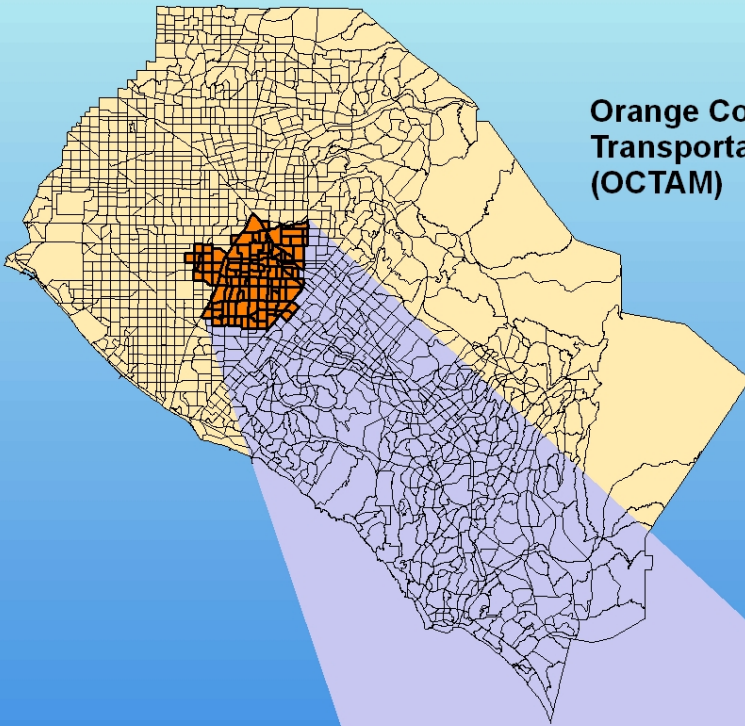


Appendix F: Orange County Subarea Modeling Guidelines

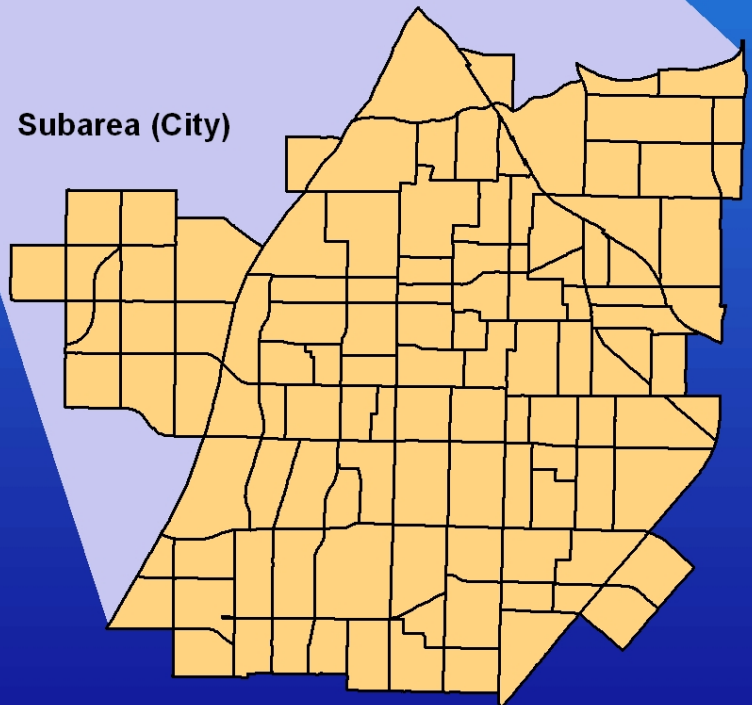
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Orange County
Transportation Analysis Model
(OCTAM)



ORANGE COUNTY SUBAREA MODELING GUIDELINES MANUAL

Subarea (City)



DECEMBER 2010

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1. INTRODUCTION

1.1 Purpose

The primary purpose of the Subarea Modeling Guidelines Manual is to promote consistency in transportation modeling within Orange County. The goal of the manual is to ensure consistency between local subarea models in Orange County and the Orange County Transportation Analysis Model (OCTAM), as well as with the Southern California Association of Governments' (SCAG) regional model.

The manual is also prompted by requirements of state and federal legislation including the Congestion Management Program (CMP), the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) which is the most current surface transportation act signed into law on August 10, 2005 although it is expected to be updated in early 2011, and both state and federal Clean Air Acts. The CMP requires consistency in databases and modeling, while the SAFETEA-LU and Clean Air Acts require improved analytical capabilities to evaluate and monitor transportation improvements, policies, plans, and programs.

This manual is a living document that will be periodically updated with improved modeling procedures and updated databases. A secondary goal of this manual is to work towards a single set of consistent models to be used by all modeling agencies in Orange County.

- Notes:**
1. All references to "OCTAM" are to the current version, **OCTAM 3.3**, unless stated otherwise.
 2. OCP (Orange County Projections) data is generally updated every four years.
 - **OCP-2004** was adopted by the Orange County Council of Governments (OCCOG) on February 26, 2004 and by the Orange County Board of Supervisors on May 11, 2004.
 - **OCP-2006** was approved and adopted by the OCCOG on November 20, 2006.
 - **OCP-2010** is currently under development as of December 2010 and expected to be adopted in early 2011.

1.2 Background

Transportation modeling in Southern California began in the early sixties by the California Department of Transportation (Caltrans), formerly the Division of Highways. Caltrans provided modeling support services to other agencies within the region, including SCAG, for future transportation and air quality planning. In the early eighties, SCAG, the designated Metropolitan Planning Organization, began its own modeling group and assumed responsibility for regional transportation modeling.

In the late seventies, the Orange County Transportation Commission¹, County of Orange Environmental Management Agency², and Caltrans jointly developed a sub-regional transportation model for the Orange County Multi-Modal Transportation Study (MMTS). The MMTS model was an extraction of the Caltrans regional model, supplemented with a higher level of detail in Orange County. The model was used to develop the first comprehensive transportation blueprint for Orange County.

These early transportation models were based on the Urban Transportation Planning System (UTPS) computer programs developed by the Urban Mass Transportation Administration (UMTA)³. The UTPS computer programs were specifically written for processing on IBM mainframe computers. The costs for processing on an IBM mainframe system were expensive, hence, only larger agencies had sufficient resources to use transportation models in their planning activities.

The advent of personal computers and availability of several transportation modeling software packages has provided the opportunity for smaller government agencies, as well as the private sector to develop their own transportation models. The proliferation of transportation models in Orange County has raised the need to establish modeling guidelines to promote consistency in traffic forecasts.

1.3 Current Modeling Practice in Orange County

There are two levels of transportation modeling in Orange County: regional and subarea. The Orange County Transportation Authority (OCTA) is responsible for regional transportation modeling in Orange County. This responsibility was transferred from the County of Orange to OCTA in May 1995. OCTA's role as the regional modeling agency is to evaluate multi-modal transportation alternatives to support regional planning activities in Orange County. Some major transportation programs, either directly or indirectly, supported by OCTAM include: the Orange County Master Plan of Arterial Highways (MPAH), the Orange County Long-Range Transportation Plan, urban rail and corridor planning studies, input to SCAG's Regional Transportation Plan, State Transportation Improvement Program, State Implementation Plan, as well as transportation funding programs involving local (Measure M), state, and federal funds.

At the local level, many cities in Orange County have developed traffic models to analyze the land use and transportation components of their general plans, as well as development proposals, funding programs, and environmental documentation. Many of the cities' models contain detailed information to reflect local transportation conditions, and rely on OCTAM to provide regional travel patterns. OCTA provides local agencies with regional modeling data and assists cities in evaluating proposed transit alternatives through cooperative project agreements.

¹ Consolidated into the Orange County Transportation Authority in 1991.

² Now defunct, through major reorganization by the County of Orange.

³ Reorganized to the Federal Transit Administration.

Development of a subarea model is not required for all local projects. As local jurisdictions consider the development of a subarea model, they are encouraged to coordinate closely with OCTA regional modeling staff to ensure development of a subarea model is necessary. Significant resources are required to develop and maintain a subarea model and while OCTAM may not be appropriate for evaluation of local land use scenarios or impacts to minor local facilities, OCTAM can be applied to a wide variety of local projects including MPAH amendments, corridor studies, circulation elements, general plan amendments, arterial system gap closures, etc.

Subarea models throughout Orange County to date have not included mode choice or transit components. Projects that require evaluation of transit alternatives should be conducted through OCTAM application. As subarea models are improved and developed in greater detail, mode choice and transit components may be integrated into subarea models. While these subarea models may be able to forecast localized transit activity, regional transit implications may not be accurately captured in subarea models and as a result, any transit evaluation that impacts regional transit activity should be coordinated closely with OCTA regional modeling staff. Close coordination with OCTA is necessary as OCTA competitive funding programs may have specific requirements for the development of transit forecasts.

1.3.1 OCTAM Regional Model Overview

OCTAM is a regional model that is based on the traditional four-step sequential modeling methodology with “feedback loops” procedures to insure internal modeling consistency. The model incorporates multi-modal analytical capabilities to analyze the following modes of travel: local and express bus transit, urban rail, commuter rail, toll roads, carpools, truck traffic, as well as non-motorized transportation which includes pedestrian and bicycle trips. The model responds to changes in land use types, household characteristics, transportation infrastructure, and travel costs such as transit fares, parking costs, tolls, and auto operating costs. OCTAM is a state-of-the-practice travel demand forecasting model designed to address transportation issues mandated by state and federal legislation. The model was developed and validated with data from the SCAG Year 2000 Post-Census Regional Travel Survey (NuStats, 2003), 2000 Census (U.S. Census Bureau, 2000), OCTA 2001 On-Board Bus Passenger Survey (OCTA, 2002), and the OCTA/EMA 1995/96 School Travel Survey (AMPG, 1996).

OCTAM is currently based on the TRANPLAN software and the original version of the model is fully documented in the *OCTAM III Model Documentation, June 1999, Parsons Transportation Group*. Since the development of the original model, OCTAM has been updated several times and documented in the following reports:

- *OCTAM 3.0 Summary Documentation and Validation Report, March 2000*
- *OCTAM 3.01 Addendum to the OCTAM 3.0 Summary Documentation and Validation Report, November 2000*

- *OCTAM 3.1 Summary Documentation and Validation Report, June 2001*
- *OCTAM 3.2 Addendum to the OCTAM 3.1 Summary Documentation and Validation Report, April 2005*
- *OCTAM 3.3 Model Documentation Addendum to the OCTAM 3.1 Summary Documentation, September 2009*
- *OCTAM 3.3 Trip Generation and Distribution Update, December 2, 2009, prepared by LSA*

Currently, OCTAM is being updated and OCTA is transitioning into the TransCAD software platform, consistent with the Southern California Association of Governments (SCAG) regional model. A detailed discussion of the OCTAM methodology is presented in Section 1.4.2, Model Methodology Issues. However, the model has not yet been completed or distributed for application. OCTA will provide OCTAM data from the current TRANPLAN-based model until a TransCAD model has been fully calibrated and validated by OCTA. As OCTA transitions its regional model to the TransCAD platform, OCTA does not recommend a specific platform for subarea models.

Senate Bill (SB) 375

California passed Senate Bill 375 in 2008 in reaction to the passage of the Global Warming Solutions Act (Assembly Bill 32) in 2006 which was a landmark climate change legislation. SB 375 calls on the state's urban regions to develop plans for more efficient land use and development, in order to reduce the greenhouse gases that contribute to global warming. SB 375 relies on Metropolitan Planning Organizations (MPOs) for implementation. MPOs must develop Sustainable Community Strategies (SCSs) to achieve quantifiable targets, set by the state, for reducing greenhouse gas emissions through more efficient development and better coordination. SB 375 recognizes the regional 'blueprint' planning innovation developed by MPOs during the past decade to produce collaborative regional/local plans that achieve preferred scenarios for future regional development.

The Southern California Association of Governments (SCAG), acting as the MPO, provided subregions with the option of developing subregional SCSs as required under SB 375 and OCTA elected to develop a subregional SCS. The Orange County subregional SCS is currently under development and expected to be completed in mid-2011. Ultimately, local governments have jurisdiction over land use and development, and as such, SB 375 does not require that local governments comply with the SCSs nor does it redirect or create new funding sources to support sustainable planning practices or projects. While local governments are not required under law to comply with SB 375, compliance is considered to be smart planning practice and as such, subarea models may consider integration of components that address SB 375.

SB 375 compliance can be achieved through smart growth principles aimed at reducing dependency on auto travel. Recently, 3D or 4D components have been incorporated into transportation models in an attempt to address smart growth

principles outlined in SB 375. The principles associated with the four D's – density of development, diversity of development, design of development and destination accessibility of development – are smart growth characteristics that influence mobility and travel impacts. These components have generally been incorporated into models through application of modules that integrate 4D elasticities.

