number of berths can reasonably serve the proposed uses. As a requirement of approval, an attested copy of a contract between the parties concerned setting forth an agreement to joint use of the common truck loading facility shall be filed with the application for development approval.
- H. Computation of Spaces Required. If, in the application of the requirements of this chapter, a fractional number is obtained, one parking space or loading berth shall be required for a fraction of one-half or more, and no space or berth shall be required for a fraction of less than one-half.
-

3103 Off-Street Parking and Loading Spaces Required

Off-street parking and loading spaces shall be provided in accord with the following schedules. For off-street loading, references are to Schedule B which sets space requirements and standards for different groups of use classifications and sizes of buildings. References to spaces per square foot are to be computed on the basis of gross floor area unless otherwise specified, and shall include allocations of shared restroom, halls and lobby area, but shall exclude area for vertical circulation, stairs or elevators.

Where the use is undetermined, the City Planner shall determine the probable use and the number of parking and loading spaces required. In order to make this determination, the City Planner may require the submission of survey data from the applicant or collected at the applicant's expense.

OFF STREET PARKING AND LOADING SPACES REQUIRED
COASTAL ZONE (EXCEPT FOR D-DISTRICT)

Use Classification

**Off Street Parking Spaces:
Schedule A**

Single Family Residential	2 car garage per dwelling unit; minimum interior area 400 sq. ft.; minimum interior width 18 ft.
Multiple Family Residential*	1.5 spaces (1 covered, ½ space open) for 1 bdrm 2 spaces (1 covered; 1 open) for 2 bdrm or greater
Condominiums in PRD or PCD*	2 spaces (1 garage, 1 open)

**The above provision for R-3, O-P and R-T zones shall not be applicable to any lot legally subdivided prior to January 20, 1958, where the combination of such lots has a total area for each lot of 7,500 square feet or less. Off-street parking requirements for such a lot or combination thereof shall be the same as required by Ordinance No. 69-39 and shall be as follows:*

1 and 2 bedroom units	1 enclosed or covered space per DU
3 bedrooms or greater	1.5 space per DU; 1 covered or enclosed (min)
Banks, business or professional offices	1 per 400 sq. ft. of gross floor area
Bowling Alleys	7 per lane

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

OFF STREET PARKING AND LOADING SPACES REQUIRED
COASTAL ZONE (EXCEPT FOR D-DISTRICT)

Use Classification	Off Street Parking Spaces: Schedule A
Churches and accessory uses	1 per 4 fixed seats, or 1 space per 40 sq. ft. of assembly floor area
Retail centers with less than 5,000 sq. ft. of gross floor area	1 per 300 sq. ft. of gross floor area
Retail centers greater than 5,000 sq. ft. but less than 20,000 sq. ft. of gross floor area	1 per 250 sq. ft. of gross floor area
Retail centers greater than 20,000 sq. ft. of gross floor area	1 per 200 sq. ft. of gross floor area
Bars and Cocktail Lounges	1 per 2 seats or 1 space per 30 sq. ft. of area used for consumption of beverages (15 spaces min.)
Food and beverage Kiosk	1 per 100 sq. ft. gross area; plus queue for 5 cars for drive-up service measured from menu board
Furniture and appliance stores, hardware stores, household equipment, service shops, clothing or shoe repair or personal service shops	1 per 600 sq. ft. of gross floor area
Hospitals	1 per bed
Hotels	1 per licensed unit
Libraries	1 per 250 sq. ft. of gross floor area
Motels	1 per licensed unit

OFF STREET PARKING AND LOADING SPACES REQUIRED
COASTAL ZONE (EXCEPT FOR D-DISTRICT)

Use Classification	Off Street Parking Spaces: Schedule A
Manufacturing uses, research and testing laboratories, creameries, bottling establishments, bakeries, canneries, printing and engraving shops	1 per 800 sq. ft. of gross floor area
Medical and dental clinics and medical-professional offices	1 200 sq. ft. of gross floor area
Mortuaries	1 per 50 sq. ft. of assembly service areas
Motor vehicle, machinery sales or wholesale stores	1 space per 1,000 sq. ft. of gross floor area
Offices not providing customer service on the premises	1 space per 400 sq. ft. of gross floor area
Restaurants Fast Food	1 per 3 seats or 1 space per 45 sq. ft. of floor area used for food or beverages consumption (15 min.); plus queue spaces for 5 cars for drive up service measured from menu board
Restaurants Full Service	1 per 3 seats or 1 space per 45 sq. ft. of floor area used for food or beverages consumption (15 min.)
Rooming houses, lodging houses, clubs and fraternity houses with sleeping quarters	1 per 2 sleeping rooms
Sanitariums, children's homes, homes for aged, asylums, nursing homes	1per 3 beds
Schools	1 per each employee
Schools (business and vocational)	1 per 40 sq. ft. of classroom area

OFF STREET PARKING AND LOADING SPACES REQUIRED
COASTAL ZONE (EXCEPT FOR D-DISTRICT)

Use Classification

**Off Street Parking Spaces:
Schedule A**

Stadiums, sports arenas, auditoriums
(including school auditoriums) and
other places of public assembly, and clubs
and lodges having no sleeping quarters

1 per 4 fixed seats and/or 1 per 40 sq. ft. of gross
floor area used for assembly

Theaters

1 space per 4 fixed seats, up to 800 seats plus 1 space
per 8 seats over 800 seats. A greater number of
spaces may be required based on land use location
factors, to satisfy parking demand

Transportation terminal facilities,
warehouse and storage building

As determined to meet parking demand by the
Planning Commission

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

**OFF-STREET PARKING AND LOADING SPACES REQUIRED
INLAND & DOWNTOWN D-DISTRICT**

Use Classification	Off-Street Parking Spaces: Schedule A	Off-Street Loading Spaces: Schedule B Group Number
Group Residential	1 per 2 beds; plus 1 per 100 sq. ft. used for assembly purposes.	1
Multifamily Residential	1.5/unit including 1 covered for studios and one-bedroom units: 2/unit including 1 covered for units with two bedrooms or more.	
Guest Parking	4-10 units: 1 space More than 10 units: 1 space plus 20% total number of units.	
Residential Care, Limited	1 per 3 beds.	
Single-Family Residential	2 enclosed spaces/unit. A 20 foot wide by 19 foot deep 2-car garage is required in all districts not subject to an overlay district, except on designated historic sites. Garage space for 3 cars is required for all new single family residential units in excess of 2,500 sq. ft. Garage spaces must be a minimum size of 10 feet wide by 19 feet deep and shall meet the provisions of Section 3110. The 3rd garage space may be provided in a tandem configuration.	
Airports	As specified by use permit.	
Cemeteries	As specified by use permit.	

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

**OFF STREET PARKING AND LOADING SPACES REQUIRED
INLAND & DOWNTOWN D-DISTRICT (continued)**

Use Classification	Off-Street Parking Spaces: Schedule A	Off-Street Loading Spaces: Schedule B Group Number
Clubs and Lodges	1 per 100 sq. ft. used for assembly purposes.	3
Cultural Facilities	1 per 300 sq. ft. gross floor area.	3
Day Care, General	1 per 7 persons based on maximum occupancy load.	
Government Offices	1 per 300 sq. ft. gross floor area.	2
Heliports	As specified by use permit.	
Hospitals	1 per 1 bed.	3
Maintenance and Service Facilities	1 per 500 sq. ft.	1
Park and Recreation Facilities	As specified by master plan or use permit.	
Public Safety Facilities	As specified by use permit.	3
Religious Assembly	1 per each 4 seats or 1 per each 40 sq. ft. of non-fixed seating area. Ancillary uses, such as office, daycare, and schools/ study areas, must provide additional parking based on sq. ft.	3
Residential Care, General	1 per 3 beds; plus additional specified by use permit.	3
Schools, Public or Public	As specified by use permit.	1
Utilities, Major	As specified by use permit.	1

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

**OFF STREET PARKING AND LOADING SPACES REQUIRED
INLAND & DOWNTOWN D-DISTRICT (continued)**

Use Classification	Off-Street Parking Spaces: Schedule A	Off-Street Loading Spaces: Schedule B Group
Adult Businesses	1 per 250 sq. ft.	1
Ambulance Services	1 per 500 sq. ft.; plus 2 storage spaces.	1
Animal Sales and Services:		
Animal Boarding	1 per 400 sq. ft.	1
Animal Grooming	1 per 400 sq. ft.	1
Animal Hospitals	1 per 400 sq. ft.	1
Animals, Retail Sales	1 per 250 sq. ft.	1
Artists' Studios	1 per 1,000 sq. ft.	
Banks and Savings & Loans:	1 per 250 sq. ft.	2
With Drive-Up Service	Queue space for 5 cars per teller	
Building Materials and Services	1 per 1,000 sq. ft. of lot area of lot area.	1
Catering Services	1 per 400 sq. ft.	1
Bowling Alleys	3 per alley, plus 1 per 250 sq. ft. of public assembly and retail areas.	1

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

**OFF STREET PARKING AND LOADING SPACES REQUIRED
INLAND & DOWNTOWN D-DISTRICT (continued)**

Use Classification	Off-Street Parking Spaces: Schedule A	Off-Street Loading Spaces: Schedule B Group Number
Card Rooms	1 space per chair, plus additional spaces for ancillary uses, as required by this article.	1
Arcades and Game Centers	1 per 400 sq. ft.	
Skating Rinks	1 per 5 fixed seats, or 1 per 35 sq. ft. seating area if there are no fixed seats; plus 1 per 250 sq. ft. floor area not used for seating.	1
Tennis and Racquetball Clubs	4 per court.	1
Theaters	1 per 4 fixed seats, or 1 per 35 sq. ft. seating area if there are no fixed seats.	1
Other Commercial Recreation and Entertainment	As specified by the City Planner.	
Communications Facilities	1 per 500 sq. ft.	2
Food and Beverage Kiosk	1 per 100 sq. ft. of gross area; plus queue space for 5 cars for drive-up service measured from menu board.	
Food and Beverage Sales	1 per 200 sq. ft.	1
Funeral and Interment Services	1 per 35 sq. ft. of seating area.	1

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

**OFF STREET PARKING AND LOADING SPACES REQUIRED
INLAND & DOWNTOWN D-DISTRICT (continued)**

Use Classification	Off-Street Parking Spaces: Schedule A	Off-Street Loading Spaces: Schedule B Group Number
Horticulture, Limited	1 per 2 acres.	
Laboratories	1 per 500 sq. ft.	1
Maintenance and Repair Services	1 per 500 sq. ft.	1
Marinas	0.8 per berth.	1
Marine Sales and Service	1 per 350 sq. ft.	
Nurseries	1 per 1,000 sq. ft. lot area for first 10,000 sq. ft.; 1 per 5,000 sq. ft. thereafter, plus 1 per 250 sq. ft. gross floor area.	
Offices, Business and Professional	1 per 300 sq. ft.	2
Offices, Medical and Dental	1 per 200 sq. ft.	2
Pawn Shops	1 per 250 sq. ft.	1
Personal Improvement Services: Dance or Music Studio	1 per 250 sq. ft. 1 per 600 sq. ft.	
Personal Services	1 per 250 sq. ft.	1
Research and Development Services	1 per 400 sq. ft.	

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

**OFF STREET PARKING AND LOADING SPACES REQUIRED
INLAND & DOWNTOWN D-DISTRICT (continued)**

Use Classification	Off-Street Parking Spaces: Schedule A	Off-Street Loading Spaces: Schedule B Group Number
Dance or Music Studio	1 per 600 sq. ft.	
Personal Services	1 per 250 sq. ft.	1
Research and Development Services	1 per 400 sq. ft.	
Restaurants Full Service	1 per 50 sq. ft. of seating area	
With Live Entertainment	1 per 35 sq. ft. seating area; plus 1 per 35 sq. ft. of dance floor.	1
Restaurant Fast Food	1 per 50 sq. ft. of seating area.	
Restaurants with Drive-thru or Drive-up	1 per 100 sq. ft. gross area; plus queue for 5 cars for drive-up service measured from menu board.	
Retail Sales Not Listed Under Another Use Classification	1 per 200 sq. ft.	1
Automobile Washing	1 per 200 sq. ft. of sales, office, or lounge area; plus queue for 5 cars per washing station.	
Service Stations	1 per 2,500 sq. ft. lot area; plus 1 per 600 sq. ft. of service bay and storage area.	

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

**OFF STREET PARKING AND LOADING SPACES REQUIRED
INLAND & DOWNTOWN D-DISTRICT (continued)**

Use Classification	Off Street Parking Spaces: Schedule A	Off Street Loading Spaces: Schedule B Group Number
Vehicle/Equipment Repair	1 per 300 sq. ft.	1
Vehicle/Equipment Sales and Rentals	1 per 1,000 sq. ft. lot area.	1
Vehicle Storage	1 per 500 sq. ft.	
Visitor Accommodations:		
Bed and Breakfast Inns	1 per guest room; plus 2 spaces.	
Hotels, Motels and Time Share Facilities	1.2 per guest room; plus 1 per 50 sq. ft. banquet seating area.	1
SRO Hotels	0.2 per room.	1
Warehousing and Storage, Limited	1 per 2,000 sq. ft.	
Industry, Custom and General	1 per 1,000 sq. ft.	1
Industry, Limited	1 per 750 sq. ft.	1
Industry, Research and Development	1 per 500 sq. ft.	1
Wholesaling, Distribution and Storage	1 per 1,500 sq. ft.	1

SCHEDULE B: LOADING SPACES REQUIRED

Gross Floor Area (sq. ft.)	Number of Spaces Required	
	10' x 20' x 10' Vert. Clearance	12' x 35' x 14' Vert. Clearance
<u>Use Classification Group 1</u>		
0 to 3,000		
3,001 to 15,000		1
15,001 to 50,000		2
50,001 and over		3
<u>Use Classification Group 2</u>		
0 to 10,000	1	
10,001 to 20,000		1
20,001 and over	1	1
<u>Use Classification Group 3</u>		
0 to 30,000		1
30,001 to 100,000		2
100,000 and over		3

3104 Collective Provision of Parking

Notwithstanding the provisions of Section 3102 (E), a use permit may be approved for collective provision of parking serving more than one use or site and located in a district in which parking for the uses served is a permitted or conditional use. A use permit for collective off-street parking may reduce the total number of spaces required by this article if the following findings are made:

- A. The spaces to be provided will be available as long as the uses requiring the spaces are in operation; and
- B. The adequacy of the quantity and efficiency of parking provided will equal or exceed the level that can be expected if collective parking is not provided.

The maximum allowable reduction in the number of spaces to be provided shall not exceed 20 percent of the sum of the number required for each use served.

An applicant for a use permit for collective parking may be required to submit survey data substantiating a request for reduced parking requirements. A use permit for collective parking shall describe the limits of any area subject to reduced parking requirements and the reduction applicable to each use.

Within the Coastal Zone, the Planning Commission may, upon application of a Conditional Use Permit by the owner or lessee of any property, authorize the joint use of parking facilities by the following uses or activities under the conditions specified herein:

(a) Up to fifty (50) percent of the parking facilities required by this Article for a use considered to be primarily a daytime use may be provided by the parking facilities of a use considered to be primarily a nighttime use and vice versa, provided such reciprocal parking areas shall be subject to conditions set forth in paragraph (b) below.

Typical daytime uses include but are not limited to the following: banks, business offices, retail stores, personal service shops, clothing, repair or service shops, manufacturing or wholesale buildings and similar uses. Typical nighttime and/or Sunday uses include but are not limited to the following: auditoriums incidental to a public or parochial school, churches, dance halls, theaters and bars.

(b) Conditions required for joint use:

(1) The building or use for which application is being made to utilize the existing off-street parking facilities provided by another building or use, shall be located within three hundred (300) feet of such parking facility.

(2) The applicant shall show that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed.

(3) Parties concerned in the joint use of off-street parking facilities shall evidence agreement for such joint use by a proper legal instrument approved by the City Attorney as to form and content. Such instrument, when approved as conforming to the provisions of this Ordinance, shall be recorded in the office of the County Recorder and copies thereof filed with the City Clerk and Planning Division.

3105 Reduced Parking for Other Uses

A use permit may be approved reducing the number of spaces to less than the number specified in the schedules in Section 3103, provided that the following findings are made:

A. The parking demand will be less than the requirement in Schedule A or B; and

B. The probable long-term occupancy of the building or structure, based on its design, will not generate additional parking demand.

In reaching a decision, the Planning Commission or Community Development Commission, as the case may be, shall consider survey data submitted by an applicant or collected at the applicant's request and expense.

Projects exceeding base density allowances that reserve units for low and moderate-income households in accordance with Municipal Code Chapter 14C.7 are eligible for the following concessions to the parking standards specified in the scheduled in Section 3103:

One (1.0) parking space per market-rate studio and one-bedroom unit;

1.5 parking spaces per market-rate unit exceeding one bedroom;

0.5 parking space per inclusionary studio unit;

One (1.0) parking space per inclusionary one-bedroom unit;

1.25 parking spaces per inclusionary two-bedroom unit;

1.5 parking spaces per inclusionary unit exceeding two bedrooms.

3106 Parking In-Lieu Payments

Within the D District and designated parking districts established by the City Council and shown on the zoning map, a parking requirement serving nonresidential uses on a site may be met by a cash in-lieu payment to the City prior to issuance of a building permit or a certificate of occupancy if no permit is required. The fee shall be to provide public off-street parking in the vicinity of the use. The City shall not be obligated to provide more than 20 spaces, and then only with the express approval of the City Council.

In establishing such parking districts, the City may set limitations on the number of spaces or the maximum percentage of parking spaces required for which an in-lieu fee may be tendered.

3107 Parking Spaces for the Handicapped

All parking facilities shall comply with the requirements of the California Administrative Code (Title 24, Part 2, Chapter 2-71) and with the sign requirements of the California Vehicle Code, Section 22507.8.

Recreation facilities in Mobile Home Parks and Mobile Home Subdivisions shall designate within their parking areas handicapped spaces at a ratio of one handicapped space for every 10 standard spaces provided.

3108 Bicycle Parking

- A. Where Required. Bicycle parking spaces shall be provided as required by this section; the provisions of Section 3102 shall apply.
- B. Number Required.
 - 1. Public and Semipublic Use Classifications: as specified by use permit.
 - 2. Commercial and Industrial Use Classifications: 5 percent of the requirement for automobile parking spaces, except for the following classifications, which are exempt:
 - a. Ambulance Services;
 - b. Animal Boarding;
 - c. Animal Grooming;
 - d. Catering Services;
 - e. Commercial Filming;
 - f. Horticulture, Limited;
 - g. Funeral and Internment Services;
 - h. Swap Meets, Recurring;
 - i. Vehicle/Equipment Sales and Services (all classifications).
- C. Design Requirements. For each bicycle parking space required, a stationary object shall be provided to which a user can secure both wheels and the frame of a bicycle with a user-provided 6-foot cable and lock. The stationary object may be either a freestanding bicycle rack or a wall-mounted bracket.

3109 Parking Space Dimensions

Required parking spaces shall have the following minimum interior dimensions:

<u>Use</u>	<u>Type of Space</u>	<u>Large Car (ft.)</u>	<u>Small Car (ft.)</u>
Residential	In separate garage or covered parking structure housing 6 or fewer cars, or with door at rear of each space	9.0x19 deep	9.0x19 deep
Residential	In garage or covered parking Structure housing more than 6 cars with access via aisle	8.5x18 deep	7.5x15 deep

Nonresidential	Angle spaces	8.5x18 deep	7.5x15 deep
All	Parallel spaces	8.0x22 deep	8.0x22 deep

3110 Application of Dimensional Requirements

- A. In General. All required spaces shall be large-car spaces. However, spaces provided in addition to the number required may be small-car spaces.
- B. Relation to Aisles.
 - 1. Each parking space adjoining a wall, column, or other obstruction higher than 0.5 feet shall be increased by 1 foot on each obstructed side.
 - 2. At the end of a parking bay, an aisle providing access to a parking space perpendicular to the aisle shall extend 2 feet beyond the required width of the parking space.
- C. Vertical Clearance. Vertical clearance for parking spaces shall be 7 feet, except that an entrance may be 6.67 feet and the front 5 feet of a parking space serving a residential use may be 4.5 feet.
- D. Wheel Stops. All spaces shall have wheel stops 2.5 feet from a fence, wall, or walkway. When a parking space abuts a landscaped planter, the front two feet of the required length for a parking space may overhang the planter if the planter area is increased in depth by 2 feet (See Section 3019.E.6).

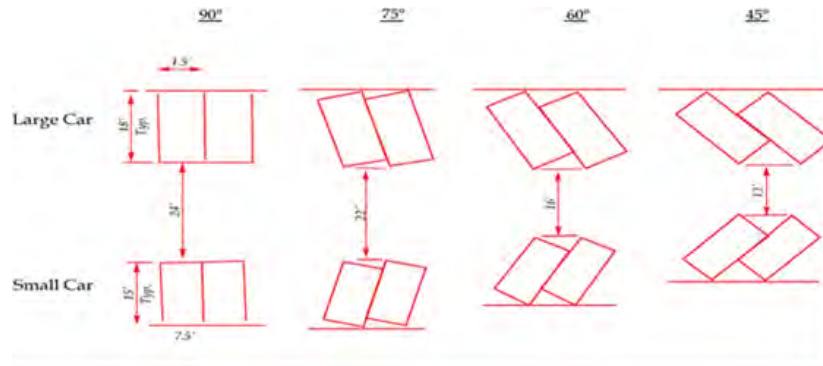
3111 Aisle Dimensions

Aisle widths adjoining parking spaces shall be as follows (See Diagram 3111):

Minimum One-way Aisle Width for Specified Parking Angle (ft.)

Angle	90°	75°	60°	45° or less
Aisle Width (ft.)	24	23	16	12

The minimum two-way aisle width shall be 24 feet in all cases.



3112 Specific Parking Area Design

Where an applicant can demonstrate to the satisfaction of the City Planner that variations on the dimensions otherwise required by this article, a specific parking area design may be approved under the following limitations:

- A. The area affected by the specific design shall be for parking by persons employed on the site only. Visitor parking stalls shall meet the dimensions required.
- B. The surface area available for parking shall not be less than would be required to accommodate the minimum required number of stalls for large and small cars.

3113 Parking Access from Street

Access to parking spaces shall not require backing across a property line or into the public right-of-way. An alley may be used as maneuvering space for access to off-street parking.

Residential development proposals on lots or parcels with alley access shall be designed such that all on-site parking shall be accessed by way of the abutting alley. Residential development proposals on lots or parcels with multiple street frontages shall be designed such that all on-site parking shall be accessed by way of the minor street frontage. No more than one driveway shall be permitted for any residential lot or parcel unless otherwise approved by the Planning Commission, or Community Development Commission, as the case may be or City Council.

All spaces in a parking facility shall be made accessible without re-entering a public right-of-way unless it is physically impossible to provide for such access.

3114 Driveway Widths and Clearances

Driveways shall have the following minimum widths at the property line, plus a minimum of 1-foot additional clearance on each side of a vertical obstruction exceeding 0.5 foot in height.

CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

A.	Serving a residential use	1 dwelling unit or 2 dwelling Units within 150 ft. of street	8 ft. 1-way 16 ft. 2-way
		3 dwelling units or 2 dwelling Units more than 150 ft. of street	12 ft. 1-way 20 ft. 2-way
		More than 3 dwelling units Up to 9 dwelling units	12 ft. 1-way 24 ft. 2-way
		More than 9 dwelling units	Private Street
B.	Serving a nonresidential use:		14 ft. 1-way
			27 ft. 2-way

The City Planner and the City Engineer may require driveways in excess of the above widths where unusual traffic, grade or site conditions prevail. The City Planner and the City Engineer also may require driveways to be constructed with full curb returns and handicapped ramps as opposed to simple curb depression.

3115 Driveways; Visibility

Visibility of a driveway crossing a street property line shall meet the design standards established in the City of Oceanside Engineers Design and Processing Manual.

Driveways or drive-aisles adjacent to buildings in a commercial or industrial district shall be setback from a building a minimum of five (5) feet to provide site distance at the corners of the building.

3116 Parking Area Screening: Walls and Fences

A parking area serving a nonresidential use shall be screened from an adjoining residential district or a ground-floor residential use by a solid decorative concrete or masonry wall with a minimum height of 6 feet, and a maximum as specified in Section 3040. The height of the wall adjoining a required front yard in a residential district shall be 42 inches. A covered parking structure or open parking area serving a residential use shall be screened from an adjoining lot in a residential district or a ground-floor residential use by a solid decorative concrete or masonry wall 6 feet in height, except that the height of a wall adjoining a required front yard in a residential district shall be 42 inches.

3117 Lighting

Outdoor parking area lighting shall not employ a light source higher than 25 feet. Building plans submitted for building permit shall include provisions indicating that lighting is properly shielded and directed so as to prevent glare on surrounding properties or onto an adjacent street. Lighting shall comply with all City codes and ordinances in effect at the time of

building permit issuance including any light pollution control measures.

3118 Parking Lot Landscaping

Parking lot landscaping shall be as prescribed by Section 3019.

3119 Driveways and Covered Parking Structure Design and Location in Residential Districts

The following provisions shall apply to driveways, garages, and carports in residential districts, whether they are accessory structures or part of a principal structure:

- A. Driveways. Driveways shall be paved and shall have widths and clearances prescribed by Section 3114, subject to the visibility requirements of Section 3115.
- B. Covered Parking Structures. Covered Parking Structures shall be designed and located so that parked vehicles are not visible from a street or adjacent property. Covered parking structures shall have at the minimum a roof and be enclosed on three sides. The architectural design, roofline, and materials of covered parking structures shall be substantially the same as and compatible with the primary structures.

