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*Dowling Associates prepares traffic impact analyses of all types of projects, including new land use development, transportation improvements, general plan circulation elements and many others. Selected examples of the range of studies Dowling Associates has performed include:*

***Rancho San Carlos***

Dowling Associates assisted in a multi-year planning and site design effort for the 20,000 acre Rancho San Carlos Ranch near Carmel Valley, California. This project consisted of a 150 room resort hotel, 350 upper scale single family homes, a village center, golf course, 80 miles of private rural roads, and a 10,000 acre wilderness preserve. We assisted the owner in developing a project concept that creates a relatively self-contained ranch community that provides for most of the resident's daily needs on the ranch. On site employee housing, concierge shopping services, consolidated landscaping, housekeeping, and maintenance services, plus shuttle buses are all part of a comprehensive trip reduction program to reduce the off-ranch impacts of the project. Dowling Associates' responsibilities also included evaluation of the adequacy of two-lane rural road access to the project, coordination with county and state staff, development of low impact improvement options for Carmel Valley Road and Highway One, and internal circulation options for the ranch.

***Windemere Ranch***

Dowling Associates conducted a traffic impact study of the 604 acre, 2,490 residential dwelling unit Windemere Ranch Phases 3-5 project outside of San Ramon in Contra Costa County. The project included 2 elementary schools, a middle school, and a high school. Our analysis included on-site circulation and off-site traffic impacts and mitigations for 40 study intersections in Contra Costa County, San Ramon, Danville, and Dublin. The Tri-Valley EMME2 travel demand model was used for the cumulative background forecast. The model was updated to the 2025 land uses and network from the CCTA TransCAD model. The CCTALOS method was used to compute intersection level of service impacts.