Assembly Bill (AB) 1358

The Complete Streets Act (AB 1358) was signed into law in September 2008 and was introduced to ensure that the transportation plans of California communities meet the needs of all users of the roadway including pedestrians, bicyclists, users of public transit motorists, children, the elderly, and the disabled. This legislation requires that all modes of transportation be given equal consideration when Caltrans or any other government body in California spends funds on a road project. The objective of AB 1358 is to make roads safer for all travelers. Complete streets strategies identified in AB 1358 offer communities a tool to meet the standards set in AB 32, enacted in 2006, which requires the reduction of greenhouse gas emissions. OCTAM currently does not consider specific strategies associated with complete streets evaluation and willing to consider local strategies for incorporation into subarea models. Any treatments to accommodate complete streets should be documented clearly.

1.3.2 Subarea Model Overview

The cities' subarea models in Orange County are generally categorized as land use based traffic models designed to evaluate their general plan land use and traffic circulation system. These subarea models are typically based on a three-step sequential modeling methodology, which include trip generation, distribution and assignment. The sequential structure of these models is similar in concept to the regional model, with the exception of a mode choice model. Hence, the model estimates vehicle trips directly and does not address transit trips. These models focus on peak-hour link and intersection turn volumes, as well as average daily traffic (ADT).

It should be noted that since OCTA's adoption of the Subarea Modeling Guidelines Manual, June 2001, several of the cities' models have been restructured to follow the recommended procedure of this guidelines manual.

1.3.3 Regional - Subarea Model Comparison

Table 1-1 compares and contrasts the salient features between the regional and subarea model structure. The principle differences between these models are highly attributable to application differences between socioeconomic data versus land use data, and mode choice issues. These differences are discussed further in **Section 1.4, Model Consistency Issues**.

Table 1-1 Salient Features Between Regional and Local Subarea Models

CATEGORY	OCTAM REGIONAL MODEL	LOCAL SUBAREA MODELS
Model Input Data	<ol style="list-style-type: none"> 1. Socioeconomic data: population, workers, income, housing unit type, household size, school enrollment, university/college enrollment, retail, service and total employment. 2. Highway Networks: stratified into drive alone, 2-person carpool, 3 or more person carpool, and toll roads. 3. Transit Networks: local & express bus, urban & commuter rail, with walk & auto access. 	<ol style="list-style-type: none"> 1. Land uses by various categories converted to socioeconomic data. 2. Highway Network: most subarea models use a single purpose mixed-flow network.
Trip Generation	Regression/cross-classification with 14 trip purposes, of which one is work-at-home. The other 13 are split into peak and off-peak, with an auto ownership model to address accessibility using income, household size, and total employment accessible by transit.	Land use trip rates by land use categories or socioeconomic based trip rates by socioeconomic variable. Some recently developed models use a form of linear regression.
Trip Distribution	<ol style="list-style-type: none"> 1. Gravity model – Home-based work based on composite impedance using estimated travel times, costs, and modal characteristics (logsum from trip distribution mode choice), all other trip purposes use estimated travel time. 2. The 13 trip purposes from trip generation are separated into peak and off-peak time periods and combined to 10 basic peak and off-peak trip purposes by consolidating the Home-based work sub-categories. 3. Each trip purpose is then distributed on their respective time period network, resulting in a total of 20 different trip distribution models. 	<ol style="list-style-type: none"> 1. Gravity model based on travel time. 2. Typically, three trip purposes. 3. Home-based work distributed on peak network, all others on off-peak network. <p>Note: Recently developed models rely on the OCTAM trip distribution patterns. Growth factors are applied through a FRATAR process to reflect changes in land use.</p>
Mode Choice	Nested logit model with the following modes: Drive alone; 2-person carpool; 3-or-more person carpool; toll roads, local & express bus, urban rail; commuter rail; transit with park-and-ride, kiss-and-ride, and walk access.	No mode choice.
Trip Assignment	Four time periods: AM, Midday, PM, and Night. Combined for Average Daily Traffic and factored for peak-hour.	Recent models have incorporated the same time periods as OCTAM.
Post-Processing	<p>Forecast Volumes:</p> <p>Future forecast arterial volumes are post-processed at the daily level based on NCHRP 255 procedures pivoting off of existing count volumes. Intersection peak hour turn movement volumes follow a similar procedure</p> <p>4D (Density, Diversity, Destinations, Design)</p> <p>Optional spreadsheet module applied to evaluate characteristics associated with 4D analysis</p>	<p>Forecast Volumes:</p> <p>Daily arterial and intersection turn movement volumes generally follow similar procedures as OCTAM although there are varied applications.</p> <p>No 4D modeling components currently incorporated into local models</p>

1.4 Model Consistency Issues

The purpose of this section is to inform those not intimately familiar with regional and subarea modeling issues, on the underlying assumptions of these models so they can better understand how to evaluate results that these models produce. The intent of this section is to educate and not critique these models.

This section will address two basic modeling consistency issues: 1) socioeconomic data versus land use data, and 2) modeling methodology. Section 1.4.1, Socioeconomic Versus Land Use Data Issues, discusses the differences between socioeconomic and land use forecasts and how they can be modeled to satisfy their respective objectives. Section 1.4.2, Modeling Methodology Issues, describes the four-step sequential modeling process and identifies issues involved with each step of the process. Resolution of these issues is addressed in Section 3, Subarea Modeling Methodology.

1.4.1 Socioeconomic Versus Land Use Data Issues

Regional transportation models, such as the OCTAM and the SCAG model, use socioeconomic data to estimate trip generation, mode choice, as well as several sub-models to address complex travel behavior and multi-modal transportation issues. Local traffic models use city/county general plans and development plans, which are generally described in terms of land use data, to estimate trip generation. There are some fundamental differences in objectives on how socioeconomic and land use data are applied in their respective models.

Socioeconomic Data

Socioeconomic data projections are based on a market based approach, which links international, national, and state economic and demographic trends to regional growth at the county level. In Orange County, sub-county level data is developed by the Center for Demographic Research (CDR) at California State University, Fullerton, in coordination with cities' and county's general plans, as well as major land developers.

The CDR develops and maintains the Orange County Projections (OCP) of population, housing, and employment data at the lowest level geography, in a Geographic Information System (GIS), such that it can readily be aggregated to the OCTAM traffic analysis zones (TAZ). In addition to the three basic socioeconomic variables, the CDR develops several other modeling variables used in OCTAM. A complete list of the OCTAM modeling variables is included in **Appendix A**.

Land Use Data

The land use projections used in Orange County cities' traffic models are based on general plan land use data. Cities are required by state planning laws and regulations to assess the impact of their general plan land uses on the traffic circulation system. The land use designations are often influenced by policy decisions and may not be closely correlated with socioeconomic trends, especially

across political jurisdictions. Actual land development, however, is driven by market forces that may or may not coincide with general plan land use designations, and often result in general plan amendments to accommodate these market demands.

In many jurisdictions, land use data often over states employment projections and intensity of use. A *Manual of Transportation-Air Quality Modeling for Metropolitan Planning Organizations* (Deakin/Harvey/Skabardonis, 1993) identified that it is not unusual for employment forecasts aggregated from local plans to total several times the growth estimates for the region. In addition, the *Travel Forecasting Guidelines* (JHK and Associates, 1992) indicated that there is a greater level of uncertainty with land use based models since not all non-residential building floor space is occupied and occupancy densities can vary widely within an area.

Bridging the Socioeconomic and Land Use Issue

While development of OCP is coordinated with cities'/county's general plans, it also contains major land use development plans, which may not yet be included in general plans. Additionally, because of the dynamics of changing land uses and land use plans, the most current information may not be reflected in OCP, which is updated approximately once every four years. Furthermore, build out of general plans typically occurs beyond the 25-year OCP projections.

The above issues suggest that it would be difficult, if not impractical from a model implementation perspective, to maintain the exact same database between OCP and city/county land use data. These issues should be dealt with on a project by project basis with the affected jurisdictions. For purposes of the modeling guidelines manual, the focus will be on developing a process/procedure where given the same socioeconomic and land use data input assumptions, the regional and subarea models would produce reasonably similar results.

Before socioeconomic and land use data can be compared, the land use data must first be converted to equivalent housing units and employment estimates. The housing units must be converted to occupied dwelling units and non-residential land uses must be converted to total employment. Dwelling unit vacancy rates applied in OCP are shown in **Appendix B**. Typical employment conversion factors are shown in **Appendix C**, with ranges of values to reflect variation in occupancy rates and land use categories. The employment conversion rates are the results of work efforts by Austin-Foust Associates and Urban Crossroads, in coordination with OCTA.

1.4.2 Modeling Methodology Issues

The modeling consistency issues are addressed below for each step of the modeling process, i.e., trip generation, trip distribution, mode choice (if applicable), and trip assignment. Some issues are related to differences in planning requirements and the degree of technical sophistication in the modeling methodology.

Trip Generation

Regional Model: The OCTAM trip generation model is composed of two sub-models: a trip production model and a trip attraction model. The trip production model is a cross-classification model that was developed using a Multiple Classification Analysis technique. The model was estimated using data from the SCAG Year 2000 Post-Census Regional Travel Survey (NuStats, 2003), 2000 Census (U.S. Census Bureau, 2000), OCTA 2001 On-Board Bus Passenger Survey (OCTA, 2002), and the OCTA/EMA 1995/96 School Travel Survey (AMPG, 1996). The model is sensitive to household variables such as population, number of workers, median household income, household size, housing unit type, school enrollment and university/college enrollment. The model also includes an auto ownership accessibility variable to reflect how congestion and the transportation system affect trip generation. The model has the following ten basic trip purposes:

- Home-based work-direct (HBW-D)
- Home-based work-strategic (HBW-S)
- Home-based elementary and high school (HBSch)
- Home-based college and university (HBUniv)
- Home-based shop (HBS)
- Home-based other (HBO)
- Home-based social-recreational (HBSR)
- Non-home-based work (NHBW)
- Non-home-based other (NHBO)
- Home-based work at home

The home-based work (direct and strategic) trips are further separated into low, medium, and high-income categories. All trip purposes are then segmented into peak and off-peak time periods, with the exception of home-based work-at-home trips, which are excluded from further processing in the model. Prior to trip distribution, the direct and strategic home-based work trip purposes are combined into their respective income categories. The resulting twenty (20) trip purposes are then processed through the trip distribution models.

The trip attraction model uses multi-variable linear regression equations to estimate relative trip attractions for each OCTAM TAZ. Depending upon trip purpose, the variables include retail, service, and total employment, as well as population, single and multi-family dwelling units. The composite OCTAM trip generation methodology incorporates advanced state-of-the-practice techniques that respond to modeling issues raised by federal reviewing agencies and environmental special interest groups, such as trip inducement, accessibility, and non-motorized trips.

Subarea Model: Trip generation models used by most cities in Orange County estimate trip generation by applying a separate trip rate factor to each land use category. The factors are typically taken from the Institute of Transportation Engineers (ITE) Trip Generation Manual or other relevant special traffic generation studies. Trip rates and land use categories incorporated into city models vary from

city to city. Some of the more recent models developed by the cities convert their land use data to socioeconomic data and apply trip rates derived from relationships extrapolated from the regional model.

Issues: The two different approaches in trip generation could yield different results, due largely to the fundamental differences between the way in which regional socioeconomic data and city land use data are derived, and how they are applied in the different models. In large part, this issue has been addressed by converting land use data to socioeconomic data and applying appropriate trip rates. This approach has resulted in producing similar trip generation estimates between regional and subarea models, given the same input data assumptions.

Trip Attraction Balancing

Regional Model: The OCTAM trip generation model estimates trip productions and trip attractions independently of one another. Because they are calculated independently, it is unlikely that the total trip productions would match exactly with the total trip attractions. However, theoretically and mathematically, trip productions and trip attractions must be equal. As part of the OCTAM trip generation process, trip “balancing” is performed to insure that trip productions and trip attractions are equal. OCTAM balances trip attractions to match trip productions for all trip purposes. The *OCTAM 3.1 Model Description and Validation Report, June 2001*, provides additional information on the balancing procedures.

Subarea Model: Trip generation estimated by local subarea models, typically assumes full “absorption” of the planned land use data. In order to accommodate the full intensity of planned land use data within the focus modeling area, trips are balanced outside the focus study area.