3120 Additional Design Standards for Parking Lots and Structures

Parking lots shall have paving, drainage, wheel stops, lighting, space marking, directional signs, ramp grades, litter collection containers, fire equipment, and queuing space for drive-in facilities or ticket dispensing booths or machines, which shall be subject to approval of the City Planner.

3121 Location and Design of Off-Street Loading Spaces

Required spaces shall not be within a building, but shall be on the site of the use served. On a site adjoining an alley, a required loading space shall be accessible from the alley unless alternative access is approved by the City Planner and City Engineer. A required loading space shall be accessible without backing a truck across a property line or street right-of-way unless the City Planner and City Engineer determines that provision of turn-around space is infeasible and approves alternative access. An occupied loading space shall not prevent access to a required off-street parking space. A loading area shall not be located in a required yard.

A loading area visible from a street or adjacent property shall be screened on three sides by a fence, wall, or hedge at least 6 feet in height.

3122 Bus Turnouts and Shelters

Bus turnouts and shelters shall be provided in residential, commercial, and industrial developments on secondary arterial streets and above, where and when appropriate, as determined by the City Planner and the City Engineer.

APPENDIX C
SHARED PARKING WORKSHEETS

Shared Parking Worksheets

Monthly Weekday Demand

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: January
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/ Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	104	36	167	9	39	61	17	108	9	41	1	7	10	609
Monthly Adjustment Factor	56%	56%	56%	56%	85%	85%	85%	100%	100%	100%	100%	100%	100%	
Adjusted Peak Parking	58	20	94	5	33	52	14	108	9	41	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	25%	5%	70%	0%	80%	0%	0%	0%	0%
7:00 AM	5%	5%	5%	5%	0%	50%	10%	40%	0%	100%	1%	0%	0%	0%
8:00 AM	15%	15%	15%	15%	0%	60%	20%	40%	0%	100%	20%	90%	50%	0%
9:00 AM	35%	35%	35%	35%	0%	75%	30%	70%	1%	60%	60%	90%	90%	0%
10:00 AM	65%	65%	65%	65%	15%	85%	55%	70%	1%	60%	100%	100%	100%	0%
11:00 AM	85%	85%	85%	85%	40%	90%	85%	80%	1%	45%	45%	100%	50%	0%
12:00 NOON	95%	95%	95%	95%	75%	100%	100%	60%	1%	15%	15%	30%	50%	0%
1:00 PM	100%	100%	100%	100%	75%	90%	100%	70%	1%	15%	45%	90%	50%	0%
2:00 PM	95%	95%	95%	95%	65%	50%	90%	70%	1%	45%	100%	100%	70%	0%
3:00 PM	90%	90%	90%	90%	40%	45%	60%	70%	1%	45%	45%	100%	50%	0%
4:00 PM	90%	90%	90%	90%	50%	45%	55%	80%	1%	80%	15%	90%	80%	0%
5:00 PM	95%	95%	95%	95%	75%	75%	60%	90%	1%	100%	10%	80%	100%	0%
6:00 PM	95%	95%	95%	95%	95%	80%	85%	100%	1%	80%	5%	67%	0%	0%
7:00 PM	95%	95%	95%	95%	100%	80%	80%	90%	25%	2%	2%	30%	0%	0%
8:00 PM	80%	80%	80%	80%	100%	80%	50%	80%	100%	0%	1%	15%	0%	0%
9:00 PM	50%	50%	50%	50%	100%	60%	30%	70%	100%	0%	0%	0%	0%	0%
10:00 PM	30%	30%	30%	30%	95%	55%	20%	35%	0%	0%	0%	0%	0%	0%
11:00 PM	10%	10%	10%	10%	75%	50%	10%	10%	0%	0%	0%	0%	0%	0%
12:00 MID	0%	0%	0%	0%	25%	25%	5%	0%	0%	0%	0%	0%	0%	0%
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/ Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	13	1	76	0	33	0	0	0	125
7:00 AM	3	1	5	0	0	26	1	43	0	41	0	0	0	120
8:00 AM	9	3	14	1	0	31	3	43	0	41	0	6	5	156
9:00 AM	20	7	33	2	0	39	4	76	0	25	1	6	9	222
10:00 AM	38	13	61	3	5	44	8	76	0	25	1	7	10	291
11:00 AM	49	17	80	4	13	47	12	86	0	18	0	7	5	338
12:00 NOON	55	19	89	5	25	52	14	65	0	6	0	2	5	337
1:00 PM	58	20	94	5	25	47	14	76	0	6	0	6	5	356
2:00 PM	55	19	89	5	21	26	13	76	0	18	1	7	7	337
3:00 PM	52	18	85	5	13	23	8	76	0	18	0	7	5	310
4:00 PM	52	18	85	5	17	23	8	86	0	33	0	6	8	341
5:00 PM	55	19	89	5	25	39	8	97	0	41	0	6	10	394
6:00 PM	55	19	89	5	31	42	12	108	0	33	0	5	0	399
7:00 PM	55	19	89	5	33	42	11	97	2	1	0	2	0	356
8:00 PM	46	16	75	4	33	42	7	86	9	0	0	1	0	319
9:00 PM	29	10	47	3	33	31	4	76	9	0	0	0	0	242
10:00 PM	17	6	28	2	31	29	3	38	0	0	0	0	0	154
11:00 PM	6	2	9	1	25	26	1	11	0	0	0	0	0	81
12:00 MID	0	0	0	0	8	13	1	0	0	0	0	0	0	22
Maximum														399

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: January
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	25	9	40	2	7	10	3	7	4	41	1	4	6	159
Monthly Adjustment Factor	80%	80%	80%	80%	95%	95%	95%	100%	100%	100%	100%	100%	100%	
Adjusted Peak Parking	20	7	32	2	7	10	3	7	4	41	1	4	6	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	0%	75%	3%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	10%	75%	30%	0%	0%	
8:00 AM	40%	40%	40%	40%	50%	90%	30%	10%	10%	95%	75%	60%	60%	
9:00 AM	75%	75%	75%	75%	75%	90%	40%	20%	20%	95%	95%	100%	100%	
10:00 AM	85%	85%	85%	85%	90%	100%	75%	20%	20%	100%	100%	100%	100%	
11:00 AM	95%	95%	95%	95%	90%	100%	100%	20%	20%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
2:00 PM	100%	100%	100%	100%	90%	100%	95%	30%	30%	100%	100%	100%	100%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	30%	30%	100%	100%	100%	100%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	30%	100%	90%	100%	100%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	30%	100%	50%	100%	100%	
6:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	75%	25%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	10%	10%	30%	0%	
8:00 PM	90%	90%	90%	90%	100%	95%	60%	100%	100%	7%	7%	15%	0%	
9:00 PM	75%	75%	75%	75%	100%	80%	40%	100%	100%	3%	3%	0%	0%	
10:00 PM	40%	40%	40%	40%	100%	65%	30%	30%	30%	1%	1%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	10%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	35%	35%	20%	5%	5%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	2	1	3	0	0	5	0	0	0	31	0	0	0	42
7:00 AM	3	1	5	0	1	8	1	1	0	31	0	0	0	51
8:00 AM	8	3	13	1	4	9	1	1	0	39	1	2	4	86
9:00 AM	15	5	24	2	5	9	1	1	1	39	1	4	6	113
10:00 AM	17	6	27	2	6	10	2	1	1	41	1	4	6	124
11:00 AM	19	7	30	2	6	10	3	1	1	41	1	4	6	131
12:00 NOON	20	7	32	2	6	10	3	2	1	41	1	4	6	135
1:00 PM	20	7	32	2	6	10	3	2	1	41	1	4	6	135
2:00 PM	20	7	32	2	6	10	3	2	1	41	1	4	6	135
3:00 PM	20	7	32	2	5	8	2	2	1	41	1	4	6	131
4:00 PM	20	7	32	2	5	8	2	2	1	41	1	4	6	131
5:00 PM	19	7	30	2	7	10	2	2	1	41	1	4	6	132
6:00 PM	19	7	30	2	7	10	3	7	4	31	0	3	0	123
7:00 PM	19	7	30	2	7	10	3	7	4	4	0	1	0	94
8:00 PM	18	6	29	2	7	10	2	7	4	3	0	1	0	89
9:00 PM	15	5	24	2	7	8	1	7	4	1	0	0	0	74
10:00 PM	8	3	13	1	7	7	1	2	1	0	0	0	0	43
11:00 PM	3	1	5	0	6	7	1	1	0	0	0	0	0	24
12:00 MID	0	0	0	0	2	4	1	0	0	0	0	0	0	7
Maximum														135

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: February
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	104	36	167	9	39	61	17	108	9	41	1	7	10	609
Monthly Adjustment Factor	57%	57%	57%	57%	86%	86%	86%	95%	95%	100%	100%	100%	100%	
Adjusted Peak Parking	59	20	95	5	33	53	14	102	9	41	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	25%	5%	70%	0%	80%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	50%	10%	40%	0%	100%	1%	0%	0%	
8:00 AM	15%	15%	15%	15%	0%	60%	20%	40%	0%	100%	20%	90%	50%	
9:00 AM	35%	35%	35%	35%	0%	75%	30%	70%	1%	60%	60%	90%	90%	
10:00 AM	65%	65%	65%	65%	15%	85%	55%	70%	1%	60%	100%	100%	100%	
11:00 AM	85%	85%	85%	85%	40%	90%	85%	80%	1%	45%	45%	100%	50%	
12:00 NOON	95%	95%	95%	95%	75%	100%	100%	60%	1%	15%	15%	30%	50%	
1:00 PM	100%	100%	100%	100%	75%	90%	100%	70%	1%	15%	45%	90%	50%	
2:00 PM	95%	95%	95%	95%	65%	50%	90%	70%	1%	45%	100%	100%	70%	
3:00 PM	90%	90%	90%	90%	40%	45%	60%	70%	1%	45%	45%	100%	50%	
4:00 PM	90%	90%	90%	90%	50%	45%	55%	80%	1%	80%	15%	90%	80%	
5:00 PM	95%	95%	95%	95%	75%	75%	60%	90%	1%	100%	10%	80%	100%	
6:00 PM	95%	95%	95%	95%	95%	80%	85%	100%	1%	80%	5%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	80%	80%	90%	25%	2%	2%	30%	0%	
8:00 PM	80%	80%	80%	80%	100%	80%	50%	80%	100%	0%	1%	15%	0%	
9:00 PM	50%	50%	50%	50%	100%	60%	30%	70%	100%	0%	0%	0%	0%	
10:00 PM	30%	30%	30%	30%	95%	55%	20%	35%	0%	0%	0%	0%	0%	
11:00 PM	10%	10%	10%	10%	75%	50%	10%	10%	0%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	25%	25%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	13	1	71	0	33	0	0	0	120
7:00 AM	3	1	5	0	0	27	1	41	0	41	0	0	0	119
8:00 AM	9	3	14	1	0	32	3	41	0	41	0	6	5	155
9:00 AM	21	7	33	2	0	40	4	71	0	25	1	6	9	219
10:00 AM	38	13	62	3	5	45	8	71	0	25	1	7	10	288
11:00 AM	50	17	81	4	13	48	12	82	0	18	0	7	5	337
12:00 NOON	56	19	90	5	25	53	14	61	0	6	0	2	5	336
1:00 PM	59	20	95	5	25	48	14	71	0	6	0	6	5	354
2:00 PM	56	19	90	5	21	27	13	71	0	18	1	7	7	335
3:00 PM	53	18	86	5	13	24	8	71	0	18	0	7	5	308
4:00 PM	53	18	86	5	17	24	8	82	0	33	0	6	8	340
5:00 PM	56	19	90	5	25	40	8	92	0	41	0	6	10	392
6:00 PM	56	19	90	5	31	42	12	102	0	33	0	5	0	395
7:00 PM	56	19	90	5	33	42	11	92	2	1	0	2	0	353
8:00 PM	47	16	76	4	33	42	7	82	9	0	0	1	0	317
9:00 PM	30	10	48	3	33	32	4	71	9	0	0	0	0	240
10:00 PM	18	6	29	2	31	29	3	36	0	0	0	0	0	154
11:00 PM	6	2	10	1	25	27	1	10	0	0	0	0	0	82
12:00 MID	0	0	0	0	8	13	1	0	0	0	0	0	0	22
Maximum														395

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: February
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	25	9	40	2	7	10	3	7	4	41	1	4	6	159
Monthly Adjustment Factor	80%	80%	80%	80%	95%	95%	95%	100%	100%	100%	100%	100%	100%	
Adjusted Peak Parking	20	7	32	2	7	10	3	7	4	41	1	4	6	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	0%	75%	3%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	10%	75%	30%	0%	0%	
8:00 AM	40%	40%	40%	40%	50%	90%	30%	10%	10%	95%	75%	60%	60%	
9:00 AM	75%	75%	75%	75%	75%	90%	40%	20%	20%	95%	95%	100%	100%	
10:00 AM	85%	85%	85%	85%	90%	100%	75%	20%	20%	100%	100%	100%	100%	
11:00 AM	95%	95%	95%	95%	90%	100%	100%	20%	20%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
2:00 PM	100%	100%	100%	100%	90%	100%	95%	30%	30%	100%	100%	100%	100%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	30%	30%	100%	100%	100%	100%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	30%	100%	90%	100%	100%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	30%	100%	50%	100%	100%	
6:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	75%	25%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	10%	10%	30%	0%	
8:00 PM	90%	90%	90%	90%	100%	95%	60%	100%	100%	7%	7%	15%	0%	
9:00 PM	75%	75%	75%	75%	100%	80%	40%	100%	100%	3%	3%	0%	0%	
10:00 PM	40%	40%	40%	40%	100%	65%	30%	30%	30%	1%	1%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	10%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	35%	35%	20%	5%	5%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	2	1	3	0	0	5	0	0	0	31	0	0	0	42
7:00 AM	3	1	5	0	1	8	1	1	0	31	0	0	0	51
8:00 AM	8	3	13	1	4	9	1	1	0	39	1	2	4	86
9:00 AM	15	5	24	2	5	9	1	1	1	39	1	4	6	113
10:00 AM	17	6	27	2	6	10	2	1	1	41	1	4	6	124
11:00 AM	19	7	30	2	6	10	3	1	1	41	1	4	6	131
12:00 NOON	20	7	32	2	6	10	3	2	1	41	1	4	6	135
1:00 PM	20	7	32	2	6	10	3	2	1	41	1	4	6	135
2:00 PM	20	7	32	2	6	10	3	2	1	41	1	4	6	135
3:00 PM	20	7	32	2	5	8	2	2	1	41	1	4	6	131
4:00 PM	20	7	32	2	5	8	2	2	1	41	1	4	6	131
5:00 PM	19	7	30	2	7	10	2	2	1	41	1	4	6	132
6:00 PM	19	7	30	2	7	10	3	7	4	31	0	3	0	123
7:00 PM	19	7	30	2	7	10	3	7	4	4	0	1	0	94
8:00 PM	18	6	29	2	7	10	2	7	4	3	0	1	0	89
9:00 PM	15	5	24	2	7	8	1	7	4	1	0	0	0	74
10:00 PM	8	3	13	1	7	7	1	2	1	0	0	0	0	43
11:00 PM	3	1	5	0	6	7	1	1	0	0	0	0	0	24
12:00 MID	0	0	0	0	2	4	1	0	0	0	0	0	0	7
Maximum														135

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: March
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	104	36	167	9	39	61	17	108	9	41	1	7	10	609
Monthly Adjustment Factor	64%	64%	64%	64%	95%	95%	95%	85%	85%	100%	100%	100%	100%	
Adjusted Peak Parking	66	23	107	6	37	58	16	92	8	41	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	25%	5%	70%	0%	80%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	50%	10%	40%	0%	100%	1%	0%	0%	
8:00 AM	15%	15%	15%	15%	0%	60%	20%	40%	0%	100%	20%	90%	50%	
9:00 AM	35%	35%	35%	35%	0%	75%	30%	70%	1%	60%	60%	90%	90%	
10:00 AM	65%	65%	65%	65%	15%	85%	55%	70%	1%	60%	100%	100%	100%	
11:00 AM	85%	85%	85%	85%	40%	90%	85%	80%	1%	45%	45%	100%	50%	
12:00 NOON	95%	95%	95%	95%	75%	100%	100%	60%	1%	15%	15%	30%	50%	
1:00 PM	100%	100%	100%	100%	75%	90%	100%	70%	1%	15%	45%	90%	50%	
2:00 PM	95%	95%	95%	95%	65%	50%	90%	70%	1%	45%	100%	100%	70%	
3:00 PM	90%	90%	90%	90%	40%	45%	60%	70%	1%	45%	45%	100%	50%	
4:00 PM	90%	90%	90%	90%	50%	45%	55%	80%	1%	80%	15%	90%	80%	
5:00 PM	95%	95%	95%	95%	75%	75%	60%	90%	1%	100%	10%	80%	100%	
6:00 PM	95%	95%	95%	95%	95%	80%	85%	100%	1%	80%	5%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	80%	80%	90%	25%	2%	2%	30%	0%	
8:00 PM	80%	80%	80%	80%	100%	80%	50%	80%	100%	0%	1%	15%	0%	
9:00 PM	50%	50%	50%	50%	100%	60%	30%	70%	100%	0%	0%	0%	0%	
10:00 PM	30%	30%	30%	30%	95%	55%	20%	35%	0%	0%	0%	0%	0%	
11:00 PM	10%	10%	10%	10%	75%	50%	10%	10%	0%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	25%	25%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	15	1	64	0	33	0	0	0	115
7:00 AM	3	1	5	0	0	29	2	37	0	41	0	0	0	118
8:00 AM	10	3	16	1	0	35	3	37	0	41	0	6	5	157
9:00 AM	23	8	37	2	0	44	5	64	0	25	1	6	9	224
10:00 AM	43	15	70	4	6	49	9	64	0	25	1	7	10	303
11:00 AM	56	20	91	5	15	52	14	74	0	18	0	7	5	357
12:00 NOON	63	22	102	6	28	58	16	55	0	6	0	2	5	363
1:00 PM	66	23	107	6	28	52	16	64	0	6	0	6	5	379
2:00 PM	63	22	102	6	24	29	14	64	0	18	1	7	7	357
3:00 PM	59	21	96	5	15	26	10	64	0	18	0	7	5	326
4:00 PM	59	21	96	5	19	26	9	74	0	33	0	6	8	356
5:00 PM	63	22	102	6	28	44	10	83	0	41	0	6	10	415
6:00 PM	63	22	102	6	35	46	14	92	0	33	0	5	0	418
7:00 PM	63	22	102	6	37	46	13	83	2	1	0	2	0	377
8:00 PM	53	18	86	5	37	46	8	74	8	0	0	1	0	336
9:00 PM	33	12	54	3	37	35	5	64	8	0	0	0	0	251
10:00 PM	20	7	32	2	35	32	3	32	0	0	0	0	0	163
11:00 PM	7	2	11	1	28	29	2	9	0	0	0	0	0	89
12:00 MID	0	0	0	0	9	15	1	0	0	0	0	0	0	25
Maximum														418

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: March
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	25	9	40	2	7	10	3	7	4	41	1	4	6	159
Monthly Adjustment Factor	80%	80%	80%	80%	100%	100%	100%	95%	95%	100%	100%	100%	100%	
Adjusted Peak Parking	20	7	32	2	7	10	3	6	4	41	1	4	6	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	0%	75%	3%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	10%	75%	30%	0%	0%	
8:00 AM	40%	40%	40%	40%	50%	90%	30%	10%	10%	95%	75%	60%	60%	
9:00 AM	75%	75%	75%	75%	75%	90%	40%	20%	20%	95%	95%	100%	100%	
10:00 AM	85%	85%	85%	85%	90%	100%	75%	20%	20%	100%	100%	100%	100%	
11:00 AM	95%	95%	95%	95%	90%	100%	100%	20%	20%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
2:00 PM	100%	100%	100%	100%	90%	100%	95%	30%	30%	100%	100%	100%	100%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	30%	30%	100%	100%	100%	100%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	30%	100%	90%	100%	100%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	30%	100%	50%	100%	100%	
6:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	75%	25%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	10%	10%	30%	0%	
8:00 PM	90%	90%	90%	90%	100%	95%	60%	100%	100%	7%	7%	15%	0%	
9:00 PM	75%	75%	75%	75%	100%	80%	40%	100%	100%	3%	3%	0%	0%	
10:00 PM	40%	40%	40%	40%	100%	65%	30%	30%	30%	1%	1%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	10%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	35%	35%	20%	5%	5%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	2	1	3	0	0	5	0	0	0	31	0	0	0	42
7:00 AM	3	1	5	0	1	8	1	1	0	31	0	0	0	51
8:00 AM	8	3	13	1	4	9	1	1	0	39	1	2	4	86
9:00 AM	15	5	24	2	5	9	1	1	1	39	1	4	6	113
10:00 AM	17	6	27	2	6	10	2	1	1	41	1	4	6	124
11:00 AM	19	7	30	2	6	10	3	1	1	41	1	4	6	131
12:00 NOON	20	7	32	2	6	10	3	2	1	41	1	4	6	135
1:00 PM	20	7	32	2	6	10	3	2	1	41	1	4	6	135
2:00 PM	20	7	32	2	6	10	3	2	1	41	1	4	6	135
3:00 PM	20	7	32	2	5	8	2	2	1	41	1	4	6	131
4:00 PM	20	7	32	2	5	8	2	2	1	41	1	4	6	131
5:00 PM	19	7	30	2	7	10	2	2	1	41	1	4	6	132
6:00 PM	19	7	30	2	7	10	3	6	4	31	0	3	0	122
7:00 PM	19	7	30	2	7	10	3	6	4	4	0	1	0	93
8:00 PM	18	6	29	2	7	10	2	6	4	3	0	1	0	88
9:00 PM	15	5	24	2	7	8	1	6	4	1	0	0	0	73
10:00 PM	8	3	13	1	7	7	1	2	1	0	0	0	0	43
11:00 PM	3	1	5	0	6	7	1	1	0	0	0	0	0	24
12:00 MID	0	0	0	0	2	4	1	0	0	0	0	0	0	7
Maximum														135

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: April
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	104	36	167	9	39	61	17	108	9	41	1	7	10	609
Monthly Adjustment Factor	63%	63%	63%	63%	92%	92%	92%	70%	70%	100%	100%	100%	100%	
Adjusted Peak Parking	65	23	105	5	36	56	15	75	7	41	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	25%	5%	70%	0%	80%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	50%	10%	40%	0%	100%	1%	0%	0%	
8:00 AM	15%	15%	15%	15%	0%	60%	20%	40%	0%	100%	20%	90%	50%	
9:00 AM	35%	35%	35%	35%	0%	75%	30%	70%	1%	60%	60%	90%	90%	
10:00 AM	65%	65%	65%	65%	15%	85%	55%	70%	1%	60%	100%	100%	100%	
11:00 AM	85%	85%	85%	85%	40%	90%	85%	80%	1%	45%	45%	100%	50%	
12:00 NOON	95%	95%	95%	95%	75%	100%	100%	60%	1%	15%	15%	30%	50%	
1:00 PM	100%	100%	100%	100%	75%	90%	100%	70%	1%	15%	45%	90%	50%	
2:00 PM	95%	95%	95%	95%	65%	50%	90%	70%	1%	45%	100%	100%	70%	
3:00 PM	90%	90%	90%	90%	40%	45%	60%	70%	1%	45%	45%	100%	50%	
4:00 PM	90%	90%	90%	90%	50%	45%	55%	80%	1%	80%	15%	90%	80%	
5:00 PM	95%	95%	95%	95%	75%	75%	60%	90%	1%	100%	10%	80%	100%	
6:00 PM	95%	95%	95%	95%	95%	80%	85%	100%	1%	80%	5%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	80%	80%	90%	25%	2%	2%	30%	0%	
8:00 PM	80%	80%	80%	80%	100%	80%	50%	80%	100%	0%	1%	15%	0%	
9:00 PM	50%	50%	50%	50%	100%	60%	30%	70%	100%	0%	0%	0%	0%	
10:00 PM	30%	30%	30%	30%	95%	55%	20%	35%	0%	0%	0%	0%	0%	
11:00 PM	10%	10%	10%	10%	75%	50%	10%	10%	0%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	25%	25%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	14	1	53	0	33	0	0	0	103
7:00 AM	3	1	5	0	0	28	2	30	0	41	0	0	0	110
8:00 AM	10	3	16	1	0	34	3	30	0	41	0	6	5	149
9:00 AM	23	8	37	2	0	42	5	53	0	25	1	6	9	211
10:00 AM	42	15	68	3	5	48	8	53	0	25	1	7	10	285
11:00 AM	55	20	89	4	14	50	13	60	0	18	0	7	5	335
12:00 NOON	62	22	100	5	27	56	15	45	0	6	0	2	5	345
1:00 PM	65	23	105	5	27	50	15	53	0	6	0	6	5	360
2:00 PM	62	22	100	5	23	28	14	53	0	18	1	7	7	340
3:00 PM	59	21	95	5	14	25	9	53	0	18	0	7	5	311
4:00 PM	59	21	95	5	18	25	8	60	0	33	0	6	8	338
5:00 PM	62	22	100	5	27	42	9	68	0	41	0	6	10	392
6:00 PM	62	22	100	5	34	45	13	75	0	33	0	5	0	394
7:00 PM	62	22	100	5	36	45	12	68	2	1	0	2	0	355
8:00 PM	52	18	84	4	36	45	8	60	7	0	0	1	0	315
9:00 PM	33	12	53	3	36	34	5	53	7	0	0	0	0	236
10:00 PM	20	7	32	2	34	31	3	26	0	0	0	0	0	155
11:00 PM	7	2	11	1	27	28	2	8	0	0	0	0	0	86
12:00 MID	0	0	0	0	9	14	1	0	0	0	0	0	0	24
Maximum														394