Issues: The balance between OCTAM productions and attractions is highly influenced by the employment to housing ratio of the input socioeconomic data. An imbalance between productions and attractions may vary by trip purpose and this may result in a defacto reduction in trip rates or employment if employment growth projections cannot be fully absorbed based on estimated trip productions and attractions. If attractions are reduced to match trip productions

Trip Distribution

Regional Model: The OCTAM trip distribution model is based on the gravity model concept and consists of ten (10) trip purposes, where each trip purpose is divided into peak and off-peak components, resulting in twenty (20) different trip distribution models. The travel impedance in the OCTAM gravity model is based on travel time for all trip purposes except for the HBW trips. All HBW trips use composite impedance, where level of service for all travel modes are considered in the impedance function. The “logsum” from the mode choice model is used to develop the composite impedance, which provides an internally consistent relationship between the distribution and mode choice models.

Subarea Model: Most local subarea trip distribution models in Orange County are based on three trip purposes and apply the gravity model concept, using travel times for impedance. Typically, in these models, the home-based work trip purpose is distributed under peak-period traffic conditions and other trip purposes are distributed under off-peak traffic conditions. Trip distribution varies considerably between cities' models. In general, calibration of these models has taken a heuristic approach whereby travel time factors (friction factors) are adjusted to balance trip generation and trip assignment screenline results.

However, subarea models developed in the last 2 years, in Orange County, all follow the methodology in this guidelines manual, where OCTAM zonal trip tables are adjusted based on zonal changes in trip generation produced by the city's model.

Issues: OCTAM recognizes that for each trip purpose some of the trips occur during the peak-period and some during the off-peak period. For example, according to the SCAG 1991 Origin and Destination Survey, approximately 75 percent the home-based work trips occur during the peak period and 25 percent during the off-peak period. A significant number of non-work trips also occur during the peak-period. These differences in assumptions, along with different trip purposes, different zone structure, and different zonal impedance factors, could contribute towards significantly different trip tables between OCTAM and the subarea models.

Subarea models developed under the guidelines manual addresses this issue by maintaining the trip distribution patterns of the parent OCTAM model.

Mode Choice

Regional Model: OCTAM incorporates ten (10) mode choice models which includes a peak and off-peak model for each of the following five (5) trip purposes: home-based work, home-based school, home-based other, non-home-based work, and non-home-based other. These models are sensitive to changes in transit level of service, HOV facilities, auto ownership, and travel costs such as tolls, transit fare, parking costs, price of fuel, etc. **Table 1-2** shows all of the modes included in the mode choice model.

Table 1-2 OCTAM Modes of Travel

<i>Transit Modes</i>	<i>Auto Modes</i>
1. Auto Access – Express Bus	1. Non-Toll - Drive Alone
2. Auto Access – Urban Rail	2. Tolls – Drive Alone
3. Auto Access – Commuter Rail	3. Non-Toll - 2-Person Carpool
4. Auto Access – Local Bus	4. Tolls – 2-Person Carpool
5. Walk Access – Express Bus	5. Non-Toll - 3 or more Person Carpool
6. Walk Access – Urban Rail	6. Tolls – 3 or More Person Carpool
7. Walk Access – Commuter Rail	7. Auto Passenger
8. Walk Access – Local Bus	
9. Non-Motorized	
10. School Bus	

Subarea Model: Local traffic models estimate vehicle trips directly through their land use trip generation process. Chapter 3 proposes options on how various modes estimated by OCTAM (except transit) can be summarized for application in subarea models. Chapter 3 also proposes options on how transit forecast can be obtained for cities interested in analyzing transit.

Issues: Transit modeling issues generally extend far beyond the jurisdictional boundaries of a city and, as such, are more appropriately analyzed from a regional perspective. The complexities and dynamics of changes in transit level of service require frequent maintenance of the transit network. Adding mode choice modeling capabilities to a subarea model would significantly increase the complexity of the model and various model consistency issues must be addressed to maintain consistency.

Trip Assignment

Regional Model: OCTAM uses an iterative equilibrium assignment methodology that simultaneously assigns single occupant vehicles, 2-person carpool, 3 or more person carpool, and toll trips on the highway network. Vehicle trips are assigned separately to four (4) different time period networks: AM-Peak Period (6:00 a.m. to 9:00 a.m.), PM-Peak Period (3:00 p.m. to 7:00 p.m.), Mid-day Period (9:00 a.m. to 3:00 p.m.), and Night Period (7:00 p.m. to 6:00 a.m.). The purpose of this approach is to accurately reflect the different levels of congestion during the day for air quality analysis and to better measure system performance between alternatives; such as, vehicle emissions, vehicle miles traveled (VMT), average speed, and congestion delays. This approach also provides the framework for peak-hour and peak-spreading analyses.

OCTAM transit trips are assigned to two different networks, AM-Peak and Mid-day. The peak period trips are assigned to the AM transit network and the off-peak period trips are assigned to the Mid-day network. Future transit trip assignment may include assigning transit trips to four (4) time period networks.

Subarea Model: Local subarea models are generally structured for AM and PM peak-hour and ADT analyses. The models focus on roadway and intersection capacity analyses, which are ultimately used to identify deficiencies in the roadway system and the required mitigation. Some of the more recent subarea models have toll diversion and HOV capabilities but differ on how they are applied. Historical subarea models often incorporated an incremental capacity restraint assignment methodology although recent models incorporate an equilibrium assignment. Trip assignment methodologies vary considerably between cities' models. This wide variation is typically a reflection of when the model was developed and by whom.

Issues: Differences in toll road and HOV methodology between OCTAM and subarea models could result in different forecasts. OCTAM estimates toll trips as part of the mode choice process. The toll trips are then assigned to the highway

network, with options to use the toll roads or non-toll facilities (only toll trips have the option to use the toll roads). Subarea models use one of two different divergence methodologies: 1) toll costs are directly incorporated into each toll link, 2) a cost utility function is used to estimate proportional shares between a toll and non-toll path.

The OCTAM mode choice model directly estimates HOV trips. Some subarea models use a factoring approach to estimate HOV trips. These differences in methodology could produce different results. Differences in assignment methodology could also result in differences in traffic forecasts. OCTAM uses an iterative equilibrium methodology and, as noted, some subarea models use an iterative incremental methodology.

2. MODEL INPUT DATA CONSISTENCY CRITERIA

This chapter prescribes the model input data consistency requirements for traffic analysis zone (TAZ) boundaries, socioeconomic and land use data, as well as the transportation modeling networks. The Orange County Congestion Management Program requires consistency in socioeconomic data and land use data.

2.1 Traffic Analysis Zones

Socioeconomic and land use data are grouped into TAZs, which are generally based on census tract boundaries and/or city general plan land use coverages. Regional models use census tracts as the general criteria for establishing TAZ boundaries, primarily because census tract level socioeconomic data are readily available from the U.S. Census Bureau and regional planning agencies. A major update to the OCTAM TAZ system was completed in 2005 to better reflect the 2000 Census Block Group boundaries and corresponding detailed data incorporated into OCTAM. This effort increased the number of zones used in OCP-2004 (OCTAM 3.2), 1,657, to the new system of 1,741 zones used since OCP-2006 (OCTAM 3.3). The new zonal boundaries also took into account changes in land use in redeveloped areas and future development plans throughout the county. Retention of existing boundaries was a priority especially if these followed the traditional geographic boundaries such as railroads, rivers, freeways, and major arterials. Since the primary purpose of OCTAM is to accurately forecast regional traffic activity without regard to jurisdictional boundaries, political borders, such as city boundaries, are rarely explicitly considered in the development of TAZs.

The TAZs in most subarea models were developed as subsets of the OCTAM regional model and therefore, are generally consistent with the OCTAM TAZs. However, it should be noted that subarea models developed with older versions of OCTAM may not be consistent with the current version because of changes in census tract boundaries, and due to the strict regional requirement that TAZs must be fully compatible with census tract boundaries. As part of the OCTAM 3.3 update process, Orange County TAZs were updated from previous versions of OCTAM and numerous zones within Orange County were added or modified. Subarea models that were found to be consistent with previous OCTAM versions should coordinate with OCTA to obtain the refined zone structure prior to incorporating updated OCTAM information (networks, OCP data, trip tables, etc) into subarea models.

TAZs of subarea models are often derived from city general plan land use coverages. In some cities, the census tract boundaries and the city's jurisdictional boundaries are not coterminous, causing similar inconsistencies with TAZ boundaries. These conditions make it difficult and time consuming to compare the regional socioeconomic data with city land use data.

For purposes of consistency, TAZs shall be developed using a basic contiguous building block system, such that data from one TAZ system could be easily compared with data from another TAZ system by simply aggregating the lowest common denominator zonal data. TAZs in a Subarea model must be a subset,

equivalent, or aggregation of OCTAM. In cases of aggregation, the TAZ must also be contiguous with Community Analysis Area (CAA) and Regional Statistical Area (RSA) boundaries. In addition, the subarea model must define a “primary” modeling area where modeling results would be used in traffic studies. Typically, this would include all or a portion of the city’s jurisdictional boundary.

OCTA will provide current OCTAM TAZ related information in a readily usable format for subarea model development. TAZ, CAA, RSA, city jurisdictional boundary and other Geographic Information System (GIS) shapefiles will be made available as necessary and appropriate.

2.2 Socioeconomic/Land Use

The Orange County socioeconomic data used in OCTAM is based on the Orange County Projections (OCP), which are formally adopted by the Orange County Council of Governments and the Orange County Board of Supervisors. The cities’ land use data is based on their general plan land use and generally consistent with OCP, although inconsistencies may exist in some jurisdictions. There are some fundamental differences in assumptions between the regional socioeconomic data and the cities’ land use data, i.e., housing units and employment cannot be compared directly between the two databases. Housing units in the OCP socioeconomic data are defined as “occupied units”, whereas, the land use data definition are “total units”. When comparing housing units, appropriate vacancy rates (**Appendix B**) should be applied to the cities’ land use data.

The non-residential categories in the land use data must first be converted to an equivalent employment estimate before they can be compared with the OCP employment data. The conversion rates shown in **Appendix C** should be used for purposes of this comparison, or an acceptable alternative as prescribed in the Orange County Congestion Management Program Guidelines Manual. **Table 2-1** and **Table 2-2** are examples of formats for comparing socioeconomic and land use data. Comparisons shall be made for the OCTAM base year and horizon year projections.

It should be noted that socioeconomic/land use data are updated periodically as new demographic information and economic indicators becomes available, and as changes are made to general plan zoning. The OCP socioeconomic data is generally updated every four years in coordination with the Regional Transportation Plan update cycle. Whereas, local general plans/zoning changes may occur more frequently. How these changes affect subarea models depend upon the location and degree of change.

The OCP datasets are developed in concert with local jurisdictions through a well-defined process that has been implemented for several OCP development cycles. The OCP development process is a tops-down, bottoms-up approach to develop countywide population, housing and employment totals. The Center for Demographic Research (CDR) at California State University, Fullerton meets with

and collects detailed input information from each jurisdiction. OCP 2010 will represent the 11th iteration of the OCP projections. The process for the development of population, housing and employment estimates begins with development of the assumptions integrated into the forecasts which are reviewed and approved by the CDR Technical Advisory Committee (TAC). Initial countywide projections are developed and subsequently approved by the TAC and the Management Oversight Committee (MOC). Prior to development of TAZ level projections, the Orange County Council of Governments approves the countywide population, housing and employment forecasts. Development of the TAZ level projections includes the following steps:

- Develop base year estimates
- Jurisdictional review
- Adjust base year estimates
- Allocated countywide population, housing and employment to split TAZs
- Develop secondary variables by split TAZs
- Distribute draft projections
- Meet with jurisdictions
- Jurisdictional review
- Adjust projections
- Jurisdictional approval
- Approval by CDR TAC and MOC
- OCCOG TAC approval
- OCCOG approval

Once the TAZ level projections are approved by OCCOG, OCTA incorporates the revised projects into OCTAM and develops refined base year and future year models with the revised data, validating base year forecasts associated with the revised demographic base year. OCTA will make current OCP datasets available to jurisdictions for subarea model development purposes in ascii or spreadsheet format.

Table 2-1 Socioeconomic/Land Use Data Comparison (Primary Modeling Area)

OCTAM TAZ	Subarea TAZ	<i>Occupied Housing Units</i>			<i>Retail Employment</i>			<i>Service Employment</i>			<i>Other Employment</i>		
		OCTAM	Subarea	%Diff.	OCTAM	Subarea	%Diff.	OCTAM	Subarea	%Diff.	OCTAM	Subarea	%Diff.
Total Primary Area													

Table 2-2 Socioeconomic/Land Use Data Comparison (External Modeling Area)

RSA	CAA	<i>Occupied Housing Units</i>			<i>Retail Employment</i>			<i>Service Employment</i>			<i>Other Employment</i>		
		OCTAM	Subarea	%Diff.	OCTAM	Subarea	%Diff.	OCTAM	Subarea	%Diff.	OCTAM	Subarea	%Diff.
Total External Area													

2.3 *Transportation Modeling Networks*

The OCTAM and the subarea model highway and transit (if applicable) networks must be consistent. Consistency checks should be made to compare the number of lanes on freeways and arterials. This evaluation should include high occupancy vehicles (HOV) carpool lanes, toll lanes and auxiliary lanes. How HOV lanes, toll lanes and auxiliary lanes are addressed in the model may vary based on the subarea model requirements. These lanes typically have lower per lane capacities than mainline lanes to more accurately reflect operating characteristics. All freeway ramps within the primary area should be included in the subarea network with all ramp movements coded. While OCTAM highway and transit networks do not incorporate intersection control treatments, flexibility remains to incorporate intersection control treatments as appropriate in subarea networks. Network speed and capacity assumptions should be consistent with OCTAM although flexibility exists to refine assumptions based on local conditions. Network speed and capacity assumptions should be documented.

The consistency criteria for arterial highways should be based on number of lanes, divided verses undivided, and smart street designation. Review of the OCTAM network assumptions by the cities should assist in facilitating resolution of network consistency issues. OCTA maintains two future networks, a constrained network which consists of future projects considered fundable and a MPAH network that assumes full buildout of the MPAH. Based on specific needs of the subarea model, future forecasts may require either the constrained network or the MPAH network although for most applications, the MPAH network should be assumed throughout Orange County, specifically external to the primary study area or the models jurisdiction. It should be noted that some arterial facilities are currently constructed above and beyond their MPAH classification and should be coded as such in the existing and future subarea networks. Subarea network development should not solely rely upon OCTAM networks but should be verified through aerial photography or field reconnaissance to ensure accuracy throughout the subarea study area. Development of the existing and future subarea networks should be documented clearly.

3. RECOMMENDED SUBAREA MODELING METHODOLOGY

The intent of the subarea modeling methodology guidelines is to ensure consistency in subarea model development and application. The goal of this chapter is to establish procedures that would ultimately lead to models that yield similar results when the same set of socioeconomic/land use data and transportation system network are used.

While this chapter provides a definitive analytical approach, Chapter 4 allows for optional procedures and methodologies, provided guideline criteria are satisfied. This flexible framework allows creativity and advancement in state-of-the-practice while maintaining an acceptable level of transportation modeling consistency in Orange County.

3.1 Subarea Modeling Approach

The proposed modeling methodology maintains consistency between the OCTAM regional model and the subarea model by instituting a hierarchical modeling approach. OCTAM provides the basic trip tables from which subarea models would refine upon to reflect the level of detail necessary to address specific local traffic issues. This concept establishes an OCTAM base year subarea trip table by converting the OCTAM trip tables to the subarea TAZ system. Likewise, an OCTAM forecast year (horizon year) subarea trip table would be converted to the subarea TAZ system. Since these subarea trip tables are a direct conversion of the OCTAM trip tables, they should produce similar results when assigned to the subarea network. These trip tables will serve as the basis for evaluating and comparing changes in subarea modeling methodologies and assumptions with OCTAM.

A conceptual flow chart of the proposed subarea modeling methodology is shown in **Appendix E**.

3.1.1 Tiered Zone Structure

Historically, subarea models have incorporated a three-tiered zone structure approach:

- Tier-1 (Consolidated Area): This area is far removed from the focus of the subarea model, where the network and zone structure are highly conceptualized. In general, OCTAM TAZs in this area are aggregated to Community Analysis Areas (CAA) within Orange County, and to Regional Statistical Areas (RSA) for areas outside of Orange County. **Figure 3-1** depicts the Tier-1 zone structure.
- Tier-2 (Buffer Area): Tier-2 serves as a transition between the coarse grained Tier-1 and the primary focus area of the subarea model. OCTAM TAZs are normally used in this area.
- Tier-3 (Primary Area): Tier-3 would typically include the jurisdictional boundary of a city, plus an extended area, with the intent of producing reasonably similar results with a neighboring city's traffic model on adjacent roadway links. Within the primary modeling area, OCTAM TAZs are subdivided into smaller zones to

provide the detail necessary to address local traffic circulation issues. The subarea TAZs within the extended primary modeling area should be consistent with the adjacent city's model.

Figure 3-2 provides an example of the three-tier zone concept. As model processing speed and more detailed components are incorporated into subarea models, the former tiered structure may no longer be the desired approach for the subarea model structure. While there are benefits to a tiered structure, and subdividing or disaggregating zones in the primary area is likely necessary, OCTA remains flexible in defining the appropriate model structure for subarea models. As processing speeds have improved and subarea models may incorporate a mode choice component, it may be feasible to develop a subarea model that applies OCTAM directly with primary area subdivided zones.

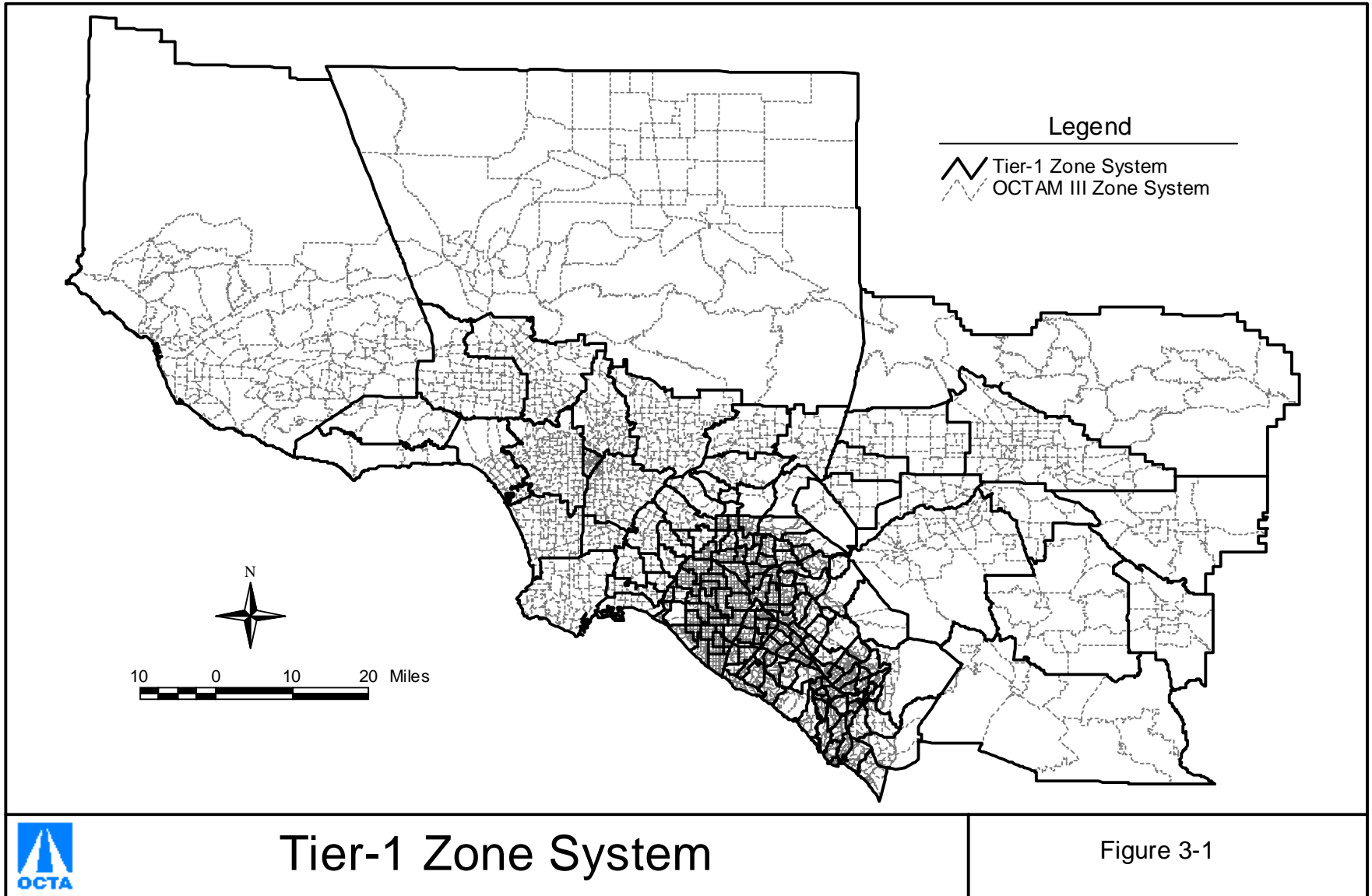
3.1.2 Highway Network

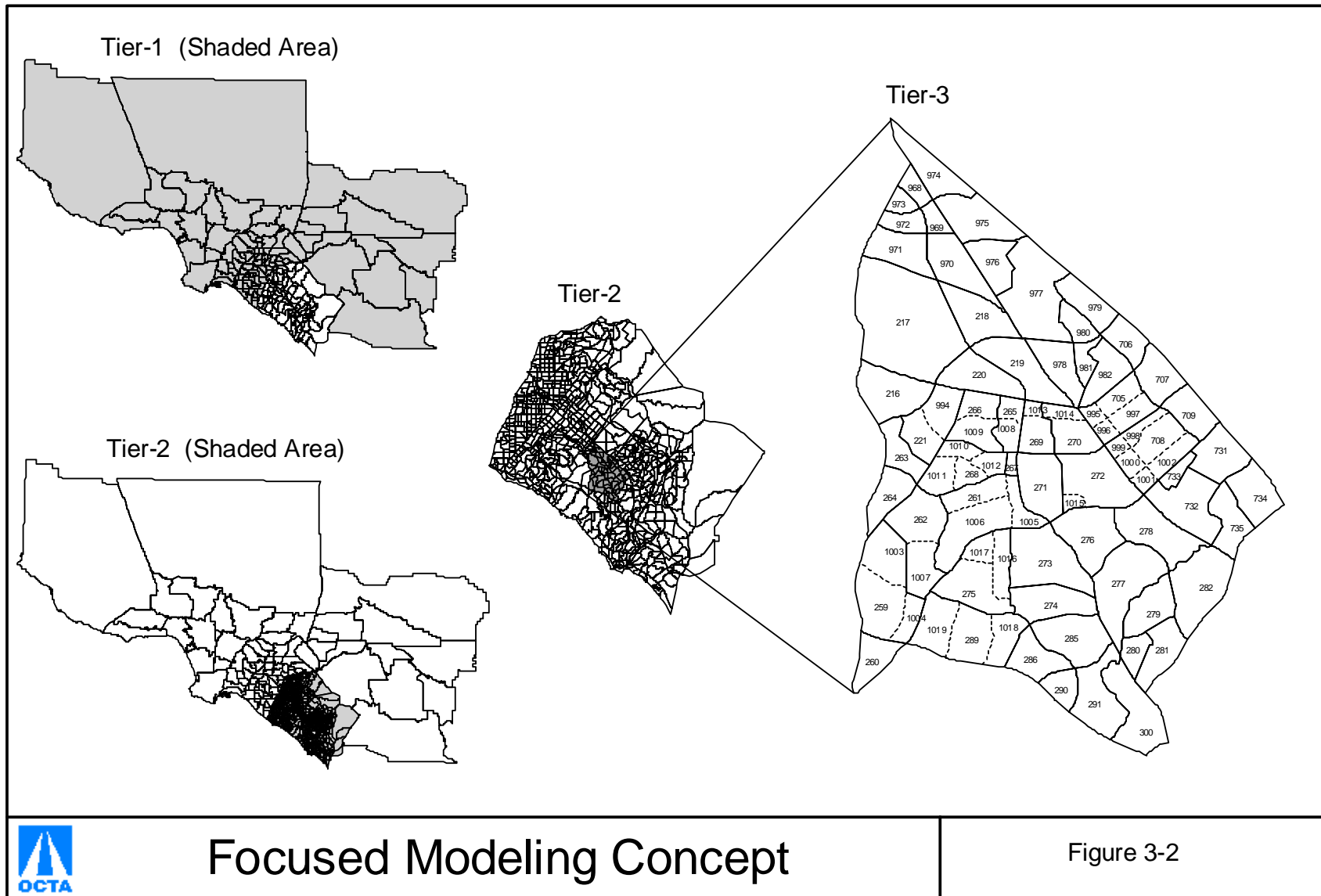
Previously OCTA provided the Tier-1 and Tier-2 OCTAM base year and future year highway networks for subarea model development. However, as subarea models deviate from the strict adherence to the tiered structure, tiered OCTAM networks will no longer be provided to support subarea model development. Current OCTAM base year and future year networks (equivalent to the former Tier-2 level of detail) will be provided and discretion is left up to subarea models as to the most appropriate and efficient way to develop the model zone structure and networks.