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: April
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	25	9	40	2	7	10	3	7	4	41	1	4	6	159
Monthly Adjustment Factor	80%	80%	80%	80%	100%	100%	100%	80%	80%	100%	100%	100%	100%	
Adjusted Peak Parking	20	7	32	2	7	10	3	5	4	41	1	4	6	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	0%	75%	3%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	10%	75%	30%	0%	0%	
8:00 AM	40%	40%	40%	40%	50%	90%	30%	10%	10%	95%	75%	60%	60%	
9:00 AM	75%	75%	75%	75%	75%	90%	40%	20%	20%	95%	95%	100%	100%	
10:00 AM	85%	85%	85%	85%	90%	100%	75%	20%	20%	100%	100%	100%	100%	
11:00 AM	95%	95%	95%	95%	90%	100%	100%	20%	20%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
2:00 PM	100%	100%	100%	100%	90%	100%	95%	30%	30%	100%	100%	100%	100%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	30%	30%	100%	100%	100%	100%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	30%	100%	90%	100%	100%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	30%	100%	50%	100%	100%	
6:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	75%	25%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	10%	10%	30%	0%	
8:00 PM	90%	90%	90%	90%	100%	95%	60%	100%	100%	7%	7%	15%	0%	
9:00 PM	75%	75%	75%	75%	100%	80%	40%	100%	100%	3%	3%	0%	0%	
10:00 PM	40%	40%	40%	40%	100%	65%	30%	30%	30%	1%	1%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	10%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	35%	35%	20%	5%	5%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	2	1	3	0	0	5	0	0	0	31	0	0	0	42
7:00 AM	3	1	5	0	1	8	1	1	0	31	0	0	0	51
8:00 AM	8	3	13	1	4	9	1	1	0	39	1	2	4	86
9:00 AM	15	5	24	2	5	9	1	1	1	39	1	4	6	113
10:00 AM	17	6	27	2	6	10	2	1	1	41	1	4	6	124
11:00 AM	19	7	30	2	6	10	3	1	1	41	1	4	6	131
12:00 NOON	20	7	32	2	6	10	3	2	1	41	1	4	6	135
1:00 PM	20	7	32	2	6	10	3	2	1	41	1	4	6	135
2:00 PM	20	7	32	2	6	10	3	2	1	41	1	4	6	135
3:00 PM	20	7	32	2	5	8	2	2	1	41	1	4	6	131
4:00 PM	20	7	32	2	5	8	2	2	1	41	1	4	6	131
5:00 PM	19	7	30	2	7	10	2	2	1	41	1	4	6	132
6:00 PM	19	7	30	2	7	10	3	5	4	31	0	3	0	121
7:00 PM	19	7	30	2	7	10	3	5	4	4	0	1	0	92
8:00 PM	18	6	29	2	7	10	2	5	4	3	0	1	0	87
9:00 PM	15	5	24	2	7	8	1	5	4	1	0	0	0	72
10:00 PM	8	3	13	1	7	7	1	2	1	0	0	0	0	43
11:00 PM	3	1	5	0	6	7	1	1	0	0	0	0	0	24
12:00 MID	0	0	0	0	2	4	1	0	0	0	0	0	0	7
Maximum														135

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: May
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	104	36	167	9	39	61	17	108	9	41	1	7	10	609
Monthly Adjustment Factor	66%	66%	66%	66%	96%	96%	96%	65%	65%	100%	100%	100%	100%	
Adjusted Peak Parking	69	24	110	6	37	59	16	70	6	41	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	25%	5%	70%	0%	80%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	50%	10%	40%	0%	100%	1%	0%	0%	
8:00 AM	15%	15%	15%	15%	0%	60%	20%	40%	0%	100%	20%	90%	50%	
9:00 AM	35%	35%	35%	35%	0%	75%	30%	70%	1%	60%	60%	90%	90%	
10:00 AM	65%	65%	65%	65%	15%	85%	55%	70%	1%	60%	100%	100%	100%	
11:00 AM	85%	85%	85%	85%	40%	90%	85%	80%	1%	45%	45%	100%	50%	
12:00 NOON	95%	95%	95%	95%	75%	100%	100%	60%	1%	15%	15%	30%	50%	
1:00 PM	100%	100%	100%	100%	75%	90%	100%	70%	1%	15%	45%	90%	50%	
2:00 PM	95%	95%	95%	95%	65%	50%	90%	70%	1%	45%	100%	100%	70%	
3:00 PM	90%	90%	90%	90%	40%	45%	60%	70%	1%	45%	45%	100%	50%	
4:00 PM	90%	90%	90%	90%	50%	45%	55%	80%	1%	80%	15%	90%	80%	
5:00 PM	95%	95%	95%	95%	75%	75%	60%	90%	1%	100%	10%	80%	100%	
6:00 PM	95%	95%	95%	95%	95%	80%	85%	100%	1%	80%	5%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	80%	80%	90%	25%	2%	2%	30%	0%	
8:00 PM	80%	80%	80%	80%	100%	80%	50%	80%	100%	0%	1%	15%	0%	
9:00 PM	50%	50%	50%	50%	100%	60%	30%	70%	100%	0%	0%	0%	0%	
10:00 PM	30%	30%	30%	30%	95%	55%	20%	35%	0%	0%	0%	0%	0%	
11:00 PM	10%	10%	10%	10%	75%	50%	10%	10%	0%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	25%	25%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	15	1	49	0	33	0	0	0	100
7:00 AM	3	1	6	0	0	30	2	28	0	41	0	0	0	111
8:00 AM	10	4	17	1	0	35	3	28	0	41	0	6	5	150
9:00 AM	24	8	39	2	0	44	5	49	0	25	1	6	9	212
10:00 AM	45	16	72	4	6	50	9	49	0	25	1	7	10	294
11:00 AM	59	20	94	5	15	53	14	56	0	18	0	7	5	346
12:00 NOON	66	23	105	6	28	59	16	42	0	6	0	2	5	358
1:00 PM	69	24	110	6	28	53	16	49	0	6	0	6	5	372
2:00 PM	66	23	105	6	24	30	14	49	0	18	1	7	7	350
3:00 PM	62	22	99	5	15	27	10	49	0	18	0	7	5	319
4:00 PM	62	22	99	5	19	27	9	56	0	33	0	6	8	346
5:00 PM	66	23	105	6	28	44	10	63	0	41	0	6	10	402
6:00 PM	66	23	105	6	35	47	14	70	0	33	0	5	0	404
7:00 PM	66	23	105	6	37	47	13	63	2	1	0	2	0	365
8:00 PM	55	19	88	5	37	47	8	56	6	0	0	1	0	322
9:00 PM	35	12	55	3	37	35	5	49	6	0	0	0	0	237
10:00 PM	21	7	33	2	35	32	3	25	0	0	0	0	0	158
11:00 PM	7	2	11	1	28	30	2	7	0	0	0	0	0	88
12:00 MID	0	0	0	0	9	15	1	0	0	0	0	0	0	25
Maximum														404

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: May
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	25	9	40	2	7	10	3	7	4	41	1	4	6	159
Monthly Adjustment Factor	80%	80%	80%	80%	100%	100%	100%	75%	75%	100%	100%	100%	100%	
Adjusted Peak Parking	20	7	32	2	7	10	3	5	3	41	1	4	6	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	0%	75%	3%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	10%	75%	30%	0%	0%	
8:00 AM	40%	40%	40%	40%	50%	90%	30%	10%	10%	95%	75%	60%	60%	
9:00 AM	75%	75%	75%	75%	75%	90%	40%	20%	20%	95%	95%	100%	100%	
10:00 AM	85%	85%	85%	85%	90%	100%	75%	20%	20%	100%	100%	100%	100%	
11:00 AM	95%	95%	95%	95%	90%	100%	100%	20%	20%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
2:00 PM	100%	100%	100%	100%	90%	100%	95%	30%	30%	100%	100%	100%	100%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	30%	30%	100%	100%	100%	100%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	30%	100%	90%	100%	100%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	30%	100%	50%	100%	100%	
6:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	75%	25%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	10%	10%	30%	0%	
8:00 PM	90%	90%	90%	90%	100%	95%	60%	100%	100%	7%	7%	15%	0%	
9:00 PM	75%	75%	75%	75%	100%	80%	40%	100%	100%	3%	3%	0%	0%	
10:00 PM	40%	40%	40%	40%	100%	65%	30%	30%	30%	1%	1%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	10%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	35%	35%	20%	5%	5%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	2	1	3	0	0	5	0	0	0	31	0	0	0	42
7:00 AM	3	1	5	0	1	8	1	1	0	31	0	0	0	51
8:00 AM	8	3	13	1	4	9	1	1	0	39	1	2	4	86
9:00 AM	15	5	24	2	5	9	1	1	1	39	1	4	6	113
10:00 AM	17	6	27	2	6	10	2	1	1	41	1	4	6	124
11:00 AM	19	7	30	2	6	10	3	1	1	41	1	4	6	131
12:00 NOON	20	7	32	2	6	10	3	2	1	41	1	4	6	135
1:00 PM	20	7	32	2	6	10	3	2	1	41	1	4	6	135
2:00 PM	20	7	32	2	6	10	3	2	1	41	1	4	6	135
3:00 PM	20	7	32	2	5	8	2	2	1	41	1	4	6	131
4:00 PM	20	7	32	2	5	8	2	2	1	41	1	4	6	131
5:00 PM	19	7	30	2	7	10	2	2	1	41	1	4	6	132
6:00 PM	19	7	30	2	7	10	3	5	3	31	0	3	0	120
7:00 PM	19	7	30	2	7	10	3	5	3	4	0	1	0	91
8:00 PM	18	6	29	2	7	10	2	5	3	3	0	1	0	86
9:00 PM	15	5	24	2	7	8	1	5	3	1	0	0	0	71
10:00 PM	8	3	13	1	7	7	1	2	1	0	0	0	0	43
11:00 PM	3	1	5	0	6	7	1	1	0	0	0	0	0	24
12:00 MID	0	0	0	0	2	4	1	0	0	0	0	0	0	7
Maximum														135

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: June
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	104	36	167	9	39	61	17	108	9	41	1	7	10	609
Monthly Adjustment Factor	67%	67%	67%	67%	95%	95%	95%	65%	65%	100%	100%	100%	100%	
Adjusted Peak Parking	70	24	112	6	37	58	16	70	6	41	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	25%	5%	70%	0%	80%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	50%	10%	40%	0%	100%	1%	0%	0%	
8:00 AM	15%	15%	15%	15%	0%	60%	20%	40%	0%	100%	20%	90%	50%	
9:00 AM	35%	35%	35%	35%	0%	75%	30%	70%	1%	60%	60%	90%	90%	
10:00 AM	65%	65%	65%	65%	15%	85%	55%	70%	1%	60%	100%	100%	100%	
11:00 AM	85%	85%	85%	85%	40%	90%	85%	80%	1%	45%	45%	100%	50%	
12:00 NOON	95%	95%	95%	95%	75%	100%	100%	60%	1%	15%	15%	30%	50%	
1:00 PM	100%	100%	100%	100%	75%	90%	100%	70%	1%	15%	45%	90%	50%	
2:00 PM	95%	95%	95%	95%	65%	50%	90%	70%	1%	45%	100%	100%	70%	
3:00 PM	90%	90%	90%	90%	40%	45%	60%	70%	1%	45%	45%	100%	50%	
4:00 PM	90%	90%	90%	90%	50%	45%	55%	80%	1%	80%	15%	90%	80%	
5:00 PM	95%	95%	95%	95%	75%	75%	60%	90%	1%	100%	10%	80%	100%	
6:00 PM	95%	95%	95%	95%	95%	80%	85%	100%	1%	80%	5%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	80%	80%	90%	25%	2%	2%	30%	0%	
8:00 PM	80%	80%	80%	80%	100%	80%	50%	80%	100%	0%	1%	15%	0%	
9:00 PM	50%	50%	50%	50%	100%	60%	30%	70%	100%	0%	0%	0%	0%	
10:00 PM	30%	30%	30%	30%	95%	55%	20%	35%	0%	0%	0%	0%	0%	
11:00 PM	10%	10%	10%	10%	75%	50%	10%	10%	0%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	25%	25%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	15	1	49	0	33	0	0	0	100
7:00 AM	4	1	6	0	0	29	2	28	0	41	0	0	0	111
8:00 AM	11	4	17	1	0	35	3	28	0	41	0	6	5	151
9:00 AM	25	8	39	2	0	44	5	49	0	25	1	6	9	213
10:00 AM	46	16	73	4	6	49	9	49	0	25	1	7	10	295
11:00 AM	60	20	95	5	15	52	14	56	0	18	0	7	5	347
12:00 NOON	67	23	106	6	28	58	16	42	0	6	0	2	5	359
1:00 PM	70	24	112	6	28	52	16	49	0	6	0	6	5	374
2:00 PM	67	23	106	6	24	29	14	49	0	18	1	7	7	351
3:00 PM	63	22	101	5	15	26	10	49	0	18	0	7	5	321
4:00 PM	63	22	101	5	19	26	9	56	0	33	0	6	8	348
5:00 PM	67	23	106	6	28	44	10	63	0	41	0	6	10	404
6:00 PM	67	23	106	6	35	46	14	70	0	33	0	5	0	405
7:00 PM	67	23	106	6	37	46	13	63	2	1	0	2	0	366
8:00 PM	56	19	90	5	37	46	8	56	6	0	0	1	0	324
9:00 PM	35	12	56	3	37	35	5	49	6	0	0	0	0	238
10:00 PM	21	7	34	2	35	32	3	25	0	0	0	0	0	159
11:00 PM	7	2	11	1	28	29	2	7	0	0	0	0	0	87
12:00 MID	0	0	0	0	9	15	1	0	0	0	0	0	0	25
Maximum														405

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: June
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	25	9	40	2	7	10	3	7	4	41	1	4	6	159
Monthly Adjustment Factor	80%	80%	80%	80%	100%	100%	100%	75%	75%	100%	100%	100%	100%	
Adjusted Peak Parking	20	7	32	2	7	10	3	5	3	41	1	4	6	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	0%	75%	3%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	10%	75%	30%	0%	0%	
8:00 AM	40%	40%	40%	40%	50%	90%	30%	10%	10%	95%	75%	60%	60%	
9:00 AM	75%	75%	75%	75%	75%	90%	40%	20%	20%	95%	95%	100%	100%	
10:00 AM	85%	85%	85%	85%	90%	100%	75%	20%	20%	100%	100%	100%	100%	
11:00 AM	95%	95%	95%	95%	90%	100%	100%	20%	20%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
2:00 PM	100%	100%	100%	100%	90%	100%	95%	30%	30%	100%	100%	100%	100%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	30%	30%	100%	100%	100%	100%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	30%	100%	90%	100%	100%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	30%	100%	50%	100%	100%	
6:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	75%	25%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	10%	10%	30%	0%	
8:00 PM	90%	90%	90%	90%	100%	95%	60%	100%	100%	7%	7%	15%	0%	
9:00 PM	75%	75%	75%	75%	100%	80%	40%	100%	100%	3%	3%	0%	0%	
10:00 PM	40%	40%	40%	40%	100%	65%	30%	30%	30%	1%	1%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	10%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	35%	35%	20%	5%	5%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	2	1	3	0	0	5	0	0	0	31	0	0	0	42
7:00 AM	3	1	5	0	1	8	1	1	0	31	0	0	0	51
8:00 AM	8	3	13	1	4	9	1	1	0	39	1	2	4	86
9:00 AM	15	5	24	2	5	9	1	1	1	39	1	4	6	113
10:00 AM	17	6	27	2	6	10	2	1	1	41	1	4	6	124
11:00 AM	19	7	30	2	6	10	3	1	1	41	1	4	6	131
12:00 NOON	20	7	32	2	6	10	3	2	1	41	1	4	6	135
1:00 PM	20	7	32	2	6	10	3	2	1	41	1	4	6	135
2:00 PM	20	7	32	2	6	10	3	2	1	41	1	4	6	135
3:00 PM	20	7	32	2	5	8	2	2	1	41	1	4	6	131
4:00 PM	20	7	32	2	5	8	2	2	1	41	1	4	6	131
5:00 PM	19	7	30	2	7	10	2	2	1	41	1	4	6	132
6:00 PM	19	7	30	2	7	10	3	5	3	31	0	3	0	120
7:00 PM	19	7	30	2	7	10	3	5	3	4	0	1	0	91
8:00 PM	18	6	29	2	7	10	2	5	3	3	0	1	0	86
9:00 PM	15	5	24	2	7	8	1	5	3	1	0	0	0	71
10:00 PM	8	3	13	1	7	7	1	2	1	0	0	0	0	43
11:00 PM	3	1	5	0	6	7	1	1	0	0	0	0	0	24
12:00 MID	0	0	0	0	2	4	1	0	0	0	0	0	0	7
Maximum														135

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: July
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	104	36	167	9	39	61	17	108	9	41	1	7	10	609
Monthly Adjustment Factor	64%	64%	64%	64%	98%	98%	98%	65%	65%	95%	95%	95%	95%	
Adjusted Peak Parking	66	23	107	6	38	60	16	70	6	39	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	25%	5%	70%	0%	80%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	50%	10%	40%	0%	100%	1%	0%	0%	
8:00 AM	15%	15%	15%	15%	0%	60%	20%	40%	0%	100%	20%	90%	50%	
9:00 AM	35%	35%	35%	35%	0%	75%	30%	70%	1%	60%	60%	90%	90%	
10:00 AM	65%	65%	65%	65%	15%	85%	55%	70%	1%	60%	100%	100%	100%	
11:00 AM	85%	85%	85%	85%	40%	90%	85%	80%	1%	45%	45%	100%	50%	
12:00 NOON	95%	95%	95%	95%	75%	100%	100%	60%	1%	15%	15%	30%	50%	
1:00 PM	100%	100%	100%	100%	75%	90%	100%	70%	1%	15%	45%	90%	50%	
2:00 PM	95%	95%	95%	95%	65%	50%	90%	70%	1%	45%	100%	100%	70%	
3:00 PM	90%	90%	90%	90%	40%	45%	60%	70%	1%	45%	45%	100%	50%	
4:00 PM	90%	90%	90%	90%	50%	45%	55%	80%	1%	80%	15%	90%	80%	
5:00 PM	95%	95%	95%	95%	75%	75%	60%	90%	1%	100%	10%	80%	100%	
6:00 PM	95%	95%	95%	95%	95%	80%	85%	100%	1%	80%	5%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	80%	80%	90%	25%	2%	2%	30%	0%	
8:00 PM	80%	80%	80%	80%	100%	80%	50%	80%	100%	0%	1%	15%	0%	
9:00 PM	50%	50%	50%	50%	100%	60%	30%	70%	100%	0%	0%	0%	0%	
10:00 PM	30%	30%	30%	30%	95%	55%	20%	35%	0%	0%	0%	0%	0%	
11:00 PM	10%	10%	10%	10%	75%	50%	10%	10%	0%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	25%	25%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	15	1	49	0	31	0	0	0	98
7:00 AM	3	1	5	0	0	30	2	28	0	39	0	0	0	108
8:00 AM	10	3	16	1	0	36	3	28	0	39	0	6	5	147
9:00 AM	23	8	37	2	0	45	5	49	0	23	1	6	9	208
10:00 AM	43	15	70	4	6	51	9	49	0	23	1	7	10	288
11:00 AM	56	20	91	5	15	54	14	56	0	18	0	7	5	341
12:00 NOON	63	22	102	6	29	60	16	42	0	6	0	2	5	353
1:00 PM	66	23	107	6	29	54	16	49	0	6	0	6	5	367
2:00 PM	63	22	102	6	25	30	14	49	0	18	1	7	7	344
3:00 PM	59	21	96	5	15	27	10	49	0	18	0	7	5	312
4:00 PM	59	21	96	5	19	27	9	56	0	31	0	6	8	337
5:00 PM	63	22	102	6	29	45	10	63	0	39	0	6	10	395
6:00 PM	63	22	102	6	36	48	14	70	0	31	0	5	0	397
7:00 PM	63	22	102	6	38	48	13	63	2	1	0	2	0	360
8:00 PM	53	18	86	5	38	48	8	56	6	0	0	1	0	319
9:00 PM	33	12	54	3	38	36	5	49	6	0	0	0	0	236
10:00 PM	20	7	32	2	36	33	3	25	0	0	0	0	0	158
11:00 PM	7	2	11	1	29	30	2	7	0	0	0	0	0	89
12:00 MID	0	0	0	0	10	15	1	0	0	0	0	0	0	26
Maximum														397

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: July
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	25	9	40	2	7	10	3	7	4	41	1	4	6	159
Monthly Adjustment Factor	80%	80%	80%	80%	100%	100%	100%	75%	75%	95%	95%	95%	95%	
Adjusted Peak Parking	20	7	32	2	7	10	3	5	3	39	1	4	5	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	0%	75%	3%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	10%	75%	30%	0%	0%	
8:00 AM	40%	40%	40%	40%	50%	90%	30%	10%	10%	95%	75%	60%	60%	
9:00 AM	75%	75%	75%	75%	75%	90%	40%	20%	20%	95%	95%	100%	100%	
10:00 AM	85%	85%	85%	85%	90%	100%	75%	20%	20%	100%	100%	100%	100%	
11:00 AM	95%	95%	95%	95%	90%	100%	100%	20%	20%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
2:00 PM	100%	100%	100%	100%	90%	100%	95%	30%	30%	100%	100%	100%	100%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	30%	30%	100%	100%	100%	100%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	30%	100%	90%	100%	100%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	30%	100%	50%	100%	100%	
6:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	75%	25%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	10%	10%	30%	0%	
8:00 PM	90%	90%	90%	90%	100%	95%	60%	100%	100%	7%	7%	15%	0%	
9:00 PM	75%	75%	75%	75%	100%	80%	40%	100%	100%	3%	3%	0%	0%	
10:00 PM	40%	40%	40%	40%	100%	65%	30%	30%	30%	1%	1%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	10%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	35%	35%	20%	5%	5%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	2	1	3	0	0	5	0	0	0	29	0	0	0	40
7:00 AM	3	1	5	0	1	8	1	1	0	29	0	0	0	49
8:00 AM	8	3	13	1	4	9	1	1	0	37	1	2	3	83
9:00 AM	15	5	24	2	5	9	1	1	1	37	1	4	5	110
10:00 AM	17	6	27	2	6	10	2	1	1	39	1	4	5	121
11:00 AM	19	7	30	2	6	10	3	1	1	39	1	4	5	128
12:00 NOON	20	7	32	2	6	10	3	2	1	39	1	4	5	132
1:00 PM	20	7	32	2	6	10	3	2	1	39	1	4	5	132
2:00 PM	20	7	32	2	6	10	3	2	1	39	1	4	5	132
3:00 PM	20	7	32	2	5	8	2	2	1	39	1	4	5	128
4:00 PM	20	7	32	2	5	8	2	2	1	39	1	4	5	128
5:00 PM	19	7	30	2	7	10	2	2	1	39	1	4	5	129
6:00 PM	19	7	30	2	7	10	3	5	3	29	0	3	0	118
7:00 PM	19	7	30	2	7	10	3	5	3	4	0	1	0	91
8:00 PM	18	6	29	2	7	10	2	5	3	3	0	1	0	86
9:00 PM	15	5	24	2	7	8	1	5	3	1	0	0	0	71
10:00 PM	8	3	13	1	7	7	1	2	1	0	0	0	0	43
11:00 PM	3	1	5	0	6	7	1	1	0	0	0	0	0	24
12:00 MID	0	0	0	0	2	4	1	0	0	0	0	0	0	7
Maximum														132

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: August
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	104	36	167	9	39	61	17	108	9	41	1	7	10	609
Monthly Adjustment Factor	69%	69%	69%	69%	99%	99%	99%	70%	70%	95%	95%	95%	95%	
Adjusted Peak Parking	72	25	116	6	39	61	16	75	7	39	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	25%	5%	70%	0%	80%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	50%	10%	40%	0%	100%	1%	0%	0%	
8:00 AM	15%	15%	15%	15%	0%	60%	20%	40%	0%	100%	20%	90%	50%	
9:00 AM	35%	35%	35%	35%	0%	75%	30%	70%	1%	60%	60%	90%	90%	
10:00 AM	65%	65%	65%	65%	15%	85%	55%	70%	1%	60%	100%	100%	100%	
11:00 AM	85%	85%	85%	85%	40%	90%	85%	80%	1%	45%	45%	100%	50%	
12:00 NOON	95%	95%	95%	95%	75%	100%	100%	60%	1%	15%	15%	30%	50%	
1:00 PM	100%	100%	100%	100%	75%	90%	100%	70%	1%	15%	45%	90%	50%	
2:00 PM	95%	95%	95%	95%	65%	50%	90%	70%	1%	45%	100%	100%	70%	
3:00 PM	90%	90%	90%	90%	40%	45%	60%	70%	1%	45%	45%	100%	50%	
4:00 PM	90%	90%	90%	90%	50%	45%	55%	80%	1%	80%	15%	90%	80%	
5:00 PM	95%	95%	95%	95%	75%	75%	60%	90%	1%	100%	10%	80%	100%	
6:00 PM	95%	95%	95%	95%	95%	80%	85%	100%	1%	80%	5%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	80%	80%	90%	25%	2%	2%	30%	0%	
8:00 PM	80%	80%	80%	80%	100%	80%	50%	80%	100%	0%	1%	15%	0%	
9:00 PM	50%	50%	50%	50%	100%	60%	30%	70%	100%	0%	0%	0%	0%	
10:00 PM	30%	30%	30%	30%	95%	55%	20%	35%	0%	0%	0%	0%	0%	
11:00 PM	10%	10%	10%	10%	75%	50%	10%	10%	0%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	25%	25%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	15	1	53	0	31	0	0	0	102
7:00 AM	4	1	6	0	0	31	2	30	0	39	0	0	0	113
8:00 AM	11	4	17	1	0	37	3	30	0	39	0	6	5	153
9:00 AM	25	9	41	2	0	46	5	53	0	23	1	6	9	220
10:00 AM	47	16	75	4	6	52	9	53	0	23	1	7	10	303
11:00 AM	61	21	99	5	16	55	14	60	0	18	0	7	5	361
12:00 NOON	68	24	110	6	29	61	16	45	0	6	0	2	5	372
1:00 PM	72	25	116	6	29	55	16	53	0	6	0	6	5	389
2:00 PM	68	24	110	6	25	31	14	53	0	18	1	7	7	364
3:00 PM	65	23	104	5	16	27	10	53	0	18	0	7	5	333
4:00 PM	65	23	104	5	20	27	9	60	0	31	0	6	8	358
5:00 PM	68	24	110	6	29	46	10	68	0	39	0	6	10	416
6:00 PM	68	24	110	6	37	49	14	75	0	31	0	5	0	419
7:00 PM	68	24	110	6	39	49	13	68	2	1	0	2	0	382
8:00 PM	58	20	93	5	39	49	8	60	7	0	0	1	0	340
9:00 PM	36	13	58	3	39	37	5	53	7	0	0	0	0	251
10:00 PM	22	8	35	2	37	34	3	26	0	0	0	0	0	167
11:00 PM	7	3	12	1	29	31	2	8	0	0	0	0	0	93
12:00 MID	0	0	0	0	10	15	1	0	0	0	0	0	0	26
Maximum														419

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: August
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	25	9	40	2	7	10	3	7	4	41	1	4	6	159
Monthly Adjustment Factor	80%	80%	80%	80%	100%	100%	100%	80%	80%	95%	95%	95%	95%	
Adjusted Peak Parking	20	7	32	2	7	10	3	5	4	39	1	4	5	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	0%	75%	3%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	10%	75%	30%	0%	0%	
8:00 AM	40%	40%	40%	40%	50%	90%	30%	10%	10%	95%	75%	60%	60%	
9:00 AM	75%	75%	75%	75%	75%	90%	40%	20%	20%	95%	95%	100%	100%	
10:00 AM	85%	85%	85%	85%	90%	100%	75%	20%	20%	100%	100%	100%	100%	
11:00 AM	95%	95%	95%	95%	90%	100%	100%	20%	20%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
2:00 PM	100%	100%	100%	100%	90%	100%	95%	30%	30%	100%	100%	100%	100%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	30%	30%	100%	100%	100%	100%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	30%	100%	90%	100%	100%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	30%	100%	50%	100%	100%	
6:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	75%	25%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	10%	10%	30%	0%	
8:00 PM	90%	90%	90%	90%	100%	95%	60%	100%	100%	7%	7%	15%	0%	
9:00 PM	75%	75%	75%	75%	100%	80%	40%	100%	100%	3%	3%	0%	0%	
10:00 PM	40%	40%	40%	40%	100%	65%	30%	30%	30%	1%	1%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	10%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	35%	35%	20%	5%	5%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	2	1	3	0	0	5	0	0	0	29	0	0	0	40
7:00 AM	3	1	5	0	1	8	1	1	0	29	0	0	0	49
8:00 AM	8	3	13	1	4	9	1	1	0	37	1	2	3	83
9:00 AM	15	5	24	2	5	9	1	1	1	37	1	4	5	110
10:00 AM	17	6	27	2	6	10	2	1	1	39	1	4	5	121
11:00 AM	19	7	30	2	6	10	3	1	1	39	1	4	5	128
12:00 NOON	20	7	32	2	6	10	3	2	1	39	1	4	5	132
1:00 PM	20	7	32	2	6	10	3	2	1	39	1	4	5	132
2:00 PM	20	7	32	2	6	10	3	2	1	39	1	4	5	132
3:00 PM	20	7	32	2	5	8	2	2	1	39	1	4	5	128
4:00 PM	20	7	32	2	5	8	2	2	1	39	1	4	5	128
5:00 PM	19	7	30	2	7	10	2	2	1	39	1	4	5	129
6:00 PM	19	7	30	2	7	10	3	5	4	29	0	3	0	119
7:00 PM	19	7	30	2	7	10	3	5	4	4	0	1	0	92
8:00 PM	18	6	29	2	7	10	2	5	4	3	0	1	0	87
9:00 PM	15	5	24	2	7	8	1	5	4	1	0	0	0	72
10:00 PM	8	3	13	1	7	7	1	2	1	0	0	0	0	43
11:00 PM	3	1	5	0	6	7	1	1	0	0	0	0	0	24
12:00 MID	0	0	0	0	2	4	1	0	0	0	0	0	0	7
Maximum														132

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: September
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	104	36	167	9	39	61	17	108	9	41	1	7	10	609
Monthly Adjustment Factor	64%	64%	64%	64%	91%	91%	91%	80%	80%	100%	100%	100%	100%	
Adjusted Peak Parking	66	23	107	6	35	56	15	86	8	41	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	25%	5%	70%	0%	80%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	50%	10%	40%	0%	100%	1%	0%	0%	
8:00 AM	15%	15%	15%	15%	0%	60%	20%	40%	0%	100%	20%	90%	50%	
9:00 AM	35%	35%	35%	35%	0%	75%	30%	70%	1%	60%	60%	90%	90%	
10:00 AM	65%	65%	65%	65%	15%	85%	55%	70%	1%	60%	100%	100%	100%	
11:00 AM	85%	85%	85%	85%	40%	90%	85%	80%	1%	45%	45%	100%	50%	
12:00 NOON	95%	95%	95%	95%	75%	100%	100%	60%	1%	15%	15%	30%	50%	
1:00 PM	100%	100%	100%	100%	75%	90%	100%	70%	1%	15%	45%	90%	50%	
2:00 PM	95%	95%	95%	95%	65%	50%	90%	70%	1%	45%	100%	100%	70%	
3:00 PM	90%	90%	90%	90%	40%	45%	60%	70%	1%	45%	45%	100%	50%	
4:00 PM	90%	90%	90%	90%	50%	45%	55%	80%	1%	80%	15%	90%	80%	
5:00 PM	95%	95%	95%	95%	75%	75%	60%	90%	1%	100%	10%	80%	100%	
6:00 PM	95%	95%	95%	95%	95%	80%	85%	100%	1%	80%	5%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	80%	80%	90%	25%	2%	2%	30%	0%	
8:00 PM	80%	80%	80%	80%	100%	80%	50%	80%	100%	0%	1%	15%	0%	
9:00 PM	50%	50%	50%	50%	100%	60%	30%	70%	100%	0%	0%	0%	0%	
10:00 PM	30%	30%	30%	30%	95%	55%	20%	35%	0%	0%	0%	0%	0%	
11:00 PM	10%	10%	10%	10%	75%	50%	10%	10%	0%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	25%	25%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	14	1	60	0	33	0	0	0	110
7:00 AM	3	1	5	0	0	28	2	34	0	41	0	0	0	114
8:00 AM	10	3	16	1	0	34	3	34	0	41	0	6	5	153
9:00 AM	23	8	37	2	0	42	5	60	0	25	1	6	9	218
10:00 AM	43	15	70	4	5	48	8	60	0	25	1	7	10	296
11:00 AM	56	20	91	5	14	50	13	69	0	18	0	7	5	348
12:00 NOON	63	22	102	6	26	56	15	52	0	6	0	2	5	355
1:00 PM	66	23	107	6	26	50	15	60	0	6	0	6	5	370
2:00 PM	63	22	102	6	23	28	14	60	0	18	1	7	7	351
3:00 PM	59	21	96	5	14	25	9	60	0	18	0	7	5	319
4:00 PM	59	21	96	5	18	25	8	69	0	33	0	6	8	348
5:00 PM	63	22	102	6	26	42	9	77	0	41	0	6	10	404
6:00 PM	63	22	102	6	33	45	13	86	0	33	0	5	0	408
7:00 PM	63	22	102	6	35	45	12	77	2	1	0	2	0	367
8:00 PM	53	18	86	5	35	45	8	69	8	0	0	1	0	328
9:00 PM	33	12	54	3	35	34	5	60	8	0	0	0	0	244
10:00 PM	20	7	32	2	33	31	3	30	0	0	0	0	0	158
11:00 PM	7	2	11	1	26	28	2	9	0	0	0	0	0	86
12:00 MID	0	0	0	0	9	14	1	0	0	0	0	0	0	24
Maximum														408

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: September
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	25	9	40	2	7	10	3	7	4	41	1	4	6	159
Monthly Adjustment Factor	80%	80%	80%	80%	100%	100%	100%	90%	90%	100%	100%	100%	100%	
Adjusted Peak Parking	20	7	32	2	7	10	3	6	4	41	1	4	6	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	0%	75%	3%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	10%	75%	30%	0%	0%	
8:00 AM	40%	40%	40%	40%	50%	90%	30%	10%	10%	95%	75%	60%	60%	
9:00 AM	75%	75%	75%	75%	75%	90%	40%	20%	20%	95%	95%	100%	100%	
10:00 AM	85%	85%	85%	85%	90%	100%	75%	20%	20%	100%	100%	100%	100%	
11:00 AM	95%	95%	95%	95%	90%	100%	100%	20%	20%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
2:00 PM	100%	100%	100%	100%	90%	100%	95%	30%	30%	100%	100%	100%	100%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	30%	30%	100%	100%	100%	100%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	30%	100%	90%	100%	100%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	30%	100%	50%	100%	100%	
6:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	75%	25%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	10%	10%	30%	0%	
8:00 PM	90%	90%	90%	90%	100%	95%	60%	100%	100%	7%	7%	15%	0%	
9:00 PM	75%	75%	75%	75%	100%	80%	40%	100%	100%	3%	3%	0%	0%	
10:00 PM	40%	40%	40%	40%	100%	65%	30%	30%	30%	1%	1%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	10%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	35%	35%	20%	5%	5%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	2	1	3	0	0	5	0	0	0	31	0	0	0	42
7:00 AM	3	1	5	0	1	8	1	1	0	31	0	0	0	51
8:00 AM	8	3	13	1	4	9	1	1	0	39	1	2	4	86
9:00 AM	15	5	24	2	5	9	1	1	1	39	1	4	6	113
10:00 AM	17	6	27	2	6	10	2	1	1	41	1	4	6	124
11:00 AM	19	7	30	2	6	10	3	1	1	41	1	4	6	131
12:00 NOON	20	7	32	2	6	10	3	2	1	41	1	4	6	135
1:00 PM	20	7	32	2	6	10	3	2	1	41	1	4	6	135
2:00 PM	20	7	32	2	6	10	3	2	1	41	1	4	6	135
3:00 PM	20	7	32	2	5	8	2	2	1	41	1	4	6	131
4:00 PM	20	7	32	2	5	8	2	2	1	41	1	4	6	131
5:00 PM	19	7	30	2	7	10	2	2	1	41	1	4	6	132
6:00 PM	19	7	30	2	7	10	3	6	4	31	0	3	0	122
7:00 PM	19	7	30	2	7	10	3	6	4	4	0	1	0	93
8:00 PM	18	6	29	2	7	10	2	6	4	3	0	1	0	88
9:00 PM	15	5	24	2	7	8	1	6	4	1	0	0	0	73
10:00 PM	8	3	13	1	7	7	1	2	1	0	0	0	0	43
11:00 PM	3	1	5	0	6	7	1	1	0	0	0	0	0	24
12:00 MID	0	0	0	0	2	4	1	0	0	0	0	0	0	7
Maximum														135

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: October
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	104	36	167	9	39	61	17	108	9	41	1	7	10	609
Monthly Adjustment Factor	66%	66%	66%	66%	96%	96%	96%	85%	85%	100%	100%	100%	100%	
Adjusted Peak Parking	69	24	110	6	37	59	16	92	8	41	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	25%	5%	70%	0%	80%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	50%	10%	40%	0%	100%	1%	0%	0%	
8:00 AM	15%	15%	15%	15%	0%	60%	20%	40%	0%	100%	20%	90%	50%	
9:00 AM	35%	35%	35%	35%	0%	75%	30%	70%	1%	60%	60%	90%	90%	
10:00 AM	65%	65%	65%	65%	15%	85%	55%	70%	1%	60%	100%	100%	100%	
11:00 AM	85%	85%	85%	85%	40%	90%	85%	80%	1%	45%	45%	100%	50%	
12:00 NOON	95%	95%	95%	95%	75%	100%	100%	60%	1%	15%	15%	30%	50%	
1:00 PM	100%	100%	100%	100%	75%	90%	100%	70%	1%	15%	45%	90%	50%	
2:00 PM	95%	95%	95%	95%	65%	50%	90%	70%	1%	45%	100%	100%	70%	
3:00 PM	90%	90%	90%	90%	40%	45%	60%	70%	1%	45%	45%	100%	50%	
4:00 PM	90%	90%	90%	90%	50%	45%	55%	80%	1%	80%	15%	90%	80%	
5:00 PM	95%	95%	95%	95%	75%	75%	60%	90%	1%	100%	10%	80%	100%	
6:00 PM	95%	95%	95%	95%	95%	80%	85%	100%	1%	80%	5%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	80%	80%	90%	25%	2%	2%	30%	0%	
8:00 PM	80%	80%	80%	80%	100%	80%	50%	80%	100%	0%	1%	15%	0%	
9:00 PM	50%	50%	50%	50%	100%	60%	30%	70%	100%	0%	0%	0%	0%	
10:00 PM	30%	30%	30%	30%	95%	55%	20%	35%	0%	0%	0%	0%	0%	
11:00 PM	10%	10%	10%	10%	75%	50%	10%	10%	0%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	25%	25%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	15	1	64	0	33	0	0	0	115
7:00 AM	3	1	6	0	0	30	2	37	0	41	0	0	0	120
8:00 AM	10	4	17	1	0	35	3	37	0	41	0	6	5	159
9:00 AM	24	8	39	2	0	44	5	64	0	25	1	6	9	227
10:00 AM	45	16	72	4	6	50	9	64	0	25	1	7	10	309
11:00 AM	59	20	94	5	15	53	14	74	0	18	0	7	5	364
12:00 NOON	66	23	105	6	28	59	16	55	0	6	0	2	5	371
1:00 PM	69	24	110	6	28	53	16	64	0	6	0	6	5	387
2:00 PM	66	23	105	6	24	30	14	64	0	18	1	7	7	365
3:00 PM	62	22	99	5	15	27	10	64	0	18	0	7	5	334
4:00 PM	62	22	99	5	19	27	9	74	0	33	0	6	8	364
5:00 PM	66	23	105	6	28	44	10	83	0	41	0	6	10	422
6:00 PM	66	23	105	6	35	47	14	92	0	33	0	5	0	426
7:00 PM	66	23	105	6	37	47	13	83	2	1	0	2	0	385
8:00 PM	55	19	88	5	37	47	8	74	8	0	0	1	0	342
9:00 PM	35	12	55	3	37	35	5	64	8	0	0	0	0	254
10:00 PM	21	7	33	2	35	32	3	32	0	0	0	0	0	165
11:00 PM	7	2	11	1	28	30	2	9	0	0	0	0	0	90
12:00 MID	0	0	0	0	9	15	1	0	0	0	0	0	0	25
Maximum														426

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: October
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	25	9	40	2	7	10	3	7	4	41	1	4	6	159
Monthly Adjustment Factor	80%	80%	80%	80%	100%	100%	100%	95%	95%	100%	100%	100%	100%	
Adjusted Peak Parking	20	7	32	2	7	10	3	6	4	41	1	4	6	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	0%	75%	3%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	10%	75%	30%	0%	0%	
8:00 AM	40%	40%	40%	40%	50%	90%	30%	10%	10%	95%	75%	60%	60%	
9:00 AM	75%	75%	75%	75%	75%	90%	40%	20%	20%	95%	95%	100%	100%	
10:00 AM	85%	85%	85%	85%	90%	100%	75%	20%	20%	100%	100%	100%	100%	
11:00 AM	95%	95%	95%	95%	90%	100%	100%	20%	20%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
2:00 PM	100%	100%	100%	100%	90%	100%	95%	30%	30%	100%	100%	100%	100%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	30%	30%	100%	100%	100%	100%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	30%	100%	90%	100%	100%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	30%	100%	50%	100%	100%	
6:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	75%	25%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	10%	10%	30%	0%	
8:00 PM	90%	90%	90%	90%	100%	95%	60%	100%	100%	7%	7%	15%	0%	
9:00 PM	75%	75%	75%	75%	100%	80%	40%	100%	100%	3%	3%	0%	0%	
10:00 PM	40%	40%	40%	40%	100%	65%	30%	30%	30%	1%	1%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	10%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	35%	35%	20%	5%	5%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	2	1	3	0	0	5	0	0	0	31	0	0	0	42
7:00 AM	3	1	5	0	1	8	1	1	0	31	0	0	0	51
8:00 AM	8	3	13	1	4	9	1	1	0	39	1	2	4	86
9:00 AM	15	5	24	2	5	9	1	1	1	39	1	4	6	113
10:00 AM	17	6	27	2	6	10	2	1	1	41	1	4	6	124
11:00 AM	19	7	30	2	6	10	3	1	1	41	1	4	6	131
12:00 NOON	20	7	32	2	6	10	3	2	1	41	1	4	6	135
1:00 PM	20	7	32	2	6	10	3	2	1	41	1	4	6	135
2:00 PM	20	7	32	2	6	10	3	2	1	41	1	4	6	135
3:00 PM	20	7	32	2	5	8	2	2	1	41	1	4	6	131
4:00 PM	20	7	32	2	5	8	2	2	1	41	1	4	6	131
5:00 PM	19	7	30	2	7	10	2	2	1	41	1	4	6	132
6:00 PM	19	7	30	2	7	10	3	6	4	31	0	3	0	122
7:00 PM	19	7	30	2	7	10	3	6	4	4	0	1	0	93
8:00 PM	18	6	29	2	7	10	2	6	4	3	0	1	0	88
9:00 PM	15	5	24	2	7	8	1	6	4	1	0	0	0	73
10:00 PM	8	3	13	1	7	7	1	2	1	0	0	0	0	43
11:00 PM	3	1	5	0	6	7	1	1	0	0	0	0	0	24
12:00 MID	0	0	0	0	2	4	1	0	0	0	0	0	0	7
Maximum														135

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: November
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	104	36	167	9	39	61	17	108	9	41	1	7	10	609
Monthly Adjustment Factor	72%	72%	72%	72%	93%	93%	93%	85%	85%	100%	100%	100%	100%	
Adjusted Peak Parking	75	26	121	6	36	57	15	92	8	41	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	25%	5%	70%	0%	80%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	50%	10%	40%	0%	100%	1%	0%	0%	
8:00 AM	15%	15%	15%	15%	0%	60%	20%	40%	0%	100%	20%	90%	50%	
9:00 AM	35%	35%	35%	35%	0%	75%	30%	70%	1%	60%	60%	90%	90%	
10:00 AM	65%	65%	65%	65%	15%	85%	55%	70%	1%	60%	100%	100%	100%	
11:00 AM	85%	85%	85%	85%	40%	90%	85%	80%	1%	45%	45%	100%	50%	
12:00 NOON	95%	95%	95%	95%	75%	100%	100%	60%	1%	15%	15%	30%	50%	
1:00 PM	100%	100%	100%	100%	75%	90%	100%	70%	1%	15%	45%	90%	50%	
2:00 PM	95%	95%	95%	95%	65%	50%	90%	70%	1%	45%	100%	100%	70%	
3:00 PM	90%	90%	90%	90%	40%	45%	60%	70%	1%	45%	45%	100%	50%	
4:00 PM	90%	90%	90%	90%	50%	45%	55%	80%	1%	80%	15%	90%	80%	
5:00 PM	95%	95%	95%	95%	75%	75%	60%	90%	1%	100%	10%	80%	100%	
6:00 PM	95%	95%	95%	95%	95%	80%	85%	100%	1%	80%	5%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	80%	80%	90%	25%	2%	2%	30%	0%	
8:00 PM	80%	80%	80%	80%	100%	80%	50%	80%	100%	0%	1%	15%	0%	
9:00 PM	50%	50%	50%	50%	100%	60%	30%	70%	100%	0%	0%	0%	0%	
10:00 PM	30%	30%	30%	30%	95%	55%	20%	35%	0%	0%	0%	0%	0%	
11:00 PM	10%	10%	10%	10%	75%	50%	10%	10%	0%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	25%	25%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	14	1	64	0	33	0	0	0	114
7:00 AM	4	1	6	0	0	29	2	37	0	41	0	0	0	120
8:00 AM	11	4	18	1	0	34	3	37	0	41	0	6	5	160
9:00 AM	26	9	42	2	0	43	5	64	0	25	1	6	9	232
10:00 AM	49	17	79	4	5	48	8	64	0	25	1	7	10	317
11:00 AM	64	22	103	5	14	51	13	74	0	18	0	7	5	376
12:00 NOON	71	25	115	6	27	57	15	55	0	6	0	2	5	384
1:00 PM	75	26	121	6	27	51	15	64	0	6	0	6	5	402
2:00 PM	71	25	115	6	23	29	14	64	0	18	1	7	7	380
3:00 PM	68	23	109	5	14	26	9	64	0	18	0	7	5	348
4:00 PM	68	23	109	5	18	26	8	74	0	33	0	6	8	378
5:00 PM	71	25	115	6	27	43	9	83	0	41	0	6	10	436
6:00 PM	71	25	115	6	34	46	13	92	0	33	0	5	0	440
7:00 PM	71	25	115	6	36	46	12	83	2	1	0	2	0	399
8:00 PM	60	21	97	5	36	46	8	74	8	0	0	1	0	356
9:00 PM	38	13	61	3	36	34	5	64	8	0	0	0	0	262
10:00 PM	23	8	36	2	34	31	3	32	0	0	0	0	0	169
11:00 PM	8	3	12	1	27	29	2	9	0	0	0	0	0	91
12:00 MID	0	0	0	0	9	14	1	0	0	0	0	0	0	24
Maximum														440

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: November
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	25	9	40	2	7	10	3	7	4	41	1	4	6	159
Monthly Adjustment Factor	90%	90%	90%	90%	100%	100%	100%	95%	95%	100%	100%	100%	100%	
Adjusted Peak Parking	23	8	36	2	7	10	3	6	4	41	1	4	6	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	0%	75%	3%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	10%	75%	30%	0%	0%	
8:00 AM	40%	40%	40%	40%	50%	90%	30%	10%	10%	95%	75%	60%	60%	
9:00 AM	75%	75%	75%	75%	75%	90%	40%	20%	20%	95%	95%	100%	100%	
10:00 AM	85%	85%	85%	85%	90%	100%	75%	20%	20%	100%	100%	100%	100%	
11:00 AM	95%	95%	95%	95%	90%	100%	100%	20%	20%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
2:00 PM	100%	100%	100%	100%	90%	100%	95%	30%	30%	100%	100%	100%	100%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	30%	30%	100%	100%	100%	100%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	30%	100%	90%	100%	100%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	30%	100%	50%	100%	100%	
6:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	75%	25%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	10%	10%	30%	0%	
8:00 PM	90%	90%	90%	90%	100%	95%	60%	100%	100%	7%	7%	15%	0%	
9:00 PM	75%	75%	75%	75%	100%	80%	40%	100%	100%	3%	3%	0%	0%	
10:00 PM	40%	40%	40%	40%	100%	65%	30%	30%	30%	1%	1%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	10%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	35%	35%	20%	5%	5%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	2	1	4	0	0	5	0	0	0	31	0	0	0	43
7:00 AM	3	1	5	0	1	8	1	1	0	31	0	0	0	51
8:00 AM	9	3	14	1	4	9	1	1	0	39	1	2	4	88
9:00 AM	17	6	27	2	5	9	1	1	1	39	1	4	6	119
10:00 AM	20	7	31	2	6	10	2	1	1	41	1	4	6	132
11:00 AM	22	8	34	2	6	10	3	1	1	41	1	4	6	139
12:00 NOON	23	8	36	2	6	10	3	2	1	41	1	4	6	143
1:00 PM	23	8	36	2	6	10	3	2	1	41	1	4	6	143
2:00 PM	23	8	36	2	6	10	3	2	1	41	1	4	6	143
3:00 PM	23	8	36	2	5	8	2	2	1	41	1	4	6	139
4:00 PM	23	8	36	2	5	8	2	2	1	41	1	4	6	139
5:00 PM	22	8	34	2	7	10	2	2	1	41	1	4	6	140
6:00 PM	22	8	34	2	7	10	3	6	4	31	0	3	0	130
7:00 PM	22	8	34	2	7	10	3	6	4	4	0	1	0	101
8:00 PM	21	7	32	2	7	10	2	6	4	3	0	1	0	95
9:00 PM	17	6	27	2	7	8	1	6	4	1	0	0	0	79
10:00 PM	9	3	14	1	7	7	1	2	1	0	0	0	0	45
11:00 PM	3	1	5	0	6	7	1	1	0	0	0	0	0	24
12:00 MID	0	0	0	0	2	4	1	0	0	0	0	0	0	7
Maximum														143