Subarea models should appropriately account for HOV facilities as well as toll facilities. Subarea models that are directly impacted by the toll roads in Orange County should model them as toll roads. The toll road trip assignment must be consistent with OCTAM unless it can be demonstrated that better procedures and/or data are available to replace the OCTAM assumptions and procedures. OCTA will provide highway network assumptions, including speed and capacity tables by facility type for peak and off-peak periods to assist in the development of subarea model highway networks.

3.1.3 Transit Network

All transit planning and modeling should be coordinated with OCTA, the regional public transit agency in Orange County. This guideline document accommodates options to analyze transit alternatives for transportation infrastructure improvements and project mitigation. While regional transit planning is the responsibility of OCTA, local agencies may want to assess local transit alternatives that would be funded through local and/or private sources. OCTA will make the OCTAM transit While OCTA is responsible for regional transit planning, subarea models may incorporate the OCTA, or other, mode choice model as appropriate for local transit planning requirements.





Application of a mode choice model requires detailed coordination of a transit network. OCTA will make its current base year and future year transit networks available for subarea model application as appropriate. In addition, documentation defining transit network coding conventions can be provided. The OCTAM transit networks are very detailed and cumbersome to develop, update, maintain and apply. Revising transit networks for subarea model application should be done with caution.

3.2 Trip Generation

A socioeconomic based trip generation procedure is recommended. The procedure is a two-step process: 1) convert city land use data to socioeconomic data, and 2) apply appropriate trip rates. In the first step, city land use data are converted to socioeconomic data based on the housing vacancy rates shown in **Appendix B**, and the employment conversion factors shown in **Appendix C**. Initially, the mid-range employment conversion factors in **Appendix C** should be used, and if warranted, adjustments within the range may be necessary to reflect local conditions. If subarea model employment conversion factors deviate from the range presented in Appendix C, appropriate justification is required to support application of factors that deviate from the recommended range. The second step of the process is to apply appropriate socioeconomic trip rates, shown in **Appendix D**, by OCTAM trip purposes. Under some conditions, adjustment to the vacancy rates presented in Appendix B and socioeconomic trip rates presented in Appendix D is warranted. Deviations from the rates presented must be justified through appropriate analysis and documentation.

The subarea modeling methodology concept that has generally been applied in Orange County is to use the local trip generation model to develop production and attraction factors, which will be used to update the OCTAM based subarea trip tables. Production and attraction growth factors would be developed based on changes in productions and attractions estimated by the subarea trip generation model. These factors would then be applied to the trip distribution component of the subarea model, using the FRATAR redistribution algorithm to adjust the trip table. This procedure would theoretically preserve the regional trip distribution patterns, while providing subarea models with the ability to analyze land use alternatives.

3.3 Trip Distribution

Historically, the trip distribution component of the subarea model has been based on the FRATAR redistribution procedure. The first step of the process is to transform the OCTAM trip tables to the subarea zonal structure by compressing and expanding the OCTAM TAZs to the appropriate subarea TAZs. In cases where OCTAM TAZs are subdivided into two or more subarea TAZs, the OCTAM trip ends will be proportioned based on the productions and attractions developed by the subarea trip generation model. If the FRATAR redistribution routine is applied in the subarea model, it should be applied with caution as direct application of FRATAR models may significantly alter regional trip distribution activity. Implications of subarea model FRATAR redistribution should be fully evaluated prior to application. Application of the OCTAM trip distribution model may eliminate the need to apply the FRATAR redistribution procedure.

In order to evaluate land use alternatives, production and attraction growth factors need to be developed using the subarea trip generation process. The growth factors would then be applied using a FRATAR trip redistribution process. Under certain conditions, it may be necessary to run a new OCTAM benchmark to supplement the FRATAR redistribution process. The OCTAM trip distribution model should be rerun if any of the following conditions occur:

1. A change in land use of more than 100% in the subarea TAZ(s) corresponding to the relevant OCTAM TAZ. A significant change in land use quantities can influence zonal distribution patterns.
2. Instances where the OCTAM TAZ has no trips and the corresponding subarea TAZ(s) has land use activity.
3. Addition of a freeway or major arterial highway; generally a roadway that would provide a significant change in travel time. Addition of a missing link in a gridded network probably would not fit this definition.

These guidelines are not hard and fast rules, and likely to change as the procedures are refined over time. Each guideline should be evaluated on its own merit.

3.4 Mode Choice (If Applicable)

Based on the level of analysis required to address specific local traffic circulation issues, there may not be a need for subarea models to incorporate a sophisticated mode choice model such as the one included in OCTAM. If a local agency desires to evaluate modal alternatives, they should coordinate with OCTA as OCTA is responsible for countywide transit planning efforts. Development of mode choice models may not be necessary for subarea models although the option to include a mode choice model exists to evaluate local transit applications as appropriate. As noted, OCTA retains jurisdiction over regional transit modeling and subarea models should not publish transit ridership forecasts for any regional transit components. Due to the sensitive nature of mode choice models and transit patronage forecasting in particular, caution should be used when applying a mode choice model for a subarea model.

The OCTAM mode choice model would be made available either through OCTA staff resources or by OCTA approved consultants (funded by the requesting agency) under OCTA oversight. The OCTAM vehicle trip tables with any combination of the following modes can also be provided: single occupant vehicles, 2-person carpool, 3-or-more person carpool, transit, and toll road users. Transit trips can be provided by sub-modes including local bus, express bus, urban rail, and commuter rail as well as by mode of access including walk and auto access.

The OCTAM mode choice trip tables provide the subarea model with the capability to respond to inquiries pertaining to mode choice issues, albeit limited in ability to explore the full range of modal alternatives. The procedure is to first translate the OCTAM mode choice output to the subarea zone structure then calculate mode split

percentages for each origin and destination pair or trip interchange. How the mode split percentages are calculated depends on whether the subarea trip generation model is based on person or vehicle trips.

The mode split percentages would then be applied to the appropriate subarea person or vehicle trip table. This procedure will allow subarea models to estimate modal shares based on changes in travel demand resulting from an increase or decrease in trip generation. Major changes in the transportation system may require running the OCTAM mode choice model to properly reflect mode shift. Examples of major changes include significant changes in transit level of service, adding a major roadway or HOV facility and/or modeling transportation control measures that target single occupant vehicle trip reduction.

OCTA has developed a spreadsheet module that incorporates SB 375 components and is available for subarea model use. This module applies factors to OCTAM trip generation output based on the 4D smart growth characteristics. Subarea models have the flexibility to incorporate smart growth components to address SB 375 as appropriate. As consideration of SB 375 is an emerging concept in regards to application in travel demand models, OCTA remains flexible on how subarea models respond to SB 375, however, if SB 375 components are incorporated into subarea models, the associated assumptions and methodology must be appropriately documented.

3.5 Trip Assignment

The two most common capacity restraint trip assignment methodologies used in Orange County are the equilibrium and incremental algorithms. Both of these methods are based on an iterative capacity restraint procedure. OCTAM and a few subarea models apply the equilibrium procedure, while other subarea models implement an incremental approach. While it is recommended that subarea models maintain an assignment procedure consistent with OCTA, including assignment by consistent time periods as OCTAM, the guidelines will evaluate each subarea assignment method on a case-by-case basis during the certification process. Alternative assignment procedures such as combined windowed/focused assignment procedures have successfully been implemented for subarea models to appropriately account for local assignment characteristics as well as regional assignment characteristics. Assignment procedures should be documented clearly with specific justification for implementation.

OCTA can provide OCTAM trip tables by five trip purposes (home-based work, home-based school, home-based other, work-based other and other-based other). OCTAM time-of-day and production-attraction to origin-destination factors should be applied to establish consistency with OCTAM. For subarea model applications, "peaking factors" could be applied based on traffic counts reflecting local peak-hour traffic characteristics. Toll facility assignment procedures should be considered during the development of the subarea model assignment procedure. OCTAM assigns toll and non-toll trips simultaneously during the trip assignment routine. OCTAM has not

validated toll facility activity at the localized level by time period as may be necessary for subarea models. As a result, subarea models have historically employed alternative means, typically through toll diversion curves, by which to assign traffic to a network that includes toll facilities. Toll assignment procedures should be documented clearly for consideration during the certification review process.

3.5.1 Post-Assignment Model Adjustment Methodology

Traffic counts used to verify the trip assignment model should be substantiated for accuracy and rationalized for continuity before they are used in the trip assignment calibration/validation process. It should be recognized that traffic counts themselves have daily and seasonal fluctuations and could vary by as much as fifteen percent (15%) within a given day.

During the model base year validation process, it is common practice to calibrate the network model volumes with actual traffic counts. Some of the network calibration process includes verifying proper network access from zone centroid connectors, capacity assumptions, network speeds, as well as zonal productions and attractions. Caution must be exercised when making these network adjustments to avoid introducing biases in the network that might adversely affect future year forecasts. In spite of these adjustments, there may still be a need to adjust the “raw” model output to account for atypical network conditions and minor model aberrations.

The *Transportation Research Board National Cooperative Highway Research Program Report 255* (TRB NCHRP, 1991) established guidelines and procedures for adjusting transportation model outputs and developed criteria for acceptable levels of modeling accuracy. Specific model adjustment procedures following the NCHRP Report 255 guidelines should be fully documented if they are applied in the subarea model.

OCTAM incorporates a post-assignment model adjustment procedure that is consistent with the NCHRP 255. In adjusting the OCTAM future year forecast, the methodology compares the traffic assignment of the base year model with the forecast year model, and applies either their absolute difference or ratio, to the base year count data. If the link volume of the base year model is less than the base year count, the incremental difference between the base year and future year model is applied to the base year count volume, otherwise the ratio of base year and future year model is used.

3.5.2 OCTAM Availability

If a local agency requires special OCTAM model runs, this can be accommodated in one of two ways. One, the local agency, in collaboration with OCTA, would develop a work plan and general schedule agreeable by both parties. The work efforts could range from local staff doing most of the work, under OCTA oversight, to OCTA doing the work with local staff support, or combination thereof.

Alternatively, OCTA would provide a list of consultants qualified to run OCTAM. The local agency requesting the model runs would contract directly with the consultant for services required. OCTA will also consider other proposals for making OCTAM more accessible to local agencies.

OCTA typically maintains base year and horizon year models. While interim year models and networks are not typically maintained, demographic data exists for the development of interim year forecasts. Interim year highway networks should consider local Capital Improvement Program projects to define interim year highway network assumptions.

4. OPTIONAL MODELING METHODOLOGY

The methodology presented in Chapter 3 is an integrated subarea modeling approach that promotes consistency with the OCTAM regional model. The methodology captures the full spectrum of the OCTAM capabilities, including use of the most current travel surveys and transportation data in the region. Implementing the methodology in Chapter 3 should help facilitate the consistency determination described in Chapter 5.

However, this manual acknowledges that there are many ways in which subarea models can be constructed. This Chapter sets general guidelines and requirements for an optional subarea modeling methodology.

4.1 General Consistency Requirements

Subarea models would be considered consistent with OCTAM provided that they meet criteria established in Chapter 5. A subarea model certification process has been established in Chapter 6.

4.2 Input Assumptions

Model input data must be consistent with the requirements set forth in Chapter 2.

A subarea model's base (existing) year can potentially be different than the base year in OCTAM. This can be accommodated as long as the comparison between the models is reasonable.

4.3 Model Structure

All current travel demand forecasting models in the SCAG region, including Orange County, are based on the traditional sequential modeling approach, therefore, it is recommended that subarea models be structured under this modeling framework. However, since there are many combinations of model structures within this framework, each subarea model structure will be evaluated on a case-by-case basis. In addition, consideration has been given to development of activity-based transportation models within the SCAG region. It is recommended that subarea models remain consistent with the current state of the modeling practices employed by OCTA at the time of subarea model development, although flexibility is provided in the structure of subarea model given the criteria established in Chapter 5 is satisfied.

SCAG is currently developing a Subarea Model Development Tool (SMDT) for application in the development of subarea models throughout the SCAG region. An initial version of this tool was developed in 2010 although refinements are still underway. The tool is developed in the TransCAD modeling platform and based on the SCAG TransCAD model. As this tool is refined and made available, OCTA may consider application of the tool for subarea models within Orange County.

5. CONSISTENCY DETERMINATION

Each subarea model under consideration for consistency determination with OCTAM is required to satisfy the guidelines and criteria established in this chapter. Variances and final consistency determination will be made by OCTA with an appeal process as described in Chapter 6. Deviations from the established criteria will not necessarily result in an inconsistency finding with OCTAM. Deviations from the regional model may exist that can be sufficiently justified. OCTA remains flexible in reviewing consistency reports and will accept deviations from established criteria where warranted and appropriately documented. **Appendix F** provides a detailed checklist that OCTA uses to determine consistency with OCTAM.