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: December
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	104	36	167	9	39	61	17	108	9	41	1	7	10	609
Monthly Adjustment Factor	100%	100%	100%	100%	100%	100%	100%	90%	100%	100%	100%	100%	100%	
Adjusted Peak Parking	104	36	167	9	39	61	17	97	9	41	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	25%	5%	70%	0%	80%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	50%	10%	40%	0%	100%	1%	0%	0%	
8:00 AM	15%	15%	15%	15%	0%	60%	20%	40%	0%	100%	20%	90%	50%	
9:00 AM	30%	30%	30%	30%	0%	75%	30%	70%	1%	60%	60%	90%	90%	
10:00 AM	55%	55%	55%	55%	15%	85%	55%	70%	1%	60%	100%	100%	100%	
11:00 AM	75%	75%	75%	75%	40%	90%	85%	80%	1%	45%	45%	100%	50%	
12:00 NOON	90%	90%	90%	90%	75%	100%	100%	60%	1%	15%	15%	30%	50%	
1:00 PM	100%	100%	100%	100%	75%	90%	100%	70%	1%	15%	45%	90%	50%	
2:00 PM	100%	100%	100%	100%	65%	50%	90%	70%	1%	45%	100%	100%	70%	
3:00 PM	100%	100%	100%	100%	40%	45%	60%	70%	1%	45%	45%	100%	50%	
4:00 PM	95%	95%	95%	95%	50%	45%	55%	80%	1%	80%	15%	90%	80%	
5:00 PM	85%	85%	85%	85%	75%	75%	60%	90%	1%	100%	10%	80%	100%	
6:00 PM	80%	80%	80%	80%	95%	80%	85%	100%	1%	80%	5%	67%	0%	
7:00 PM	75%	75%	75%	75%	100%	80%	80%	90%	25%	2%	2%	30%	0%	
8:00 PM	65%	65%	65%	65%	100%	80%	50%	80%	100%	0%	1%	15%	0%	
9:00 PM	50%	50%	50%	50%	100%	60%	30%	70%	100%	0%	0%	0%	0%	
10:00 PM	30%	30%	30%	30%	95%	55%	20%	35%	0%	0%	0%	0%	0%	
11:00 PM	10%	10%	10%	10%	75%	50%	10%	10%	0%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	25%	25%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	2	0	0	15	1	68	0	33	0	0	0	120
7:00 AM	5	2	8	0	0	31	2	39	0	41	0	0	0	128
8:00 AM	16	5	25	1	0	37	3	39	0	41	0	6	5	178
9:00 AM	31	11	50	3	0	46	5	68	0	25	1	6	9	255
10:00 AM	57	20	92	5	6	52	9	68	0	25	1	7	10	352
11:00 AM	78	27	125	7	16	55	14	78	0	18	0	7	5	430
12:00 NOON	94	32	150	8	29	61	17	58	0	6	0	2	5	462
1:00 PM	104	36	167	9	29	55	17	68	0	6	0	6	5	502
2:00 PM	104	36	167	9	25	31	15	68	0	18	1	7	7	488
3:00 PM	104	36	167	9	16	27	10	68	0	18	0	7	5	467
4:00 PM	99	34	159	9	20	27	9	78	0	33	0	6	8	482
5:00 PM	88	31	142	8	29	46	10	87	0	41	0	6	10	498
6:00 PM	83	29	134	7	37	49	14	97	0	33	0	5	0	488
7:00 PM	78	27	125	7	39	49	14	87	2	1	0	2	0	431
8:00 PM	68	23	109	6	39	49	9	78	9	0	0	1	0	391
9:00 PM	52	18	84	5	39	37	5	68	9	0	0	0	0	317
10:00 PM	31	11	50	3	37	34	3	34	0	0	0	0	0	203
11:00 PM	10	4	17	1	29	31	2	10	0	0	0	0	0	104
12:00 MID	0	0	0	0	10	15	1	0	0	0	0	0	0	26
Maximum														502

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: December
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	25	9	40	2	7	10	3	7	4	41	1	4	6	159
Monthly Adjustment Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Adjusted Peak Parking	25	9	40	2	7	10	3	7	4	41	1	4	6	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	0%	75%	3%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	10%	75%	30%	0%	0%	
8:00 AM	40%	40%	40%	40%	50%	90%	30%	10%	10%	95%	75%	60%	60%	
9:00 AM	75%	75%	75%	75%	75%	90%	40%	20%	20%	95%	95%	100%	100%	
10:00 AM	85%	85%	85%	85%	90%	100%	75%	20%	20%	100%	100%	100%	100%	
11:00 AM	95%	95%	95%	95%	90%	100%	100%	20%	20%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
2:00 PM	100%	100%	100%	100%	90%	100%	95%	30%	30%	100%	100%	100%	100%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	30%	30%	100%	100%	100%	100%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	30%	100%	90%	100%	100%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	30%	100%	50%	100%	100%	
6:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	75%	25%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	10%	10%	30%	0%	
8:00 PM	90%	90%	90%	90%	100%	95%	60%	100%	100%	7%	7%	15%	0%	
9:00 PM	75%	75%	75%	75%	100%	80%	40%	100%	100%	3%	3%	0%	0%	
10:00 PM	40%	40%	40%	40%	100%	65%	30%	30%	30%	1%	1%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	10%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	35%	35%	20%	5%	5%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	3	1	4	0	0	5	0	0	0	31	0	0	0	44
7:00 AM	4	1	6	0	1	8	1	1	0	31	0	0	0	53
8:00 AM	10	4	16	1	4	9	1	1	0	39	1	2	4	92
9:00 AM	19	7	30	2	5	9	1	1	1	39	1	4	6	125
10:00 AM	21	8	34	2	6	10	2	1	1	41	1	4	6	137
11:00 AM	24	9	38	2	6	10	3	1	1	41	1	4	6	146
12:00 NOON	25	9	40	2	6	10	3	2	1	41	1	4	6	150
1:00 PM	25	9	40	2	6	10	3	2	1	41	1	4	6	150
2:00 PM	25	9	40	2	6	10	3	2	1	41	1	4	6	150
3:00 PM	25	9	40	2	5	8	2	2	1	41	1	4	6	146
4:00 PM	25	9	40	2	5	8	2	2	1	41	1	4	6	146
5:00 PM	24	9	38	2	7	10	2	2	1	41	1	4	6	147
6:00 PM	24	9	38	2	7	10	3	7	4	31	0	3	0	138
7:00 PM	24	9	38	2	7	10	3	7	4	4	0	1	0	109
8:00 PM	23	8	36	2	7	10	2	7	4	3	0	1	0	103
9:00 PM	19	7	30	2	7	8	1	7	4	1	0	0	0	86
10:00 PM	10	4	16	1	7	7	1	2	1	0	0	0	0	49
11:00 PM	4	1	6	0	6	7	1	1	0	0	0	0	0	26
12:00 MID	0	0	0	0	2	4	1	0	0	0	0	0	0	7
Maximum														150

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: Late December
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	104	36	167	9	39	61	17	108	9	41	1	7	10	609
Monthly Adjustment Factor	80%	80%	80%	80%	95%	95%	95%	95%	100%	80%	80%	80%	80%	
Adjusted Peak Parking	83	29	134	7	37	58	16	102	9	33	1	6	8	
6:00 AM	1%	1%	1%	1%	0%	25%	5%	70%	0%	80%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	50%	10%	40%	0%	100%	1%	0%	0%	
8:00 AM	10%	10%	10%	10%	0%	60%	20%	40%	0%	100%	20%	90%	50%	
9:00 AM	20%	20%	20%	20%	0%	75%	30%	70%	1%	60%	60%	90%	90%	
10:00 AM	40%	40%	40%	40%	15%	85%	55%	70%	1%	60%	100%	100%	100%	
11:00 AM	65%	65%	65%	65%	40%	90%	85%	80%	1%	45%	45%	100%	50%	
12:00 NOON	90%	90%	90%	90%	75%	100%	100%	60%	1%	15%	15%	30%	50%	
1:00 PM	100%	100%	100%	100%	75%	90%	100%	70%	1%	15%	45%	90%	50%	
2:00 PM	100%	100%	100%	100%	65%	50%	90%	70%	1%	45%	100%	100%	70%	
3:00 PM	100%	100%	100%	100%	40%	45%	60%	70%	1%	45%	45%	100%	50%	
4:00 PM	95%	95%	95%	95%	50%	45%	55%	80%	1%	80%	15%	90%	80%	
5:00 PM	85%	85%	85%	85%	75%	75%	60%	90%	1%	100%	10%	80%	100%	
6:00 PM	70%	70%	70%	70%	95%	80%	85%	100%	1%	80%	5%	67%	0%	
7:00 PM	55%	55%	55%	55%	100%	80%	80%	90%	25%	2%	2%	30%	0%	
8:00 PM	40%	40%	40%	40%	100%	80%	50%	80%	100%	0%	1%	15%	0%	
9:00 PM	25%	25%	25%	25%	100%	60%	30%	70%	100%	0%	0%	0%	0%	
10:00 PM	15%	15%	15%	15%	95%	55%	20%	35%	0%	0%	0%	0%	0%	
11:00 PM	5%	5%	5%	5%	75%	50%	10%	10%	0%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	25%	25%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	15	1	71	0	26	0	0	0	115
7:00 AM	4	1	7	0	0	29	2	41	0	33	0	0	0	117
8:00 AM	8	3	13	1	0	35	3	41	0	33	0	5	4	146
9:00 AM	17	6	27	1	0	44	5	71	0	20	1	5	7	204
10:00 AM	33	12	54	3	6	49	9	71	0	20	1	6	8	272
11:00 AM	54	19	87	5	15	52	14	82	0	15	0	6	4	353
12:00 NOON	75	26	121	6	28	58	16	61	0	5	0	2	4	402
1:00 PM	83	29	134	7	28	52	16	71	0	5	0	5	4	434
2:00 PM	83	29	134	7	24	29	14	71	0	15	1	6	6	419
3:00 PM	83	29	134	7	15	26	10	71	0	15	0	6	4	400
4:00 PM	79	28	127	7	19	26	9	82	0	26	0	5	6	414
5:00 PM	71	25	114	6	28	44	10	92	0	33	0	5	8	436
6:00 PM	58	20	94	5	35	46	14	102	0	26	0	4	0	404
7:00 PM	46	16	74	4	37	46	13	92	2	1	0	2	0	333
8:00 PM	33	12	54	3	37	46	8	82	9	0	0	1	0	285
9:00 PM	21	7	34	2	37	35	5	71	9	0	0	0	0	221
10:00 PM	12	4	20	1	35	32	3	36	0	0	0	0	0	143
11:00 PM	4	1	7	0	28	29	2	10	0	0	0	0	0	81
12:00 MID	0	0	0	0	9	15	1	0	0	0	0	0	0	25
Maximum														436

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: Late December
 Day of the Week: Weekday
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	25	9	40	2	7	10	3	7	4	41	1	4	6	159
Monthly Adjustment Factor	90%	90%	90%	90%	100%	100%	100%	100%	100%	80%	80%	80%	80%	
Adjusted Peak Parking	23	8	36	2	7	10	3	7	4	33	1	3	4	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	0%	75%	3%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	10%	75%	30%	0%	0%	
8:00 AM	40%	40%	40%	40%	50%	90%	30%	10%	10%	95%	75%	60%	60%	
9:00 AM	75%	75%	75%	75%	75%	90%	40%	20%	20%	95%	95%	100%	100%	
10:00 AM	85%	85%	85%	85%	90%	100%	75%	20%	20%	100%	100%	100%	100%	
11:00 AM	95%	95%	95%	95%	90%	100%	100%	20%	20%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	90%	100%	100%	30%	30%	100%	90%	100%	100%	
2:00 PM	100%	100%	100%	100%	90%	100%	95%	30%	30%	100%	100%	100%	100%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	30%	30%	100%	100%	100%	100%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	30%	100%	90%	100%	100%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	30%	100%	50%	100%	100%	
6:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	75%	25%	67%	0%	
7:00 PM	95%	95%	95%	95%	100%	95%	90%	100%	100%	10%	10%	30%	0%	
8:00 PM	90%	90%	90%	90%	100%	95%	60%	100%	100%	7%	7%	15%	0%	
9:00 PM	75%	75%	75%	75%	100%	80%	40%	100%	100%	3%	3%	0%	0%	
10:00 PM	40%	40%	40%	40%	100%	65%	30%	30%	30%	1%	1%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	10%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	35%	35%	20%	5%	5%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	2	1	4	0	0	5	0	0	0	25	0	0	0	37
7:00 AM	3	1	5	0	1	8	1	1	0	25	0	0	0	45
8:00 AM	9	3	14	1	4	9	1	1	0	31	1	2	2	78
9:00 AM	17	6	27	2	5	9	1	1	1	31	1	3	4	108
10:00 AM	20	7	31	2	6	10	2	1	1	33	1	3	4	121
11:00 AM	22	8	34	2	6	10	3	1	1	33	1	3	4	128
12:00 NOON	23	8	36	2	6	10	3	2	1	33	1	3	4	132
1:00 PM	23	8	36	2	6	10	3	2	1	33	1	3	4	132
2:00 PM	23	8	36	2	6	10	3	2	1	33	1	3	4	132
3:00 PM	23	8	36	2	5	8	2	2	1	33	1	3	4	128
4:00 PM	23	8	36	2	5	8	2	2	1	33	1	3	4	128
5:00 PM	22	8	34	2	7	10	2	2	1	33	1	3	4	129
6:00 PM	22	8	34	2	7	10	3	7	4	25	0	2	0	124
7:00 PM	22	8	34	2	7	10	3	7	4	3	0	1	0	101
8:00 PM	21	7	32	2	7	10	2	7	4	2	0	0	0	94
9:00 PM	17	6	27	2	7	8	1	7	4	1	0	0	0	80
10:00 PM	9	3	14	1	7	7	1	2	1	0	0	0	0	45
11:00 PM	3	1	5	0	6	7	1	1	0	0	0	0	0	24
12:00 MID	0	0	0	0	2	4	1	0	0	0	0	0	0	7
Maximum														132

Shared Parking Worksheets

Monthly Weekend Demand

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: January
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	114	40	185	10	43	87	16	90	21	41	1	7	10	664
Monthly Adjustment Factor	56%	56%	56%	56%	85%	85%	85%	100%	100%	100%	100%	100%	100%	
Adjusted Peak Parking	64	22	103	5	37	74	13	90	21	41	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	10%	5%	0%	1%	0%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	25%	10%	0%	5%	20%	20%	0%	0%	
8:00 AM	10%	10%	10%	10%	0%	45%	20%	0%	20%	60%	60%	90%	25%	
9:00 AM	30%	30%	30%	30%	0%	70%	30%	1%	100%	80%	80%	90%	40%	
10:00 AM	50%	50%	50%	50%	0%	90%	55%	1%	100%	90%	90%	100%	75%	
11:00 AM	65%	65%	65%	65%	15%	90%	85%	1%	100%	100%	100%	100%	100%	
12:00 NOON	80%	80%	80%	80%	50%	100%	100%	1%	100%	90%	90%	30%	90%	
1:00 PM	90%	90%	90%	90%	55%	85%	100%	17%	30%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	45%	65%	90%	67%	25%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	45%	40%	60%	67%	25%	40%	40%	0%	0%	
4:00 PM	95%	95%	95%	95%	45%	45%	55%	1%	25%	20%	20%	0%	0%	
5:00 PM	90%	90%	90%	90%	60%	60%	60%	1%	30%	10%	10%	0%	0%	
6:00 PM	80%	80%	80%	80%	90%	70%	85%	1%	100%	5%	5%	0%	0%	
7:00 PM	75%	75%	75%	75%	95%	70%	80%	25%	100%	0%	0%	0%	0%	
8:00 PM	65%	65%	65%	65%	100%	65%	50%	100%	30%	0%	0%	0%	0%	
9:00 PM	50%	50%	50%	50%	90%	30%	30%	100%	10%	0%	0%	0%	0%	
10:00 PM	35%	35%	35%	35%	90%	25%	20%	0%	1%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	90%	15%	10%	0%	1%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	0%	10%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	7	1	0	0	0	0	0	0	10
7:00 AM	3	1	5	0	0	19	1	0	1	8	0	0	0	38
8:00 AM	6	2	10	1	0	33	3	0	4	25	1	6	3	94
9:00 AM	19	7	31	2	0	52	4	1	21	33	1	6	4	181
10:00 AM	32	11	52	3	0	67	7	1	21	37	1	7	8	247
11:00 AM	42	14	67	3	6	67	11	1	21	41	1	7	10	291
12:00 NOON	51	18	82	4	19	74	13	1	21	37	1	2	9	332
1:00 PM	58	20	93	5	20	63	13	15	6	33	1	0	0	327
2:00 PM	64	22	103	5	17	48	12	60	5	25	1	0	0	362
3:00 PM	64	22	103	5	17	30	8	60	5	16	0	0	0	330
4:00 PM	61	21	98	5	17	33	7	1	5	8	0	0	0	256
5:00 PM	58	20	93	5	22	44	8	1	6	4	0	0	0	261
6:00 PM	51	18	82	4	33	52	11	1	21	2	0	0	0	275
7:00 PM	48	17	77	4	35	52	10	23	21	0	0	0	0	287
8:00 PM	42	14	67	3	37	48	7	90	6	0	0	0	0	314
9:00 PM	32	11	52	3	33	22	4	90	2	0	0	0	0	249
10:00 PM	22	8	36	2	33	19	3	0	0	0	0	0	0	123
11:00 PM	10	3	15	1	33	11	1	0	0	0	0	0	0	74
12:00 MID	0	0	0	0	19	7	1	0	0	0	0	0	0	27
Maximum														362

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: January
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	29	10	46	2	8	15	3	4	4	41	1	4	6	172
Monthly Adjustment Factor	80%	80%	80%	80%	95%	95%	95%	100%	100%	100%	100%	100%	100%	
Adjusted Peak Parking	23	8	37	2	7	15	2	4	4	41	1	4	6	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	50%	0%	0%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	50%	20%	20%	0%	0%	
8:00 AM	40%	40%	40%	40%	30%	90%	30%	10%	75%	60%	60%	60%	90%	
9:00 AM	75%	75%	75%	75%	60%	90%	40%	20%	100%	80%	80%	100%	100%	
10:00 AM	85%	85%	85%	85%	75%	100%	75%	20%	100%	90%	90%	100%	100%	
11:00 AM	95%	95%	95%	95%	75%	100%	100%	20%	100%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	75%	100%	100%	30%	100%	90%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	75%	100%	100%	100%	100%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	75%	100%	95%	100%	75%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	100%	75%	40%	40%	0%	0%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	75%	20%	20%	0%	0%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	100%	10%	10%	0%	0%	
6:00 PM	85%	85%	85%	85%	100%	95%	90%	100%	100%	5%	5%	0%	0%	
7:00 PM	80%	80%	80%	80%	100%	95%	90%	100%	100%	0%	0%	0%	0%	
8:00 PM	75%	75%	75%	75%	100%	95%	60%	100%	75%	0%	0%	0%	0%	
9:00 PM	65%	65%	65%	65%	100%	80%	40%	100%	50%	0%	0%	0%	0%	
10:00 PM	45%	45%	45%	45%	100%	65%	30%	30%	20%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	20%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	50%	35%	20%	5%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	2	1	4	0	0	8	0	0	2	0	0	0	0	17
7:00 AM	3	1	6	0	1	11	0	0	2	8	0	0	0	32
8:00 AM	9	3	15	1	2	14	1	0	3	25	1	2	5	81
9:00 AM	17	6	28	2	4	14	1	1	4	33	1	4	6	121
10:00 AM	20	7	31	2	5	15	2	1	4	37	1	4	6	135
11:00 AM	22	8	35	2	5	15	2	1	4	41	1	4	6	146
12:00 NOON	23	8	37	2	5	15	2	1	4	37	1	4	6	145
1:00 PM	23	8	37	2	5	15	2	4	4	33	1	0	0	134
2:00 PM	23	8	37	2	5	15	2	4	3	25	1	0	0	125
3:00 PM	23	8	37	2	5	11	1	4	3	16	0	0	0	110
4:00 PM	23	8	37	2	5	11	1	1	3	8	0	0	0	99
5:00 PM	22	8	35	2	7	14	1	1	4	4	0	0	0	98
6:00 PM	20	7	31	2	7	14	2	4	4	2	0	0	0	93
7:00 PM	18	6	30	2	7	14	2	4	4	0	0	0	0	87
8:00 PM	17	6	28	2	7	14	1	4	3	0	0	0	0	82
9:00 PM	15	5	24	1	7	12	1	4	2	0	0	0	0	71
10:00 PM	10	4	17	1	7	10	1	1	1	0	0	0	0	52
11:00 PM	3	1	6	0	6	10	0	0	1	0	0	0	0	27
12:00 MID	0	0	0	0	4	5	0	0	0	0	0	0	0	9
Maximum														146

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: February
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	114	40	185	10	43	87	16	90	21	41	1	7	10	664
Monthly Adjustment Factor	57%	57%	57%	57%	86%	86%	86%	95%	95%	100%	100%	100%	100%	
Adjusted Peak Parking	65	23	105	5	37	75	13	85	20	41	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	10%	5%	0%	1%	0%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	25%	10%	0%	5%	20%	20%	0%	0%	
8:00 AM	10%	10%	10%	10%	0%	45%	20%	0%	20%	60%	60%	90%	25%	
9:00 AM	30%	30%	30%	30%	0%	70%	30%	1%	100%	80%	80%	90%	40%	
10:00 AM	50%	50%	50%	50%	0%	90%	55%	1%	100%	90%	90%	100%	75%	
11:00 AM	65%	65%	65%	65%	15%	90%	85%	1%	100%	100%	100%	100%	100%	
12:00 NOON	80%	80%	80%	80%	50%	100%	100%	1%	100%	90%	90%	30%	90%	
1:00 PM	90%	90%	90%	90%	55%	85%	100%	17%	30%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	45%	65%	90%	67%	25%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	45%	40%	60%	67%	25%	40%	40%	0%	0%	
4:00 PM	95%	95%	95%	95%	45%	45%	55%	1%	25%	20%	20%	0%	0%	
5:00 PM	90%	90%	90%	90%	60%	60%	60%	1%	30%	10%	10%	0%	0%	
6:00 PM	80%	80%	80%	80%	90%	70%	85%	1%	100%	5%	5%	0%	0%	
7:00 PM	75%	75%	75%	75%	95%	70%	80%	25%	100%	0%	0%	0%	0%	
8:00 PM	65%	65%	65%	65%	100%	65%	50%	100%	30%	0%	0%	0%	0%	
9:00 PM	50%	50%	50%	50%	90%	30%	30%	100%	10%	0%	0%	0%	0%	
10:00 PM	35%	35%	35%	35%	90%	25%	20%	0%	1%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	90%	15%	10%	0%	1%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	0%	10%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	8	1	0	0	0	0	0	0	11
7:00 AM	3	1	5	0	0	19	1	0	1	8	0	0	0	38
8:00 AM	7	2	11	1	0	34	3	0	4	25	1	6	3	97
9:00 AM	20	7	32	2	0	53	4	1	20	33	1	6	4	183
10:00 AM	33	12	53	3	0	68	7	1	20	37	1	7	8	250
11:00 AM	42	15	68	3	6	68	11	1	20	41	1	7	10	293
12:00 NOON	52	18	84	4	19	75	13	1	20	37	1	2	9	335
1:00 PM	59	21	95	5	20	64	13	14	6	33	1	0	0	331
2:00 PM	65	23	105	5	17	49	12	57	5	25	1	0	0	364
3:00 PM	65	23	105	5	17	30	8	57	5	16	0	0	0	331
4:00 PM	62	22	100	5	17	34	7	1	5	8	0	0	0	261
5:00 PM	59	21	95	5	22	45	8	1	6	4	0	0	0	266
6:00 PM	52	18	84	4	33	53	11	1	20	2	0	0	0	278
7:00 PM	49	17	79	4	35	53	10	21	20	0	0	0	0	288
8:00 PM	42	15	68	3	37	49	7	85	6	0	0	0	0	312
9:00 PM	33	12	53	3	33	23	4	85	2	0	0	0	0	248
10:00 PM	23	8	37	2	33	19	3	0	0	0	0	0	0	125
11:00 PM	10	3	16	1	33	11	1	0	0	0	0	0	0	75
12:00 MID	0	0	0	0	19	8	1	0	0	0	0	0	0	28
Maximum														364

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: February
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	29	10	46	2	8	15	3	4	4	41	1	4	6	172
Monthly Adjustment Factor	80%	80%	80%	80%	95%	95%	95%	100%	100%	100%	100%	100%	100%	
Adjusted Peak Parking	23	8	37	2	7	15	2	4	4	41	1	4	6	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	50%	0%	0%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	50%	20%	20%	0%	0%	
8:00 AM	40%	40%	40%	40%	30%	90%	30%	10%	75%	60%	60%	60%	90%	
9:00 AM	75%	75%	75%	75%	60%	90%	40%	20%	100%	80%	80%	100%	100%	
10:00 AM	85%	85%	85%	85%	75%	100%	75%	20%	100%	90%	90%	100%	100%	
11:00 AM	95%	95%	95%	95%	75%	100%	100%	20%	100%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	75%	100%	100%	30%	100%	90%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	75%	100%	100%	100%	100%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	75%	100%	95%	100%	75%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	100%	75%	40%	40%	0%	0%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	75%	20%	20%	0%	0%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	100%	10%	10%	0%	0%	
6:00 PM	85%	85%	85%	85%	100%	95%	90%	100%	100%	5%	5%	0%	0%	
7:00 PM	80%	80%	80%	80%	100%	95%	90%	100%	100%	0%	0%	0%	0%	
8:00 PM	75%	75%	75%	75%	100%	95%	60%	100%	75%	0%	0%	0%	0%	
9:00 PM	65%	65%	65%	65%	100%	80%	40%	100%	50%	0%	0%	0%	0%	
10:00 PM	45%	45%	45%	45%	100%	65%	30%	30%	20%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	20%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	50%	35%	20%	5%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	2	1	4	0	0	8	0	0	2	0	0	0	0	17
7:00 AM	3	1	6	0	1	11	0	0	2	8	0	0	0	32
8:00 AM	9	3	15	1	2	14	1	0	3	25	1	2	5	81
9:00 AM	17	6	28	2	4	14	1	1	4	33	1	4	6	121
10:00 AM	20	7	31	2	5	15	2	1	4	37	1	4	6	135
11:00 AM	22	8	35	2	5	15	2	1	4	41	1	4	6	146
12:00 NOON	23	8	37	2	5	15	2	1	4	37	1	4	6	145
1:00 PM	23	8	37	2	5	15	2	4	4	33	1	0	0	134
2:00 PM	23	8	37	2	5	15	2	4	3	25	1	0	0	125
3:00 PM	23	8	37	2	5	11	1	4	3	16	0	0	0	110
4:00 PM	23	8	37	2	5	11	1	1	3	8	0	0	0	99
5:00 PM	22	8	35	2	7	14	1	1	4	4	0	0	0	98
6:00 PM	20	7	31	2	7	14	2	4	4	2	0	0	0	93
7:00 PM	18	6	30	2	7	14	2	4	4	0	0	0	0	87
8:00 PM	17	6	28	2	7	14	1	4	3	0	0	0	0	82
9:00 PM	15	5	24	1	7	12	1	4	2	0	0	0	0	71
10:00 PM	10	4	17	1	7	10	1	1	1	0	0	0	0	52
11:00 PM	3	1	6	0	6	10	0	0	1	0	0	0	0	27
12:00 MID	0	0	0	0	4	5	0	0	0	0	0	0	0	9
Maximum														146

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: March
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	114	40	185	10	43	87	16	90	21	41	1	7	10	664
Monthly Adjustment Factor	64%	64%	64%	64%	95%	95%	95%	85%	85%	100%	100%	100%	100%	
Adjusted Peak Parking	73	25	118	6	41	83	15	76	18	41	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	10%	5%	0%	1%	0%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	25%	10%	0%	5%	20%	20%	0%	0%	
8:00 AM	10%	10%	10%	10%	0%	45%	20%	0%	20%	60%	60%	90%	25%	
9:00 AM	30%	30%	30%	30%	0%	70%	30%	1%	100%	80%	80%	90%	40%	
10:00 AM	50%	50%	50%	50%	0%	90%	55%	1%	100%	90%	90%	100%	75%	
11:00 AM	65%	65%	65%	65%	15%	90%	85%	1%	100%	100%	100%	100%	100%	
12:00 NOON	80%	80%	80%	80%	50%	100%	100%	1%	100%	90%	90%	30%	90%	
1:00 PM	90%	90%	90%	90%	55%	85%	100%	17%	30%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	45%	65%	90%	67%	25%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	45%	40%	60%	67%	25%	40%	40%	0%	0%	
4:00 PM	95%	95%	95%	95%	45%	45%	55%	1%	25%	20%	20%	0%	0%	
5:00 PM	90%	90%	90%	90%	60%	60%	60%	1%	30%	10%	10%	0%	0%	
6:00 PM	80%	80%	80%	80%	90%	70%	85%	1%	100%	5%	5%	0%	0%	
7:00 PM	75%	75%	75%	75%	95%	70%	80%	25%	100%	0%	0%	0%	0%	
8:00 PM	65%	65%	65%	65%	100%	65%	50%	100%	30%	0%	0%	0%	0%	
9:00 PM	50%	50%	50%	50%	90%	30%	30%	100%	10%	0%	0%	0%	0%	
10:00 PM	35%	35%	35%	35%	90%	25%	20%	0%	1%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	90%	15%	10%	0%	1%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	0%	10%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	8	1	0	0	0	0	0	0	11
7:00 AM	4	1	6	0	0	21	2	0	1	8	0	0	0	43
8:00 AM	7	3	12	1	0	37	3	0	4	25	1	6	3	102
9:00 AM	22	8	35	2	0	58	5	1	18	33	1	6	4	193
10:00 AM	37	13	59	3	0	75	8	1	18	37	1	7	8	267
11:00 AM	47	16	77	4	6	75	13	1	18	41	1	7	10	316
12:00 NOON	58	20	94	5	21	83	15	1	18	37	1	2	9	364
1:00 PM	66	23	106	5	23	71	15	13	5	33	1	0	0	361
2:00 PM	73	25	118	6	18	54	14	51	5	25	1	0	0	390
3:00 PM	73	25	118	6	18	33	9	51	5	16	0	0	0	354
4:00 PM	69	24	112	6	18	37	8	1	5	8	0	0	0	288
5:00 PM	66	23	106	5	25	50	9	1	5	4	0	0	0	294
6:00 PM	58	20	94	5	37	58	13	1	18	2	0	0	0	306
7:00 PM	55	19	89	5	39	58	12	19	18	0	0	0	0	314
8:00 PM	47	16	77	4	41	54	8	76	5	0	0	0	0	328
9:00 PM	37	13	59	3	37	25	5	76	2	0	0	0	0	257
10:00 PM	26	9	41	2	37	21	3	0	0	0	0	0	0	139
11:00 PM	11	4	18	1	37	12	2	0	0	0	0	0	0	85
12:00 MID	0	0	0	0	21	8	1	0	0	0	0	0	0	30
Maximum														390

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: March
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	29	10	46	2	8	15	3	4	4	41	1	4	6	172
Monthly Adjustment Factor	80%	80%	80%	80%	100%	100%	100%	95%	95%	100%	100%	100%	100%	
Adjusted Peak Parking	23	8	37	2	8	15	3	4	4	41	1	4	6	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	50%	0%	0%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	50%	20%	20%	0%	0%	
8:00 AM	40%	40%	40%	40%	30%	90%	30%	10%	75%	60%	60%	60%	90%	
9:00 AM	75%	75%	75%	75%	60%	90%	40%	20%	100%	80%	80%	100%	100%	
10:00 AM	85%	85%	85%	85%	75%	100%	75%	20%	100%	90%	90%	100%	100%	
11:00 AM	95%	95%	95%	95%	75%	100%	100%	20%	100%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	75%	100%	100%	30%	100%	90%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	75%	100%	100%	100%	100%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	75%	100%	95%	100%	75%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	100%	75%	40%	40%	0%	0%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	75%	20%	20%	0%	0%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	100%	10%	10%	0%	0%	
6:00 PM	85%	85%	85%	85%	100%	95%	90%	100%	100%	5%	5%	0%	0%	
7:00 PM	80%	80%	80%	80%	100%	95%	90%	100%	100%	0%	0%	0%	0%	
8:00 PM	75%	75%	75%	75%	100%	95%	60%	100%	75%	0%	0%	0%	0%	
9:00 PM	65%	65%	65%	65%	100%	80%	40%	100%	50%	0%	0%	0%	0%	
10:00 PM	45%	45%	45%	45%	100%	65%	30%	30%	20%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	20%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	50%	35%	20%	5%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	2	1	4	0	0	8	0	0	2	0	0	0	0	17
7:00 AM	3	1	6	0	2	11	1	0	2	8	0	0	0	34
8:00 AM	9	3	15	1	2	14	1	0	3	25	1	2	5	81
9:00 AM	17	6	28	2	5	14	1	1	4	33	1	4	6	122
10:00 AM	20	7	31	2	6	15	2	1	4	37	1	4	6	136
11:00 AM	22	8	35	2	6	15	3	1	4	41	1	4	6	148
12:00 NOON	23	8	37	2	6	15	3	1	4	37	1	4	6	147
1:00 PM	23	8	37	2	6	15	3	4	4	33	1	0	0	136
2:00 PM	23	8	37	2	6	15	3	4	3	25	1	0	0	127
3:00 PM	23	8	37	2	6	11	2	4	3	16	0	0	0	112
4:00 PM	23	8	37	2	6	11	2	1	3	8	0	0	0	101
5:00 PM	22	8	35	2	8	14	2	1	4	4	0	0	0	100
6:00 PM	20	7	31	2	8	14	3	4	4	2	0	0	0	95
7:00 PM	18	6	30	2	8	14	3	4	4	0	0	0	0	89
8:00 PM	17	6	28	2	8	14	2	4	3	0	0	0	0	84
9:00 PM	15	5	24	1	8	12	1	4	2	0	0	0	0	72
10:00 PM	10	4	17	1	8	10	1	1	1	0	0	0	0	53
11:00 PM	3	1	6	0	7	10	1	0	1	0	0	0	0	29
12:00 MID	0	0	0	0	4	5	1	0	0	0	0	0	0	10
Maximum														148

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: April
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	114	40	185	10	43	87	16	90	21	41	1	7	10	664
Monthly Adjustment Factor	63%	63%	63%	63%	92%	92%	92%	70%	70%	100%	100%	100%	100%	
Adjusted Peak Parking	72	25	116	6	40	80	14	63	14	41	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	10%	5%	0%	1%	0%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	25%	10%	0%	5%	20%	20%	0%	0%	
8:00 AM	10%	10%	10%	10%	0%	45%	20%	0%	20%	60%	60%	90%	25%	
9:00 AM	30%	30%	30%	30%	0%	70%	30%	1%	100%	80%	80%	90%	40%	
10:00 AM	50%	50%	50%	50%	0%	90%	55%	1%	100%	90%	90%	100%	75%	
11:00 AM	65%	65%	65%	65%	15%	90%	85%	1%	100%	100%	100%	100%	100%	
12:00 NOON	80%	80%	80%	80%	50%	100%	100%	1%	100%	90%	90%	30%	90%	
1:00 PM	90%	90%	90%	90%	55%	85%	100%	17%	30%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	45%	65%	90%	67%	25%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	45%	40%	60%	67%	25%	40%	40%	0%	0%	
4:00 PM	95%	95%	95%	95%	45%	45%	55%	1%	25%	20%	20%	0%	0%	
5:00 PM	90%	90%	90%	90%	60%	60%	60%	1%	30%	10%	10%	0%	0%	
6:00 PM	80%	80%	80%	80%	90%	70%	85%	1%	100%	5%	5%	0%	0%	
7:00 PM	75%	75%	75%	75%	95%	70%	80%	25%	100%	0%	0%	0%	0%	
8:00 PM	65%	65%	65%	65%	100%	65%	50%	100%	30%	0%	0%	0%	0%	
9:00 PM	50%	50%	50%	50%	90%	30%	30%	100%	10%	0%	0%	0%	0%	
10:00 PM	35%	35%	35%	35%	90%	25%	20%	0%	1%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	90%	15%	10%	0%	1%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	0%	10%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	8	1	0	0	0	0	0	0	11
7:00 AM	4	1	6	0	0	20	1	0	1	8	0	0	0	41
8:00 AM	7	3	12	1	0	36	3	0	3	25	1	6	3	100
9:00 AM	22	8	35	2	0	56	4	1	14	33	1	6	4	186
10:00 AM	36	13	58	3	0	72	8	1	14	37	1	7	8	258
11:00 AM	47	16	75	4	6	72	12	1	14	41	1	7	10	306
12:00 NOON	58	20	93	5	20	80	14	1	14	37	1	2	9	354
1:00 PM	65	23	104	5	22	68	14	11	4	33	1	0	0	350
2:00 PM	72	25	116	6	18	52	13	42	4	25	1	0	0	374
3:00 PM	72	25	116	6	18	32	8	42	4	16	0	0	0	339
4:00 PM	68	24	110	6	18	36	8	1	4	8	0	0	0	283
5:00 PM	65	23	104	5	24	48	8	1	4	4	0	0	0	286
6:00 PM	58	20	93	5	36	56	12	1	14	2	0	0	0	297
7:00 PM	54	19	87	5	38	56	11	16	14	0	0	0	0	300
8:00 PM	47	16	75	4	40	52	7	63	4	0	0	0	0	308
9:00 PM	36	13	58	3	36	24	4	63	1	0	0	0	0	238
10:00 PM	25	9	41	2	36	20	3	0	0	0	0	0	0	136
11:00 PM	11	4	17	1	36	12	1	0	0	0	0	0	0	82
12:00 MID	0	0	0	0	20	8	1	0	0	0	0	0	0	29
Maximum														374

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: April
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	29	10	46	2	8	15	3	4	4	41	1	4	6	172
Monthly Adjustment Factor	80%	80%	80%	80%	100%	100%	100%	80%	80%	100%	100%	100%	100%	
Adjusted Peak Parking	23	8	37	2	8	15	3	3	4	41	1	4	6	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	50%	0%	0%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	50%	20%	20%	0%	0%	
8:00 AM	40%	40%	40%	40%	30%	90%	30%	10%	75%	60%	60%	60%	90%	
9:00 AM	75%	75%	75%	75%	60%	90%	40%	20%	100%	80%	80%	100%	100%	
10:00 AM	85%	85%	85%	85%	75%	100%	75%	20%	100%	90%	90%	100%	100%	
11:00 AM	95%	95%	95%	95%	75%	100%	100%	20%	100%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	75%	100%	100%	30%	100%	90%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	75%	100%	100%	100%	100%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	75%	100%	95%	100%	75%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	100%	75%	40%	40%	0%	0%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	75%	20%	20%	0%	0%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	100%	10%	10%	0%	0%	
6:00 PM	85%	85%	85%	85%	100%	95%	90%	100%	100%	5%	5%	0%	0%	
7:00 PM	80%	80%	80%	80%	100%	95%	90%	100%	100%	0%	0%	0%	0%	
8:00 PM	75%	75%	75%	75%	100%	95%	60%	100%	75%	0%	0%	0%	0%	
9:00 PM	65%	65%	65%	65%	100%	80%	40%	100%	50%	0%	0%	0%	0%	
10:00 PM	45%	45%	45%	45%	100%	65%	30%	30%	20%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	20%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	50%	35%	20%	5%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	2	1	4	0	0	8	0	0	2	0	0	0	0	17
7:00 AM	3	1	6	0	2	11	1	0	2	8	0	0	0	34
8:00 AM	9	3	15	1	2	14	1	0	3	25	1	2	5	81
9:00 AM	17	6	28	2	5	14	1	1	4	33	1	4	6	122
10:00 AM	20	7	31	2	6	15	2	1	4	37	1	4	6	136
11:00 AM	22	8	35	2	6	15	3	1	4	41	1	4	6	148
12:00 NOON	23	8	37	2	6	15	3	1	4	37	1	4	6	147
1:00 PM	23	8	37	2	6	15	3	3	4	33	1	0	0	135
2:00 PM	23	8	37	2	6	15	3	3	3	25	1	0	0	126
3:00 PM	23	8	37	2	6	11	2	3	3	16	0	0	0	111
4:00 PM	23	8	37	2	6	11	2	1	3	8	0	0	0	101
5:00 PM	22	8	35	2	8	14	2	1	4	4	0	0	0	100
6:00 PM	20	7	31	2	8	14	3	3	4	2	0	0	0	94
7:00 PM	18	6	30	2	8	14	3	3	4	0	0	0	0	88
8:00 PM	17	6	28	2	8	14	2	3	3	0	0	0	0	83
9:00 PM	15	5	24	1	8	12	1	3	2	0	0	0	0	71
10:00 PM	10	4	17	1	8	10	1	1	1	0	0	0	0	53
11:00 PM	3	1	6	0	7	10	1	0	1	0	0	0	0	29
12:00 MID	0	0	0	0	4	5	1	0	0	0	0	0	0	10
Maximum														148

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: May
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	114	40	185	10	43	87	16	90	21	41	1	7	10	664
Monthly Adjustment Factor	66%	66%	66%	66%	96%	96%	96%	65%	65%	100%	100%	100%	100%	
Adjusted Peak Parking	75	26	122	6	42	84	15	58	13	41	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	10%	5%	0%	1%	0%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	25%	10%	0%	5%	20%	20%	0%	0%	
8:00 AM	10%	10%	10%	10%	0%	45%	20%	0%	20%	60%	60%	90%	25%	
9:00 AM	30%	30%	30%	30%	0%	70%	30%	1%	100%	80%	80%	90%	40%	
10:00 AM	50%	50%	50%	50%	0%	90%	55%	1%	100%	90%	90%	100%	75%	
11:00 AM	65%	65%	65%	65%	15%	90%	85%	1%	100%	100%	100%	100%	100%	
12:00 NOON	80%	80%	80%	80%	50%	100%	100%	1%	100%	90%	90%	30%	90%	
1:00 PM	90%	90%	90%	90%	55%	85%	100%	17%	30%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	45%	65%	90%	67%	25%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	45%	40%	60%	67%	25%	40%	40%	0%	0%	
4:00 PM	95%	95%	95%	95%	45%	45%	55%	1%	25%	20%	20%	0%	0%	
5:00 PM	90%	90%	90%	90%	60%	60%	60%	1%	30%	10%	10%	0%	0%	
6:00 PM	80%	80%	80%	80%	90%	70%	85%	1%	100%	5%	5%	0%	0%	
7:00 PM	75%	75%	75%	75%	95%	70%	80%	25%	100%	0%	0%	0%	0%	
8:00 PM	65%	65%	65%	65%	100%	65%	50%	100%	30%	0%	0%	0%	0%	
9:00 PM	50%	50%	50%	50%	90%	30%	30%	100%	10%	0%	0%	0%	0%	
10:00 PM	35%	35%	35%	35%	90%	25%	20%	0%	1%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	90%	15%	10%	0%	1%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	0%	10%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	8	1	0	0	0	0	0	0	11
7:00 AM	4	1	6	0	0	21	2	0	1	8	0	0	0	43
8:00 AM	8	3	12	1	0	38	3	0	3	25	1	6	3	103
9:00 AM	23	8	37	2	0	59	5	1	13	33	1	6	4	192
10:00 AM	38	13	61	3	0	76	8	1	13	37	1	7	8	266
11:00 AM	49	17	79	4	6	76	13	1	13	41	1	7	10	317
12:00 NOON	60	21	98	5	21	84	15	1	13	37	1	2	9	367
1:00 PM	68	23	110	5	23	71	15	10	4	33	1	0	0	363
2:00 PM	75	26	122	6	19	55	14	39	3	25	1	0	0	385
3:00 PM	75	26	122	6	19	34	9	39	3	16	0	0	0	349
4:00 PM	71	25	116	6	19	38	8	1	3	8	0	0	0	295
5:00 PM	68	23	110	5	25	50	9	1	4	4	0	0	0	299
6:00 PM	60	21	98	5	38	59	13	1	13	2	0	0	0	310
7:00 PM	56	20	92	5	40	59	12	15	13	0	0	0	0	312
8:00 PM	49	17	79	4	42	55	8	58	4	0	0	0	0	316
9:00 PM	38	13	61	3	38	25	5	58	1	0	0	0	0	242
10:00 PM	26	9	43	2	38	21	3	0	0	0	0	0	0	142
11:00 PM	11	4	18	1	38	13	2	0	0	0	0	0	0	87
12:00 MID	0	0	0	0	21	8	1	0	0	0	0	0	0	30
Maximum														385

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: May
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	29	10	46	2	8	15	3	4	4	41	1	4	6	172
Monthly Adjustment Factor	80%	80%	80%	80%	100%	100%	100%	75%	75%	100%	100%	100%	100%	
Adjusted Peak Parking	23	8	37	2	8	15	3	3	3	41	1	4	6	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	50%	0%	0%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	50%	20%	20%	0%	0%	
8:00 AM	40%	40%	40%	40%	30%	90%	30%	10%	75%	60%	60%	60%	90%	
9:00 AM	75%	75%	75%	75%	60%	90%	40%	20%	100%	80%	80%	100%	100%	
10:00 AM	85%	85%	85%	85%	75%	100%	75%	20%	100%	90%	90%	100%	100%	
11:00 AM	95%	95%	95%	95%	75%	100%	100%	20%	100%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	75%	100%	100%	30%	100%	90%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	75%	100%	100%	100%	100%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	75%	100%	95%	100%	75%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	100%	75%	40%	40%	0%	0%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	75%	20%	20%	0%	0%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	100%	10%	10%	0%	0%	
6:00 PM	85%	85%	85%	85%	100%	95%	90%	100%	100%	5%	5%	0%	0%	
7:00 PM	80%	80%	80%	80%	100%	95%	90%	100%	100%	0%	0%	0%	0%	
8:00 PM	75%	75%	75%	75%	100%	95%	60%	100%	75%	0%	0%	0%	0%	
9:00 PM	65%	65%	65%	65%	100%	80%	40%	100%	50%	0%	0%	0%	0%	
10:00 PM	45%	45%	45%	45%	100%	65%	30%	30%	20%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	20%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	50%	35%	20%	5%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	2	1	4	0	0	8	0	0	2	0	0	0	0	17
7:00 AM	3	1	6	0	2	11	1	0	2	8	0	0	0	34
8:00 AM	9	3	15	1	2	14	1	0	2	25	1	2	5	80
9:00 AM	17	6	28	2	5	14	1	1	3	33	1	4	6	121
10:00 AM	20	7	31	2	6	15	2	1	3	37	1	4	6	135
11:00 AM	22	8	35	2	6	15	3	1	3	41	1	4	6	147
12:00 NOON	23	8	37	2	6	15	3	1	3	37	1	4	6	146
1:00 PM	23	8	37	2	6	15	3	3	3	33	1	0	0	134
2:00 PM	23	8	37	2	6	15	3	3	2	25	1	0	0	125
3:00 PM	23	8	37	2	6	11	2	3	2	16	0	0	0	110
4:00 PM	23	8	37	2	6	11	2	1	2	8	0	0	0	100
5:00 PM	22	8	35	2	8	14	2	1	3	4	0	0	0	99
6:00 PM	20	7	31	2	8	14	3	3	3	2	0	0	0	93
7:00 PM	18	6	30	2	8	14	3	3	3	0	0	0	0	87
8:00 PM	17	6	28	2	8	14	2	3	2	0	0	0	0	82
9:00 PM	15	5	24	1	8	12	1	3	2	0	0	0	0	71
10:00 PM	10	4	17	1	8	10	1	1	1	0	0	0	0	53
11:00 PM	3	1	6	0	7	10	1	0	1	0	0	0	0	29
12:00 MID	0	0	0	0	4	5	1	0	0	0	0	0	0	10
Maximum														147

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: June
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	114	40	185	10	43	87	16	90	21	41	1	7	10	664
Monthly Adjustment Factor	67%	67%	67%	67%	95%	95%	95%	65%	65%	100%	100%	100%	100%	
Adjusted Peak Parking	77	26	124	6	41	83	15	58	13	41	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	10%	5%	0%	1%	0%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	25%	10%	0%	5%	20%	20%	0%	0%	
8:00 AM	10%	10%	10%	10%	0%	45%	20%	0%	20%	60%	60%	90%	25%	
9:00 AM	30%	30%	30%	30%	0%	70%	30%	1%	100%	80%	80%	90%	40%	
10:00 AM	50%	50%	50%	50%	0%	90%	55%	1%	100%	90%	90%	100%	75%	
11:00 AM	65%	65%	65%	65%	15%	90%	85%	1%	100%	100%	100%	100%	100%	
12:00 NOON	80%	80%	80%	80%	50%	100%	100%	1%	100%	90%	90%	30%	90%	
1:00 PM	90%	90%	90%	90%	55%	85%	100%	17%	30%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	45%	65%	90%	67%	25%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	45%	40%	60%	67%	25%	40%	40%	0%	0%	
4:00 PM	95%	95%	95%	95%	45%	45%	55%	1%	25%	20%	20%	0%	0%	
5:00 PM	90%	90%	90%	90%	60%	60%	60%	1%	30%	10%	10%	0%	0%	
6:00 PM	80%	80%	80%	80%	90%	70%	85%	1%	100%	5%	5%	0%	0%	
7:00 PM	75%	75%	75%	75%	95%	70%	80%	25%	100%	0%	0%	0%	0%	
8:00 PM	65%	65%	65%	65%	100%	65%	50%	100%	30%	0%	0%	0%	0%	
9:00 PM	50%	50%	50%	50%	90%	30%	30%	100%	10%	0%	0%	0%	0%	
10:00 PM	35%	35%	35%	35%	90%	25%	20%	0%	1%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	90%	15%	10%	0%	1%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	0%	10%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	8	1	0	0	0	0	0	0	11
7:00 AM	4	1	6	0	0	21	2	0	1	8	0	0	0	43
8:00 AM	8	3	12	1	0	37	3	0	3	25	1	6	3	102
9:00 AM	23	8	37	2	0	58	5	1	13	33	1	6	4	191
10:00 AM	39	13	62	3	0	75	8	1	13	37	1	7	8	267
11:00 AM	50	17	81	4	6	75	13	1	13	41	1	7	10	319
12:00 NOON	62	21	99	5	21	83	15	1	13	37	1	2	9	369
1:00 PM	69	23	112	5	23	71	15	10	4	33	1	0	0	366
2:00 PM	77	26	124	6	18	54	14	39	3	25	1	0	0	387
3:00 PM	77	26	124	6	18	33	9	39	3	16	0	0	0	351
4:00 PM	73	25	118	6	18	37	8	1	3	8	0	0	0	297
5:00 PM	69	23	112	5	25	50	9	1	4	4	0	0	0	302
6:00 PM	62	21	99	5	37	58	13	1	13	2	0	0	0	311
7:00 PM	58	20	93	5	39	58	12	15	13	0	0	0	0	313
8:00 PM	50	17	81	4	41	54	8	58	4	0	0	0	0	317
9:00 PM	39	13	62	3	37	25	5	58	1	0	0	0	0	243
10:00 PM	27	9	43	2	37	21	3	0	0	0	0	0	0	142
11:00 PM	12	4	19	1	37	12	2	0	0	0	0	0	0	87
12:00 MID	0	0	0	0	21	8	1	0	0	0	0	0	0	30
Maximum														387