In the traditional four-step sequential modeling process, each modeling step is developed and validated independently. Consistency comparison between OCTAM and the subarea models shall also be done for each step of the modeling process. However, the OCTAM trip generation and trip distribution models are based on person trips, and most subarea models are based on vehicle trips, therefore, direct comparison cannot be made with these modeling components. Instead, the trip generation and trip distribution components of the subarea models shall be compared with vehicle trips from the OCTAM mode choice model. The subarea trip generation model shall be compared with the OCTAM mode choice vehicle trip end summaries (productions and attractions) and the trip distribution model would be compared directly with the OCTAM vehicle trip table (mode choice output). If, however, person trips are used in the subarea model, then comparisons shall be made at the appropriate corresponding modeling steps.

Subarea consistency will be established by comparing OCTAM and the subarea model for each modeling step. This information will be used as a reference point for consistency findings and to provide a basis for comparing changes in the subarea modeling assumptions and input data. Consistency comparisons shall be made for both the OCTAM base year and horizon year projections.

Base Year Consistency Comparison

1. Convert OCTAM base year trip tables to the subarea zone structure and assign to the subarea network.
 - o *Compare results as specified in **Section 5.4**.*

Intent: This comparison is to insure that there are no procedural and/or technical issues in the data conversion and application process.

2. Apply subarea trip generation procedure to OCTAM base year socioeconomic data
 - o *Compare results between OCTAM and Subarea trip generation models as specified in **Section 5.1**.*

Intent: This comparison will illustrate differences in results between the subarea and OCTAM trip generation programs/methodologies, and help reconcile significant differences, if any. It should be noted that the base year may vary between subarea models and OCTAM. Subarea models have the discretion to identify an appropriate base year considering issues such as date of traffic counts or traffic count program and land use database information. For this task, differing base years between OCTAM and subarea models will not be an issue as the purpose of this task is to apply the subarea trip generation procedure to the OCTAM base year socioeconomic data.

3. Apply subarea trip generation procedure to local land use/socioeconomic data and run the entire subarea model set.
 - o *Compare results as specified in the following sections.*

Intent: This comparison will show the impact of differences between the OCTAM and the subarea model using local land use/socioeconomic data.

Future Year Projections

Consistency procedures similar to the base year comparisons shall be made to benchmark future year projections.

5.1 Trip Generation

The trip generation methodology and supporting computer programs shall be fully documented as described in **Section 5.5**. Trip generation shall be compared at two geographical levels: the primary modeling area and the entire modeling area. **Table 5-1** provides a format for comparing trip generation between OCTAM and the subarea model for the primary modeling area. **Table 5-2** compares OCTAM and subarea trip generation by RSAs and CAAs. This comparison is only necessary for RSAs and CAAs that are impacted by the subarea trip generation process. The trip productions and trip attractions of the subarea model should be considered consistent with OCTAM if the Base Year is within ten percent (10%) of the OCTAM trip productions and attractions summaries. As previously noted, any deviations greater than ten percent must be justified and documented thoroughly. The ten percent threshold, which is an industry standard often applied to the comparison of daily screenline forecast volume to count volume, has been assumed as a reasonable target for comparison to OCTAM model output for consistency purposes.

It should be noted that the subarea model base year may differ from the OCTAM base year. A base year variance requires consideration regarding comparisons to the OCTAM base year for each model component. Subarea model documentation should discuss potential impacts to the comparison results considering different model base years. Comparisons of State Highway System or local circulation system historical daily traffic count data can provide some insight as to potential changes that may arise from comparisons amongst differing base years.

Subarea models may require consideration of special generators in the trip generation process. OCTAM incorporates special generators for the following facilities:

- Huntington State Beaches
- John Wayne Airport
- University of California at Irvine

Various other trip generators may require a specialized approach to accurately forecast trip activity. Subarea models should clearly document any special generators incorporated into the subarea model trip generation component and justify special generator trip rate assumptions.

Table 5-1 Trip Generation Comparison (Primary Modeling Area)

OCTAM TAZ	SUBAREA TAZ	OCTAM		SUBAREA MODEL		% DIFFERENCE	
		PROD.	ATTR.	PROD.	ATTR.	PROD.	ATTR.
1500	100	7000	5750	2500	2000		
	101			2000	1500		
	102			3000	2500		
Subtotal		7000	5750	7500	6000	7.1%	4.3%
1550	103	5050	4500	2150	1975		
	104			3000	2650		
Subtotal		5050	4500	5150	4625	2.0%	2.8%

Table 5-2 Trip Generation Comparison (RSAs and CAAs Impacted by Change)

RSA	CAA	OCTAM		SUBAREA		% DIFFERENCE	
		PROD.	ATTR.	PROD.	ATTR.	PROD.	ATTR.

5.2 Trip Distribution

The trip distribution modeling methodology and supporting computer programs shall be fully documented as described in **Section 5.5. Table 5-3** through **Table 5-5** provide a format for comparing the subarea vehicle trip table with OCTAM. The subarea trip distribution model should be considered consistent with OCTAM if all trip interchanges in **Table 5-5** are within ten percent (10%). As previously noted, any deviations greater than ten percent must be justified and documented thoroughly.

This comparison shall be made with the final subarea trip table for both the base year and horizon year projections. The purpose of this comparison is to evaluate and understand differences, if any, between OCTAM and the subarea model.

Table 5-3 Trip Distribution Summary (Subarea Model)

[PROD↓][ATTR→]	RSA - A	RSA - B	RSA - C	RSA - D	RSA - E	RSA - F	RSA - G	RSA - H	RSA - I	RSA - J	TOTAL PRODUCTIONS
RSA - A											
RSA - B											
RSA - C											
RSA - D											
RSA - E											
RSA - F											
RSA - G											
RSA - H											
RSA - I											
RSA - J											
TOTAL ATTRACTIONS											

Table 5-4 Trip Distribution Summary (OCTAM)

[PROD↓][ATTR→]	RSA - A	RSA - B	RSA - C	RSA - D	RSA - E	RSA - F	RSA - G	RSA - H	RSA - I	RSA - J	TOTAL PRODUCTIONS
RSA - A											
RSA - B											
RSA - C											
RSA - D											
RSA - E											
RSA - F											
RSA - G											
RSA - H											
RSA - I											
RSA - J											
TOTAL ATTRACTIONS											

Table 5-5 Trip Distribution Summary (% Difference)

[PROD↓][ATTR→]	RSA - A	RSA - B	RSA - C	RSA - D	RSA - E	RSA - F	RSA - G	RSA - H	RSA - I	RSA - J	TOTAL PRODUCTIONS
RSA - A											
RSA - B											
RSA - C											
RSA - D											
RSA - E											
RSA - F											
RSA - G											
RSA - H											
RSA - I											
RSA - J											
TOTAL ATTRACTIONS											

5.3 Mode Choice (If Applicable)

The mode choice modeling methodology and supporting computer programs shall be fully documented as described in Section 5.5. The mode choice model outputs shall be summarized by RSAs, as well as by the primary modeling area. Comparison shall be made between the subarea model and OCTAM. **Table 5-6** through **Table 5-8** provide a format for this comparison. The subarea mode choice model (or factored modal shares) should be considered consistent with OCTAM if all modal trips are within ten percent (10%). As previously noted, any deviations greater than ten percent must be justified through clear documentation.

Note: This comparison is not required if the subarea modeling methodology in Chapter 3 is followed.

Table 5-6 Mode Choice Model Summary (Subarea Model)

ZONE	VEHICLE OCCUPANCY			TRANSIT	NON-MOTORIZED
	SINGLE	2-PERSON	3 OR MORE		
PRIMARY					
RSA - A					
RSA - B					
RSA - C					
RSA - D					
RSA - E					
RSA - F					
RSA - G					
RSA - H					
RSA - I					
RSA - J					
TOTAL					

Table 5-7 Mode Choice Model Summary (OCTAM)

ZONE	VEHICLE OCCUPANCY			TRANSIT	NON-MOTORIZED
	SINGLE	2-PERSON	3 OR MORE		
PRIMARY					
RSA - A					
RSA - B					
RSA - C					
RSA - D					
RSA - E					
RSA - F					
RSA - G					
RSA - H					
RSA - I					
RSA - J					
TOTAL					

Table 5-8 Mode Choice Model Summary (% Difference)

ZONE	VEHICLE OCCUPANCY			TRANSIT	NON-MOTORIZED
	SINGLE	2-PERSON	3 OR MORE		
PRIMARY					
RSA - A					
RSA - B					
RSA - C					
RSA - D					
RSA - E					
RSA - F					
RSA - G					
RSA - H					
RSA - I					
RSA - J					
TOTAL					

5.4 Trip Assignment

The trip assignment modeling methodology and application of supporting computer programs shall be fully documented as described in **Section 5.5**. Trip assignment consistency findings shall be based screenlines, as described in **Section 5.4.1**. Screenline comparisons shall compare OCTAM post-assignment model adjusted forecast traffic volumes to the subarea model forecast volumes. A clear distinction as to whether the subarea model forecast volumes have been adjusted must be provided. If a post-assignment model adjustment process is applied to subarea assignment results, the adjusted volumes shall be compared to OCTAM.

5.4.1 Screenline Validation

For comparison purposes, screenlines will minimally be established at the westerly, easterly, northerly, and southerly extremes of the primary modeling area boundary. In addition, a longitudinal and latitudinal screenline crossing at approximately the center of the primary modeling area shall also be minimally used to compare the subarea model ADT with OCTAM. **Figure 5-1** shows an example of how the screenline locations should be established. The total ADT of each subarea screenline should be within ten percent (10%) of the corresponding OCTAM screenline as defined by industry standards. NCHRP 255 provides more detailed screenline standards based on total screenline traffic flow and these can be referenced as appropriate. As previously noted, any deviations greater than ten percent must be justified and documented thoroughly. **Table 5-9** provides an example of how the screenlines shall be compared. Each circulation system segment that crosses a screenline should be reported in the comparison table. While independent arterials or freeway segments may deviate significantly from OCTAM, the detailed summaries assist OCTA in further refining the regional model to local conditions as warranted.

As the objective in subarea model validation is to compare existing forecast volumes to traffic count volumes, every effort should be made to obtain appropriate existing traffic count volumes across the model screenlines. Traffic counts should correspond to the base year of the subarea model. Subarea models are responsible for the collection of traffic count data but it should be noted that OCTA maintains a traffic count database that is available as necessary to potentially supplement traffic count programs to obtain existing traffic count data to validate subarea models. The screenline validation must clearly note the subarea and OCTAM base years and document potential validation implications associated with a potential base year inconsistency. If adjustments are made to count or forecast volumes to ensure an appropriate comparison between OCTAM and subarea model forecasts, these adjustments must be clearly documented and justified.

5.5 Full Disclosure Documentation

The subarea modeling methodology must be fully documented and include all the information necessary to replicate validation of the base year subarea model by OCTA. All information used for subarea model development and application are to

be disclosed for purposes of corroborating model validation. This includes the full subarea model stream, if requested. No “black-box” model will be accepted. Since the current modeling methodology is based on application of independently developed sequential models, each model set must be validated independently. However, aggregate application of the sequential models may require the need to revalidate the models with empirical data using sound statistical procedures. In any event, the validation of the subarea model must be fully documented before any consistency findings can be made.

5.5.1 Computer Files/Programs (For Model Corroboration)

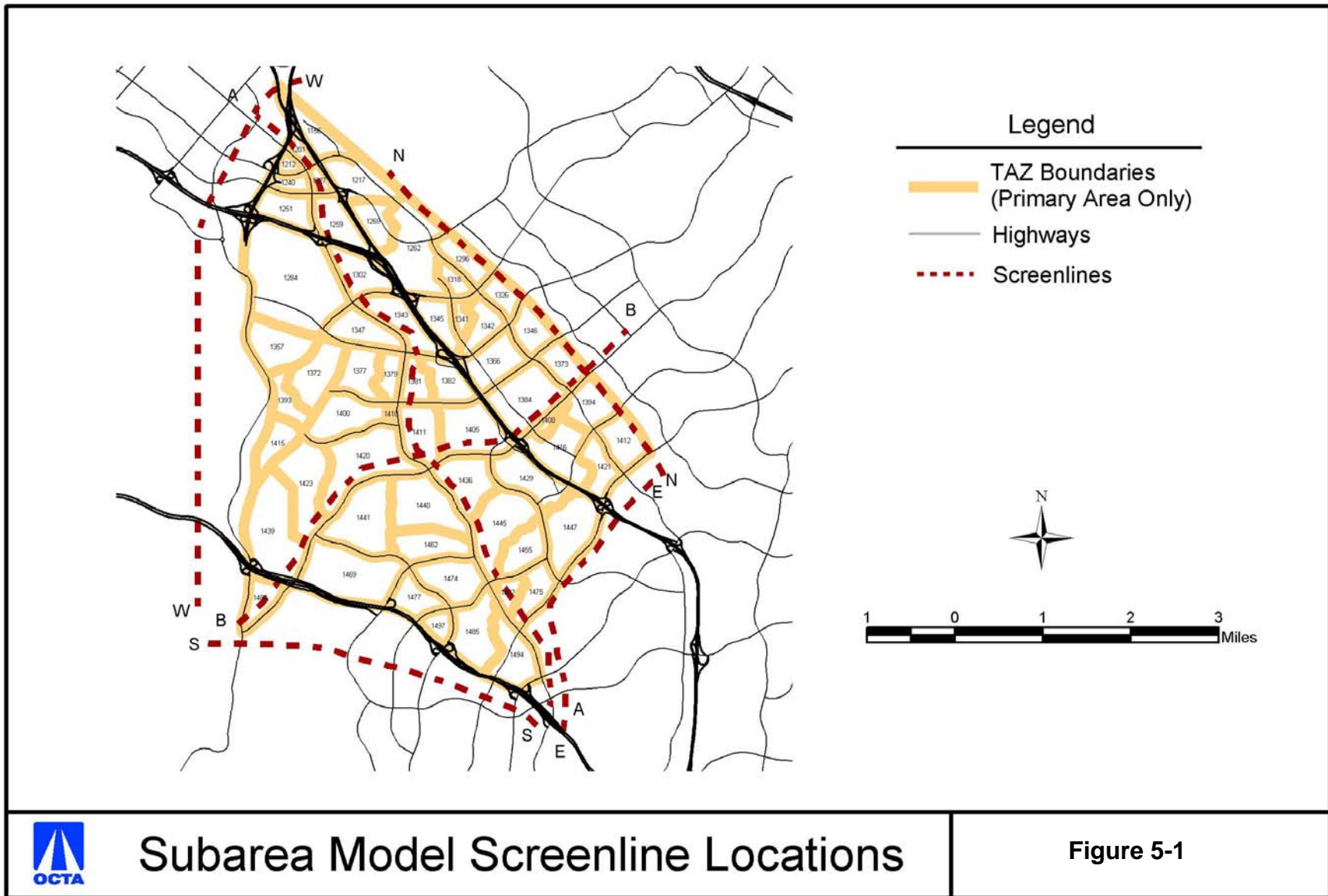
The purpose of this Section is to encourage standardization of subarea modeling procedures as well as the modeling software used in subarea models. Standardization facilitates OCTA review of subarea models and provides an environment to readily share data and software development products between agencies. As noted previously, OCTAM is currently based on the TRANPLAN modeling software system. SCAG has recently transitioned to the TransCAD modeling software system. While the majority of historical models throughout the SCAG region are TRANPLAN-based models, most current regional or subregional models are being developed or transitioned to TransCAD. OCTA is currently in the process of converting to the TransCAD modeling environment. This conversion should not affect how subarea models are applied in Orange County. OCTA will continue to support TRANPLAN based subarea models.

In order to corroborate modeling results, the input highway network and trip tables used for trip assignment shall be provided in an appropriate format compatible with the OCTAM software platform or ASCII formats that are compatible with OCTA’s computer environment. Other computer files (GIS layer of subarea TAZs, if available) that OCTA deems necessary to corroborate the subarea baseline and benchmark runs must also be provided. Subarea models that use modeling software other than that being applied by the current version of OCTAM may be required to provide sensitivity test runs specified by OCTA for purposes of corroborating the subarea modeling results.

Table 5-9 Trip Assignment Screenline Comparison

SCREENLINE	(1) COUNTS	(2) OCTAM/ SUBAREA	(3) OCTAM	(4) SUBAREA	% DIFFERENCES				
					(1) Vs. (2)	(2) Vs. (3)	(1) Vs. (3)	(1) Vs. (4)	(3) Vs. (4)
TOTAL (Westerly)									
TOTAL (Easterly)									
TOTAL (Northerly)									
TOTAL (Southerly)									
TOTAL (Longitudinal)									
TOTAL (Latitudinal)									

Note: (2) OCTAM/SUBAREA is OCTAM Trip Tables applied to subarea network.



Subarea Model Screenline Locations

Figure 5-1

6. CERTIFICATION PROCESS

All subarea models sanctioned for use in OCTA's mandated programs must be certified by OCTA for consistency with OCTAM. The certification will be in effect until significant changes are made to either the OCTAM or the subarea model, whichever occurs first. For purposes of this guidelines manual, subarea models should be updated with new OCTAM/OCP data if one of the following conditions are met:

- A. If a change of greater than $\pm 10\%$ occurs on roadway links at the subarea model primary area boundary, when comparing the OCP version used in the subarea model versus the most current OCP. OCTAM will be used to make this comparison.

- Notes:
1. OCP will be compared for the horizon year projections, which may differ between OCP versions. For example, the horizon year for OCP-2006 is 2030 and the horizon year for OCP-2010 is 2035.
 2. For purposes of the $\pm 10\%$ threshold criteria, only links with volumes greater than 10,000 will be compared.
 3. Certified subarea models that have been developed/updated within a year after OCTAM has been updated with the current OCP, may be exempt from the above requirements provided that the subarea model addresses the issue with an OCTA approved methodology.

- B. It is recommended that subarea models be updated at least once every five years with new OCTAM/OCP data and revalidated with current traffic counts. Application of subarea models for competitive funding programs or MPAH related purposes requires the use of data consistent with the current version of OCTAM and subarea model re-certification.

Subarea model updates do not require detailed consistency finding documentation. If minor updates to a subarea model are performed such as updating the subarea model base year through a revised validation exercise, incorporation of an updated OCP dataset or refinement of a specific model component, concise documentation should be submitted to OCTA for a re-certification finding. The re-certification documentation should include specific documentation associated with the subarea model update and refined certification comparisons with any supporting justification discussion as necessary to assist OCTA in a determination of consistency.

Subarea models that are found consistent with OCTAM, as determined by requirements in Chapter 5, will receive a written certification (or re-certification) of consistency. Subarea models that are found to be inconsistent with OCTAM will be provided with suggestions on how to make the model consistent. Subarea models that are not updated in a timely manner may be scrutinized in greater detail to ensure consistency with OCTAM. However, it is the cities' ultimate responsibility to resolve the consistency issues as outlined in this subarea modeling guidelines. The city may request that unresolved or disputed issues be referred to an appeal process. While OCTA may certify that a model is consistent with OCTAM, OCTA

does not assume responsibility for subarea model forecasts. Subarea model forecasts that are developed and/or released based on a model that has been refined subsequent to a certification finding and prior to a re-certification finding should not be advertised as output from a model consistent with OCTAM. OCTA may not recognize forecasts from a refined model if refinements have been made subsequent to a finding of consistency.

As noted in Section 1.3, careful consideration should support the decision to develop a subarea model. As OCTAM can be applied for a wide variety of projects, development of a subarea model assumes that a model will provide lasting utility. Maintenance of a local model through the update process noted above requires resources and these should be considered when deciding whether to develop a subarea model.

6.1 *Appeal Process*

A Technical Review Committee will be established to review disputes on subarea model consistency findings and make recommendations to OCTA. The Technical Review Committee will be comprised of OCTA staff, representatives from two Orange County cities and two modeling consultants representing the private sector if feasible. OCTA will make the selection based on local/regional modeling knowledge and expertise, with concurrence from the Orange County Modeling Technical Advisory Committee.

Step 1

The agency/consultant provides OCTA with comprehensive documentation of the subarea model and submits the model for review by OCTA. If necessary, OCTA will meet with the agency/consultant to discuss any modeling/data issues. OCTA will provide a finding of consistency or document specific issues hindering a consistency finding following evaluation of the subarea model. If the subarea model is found to be inconsistent with OCTAM, it shall be modified to be consistent. OCTA will make every effort to provide timely subarea model reviews.

Step 2

The agency/consultant that submitted a subarea model under dispute will be given an opportunity to present their case to the Technical Review Committee. The committee evaluates the issues and makes a recommendation to OCTA. Committee reviews will be performed in a timely fashion in coordination with the subarea model sponsoring agency/consultant.

Step 3

OCTA receives the Technical Review Committee's recommendation, reevaluates the issues, and makes a final decision on consistency findings.

REFERENCES

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3. Deakin/Harvey/Skabardonis, *A Manual of Transportation-Air Quality Modeling for Metropolitan Planning Organizations*, prepared for the National Association of Regional Councils, 1993.
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7. Orange County Transportation Authority, *2001 On-Board Bus Passenger Surveys*, OCTA, 2002.
8. Orange County Transportation Authority, *OCTAM 3.0 Summary Documentation and Validation Report*, March 2000.
9. Orange County Transportation Authority, *OCTAM 3.01 Addendum to the OCTAM 3.0 Summary Documentation and Validation Report*, November 2000.
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12. Orange County Transportation Authority, *OCTAM 3.3 Model Documentation Addendum to the OCTAM 3.1 Summary Documentation*, September 2009.
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14. NuStats, Year 2000 Post-Census Regional Travel Survey, Southern California Association of Governments, 2003.
15. Transportation Research Board National Cooperative Highway Research Program Report 255.
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APPENDIX A

OCTAM Socioeconomic Zonal Variables

OCTAM SOCIOECONOMIC ZONAL VARIABLES

OCTAM 2.5 - OCTAM 3.2

Resident Population: Total persons excluding institutionalized persons in census-defined group quarters.

Employed Residents: Total employed persons 16 years and over (including part-time workers, self-employed workers and unpaid family workers).

Median Income: Median household income in 1989 dollars.

Single-Family Dwelling Units (SDU): Occupied single-family detached housing units.

Multiple-Family Dwelling Units (MDU): Occupied multi-family housing units.

Total Dwelling Units: Total occupied housing units.

Group Quarters: Only persons in non-institutionalized group quarters. (Not used in OCTAM).

Household Size: Average persons per total occupied housing unit.

Auto Ownership: Total number of vehicles available per household. Only required for years 1990 and 1995 (OCTAM includes an auto ownership sub-model).

Total Employment: All employees including military personnel, civilian personnel and self-employed.

Retail Employment: All employees in occupation categories listed under Standard Industrial Classification (SIC) Division G, major groups 52-59.

Service Employment: All employees in occupation categories listed under SIC Divisions I, major groups 70-89.

Other Employment: Total Employment excluding Retail and Service Employment.

School Enrollment: Total number of students attending public and private elementary, junior high, and high schools.

University Enrollment: Total number of students attending major public and private colleges and universities.

Zonal Area: Total acreage of zone.

Licensed Drivers: Total number of licensed drivers. (Not used in OCTAM)

OCTAM SOCIOECONOMIC ZONAL VARIABLES

OCTAM 3.3

Resident Population: Total persons excluding institutionalized persons in census-defined group quarters.

Employed Residents: Total employed persons 16 years and over (including part-time workers, self-employed workers and unpaid family workers).

Median Income: Median household income in 1989 dollars.

Single-Family Dwelling Units (SDU): Occupied single-family detached housing units. **Multiple-Family Dwelling Units (MDU):** Occupied multi-family housing units.

Note: SCAG no longer supports SDU and MDU so these will no longer be available external to Orange County.

Total Dwelling Units: Total occupied housing units.

Group Quarters: Only persons in non-institutionalized group quarters. (Not used in OCTAM).

Household Size: Average persons per total occupied housing unit.

Auto Ownership: Total number of vehicles available per household. Only required for years 1990 and 1995 (OCTAM includes an auto ownership sub-model).

Total Employment: All employees including military personnel, civilian personnel and self-employed.

Retail Employment: Coordinate with OCTA on specifics of Retail Employment classifications.

Service Employment: Coordinate with OCTA on specifics of Service Employment classifications.

Other Employment: Coordinate with OCTA on specifics of Other Employment classifications.

School Enrollment: Total number of students attending public and private elementary, junior high, and high schools.

University Enrollment: Total number of students attending major public and private colleges and universities.

Zonal Area: Total acreage of zone.

Licensed Drivers: Total number of licensed drivers. (Not used in OCTAM)

APPENDIX B

Housing Unit Vacancy By City

Note: The vacancy rates used in OCP-2004 are based on the 2000 U.S. Census data and applied at the census tract level.