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: June
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	29	10	46	2	8	15	3	4	4	41	1	4	6	172
Monthly Adjustment Factor	80%	80%	80%	80%	100%	100%	100%	75%	75%	100%	100%	100%	100%	
Adjusted Peak Parking	23	8	37	2	8	15	3	3	3	41	1	4	6	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	50%	0%	0%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	50%	20%	20%	0%	0%	
8:00 AM	40%	40%	40%	40%	30%	90%	30%	10%	75%	60%	60%	60%	90%	
9:00 AM	75%	75%	75%	75%	60%	90%	40%	20%	100%	80%	80%	100%	100%	
10:00 AM	85%	85%	85%	85%	75%	100%	75%	20%	100%	90%	90%	100%	100%	
11:00 AM	95%	95%	95%	95%	75%	100%	100%	20%	100%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	75%	100%	100%	30%	100%	90%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	75%	100%	100%	100%	100%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	75%	100%	95%	100%	75%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	100%	75%	40%	40%	0%	0%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	75%	20%	20%	0%	0%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	100%	10%	10%	0%	0%	
6:00 PM	85%	85%	85%	85%	100%	95%	90%	100%	100%	5%	5%	0%	0%	
7:00 PM	80%	80%	80%	80%	100%	95%	90%	100%	100%	0%	0%	0%	0%	
8:00 PM	75%	75%	75%	75%	100%	95%	60%	100%	75%	0%	0%	0%	0%	
9:00 PM	65%	65%	65%	65%	100%	80%	40%	100%	50%	0%	0%	0%	0%	
10:00 PM	45%	45%	45%	45%	100%	65%	30%	30%	20%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	20%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	50%	35%	20%	5%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	2	1	4	0	0	8	0	0	2	0	0	0	0	17
7:00 AM	3	1	6	0	2	11	1	0	2	8	0	0	0	34
8:00 AM	9	3	15	1	2	14	1	0	2	25	1	2	5	80
9:00 AM	17	6	28	2	5	14	1	1	3	33	1	4	6	121
10:00 AM	20	7	31	2	6	15	2	1	3	37	1	4	6	135
11:00 AM	22	8	35	2	6	15	3	1	3	41	1	4	6	147
12:00 NOON	23	8	37	2	6	15	3	1	3	37	1	4	6	146
1:00 PM	23	8	37	2	6	15	3	3	3	33	1	0	0	134
2:00 PM	23	8	37	2	6	15	3	3	2	25	1	0	0	125
3:00 PM	23	8	37	2	6	11	2	3	2	16	0	0	0	110
4:00 PM	23	8	37	2	6	11	2	1	2	8	0	0	0	100
5:00 PM	22	8	35	2	8	14	2	1	3	4	0	0	0	99
6:00 PM	20	7	31	2	8	14	3	3	3	2	0	0	0	93
7:00 PM	18	6	30	2	8	14	3	3	3	0	0	0	0	87
8:00 PM	17	6	28	2	8	14	2	3	2	0	0	0	0	82
9:00 PM	15	5	24	1	8	12	1	3	2	0	0	0	0	71
10:00 PM	10	4	17	1	8	10	1	1	1	0	0	0	0	53
11:00 PM	3	1	6	0	7	10	1	0	1	0	0	0	0	29
12:00 MID	0	0	0	0	4	5	1	0	0	0	0	0	0	10
Maximum														147

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: July
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	114	40	185	10	43	87	16	90	21	41	1	7	10	664
Monthly Adjustment Factor	64%	64%	64%	64%	98%	98%	98%	65%	65%	95%	95%	95%	95%	
Adjusted Peak Parking	73	25	118	6	43	85	15	58	13	39	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	10%	5%	0%	1%	0%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	25%	10%	0%	5%	20%	20%	0%	0%	
8:00 AM	10%	10%	10%	10%	0%	45%	20%	0%	20%	60%	60%	90%	25%	
9:00 AM	30%	30%	30%	30%	0%	70%	30%	1%	100%	80%	80%	90%	40%	
10:00 AM	50%	50%	50%	50%	0%	90%	55%	1%	100%	90%	90%	100%	75%	
11:00 AM	65%	65%	65%	65%	15%	90%	85%	1%	100%	100%	100%	100%	100%	
12:00 NOON	80%	80%	80%	80%	50%	100%	100%	1%	100%	90%	90%	30%	90%	
1:00 PM	90%	90%	90%	90%	55%	85%	100%	17%	30%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	45%	65%	90%	67%	25%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	45%	40%	60%	67%	25%	40%	40%	0%	0%	
4:00 PM	95%	95%	95%	95%	45%	45%	55%	1%	25%	20%	20%	0%	0%	
5:00 PM	90%	90%	90%	90%	60%	60%	60%	1%	30%	10%	10%	0%	0%	
6:00 PM	80%	80%	80%	80%	90%	70%	85%	1%	100%	5%	5%	0%	0%	
7:00 PM	75%	75%	75%	75%	95%	70%	80%	25%	100%	0%	0%	0%	0%	
8:00 PM	65%	65%	65%	65%	100%	65%	50%	100%	30%	0%	0%	0%	0%	
9:00 PM	50%	50%	50%	50%	90%	30%	30%	100%	10%	0%	0%	0%	0%	
10:00 PM	35%	35%	35%	35%	90%	25%	20%	0%	1%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	90%	15%	10%	0%	1%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	0%	10%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	9	1	0	0	0	0	0	0	12
7:00 AM	4	1	6	0	0	21	2	0	1	8	0	0	0	43
8:00 AM	7	3	12	1	0	38	3	0	3	23	1	6	3	100
9:00 AM	22	8	35	2	0	60	5	1	13	31	1	6	4	188
10:00 AM	37	13	59	3	0	77	8	1	13	35	1	7	8	262
11:00 AM	47	16	77	4	6	77	13	1	13	39	1	7	10	311
12:00 NOON	58	20	94	5	22	85	15	1	13	35	1	2	9	360
1:00 PM	66	23	106	5	24	72	15	10	4	31	1	0	0	357
2:00 PM	73	25	118	6	19	55	14	39	3	23	1	0	0	376
3:00 PM	73	25	118	6	19	34	9	39	3	16	0	0	0	342
4:00 PM	69	24	112	6	19	38	8	1	3	8	0	0	0	288
5:00 PM	66	23	106	5	26	51	9	1	4	4	0	0	0	295
6:00 PM	58	20	94	5	39	60	13	1	13	2	0	0	0	305
7:00 PM	55	19	89	5	41	60	12	15	13	0	0	0	0	309
8:00 PM	47	16	77	4	43	55	8	58	4	0	0	0	0	312
9:00 PM	37	13	59	3	39	26	5	58	1	0	0	0	0	241
10:00 PM	26	9	41	2	39	21	3	0	0	0	0	0	0	141
11:00 PM	11	4	18	1	39	13	2	0	0	0	0	0	0	88
12:00 MID	0	0	0	0	22	9	1	0	0	0	0	0	0	32
Maximum														376

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: July
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	29	10	46	2	8	15	3	4	4	41	1	4	6	172
Monthly Adjustment Factor	80%	80%	80%	80%	100%	100%	100%	75%	75%	95%	95%	95%	95%	
Adjusted Peak Parking	23	8	37	2	8	15	3	3	3	39	1	4	5	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	50%	0%	0%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	50%	20%	20%	0%	0%	
8:00 AM	40%	40%	40%	40%	30%	90%	30%	10%	75%	60%	60%	60%	90%	
9:00 AM	75%	75%	75%	75%	60%	90%	40%	20%	100%	80%	80%	100%	100%	
10:00 AM	85%	85%	85%	85%	75%	100%	75%	20%	100%	90%	90%	100%	100%	
11:00 AM	95%	95%	95%	95%	75%	100%	100%	20%	100%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	75%	100%	100%	30%	100%	90%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	75%	100%	100%	100%	100%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	75%	100%	95%	100%	75%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	100%	75%	40%	40%	0%	0%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	75%	20%	20%	0%	0%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	100%	10%	10%	0%	0%	
6:00 PM	85%	85%	85%	85%	100%	95%	90%	100%	100%	5%	5%	0%	0%	
7:00 PM	80%	80%	80%	80%	100%	95%	90%	100%	100%	0%	0%	0%	0%	
8:00 PM	75%	75%	75%	75%	100%	95%	60%	100%	75%	0%	0%	0%	0%	
9:00 PM	65%	65%	65%	65%	100%	80%	40%	100%	50%	0%	0%	0%	0%	
10:00 PM	45%	45%	45%	45%	100%	65%	30%	30%	20%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	20%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	50%	35%	20%	5%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	2	1	4	0	0	8	0	0	2	0	0	0	0	17
7:00 AM	3	1	6	0	2	11	1	0	2	8	0	0	0	34
8:00 AM	9	3	15	1	2	14	1	0	2	23	1	2	5	78
9:00 AM	17	6	28	2	5	14	1	1	3	31	1	4	5	118
10:00 AM	20	7	31	2	6	15	2	1	3	35	1	4	5	132
11:00 AM	22	8	35	2	6	15	3	1	3	39	1	4	5	144
12:00 NOON	23	8	37	2	6	15	3	1	3	35	1	4	5	143
1:00 PM	23	8	37	2	6	15	3	3	3	31	1	0	0	132
2:00 PM	23	8	37	2	6	15	3	3	2	23	1	0	0	123
3:00 PM	23	8	37	2	6	11	2	3	2	16	0	0	0	110
4:00 PM	23	8	37	2	6	11	2	1	2	8	0	0	0	100
5:00 PM	22	8	35	2	8	14	2	1	3	4	0	0	0	99
6:00 PM	20	7	31	2	8	14	3	3	3	2	0	0	0	93
7:00 PM	18	6	30	2	8	14	3	3	3	0	0	0	0	87
8:00 PM	17	6	28	2	8	14	2	3	2	0	0	0	0	82
9:00 PM	15	5	24	1	8	12	1	3	2	0	0	0	0	71
10:00 PM	10	4	17	1	8	10	1	1	1	0	0	0	0	53
11:00 PM	3	1	6	0	7	10	1	0	1	0	0	0	0	29
12:00 MID	0	0	0	0	4	5	1	0	0	0	0	0	0	10
Maximum														144

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: August
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	114	40	185	10	43	87	16	90	21	41	1	7	10	664
Monthly Adjustment Factor	69%	69%	69%	69%	99%	99%	99%	70%	70%	95%	95%	95%	95%	
Adjusted Peak Parking	79	27	127	7	43	86	15	63	14	39	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	10%	5%	0%	1%	0%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	25%	10%	0%	5%	20%	20%	0%	0%	
8:00 AM	10%	10%	10%	10%	0%	45%	20%	0%	20%	60%	60%	90%	25%	
9:00 AM	30%	30%	30%	30%	0%	70%	30%	1%	100%	80%	80%	90%	40%	
10:00 AM	50%	50%	50%	50%	0%	90%	55%	1%	100%	90%	90%	100%	75%	
11:00 AM	65%	65%	65%	65%	15%	90%	85%	1%	100%	100%	100%	100%	100%	
12:00 NOON	80%	80%	80%	80%	50%	100%	100%	1%	100%	90%	90%	30%	90%	
1:00 PM	90%	90%	90%	90%	55%	85%	100%	17%	30%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	45%	65%	90%	67%	25%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	45%	40%	60%	67%	25%	40%	40%	0%	0%	
4:00 PM	95%	95%	95%	95%	45%	45%	55%	1%	25%	20%	20%	0%	0%	
5:00 PM	90%	90%	90%	90%	60%	60%	60%	1%	30%	10%	10%	0%	0%	
6:00 PM	80%	80%	80%	80%	90%	70%	85%	1%	100%	5%	5%	0%	0%	
7:00 PM	75%	75%	75%	75%	95%	70%	80%	25%	100%	0%	0%	0%	0%	
8:00 PM	65%	65%	65%	65%	100%	65%	50%	100%	30%	0%	0%	0%	0%	
9:00 PM	50%	50%	50%	50%	90%	30%	30%	100%	10%	0%	0%	0%	0%	
10:00 PM	35%	35%	35%	35%	90%	25%	20%	0%	1%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	90%	15%	10%	0%	1%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	50%	10%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	9	1	0	0	0	0	0	0	12
7:00 AM	4	1	6	0	0	22	2	0	1	8	0	0	0	44
8:00 AM	8	3	13	1	0	39	3	0	3	23	1	6	3	103
9:00 AM	24	8	38	2	0	60	5	1	14	31	1	6	4	194
10:00 AM	40	14	64	4	0	77	8	1	14	35	1	7	8	273
11:00 AM	51	18	83	5	6	77	13	1	14	39	1	7	10	325
12:00 NOON	63	22	102	6	22	86	15	1	14	35	1	2	9	378
1:00 PM	71	24	114	6	24	73	15	11	4	31	1	0	0	374
2:00 PM	79	27	127	7	19	56	14	42	4	23	1	0	0	399
3:00 PM	79	27	127	7	19	34	9	42	4	16	0	0	0	364
4:00 PM	75	26	121	7	19	39	8	1	4	8	0	0	0	308
5:00 PM	71	24	114	6	26	52	9	1	4	4	0	0	0	311
6:00 PM	63	22	102	6	39	60	13	1	14	2	0	0	0	322
7:00 PM	59	20	95	5	41	60	12	16	14	0	0	0	0	322
8:00 PM	51	18	83	5	43	56	8	63	4	0	0	0	0	331
9:00 PM	40	14	64	4	39	26	5	63	1	0	0	0	0	256
10:00 PM	28	9	44	2	39	22	3	0	0	0	0	0	0	147
11:00 PM	12	4	19	1	39	13	2	0	0	0	0	0	0	90
12:00 MID	0	0	0	0	22	9	1	0	0	0	0	0	0	32
Maximum														399

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: August
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	29	10	46	2	8	15	3	4	4	41	1	4	6	172
Monthly Adjustment Factor	80%	80%	80%	80%	100%	100%	100%	80%	80%	95%	95%	95%	95%	
Adjusted Peak Parking	23	8	37	2	8	15	3	3	4	39	1	4	5	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	50%	0%	0%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	50%	20%	20%	0%	0%	
8:00 AM	40%	40%	40%	40%	30%	90%	30%	10%	75%	60%	60%	60%	90%	
9:00 AM	75%	75%	75%	75%	60%	90%	40%	20%	100%	80%	80%	100%	100%	
10:00 AM	85%	85%	85%	85%	75%	100%	75%	20%	100%	90%	90%	100%	100%	
11:00 AM	95%	95%	95%	95%	75%	100%	100%	20%	100%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	75%	100%	100%	30%	100%	90%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	75%	100%	100%	100%	100%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	75%	100%	95%	100%	75%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	100%	75%	40%	40%	0%	0%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	75%	20%	20%	0%	0%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	100%	10%	10%	0%	0%	
6:00 PM	85%	85%	85%	85%	100%	95%	90%	100%	100%	5%	5%	0%	0%	
7:00 PM	80%	80%	80%	80%	100%	95%	90%	100%	100%	0%	0%	0%	0%	
8:00 PM	75%	75%	75%	75%	100%	95%	60%	100%	75%	0%	0%	0%	0%	
9:00 PM	65%	65%	65%	65%	100%	80%	40%	100%	50%	0%	0%	0%	0%	
10:00 PM	45%	45%	45%	45%	100%	65%	30%	30%	20%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	20%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	50%	35%	20%	5%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	2	1	4	0	0	8	0	0	2	0	0	0	0	17
7:00 AM	3	1	6	0	2	11	1	0	2	8	0	0	0	34
8:00 AM	9	3	15	1	2	14	1	0	3	23	1	2	5	79
9:00 AM	17	6	28	2	5	14	1	1	4	31	1	4	5	119
10:00 AM	20	7	31	2	6	15	2	1	4	35	1	4	5	133
11:00 AM	22	8	35	2	6	15	3	1	4	39	1	4	5	145
12:00 NOON	23	8	37	2	6	15	3	1	4	35	1	4	5	144
1:00 PM	23	8	37	2	6	15	3	3	4	31	1	0	0	133
2:00 PM	23	8	37	2	6	15	3	3	3	23	1	0	0	124
3:00 PM	23	8	37	2	6	11	2	3	3	16	0	0	0	111
4:00 PM	23	8	37	2	6	11	2	1	3	8	0	0	0	101
5:00 PM	22	8	35	2	8	14	2	1	4	4	0	0	0	100
6:00 PM	20	7	31	2	8	14	3	3	4	2	0	0	0	94
7:00 PM	18	6	30	2	8	14	3	3	4	0	0	0	0	88
8:00 PM	17	6	28	2	8	14	2	3	3	0	0	0	0	83
9:00 PM	15	5	24	1	8	12	1	3	2	0	0	0	0	71
10:00 PM	10	4	17	1	8	10	1	1	1	0	0	0	0	53
11:00 PM	3	1	6	0	7	10	1	0	1	0	0	0	0	29
12:00 MID	0	0	0	0	4	5	1	0	0	0	0	0	0	10
Maximum														145

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: September
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	114	40	185	10	43	87	16	90	21	41	1	7	10	664
Monthly Adjustment Factor	64%	64%	64%	64%	91%	91%	91%	80%	80%	100%	100%	100%	100%	
Adjusted Peak Parking	73	25	118	6	39	79	14	72	16	41	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	10%	5%	0%	1%	0%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	25%	10%	0%	5%	20%	20%	0%	0%	
8:00 AM	10%	10%	10%	10%	0%	45%	20%	0%	20%	60%	60%	90%	25%	
9:00 AM	30%	30%	30%	30%	0%	70%	30%	1%	100%	80%	80%	90%	40%	
10:00 AM	50%	50%	50%	50%	0%	90%	55%	1%	100%	90%	90%	100%	75%	
11:00 AM	65%	65%	65%	65%	15%	90%	85%	1%	100%	100%	100%	100%	100%	
12:00 NOON	80%	80%	80%	80%	50%	100%	100%	1%	100%	90%	90%	30%	90%	
1:00 PM	90%	90%	90%	90%	55%	85%	100%	17%	30%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	45%	65%	90%	67%	25%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	45%	40%	60%	67%	25%	40%	40%	0%	0%	
4:00 PM	95%	95%	95%	95%	45%	45%	55%	1%	25%	20%	20%	0%	0%	
5:00 PM	90%	90%	90%	90%	60%	60%	60%	1%	30%	10%	10%	0%	0%	
6:00 PM	80%	80%	80%	80%	90%	70%	85%	1%	100%	5%	5%	0%	0%	
7:00 PM	75%	75%	75%	75%	95%	70%	80%	25%	100%	0%	0%	0%	0%	
8:00 PM	65%	65%	65%	65%	100%	65%	50%	100%	30%	0%	0%	0%	0%	
9:00 PM	50%	50%	50%	50%	90%	30%	30%	100%	10%	0%	0%	0%	0%	
10:00 PM	35%	35%	35%	35%	90%	25%	20%	0%	1%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	90%	15%	10%	0%	1%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	50%	10%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	8	1	0	0	0	0	0	0	11
7:00 AM	4	1	6	0	0	20	1	0	1	8	0	0	0	41
8:00 AM	7	3	12	1	0	36	3	0	3	25	1	6	3	100
9:00 AM	22	8	35	2	0	55	4	1	16	33	1	6	4	187
10:00 AM	37	13	59	3	0	71	8	1	16	37	1	7	8	261
11:00 AM	47	16	77	4	6	71	12	1	16	41	1	7	10	309
12:00 NOON	58	20	94	5	20	79	14	1	16	37	1	2	9	356
1:00 PM	66	23	106	5	21	67	14	12	5	33	1	0	0	353
2:00 PM	73	25	118	6	18	51	13	48	4	25	1	0	0	382
3:00 PM	73	25	118	6	18	32	8	48	4	16	0	0	0	348
4:00 PM	69	24	112	6	18	36	8	1	4	8	0	0	0	286
5:00 PM	66	23	106	5	23	47	8	1	5	4	0	0	0	288
6:00 PM	58	20	94	5	35	55	12	1	16	2	0	0	0	298
7:00 PM	55	19	89	5	37	55	11	18	16	0	0	0	0	305
8:00 PM	47	16	77	4	39	51	7	72	5	0	0	0	0	318
9:00 PM	37	13	59	3	35	24	4	72	2	0	0	0	0	249
10:00 PM	26	9	41	2	35	20	3	0	0	0	0	0	0	136
11:00 PM	11	4	18	1	35	12	1	0	0	0	0	0	0	82
12:00 MID	0	0	0	0	20	8	1	0	0	0	0	0	0	29
Maximum														382

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: September
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	29	10	46	2	8	15	3	4	4	41	1	4	6	172
Monthly Adjustment Factor	80%	80%	80%	80%	100%	100%	100%	90%	90%	100%	100%	100%	100%	
Adjusted Peak Parking	23	8	37	2	8	15	3	4	4	41	1	4	6	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	50%	0%	0%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	50%	20%	20%	0%	0%	
8:00 AM	40%	40%	40%	40%	30%	90%	30%	10%	75%	60%	60%	60%	90%	
9:00 AM	75%	75%	75%	75%	60%	90%	40%	20%	100%	80%	80%	100%	100%	
10:00 AM	85%	85%	85%	85%	75%	100%	75%	20%	100%	90%	90%	100%	100%	
11:00 AM	95%	95%	95%	95%	75%	100%	100%	20%	100%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	75%	100%	100%	30%	100%	90%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	75%	100%	100%	100%	100%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	75%	100%	95%	100%	75%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	100%	75%	40%	40%	0%	0%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	75%	20%	20%	0%	0%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	100%	10%	10%	0%	0%	
6:00 PM	85%	85%	85%	85%	100%	95%	90%	100%	100%	5%	5%	0%	0%	
7:00 PM	80%	80%	80%	80%	100%	95%	90%	100%	100%	0%	0%	0%	0%	
8:00 PM	75%	75%	75%	75%	100%	95%	60%	100%	75%	0%	0%	0%	0%	
9:00 PM	65%	65%	65%	65%	100%	80%	40%	100%	50%	0%	0%	0%	0%	
10:00 PM	45%	45%	45%	45%	100%	65%	30%	30%	20%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	20%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	50%	35%	20%	5%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	2	1	4	0	0	8	0	0	2	0	0	0	0	17
7:00 AM	3	1	6	0	2	11	1	0	2	8	0	0	0	34
8:00 AM	9	3	15	1	2	14	1	0	3	25	1	2	5	81
9:00 AM	17	6	28	2	5	14	1	1	4	33	1	4	6	122
10:00 AM	20	7	31	2	6	15	2	1	4	37	1	4	6	136
11:00 AM	22	8	35	2	6	15	3	1	4	41	1	4	6	148
12:00 NOON	23	8	37	2	6	15	3	1	4	37	1	4	6	147
1:00 PM	23	8	37	2	6	15	3	4	4	33	1	0	0	136
2:00 PM	23	8	37	2	6	15	3	4	3	25	1	0	0	127
3:00 PM	23	8	37	2	6	11	2	4	3	16	0	0	0	112
4:00 PM	23	8	37	2	6	11	2	1	3	8	0	0	0	101
5:00 PM	22	8	35	2	8	14	2	1	4	4	0	0	0	100
6:00 PM	20	7	31	2	8	14	3	4	4	2	0	0	0	95
7:00 PM	18	6	30	2	8	14	3	4	4	0	0	0	0	89
8:00 PM	17	6	28	2	8	14	2	4	3	0	0	0	0	84
9:00 PM	15	5	24	1	8	12	1	4	2	0	0	0	0	72
10:00 PM	10	4	17	1	8	10	1	1	1	0	0	0	0	53
11:00 PM	3	1	6	0	7	10	1	0	1	0	0	0	0	29
12:00 MID	0	0	0	0	4	5	1	0	0	0	0	0	0	10
Maximum														148