HOUSING UNIT VACANCY BY CITY
OCTAM 3.2

CITY	2000 Vacancy	2030 Vacancy
ALISO VIEJO	2.7%	1.7%
ANAHEIM	2.7%	1.6%
BREA	1.9%	1.3%
BUENA PARK	2.1%	1.3%
COSTA MESA	2.9%	1.5%
CYPRESS	2.3%	1.3%
DANA POINT	8.1%	3.5%
FOUNTAIN VALLEY	1.6%	0.8%
FULLERTON	2.6%	1.4%
GARDEN GROVE	1.9%	1.2%
HUNTINGTON BEACH	2.6%	1.4%
IRVINE	4.8%	2.3%
LA HABRA	2.5%	1.4%
LA PALMA	2.0%	1.1%
LAGUNA BEACH	11.2%	4.9%
LAGUNA HILLS	2.9%	1.4%
LAGUNA NIGUEL	2.8%	1.4%
LAGUNA WOODS	7.5%	4.2%
LAKE FOREST	2.1%	1.1%
LOS ALAMITOS	1.8%	1.4%
MISSION VIEJO	1.7%	1.1%
NEWPORT BEACH	10.9%	4.4%
ORANGE	2.3%	1.2%
PLACENTIA	1.8%	1.1%
RANCHO SANTA MARGARITA	1.7%	0.9%
SAN CLEMENTE	6.0%	2.9%
SAN JUAN CAPISTRANO	3.1%	1.8%
SANTA ANA	2.1%	1.3%
SEAL BEACH	8.5%	4.4%
STANTON	2.2%	1.2%
TUSTIN	5.9%	1.6%
Unincorporated	4.9%	2.2%
VILLA PARK	3.5%	1.6%
WESTMINSTER	2.0%	1.1%
YORBA LINDA	1.5%	1.2%

Source: OCP 2004

HOUSING UNIT VACANCY BY CITY
OCTAM 3.3

CITY	2008 Vacancy	2035 Vacancy
ALISO VIEJO	2.7%	2.3%
ANAHEIM	2.7%	2.5%
BREA	1.8%	1.5%
BUENA PARK	2.0%	1.7%
COSTA MESA	3.0%	2.7%
CYPRESS	2.3%	2.2%
DANA POINT	7.8%	7.6%
FOUNTAIN VALLEY	1.6%	1.3%
FULLERTON	2.5%	2.1%
GARDEN GROVE	1.9%	1.6%
HUNTINGTON BEACH	2.7%	2.4%
IRVINE	4.1%	3.0%
LA HABRA	2.5%	2.2%
LA PALMA	1.6%	1.5%
LAGUNA BEACH	11.1%	10.8%
LAGUNA HILLS	3.0%	2.7%
LAGUNA NIGUEL	2.7%	2.3%
LAGUNA WOODS	7.5%	7.1%
LAKE FOREST	2.0%	1.9%
LOS ALAMITOS	1.9%	1.6%
MISSION VIEJO	1.9%	1.7%
NEWPORT BEACH	11.0%	10.1%
ORANGE	2.1%	1.8%
PLACENTIA	1.8%	1.7%
RANCHO SANTA MARGARITA	1.6%	1.3%
SAN CLEMENTE	5.3%	5.0%
SAN JUAN CAPISTRANO	3.3%	3.0%
SANTA ANA	2.0%	1.8%
SEAL BEACH	8.4%	8.1%
STANTON	2.1%	1.8%
TUSTIN	2.9%	2.3%
Unincorporated	3.1%	2.5%
VILLA PARK	2.8%	2.4%
WESTMINSTER	1.9%	1.5%
YORBA LINDA	1.6%	1.3%

Source: Draft OCP 2010

APPENDIX C

Typical Employment Conversion Factors

**TYPICAL EMPLOYMENT CONVERSION FACTORS
(June 2001)**

Land Use Category	Conversion Rates Range	Employment Type (Percentage Ranges)		
		Retail	Service	Other
Commercial	2.25 – 2.75 employees/TSF ¹	60% - 90%	10% - 40%	0% – 5%
Office/Office Park	3.00 – 4.00 employees/TSF	0% – 5%	20% – 30%	65% - 80%
R&D/Light Industrial/Business Park	2.50 – 3.50 employees/TSF	0% – 5%	0% - 30%	60% - 100%
Heavy Industrial	2.00 – 2.50 employees/TSF	0%	0%	100%
Warehouse	1.00 – 2.00 employees/TSF	0%	0%	100%
Restaurant	3.00 – 5.00 employees/TSF	100%	0%	0%
Medical Office/Post-Office/Bank	3.50 – 4.50 employees/TSF	0% - 10%	70% - 100%	0% – 20%
Government Office/Civic Center	3.00 – 4.00 employees/TSF	0% – 5%	50% - 70%	25% – 50%
Hospital	2.50 – 3.00 employees/TSF	0%	70% - 80%	20% – 30%
Library/Museum	1.50 – 2.50 employees/TSF	0%	100%	0%
Hotel/Motel	0.75 – 1.25 employees/room	0% - 10%	70% - 80%	10% – 30%
Schools	0.08 – 0.12 employees/student	0%	0%	100%
Golf Course	0.50 – 0.70 employees/acre	0% - 10%	90% - 100%	0%
Developed Park/Athletic Fields	0.20 – 0.40 employees/acre	0%	80% - 100%	0% – 20%
Park	0.05 – 0.10 employees/acre	0%	80% - 100%	0% – 20%
Agricultural	0.01 – 0.05 employees/acre	0%	0%	100%

¹ Thousands of Square Feet

APPENDIX D

Socioeconomic Data Trip Rates

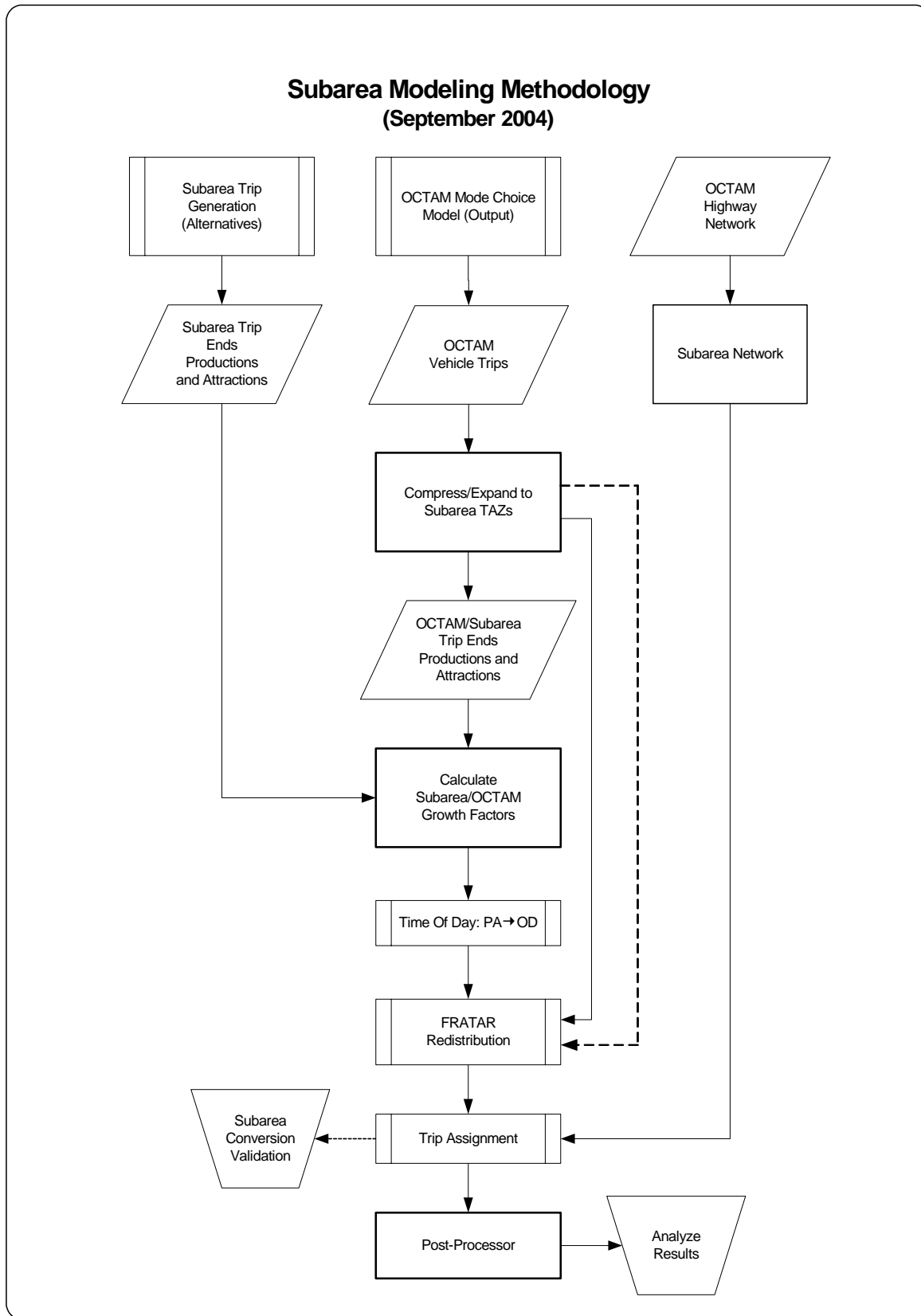
**SOCIOECONOMIC DATA TRIP RATES
(June 2001)**

VARIABLE	Single Family Residential	Multi Family Residential	Population	Employed Residents	Income (Million \$)	Retail Employment	Service Employment	Other Employment	School Enrollment (Student)	Univ./College Enrollment
PRODUCTION TRIP RATES										
HBW	0.00	0.00	0.00	1.27	0.00	0.00	0.00	0.00	0.00	0.00
WBO	0.00	0.00	0.00	0.00	0.00	1.83	1.07	1.01	0.00	0.00
HBO	1.05	0.60	0.24	0.00	13.00	0.00	0.00	0.00	0.00	0.00
HBS	0.89	0.46	0.11	0.00	11.00	0.00	0.00	0.00	0.00	0.00
OBO	0.44	0.43	0.00	0.00	2.00	5.20	1.08	0.24	0.00	0.20
HBUniv	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00
HBSch	0.00	0.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ATTRACTION TRIP RATES										
HBW	0.10	0.10	0.00	0.00	0.00	1.24	1.24	1.26	0.00	0.00
WBO	0.25	0.25	0.00	0.00	0.00	3.44	0.60	0.54	0.00	0.20
HBO	0.40	0.39	0.00	0.00	1.00	3.46	0.90	0.10	0.00	0.00
HBS	0.00	0.00	0.00	0.00	0.00	5.54	0.00	0.00	0.00	0.00
OBO	0.41	0.45	0.00	0.00	2.00	4.84	1.10	0.20	0.00	0.20
HBUniv	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.91
HBSch	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.88	0.00
DAILY	3.54	2.68	0.54	1.27	29.00	25.55	5.99	3.35	0.88	1.51

Note: These trip rates were developed by Urban Crossroads in corroboration with Austin-Foust Associates and OCTA.

APPENDIX E

Subarea Modeling Methodology (Flow Chart)



APPENDIX F

Subarea Model Consistency Review Checklist



Subarea Model Consistency Review Checklist

City Traffic Analysis Model -- DATE

Consistency Areas	Included	Meets Consistency Requirement	Comments
I. Existing Subarea Infrastructure Verification			
1. Model Input Data Consistency			
a. Zone Structure			
b. Existing Model Network			
c. Future Model Network			
2. Trip Generation Consistency			
a. Subarea TG Procedure with Base Year OCTAM SED			
3. Screenline Comparison To OCTAM*			
a. Existing			
b. Future			
II. Subarea Existing Baseline Model			
1. Socioeconomic Data			
a. Comparison to OCTAM (P Primary Modeling Area)			
b. Comparison to OCTAM (E External Modeling Area)			
2. Trip Generation			
a. Comparison to OCTAM (P Primary Modeling Area)			
b. Comparison to OCTAM (R RSAs and CAAs)			
3. Trip Distribution			
a. Comparison to OCTAM			
4. Mode Choice			
a. Comparison to OCTAM			
5. Trip Assignment			
a. Screenline Comparison to OCTAM			
III. Subarea Future Baseline Model			
1. Trip Generation			
a. Comparison to OCTAM (P Primary Modeling Area)			
b. Comparison to OCTAM (R RSAs and CAAs)			
2. Trip Distribution			
a. Comparison to OCTAM			
3. Mode Choice			
a. Comparison to OCTAM			
4. Trip Assignment			
a. Screenline Comparison to OCTAM			
b. Post-Processing Methodology			
IV. Full Subarea Model Disclosure Documentation			
a. Computer Files/Programs			
*Assignment of OCTAM Trip Tables (disaggregated to the Subarea zone structure) to the Subarea Network			