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: October
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	114	40	185	10	43	87	16	90	21	41	1	7	10	664
Monthly Adjustment Factor	66%	66%	66%	66%	96%	96%	96%	85%	85%	100%	100%	100%	100%	
Adjusted Peak Parking	75	26	122	6	42	84	15	76	18	41	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	10%	5%	0%	1%	0%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	25%	10%	0%	5%	20%	20%	0%	0%	
8:00 AM	10%	10%	10%	10%	0%	45%	20%	0%	20%	60%	60%	90%	25%	
9:00 AM	30%	30%	30%	30%	0%	70%	30%	1%	100%	80%	80%	90%	40%	
10:00 AM	50%	50%	50%	50%	0%	90%	55%	1%	100%	90%	90%	100%	75%	
11:00 AM	65%	65%	65%	65%	15%	90%	85%	1%	100%	100%	100%	100%	100%	
12:00 NOON	80%	80%	80%	80%	50%	100%	100%	1%	100%	90%	90%	30%	90%	
1:00 PM	90%	90%	90%	90%	55%	85%	100%	17%	30%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	45%	65%	90%	67%	25%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	45%	40%	60%	67%	25%	40%	40%	0%	0%	
4:00 PM	95%	95%	95%	95%	45%	45%	55%	1%	25%	20%	20%	0%	0%	
5:00 PM	90%	90%	90%	90%	60%	60%	60%	1%	30%	10%	10%	0%	0%	
6:00 PM	80%	80%	80%	80%	90%	70%	85%	1%	100%	5%	5%	0%	0%	
7:00 PM	75%	75%	75%	75%	95%	70%	80%	25%	100%	0%	0%	0%	0%	
8:00 PM	65%	65%	65%	65%	100%	65%	50%	100%	30%	0%	0%	0%	0%	
9:00 PM	50%	50%	50%	50%	90%	30%	30%	100%	10%	0%	0%	0%	0%	
10:00 PM	35%	35%	35%	35%	90%	25%	20%	0%	1%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	90%	15%	10%	0%	1%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	0%	10%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	8	1	0	0	0	0	0	0	11
7:00 AM	4	1	6	0	0	21	2	0	1	8	0	0	0	43
8:00 AM	8	3	12	1	0	38	3	0	4	25	1	6	3	104
9:00 AM	23	8	37	2	0	59	5	1	18	33	1	6	4	197
10:00 AM	38	13	61	3	0	76	8	1	18	37	1	7	8	271
11:00 AM	49	17	79	4	6	76	13	1	18	41	1	7	10	322
12:00 NOON	60	21	98	5	21	84	15	1	18	37	1	2	9	372
1:00 PM	68	23	110	5	23	71	15	13	5	33	1	0	0	367
2:00 PM	75	26	122	6	19	55	14	51	5	25	1	0	0	399
3:00 PM	75	26	122	6	19	34	9	51	5	16	0	0	0	363
4:00 PM	71	25	116	6	19	38	8	1	5	8	0	0	0	297
5:00 PM	68	23	110	5	25	50	9	1	5	4	0	0	0	300
6:00 PM	60	21	98	5	38	59	13	1	18	2	0	0	0	315
7:00 PM	56	20	92	5	40	59	12	19	18	0	0	0	0	321
8:00 PM	49	17	79	4	42	55	8	76	5	0	0	0	0	335
9:00 PM	38	13	61	3	38	25	5	76	2	0	0	0	0	261
10:00 PM	26	9	43	2	38	21	3	0	0	0	0	0	0	142
11:00 PM	11	4	18	1	38	13	2	0	0	0	0	0	0	87
12:00 MID	0	0	0	0	21	8	1	0	0	0	0	0	0	30
Maximum														399

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: October
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	29	10	46	2	8	15	3	4	4	41	1	4	6	172
Monthly Adjustment Factor	80%	80%	80%	80%	100%	100%	100%	95%	95%	100%	100%	100%	100%	
Adjusted Peak Parking	23	8	37	2	8	15	3	4	4	41	1	4	6	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	50%	0%	0%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	50%	20%	20%	0%	0%	
8:00 AM	40%	40%	40%	40%	30%	90%	30%	10%	75%	60%	60%	60%	90%	
9:00 AM	75%	75%	75%	75%	60%	90%	40%	20%	100%	80%	80%	100%	100%	
10:00 AM	85%	85%	85%	85%	75%	100%	75%	20%	100%	90%	90%	100%	100%	
11:00 AM	95%	95%	95%	95%	75%	100%	100%	20%	100%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	75%	100%	100%	30%	100%	90%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	75%	100%	100%	100%	100%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	75%	100%	95%	100%	75%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	100%	75%	40%	40%	0%	0%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	75%	20%	20%	0%	0%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	100%	10%	10%	0%	0%	
6:00 PM	85%	85%	85%	85%	100%	95%	90%	100%	100%	5%	5%	0%	0%	
7:00 PM	80%	80%	80%	80%	100%	95%	90%	100%	100%	0%	0%	0%	0%	
8:00 PM	75%	75%	75%	75%	100%	95%	60%	100%	75%	0%	0%	0%	0%	
9:00 PM	65%	65%	65%	65%	100%	80%	40%	100%	50%	0%	0%	0%	0%	
10:00 PM	45%	45%	45%	45%	100%	65%	30%	30%	20%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	20%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	50%	35%	20%	5%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	2	1	4	0	0	8	0	0	2	0	0	0	0	17
7:00 AM	3	1	6	0	2	11	1	0	2	8	0	0	0	34
8:00 AM	9	3	15	1	2	14	1	0	3	25	1	2	5	81
9:00 AM	17	6	28	2	5	14	1	1	4	33	1	4	6	122
10:00 AM	20	7	31	2	6	15	2	1	4	37	1	4	6	136
11:00 AM	22	8	35	2	6	15	3	1	4	41	1	4	6	148
12:00 NOON	23	8	37	2	6	15	3	1	4	37	1	4	6	147
1:00 PM	23	8	37	2	6	15	3	4	4	33	1	0	0	136
2:00 PM	23	8	37	2	6	15	3	4	3	25	1	0	0	127
3:00 PM	23	8	37	2	6	11	2	4	3	16	0	0	0	112
4:00 PM	23	8	37	2	6	11	2	1	3	8	0	0	0	101
5:00 PM	22	8	35	2	8	14	2	1	4	4	0	0	0	100
6:00 PM	20	7	31	2	8	14	3	4	4	2	0	0	0	95
7:00 PM	18	6	30	2	8	14	3	4	4	0	0	0	0	89
8:00 PM	17	6	28	2	8	14	2	4	3	0	0	0	0	84
9:00 PM	15	5	24	1	8	12	1	4	2	0	0	0	0	72
10:00 PM	10	4	17	1	8	10	1	1	1	0	0	0	0	53
11:00 PM	3	1	6	0	7	10	1	0	1	0	0	0	0	29
12:00 MID	0	0	0	0	4	5	1	0	0	0	0	0	0	10
Maximum														148

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: November
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	114	40	185	10	43	87	16	90	21	41	1	7	10	664
Monthly Adjustment Factor	72%	72%	72%	72%	93%	93%	93%	85%	85%	100%	100%	100%	100%	
Adjusted Peak Parking	82	28	133	7	40	81	14	76	18	41	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	10%	5%	0%	1%	0%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	25%	10%	0%	5%	20%	20%	0%	0%	
8:00 AM	10%	10%	10%	10%	0%	45%	20%	0%	20%	60%	60%	90%	25%	
9:00 AM	30%	30%	30%	30%	0%	70%	30%	1%	100%	80%	80%	90%	40%	
10:00 AM	50%	50%	50%	50%	0%	90%	55%	1%	100%	90%	90%	100%	75%	
11:00 AM	65%	65%	65%	65%	15%	90%	85%	1%	100%	100%	100%	100%	100%	
12:00 NOON	80%	80%	80%	80%	50%	100%	100%	1%	100%	90%	90%	30%	90%	
1:00 PM	90%	90%	90%	90%	55%	85%	100%	17%	30%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	45%	65%	90%	67%	25%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	45%	40%	60%	67%	25%	40%	40%	0%	0%	
4:00 PM	95%	95%	95%	95%	45%	45%	55%	1%	25%	20%	20%	0%	0%	
5:00 PM	90%	90%	90%	90%	60%	60%	60%	1%	30%	10%	10%	0%	0%	
6:00 PM	80%	80%	80%	80%	90%	70%	85%	1%	100%	5%	5%	0%	0%	
7:00 PM	75%	75%	75%	75%	95%	70%	80%	25%	100%	0%	0%	0%	0%	
8:00 PM	65%	65%	65%	65%	100%	65%	50%	100%	30%	0%	0%	0%	0%	
9:00 PM	50%	50%	50%	50%	90%	30%	30%	100%	10%	0%	0%	0%	0%	
10:00 PM	35%	35%	35%	35%	90%	25%	20%	0%	1%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	90%	15%	10%	0%	1%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	0%	10%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	8	1	0	0	0	0	0	0	11
7:00 AM	4	1	7	0	0	20	1	0	1	8	0	0	0	42
8:00 AM	8	3	13	1	0	36	3	0	4	25	1	6	3	103
9:00 AM	25	8	40	2	0	57	4	1	18	33	1	6	4	199
10:00 AM	41	14	67	4	0	73	8	1	18	37	1	7	8	279
11:00 AM	53	18	86	5	6	73	12	1	18	41	1	7	10	331
12:00 NOON	66	22	106	6	20	81	14	1	18	37	1	2	9	383
1:00 PM	74	25	120	6	22	69	14	13	5	33	1	0	0	382
2:00 PM	82	28	133	7	18	53	13	51	5	25	1	0	0	416
3:00 PM	82	28	133	7	18	32	8	51	5	16	0	0	0	380
4:00 PM	78	27	126	7	18	36	8	1	5	8	0	0	0	314
5:00 PM	74	25	120	6	24	49	8	1	5	4	0	0	0	316
6:00 PM	66	22	106	6	36	57	12	1	18	2	0	0	0	326
7:00 PM	62	21	100	5	38	57	11	19	18	0	0	0	0	331
8:00 PM	53	18	86	5	40	53	7	76	5	0	0	0	0	343
9:00 PM	41	14	67	4	36	24	4	76	2	0	0	0	0	268
10:00 PM	29	10	47	2	36	20	3	0	0	0	0	0	0	147
11:00 PM	12	4	20	1	36	12	1	0	0	0	0	0	0	86
12:00 MID	0	0	0	0	20	8	1	0	0	0	0	0	0	29
Maximum														416

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: November
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	29	10	46	2	8	15	3	4	4	41	1	4	6	172
Monthly Adjustment Factor	90%	90%	90%	90%	100%	100%	100%	95%	95%	100%	100%	100%	100%	
Adjusted Peak Parking	26	9	42	2	8	15	3	4	4	41	1	4	6	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	50%	0%	0%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	50%	20%	20%	0%	0%	
8:00 AM	40%	40%	40%	40%	30%	90%	30%	10%	75%	60%	60%	60%	90%	
9:00 AM	75%	75%	75%	75%	60%	90%	40%	20%	100%	80%	80%	100%	100%	
10:00 AM	85%	85%	85%	85%	75%	100%	75%	20%	100%	90%	90%	100%	100%	
11:00 AM	95%	95%	95%	95%	75%	100%	100%	20%	100%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	75%	100%	100%	30%	100%	90%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	75%	100%	100%	100%	100%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	75%	100%	95%	100%	75%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	100%	75%	40%	40%	0%	0%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	75%	20%	20%	0%	0%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	100%	10%	10%	0%	0%	
6:00 PM	85%	85%	85%	85%	100%	95%	90%	100%	100%	5%	5%	0%	0%	
7:00 PM	80%	80%	80%	80%	100%	95%	90%	100%	100%	0%	0%	0%	0%	
8:00 PM	75%	75%	75%	75%	100%	95%	60%	100%	75%	0%	0%	0%	0%	
9:00 PM	65%	65%	65%	65%	100%	80%	40%	100%	50%	0%	0%	0%	0%	
10:00 PM	45%	45%	45%	45%	100%	65%	30%	30%	20%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	20%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	50%	35%	20%	5%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	3	1	4	0	0	8	0	0	2	0	0	0	0	18
7:00 AM	4	1	6	0	2	11	1	0	2	8	0	0	0	35
8:00 AM	10	4	17	1	2	14	1	0	3	25	1	2	5	85
9:00 AM	20	7	32	2	5	14	1	1	4	33	1	4	6	130
10:00 AM	22	8	36	2	6	15	2	1	4	37	1	4	6	144
11:00 AM	25	9	40	2	6	15	3	1	4	41	1	4	6	157
12:00 NOON	26	9	42	2	6	15	3	1	4	37	1	4	6	156
1:00 PM	26	9	42	2	6	15	3	4	4	33	1	0	0	145
2:00 PM	26	9	42	2	6	15	3	4	3	25	1	0	0	136
3:00 PM	26	9	42	2	6	11	2	4	3	16	0	0	0	121
4:00 PM	26	9	42	2	6	11	2	1	3	8	0	0	0	110
5:00 PM	25	9	40	2	8	14	2	1	4	4	0	0	0	109
6:00 PM	22	8	36	2	8	14	3	4	4	2	0	0	0	103
7:00 PM	21	7	34	2	8	14	3	4	4	0	0	0	0	97
8:00 PM	20	7	32	2	8	14	2	4	3	0	0	0	0	92
9:00 PM	17	6	27	1	8	12	1	4	2	0	0	0	0	78
10:00 PM	12	4	19	1	8	10	1	1	1	0	0	0	0	57
11:00 PM	4	1	6	0	7	10	1	0	1	0	0	0	0	30
12:00 MID	0	0	0	0	4	5	1	0	0	0	0	0	0	10
Maximum														157

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: December
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	114	40	185	10	43	87	16	90	21	41	1	7	10	664
Monthly Adjustment Factor	100%	100%	100%	100%	100%	100%	100%	90%	100%	100%	100%	100%	100%	
Adjusted Peak Parking	114	40	185	10	43	87	16	81	21	41	1	7	10	
6:00 AM	1%	1%	1%	1%	0%	10%	5%	0%	1%	0%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	25%	10%	0%	5%	20%	20%	0%	0%	
8:00 AM	10%	10%	10%	10%	0%	45%	20%	0%	20%	60%	60%	90%	25%	
9:00 AM	35%	35%	35%	35%	0%	70%	30%	1%	100%	80%	80%	90%	40%	
10:00 AM	60%	60%	60%	60%	0%	90%	55%	1%	100%	90%	90%	100%	75%	
11:00 AM	70%	70%	70%	70%	15%	90%	85%	1%	100%	100%	100%	100%	100%	
12:00 NOON	85%	85%	85%	85%	50%	100%	100%	1%	100%	90%	90%	30%	90%	
1:00 PM	95%	95%	95%	95%	55%	85%	100%	17%	30%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	45%	65%	90%	67%	25%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	45%	40%	60%	67%	25%	40%	40%	0%	0%	
4:00 PM	95%	95%	95%	95%	45%	45%	55%	1%	25%	20%	20%	0%	0%	
5:00 PM	90%	90%	90%	90%	60%	60%	60%	1%	30%	10%	10%	0%	0%	
6:00 PM	80%	80%	80%	80%	90%	70%	85%	1%	100%	5%	5%	0%	0%	
7:00 PM	75%	75%	75%	75%	95%	70%	80%	25%	100%	0%	0%	0%	0%	
8:00 PM	65%	65%	65%	65%	100%	65%	50%	100%	30%	0%	0%	0%	0%	
9:00 PM	50%	50%	50%	50%	90%	30%	30%	100%	10%	0%	0%	0%	0%	
10:00 PM	35%	35%	35%	35%	90%	25%	20%	0%	1%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	90%	15%	10%	0%	1%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	0%	10%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	2	0	0	9	1	0	0	0	0	0	0	13
7:00 AM	6	2	9	1	0	22	2	0	1	8	0	0	0	51
8:00 AM	11	4	19	1	0	39	3	0	4	25	1	6	3	116
9:00 AM	40	14	65	4	0	61	5	1	21	33	1	6	4	255
10:00 AM	68	24	111	6	0	78	9	1	21	37	1	7	8	371
11:00 AM	80	28	130	7	6	78	14	1	21	41	1	7	10	424
12:00 NOON	97	34	157	9	22	87	16	1	21	37	1	2	9	493
1:00 PM	108	38	176	10	24	74	16	14	6	33	1	0	0	500
2:00 PM	114	40	185	10	19	57	14	54	5	25	1	0	0	524
3:00 PM	114	40	185	10	19	35	10	54	5	16	0	0	0	488
4:00 PM	108	38	176	10	19	39	9	1	5	8	0	0	0	413
5:00 PM	103	36	167	9	26	52	10	1	6	4	0	0	0	414
6:00 PM	91	32	148	8	39	61	14	1	21	2	0	0	0	417
7:00 PM	86	30	139	8	41	61	13	20	21	0	0	0	0	419
8:00 PM	74	26	120	7	43	57	8	81	6	0	0	0	0	422
9:00 PM	57	20	93	5	39	26	5	81	2	0	0	0	0	328
10:00 PM	40	14	65	4	39	22	3	0	0	0	0	0	0	187
11:00 PM	17	6	28	2	39	13	2	0	0	0	0	0	0	107
12:00 MID	0	0	0	0	22	9	1	0	0	0	0	0	0	32
Maximum														524

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: December
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Employee/Resident														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	29	10	46	2	8	15	3	4	4	41	1	4	6	172
Monthly Adjustment Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Adjusted Peak Parking	29	10	46	2	8	15	3	4	4	41	1	4	6	
6:00 AM	10%	10%	10%	10%	0%	50%	15%	0%	50%	0%	0%	0%	0%	
7:00 AM	15%	15%	15%	15%	20%	75%	20%	10%	50%	20%	20%	0%	0%	
8:00 AM	40%	40%	40%	40%	30%	90%	30%	10%	75%	60%	60%	60%	90%	
9:00 AM	75%	75%	75%	75%	60%	90%	40%	20%	100%	80%	80%	100%	100%	
10:00 AM	85%	85%	85%	85%	75%	100%	75%	20%	100%	90%	90%	100%	100%	
11:00 AM	95%	95%	95%	95%	75%	100%	100%	20%	100%	100%	100%	100%	100%	
12:00 NOON	100%	100%	100%	100%	75%	100%	100%	30%	100%	90%	90%	100%	100%	
1:00 PM	100%	100%	100%	100%	75%	100%	100%	100%	100%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	75%	100%	95%	100%	75%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	75%	75%	70%	100%	75%	40%	40%	0%	0%	
4:00 PM	100%	100%	100%	100%	75%	75%	60%	30%	75%	20%	20%	0%	0%	
5:00 PM	95%	95%	95%	95%	100%	95%	70%	30%	100%	10%	10%	0%	0%	
6:00 PM	85%	85%	85%	85%	100%	95%	90%	100%	100%	5%	5%	0%	0%	
7:00 PM	80%	80%	80%	80%	100%	95%	90%	100%	100%	0%	0%	0%	0%	
8:00 PM	75%	75%	75%	75%	100%	95%	60%	100%	75%	0%	0%	0%	0%	
9:00 PM	65%	65%	65%	65%	100%	80%	40%	100%	50%	0%	0%	0%	0%	
10:00 PM	45%	45%	45%	45%	100%	65%	30%	30%	20%	0%	0%	0%	0%	
11:00 PM	15%	15%	15%	15%	85%	65%	20%	10%	20%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	50%	35%	20%	5%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	3	1	5	0	0	8	0	0	2	0	0	0	0	19
7:00 AM	4	2	7	0	2	11	1	0	2	8	0	0	0	37
8:00 AM	12	4	18	1	2	14	1	0	3	25	1	2	5	88
9:00 AM	22	8	35	2	5	14	1	1	4	33	1	4	6	136
10:00 AM	25	9	39	2	6	15	2	1	4	37	1	4	6	151
11:00 AM	28	10	44	2	6	15	3	1	4	41	1	4	6	165
12:00 NOON	29	10	46	2	6	15	3	1	4	37	1	4	6	164
1:00 PM	29	10	46	2	6	15	3	4	4	33	1	0	0	153
2:00 PM	29	10	46	2	6	15	3	4	3	25	1	0	0	144
3:00 PM	29	10	46	2	6	11	2	4	3	16	0	0	0	129
4:00 PM	29	10	46	2	6	11	2	1	3	8	0	0	0	118
5:00 PM	28	10	44	2	8	14	2	1	4	4	0	0	0	117
6:00 PM	25	9	39	2	8	14	3	4	4	2	0	0	0	110
7:00 PM	23	8	37	2	8	14	3	4	4	0	0	0	0	103
8:00 PM	22	8	35	2	8	14	2	4	3	0	0	0	0	98
9:00 PM	19	7	30	1	8	12	1	4	2	0	0	0	0	84
10:00 PM	13	5	21	1	8	10	1	1	1	0	0	0	0	61
11:00 PM	4	2	7	0	7	10	1	0	1	0	0	0	0	32
12:00 MID	0	0	0	0	4	5	1	0	0	0	0	0	0	10
Maximum														165

Project Name: Marketplace Del Rio
 Job Number: 19-0194
 Month of the Year: Late December
 Day of the Week: Weekend
 Parking Rates Used: City of Oceanside & Urban Land Institute

Customer/Visitor/Guest														
Parking Distribution														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
Peak Parking	114	40	185	10	43	87	16	90	21	41	1	7	10	664
Monthly Adjustment Factor	80%	80%	80%	80%	95%	95%	95%	95%	100%	80%	80%	80%	80%	
Adjusted Peak Parking	91	32	148	8	41	83	15	85	21	33	1	6	8	
6:00 AM	1%	1%	1%	1%	0%	10%	5%	0%	1%	0%	0%	0%	0%	
7:00 AM	5%	5%	5%	5%	0%	25%	10%	0%	5%	20%	20%	0%	0%	
8:00 AM	10%	10%	10%	10%	0%	45%	20%	0%	20%	60%	60%	90%	25%	
9:00 AM	20%	20%	20%	20%	0%	70%	30%	1%	100%	80%	80%	90%	40%	
10:00 AM	40%	40%	40%	40%	0%	90%	55%	1%	100%	90%	90%	100%	75%	
11:00 AM	60%	60%	60%	60%	15%	90%	85%	1%	100%	100%	100%	100%	100%	
12:00 NOON	80%	80%	80%	80%	50%	100%	100%	1%	100%	90%	90%	30%	90%	
1:00 PM	95%	95%	95%	95%	55%	85%	100%	17%	30%	80%	80%	0%	0%	
2:00 PM	100%	100%	100%	100%	45%	65%	90%	67%	25%	60%	60%	0%	0%	
3:00 PM	100%	100%	100%	100%	45%	40%	60%	67%	25%	40%	40%	0%	0%	
4:00 PM	95%	95%	95%	95%	45%	45%	55%	1%	25%	20%	20%	0%	0%	
5:00 PM	85%	85%	85%	85%	60%	60%	60%	1%	30%	10%	10%	0%	0%	
6:00 PM	70%	70%	70%	70%	90%	70%	85%	1%	100%	5%	5%	0%	0%	
7:00 PM	60%	60%	60%	60%	95%	70%	80%	25%	100%	0%	0%	0%	0%	
8:00 PM	50%	50%	50%	50%	100%	65%	50%	100%	30%	0%	0%	0%	0%	
9:00 PM	30%	30%	30%	30%	90%	30%	30%	100%	10%	0%	0%	0%	0%	
10:00 PM	20%	20%	20%	20%	90%	25%	20%	0%	1%	0%	0%	0%	0%	
11:00 PM	10%	10%	10%	10%	90%	15%	10%	0%	1%	0%	0%	0%	0%	
12:00 MID	0%	0%	0%	0%	0%	10%	5%	0%	0%	0%	0%	0%	0%	
Parking Demand: Number of Spaces -														
Time of Day	Commercial Retail	Personal Service	Other Retail (> 5,000SF)	Other Retail (MISC)	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Health Club	Church	Daycare	Sm Office	Medical / Dental Office	Bank	Total
6:00 AM	1	0	1	0	0	8	1	0	0	0	0	0	0	11
7:00 AM	5	2	7	0	0	21	2	0	1	7	0	0	0	45
8:00 AM	9	3	15	1	0	37	3	0	4	20	1	5	2	100
9:00 AM	18	6	30	2	0	58	5	1	21	26	1	5	3	176
10:00 AM	36	13	59	3	0	75	8	1	21	30	1	6	6	259
11:00 AM	55	19	89	5	6	75	13	1	21	33	1	6	8	332
12:00 NOON	73	26	118	6	21	83	15	1	21	30	1	2	7	404
1:00 PM	86	30	141	8	23	71	15	14	6	26	1	0	0	421
2:00 PM	91	32	148	8	18	54	14	57	5	20	1	0	0	448
3:00 PM	91	32	148	8	18	33	9	57	5	13	0	0	0	414
4:00 PM	86	30	141	8	18	37	8	1	5	7	0	0	0	341
5:00 PM	77	27	126	7	25	50	9	1	6	3	0	0	0	331
6:00 PM	64	22	104	6	37	58	13	1	21	2	0	0	0	328
7:00 PM	55	19	89	5	39	58	12	21	21	0	0	0	0	319
8:00 PM	46	16	74	4	41	54	8	85	6	0	0	0	0	334
9:00 PM	27	10	44	2	37	25	5	85	2	0	0	0	0	237
10:00 PM	18	6	30	2	37	21	3	0	0	0	0	0	0	117
11:00 PM	9	3	15	1	37	12	2	0	0	0	0	0	0	79
12:00 MID	0	0	0	0	21	8	1	0	0	0	0	0	0	30
Maximum														448



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