June 12, 2014

Mr. Mark Ladeda
Monterra Properties, LLC
55075 Monroe Street
La Quinta, CA 92253

Subject: Monterra Properties Tract 32742 Project Trip Generation Analysis, City of La Quinta

Dear Mr. Ladeda,

TJW ENGINEERING, INC. (TJW) is pleased to submit this trip generation analysis for the proposed Monterra Properties Tract 32742 single-family residential project located in the City of La Quinta. The proposed project consists of 40 single family dwelling units. The proposed residential community would have access to Brown Deer Park, a private street within the PGA West Greg Norman golf course gated community, as well as exit-only, right-turn only access on Monroe Street. The proposed project site is currently vacant.

The proposed site plan is included in ***Appendix A.***

Methodology

In order to determine the project's anticipated trip generation, *Institute of Transportation Engineers (ITE) 9th Edition* trip generation rates were utilized. The analysis calculates the AM peak hour trips, PM peak hour trips and average daily trips (ADT) forecast to be generated by the proposed project land use.

Table 1 shows the *ITE* rates used to calculate forecast gross trip generation of the proposed project. The traffic generation of the proposed project, based on these rates is also shown in ***Table 1***.

Table 1
Proposed Project Trip Generation

Land Use (ITE Code)	Unit	AM Peak Hour			PM Peak Hour			Daily Trips
		In	Out	Total	In	Out	Total	
Trip Generation Rates (ITE 9th Edition)								
Single Family Residential (110)	DU	0.19	0.56	0.75	0.63	0.37	1.00	9.52
Project Vehicle Trips								
Single Family Homes	**40**	8	22	30	25	15	40	381

Note: DU = Dwelling Units
Source: ITE Trip Generation, 9th Edition (2012)

As shown in ***Table 1***, the proposed project is forecast to generate 30 AM peak hour trips, 40 PM peak hour trips and 381 daily trips.

The project site is within the PGA West Greg Norman golf course gated community. Project trips will generally utilize the community's gates on Kingston Heath and Tumberry Brown as well as the project's exit-only location onto Monroe Street. ***Exhibit A*** shows the forecast trip distribution of proposed project trips, and ***Exhibit B*** shows the forecast trip assignment of project generated trips.

The City of La Quinta's traffic study requirements require traffic studies be prepared when a proposed project is anticipated to generate 50 or more peak hour trips in either the AM or the PM peak hour. As shown in ***Table 1***, the proposed project is forecast to generate 31 AM peak hour trips and 40 PM peak hour trips, below the threshold for preparation of a traffic impact analysis. Therefore no further traffic analysis is required per City of La Quinta guidelines.

However, City of La Quinta staff requested that average daily traffic (ADT) counts be collected on select streets within the existing development to understand the changes to the level of traffic on the local streets within the development as a result of the proposed project.

Table 2 shows the existing ADT on Brown Deer Park west of the project site, and on Tumberry Brown southeast of the project site. Detailed ADT counts are provided in **Appendix B.**

Table 2
Average Daily Traffic Volumes

Roadway Segment	Existing ADT	Project ADT	Existing Plus Project ADT
Brown Deer Park	199	152	351
Tumberry Brown	138	191	329

As shown in ***Table 2***, existing ADT on the local streets within the PGA West Greg Norman golf course gated community are very low since the entire existing community is approximately 187± single family homes. The proposed project will approximately double ADT on the roadway segments counted, since the proposed 40 home community will primarily be served by the two local streets surveyed. However, even with the proposed project, volumes on the local streets will still be very low. Based on the 9,000 ADT capacity of a local street in the City of La Quinta traffic engineering guidelines, a local street carrying up to 5,400 vehicles per day would be considered operating at LOS A. The local streets within the development are expected to carry less than 400 vehicles per day with the proposed project.

Please feel free to call us at (949) 878-3509 if you have any questions regarding this analysis.

Sincerely,

Thomas Wheat, PE, TE
Principal
TJW Engineering, Inc.

Registered Civil Engineer *#69467*
Registered Traffic Engineer *#2565*

Jeffrey Weckstein
Transportation Planner
TJW Engineering, Inc.

Legend:

- - - Project Boundary

XX% Percent Trip Distribution

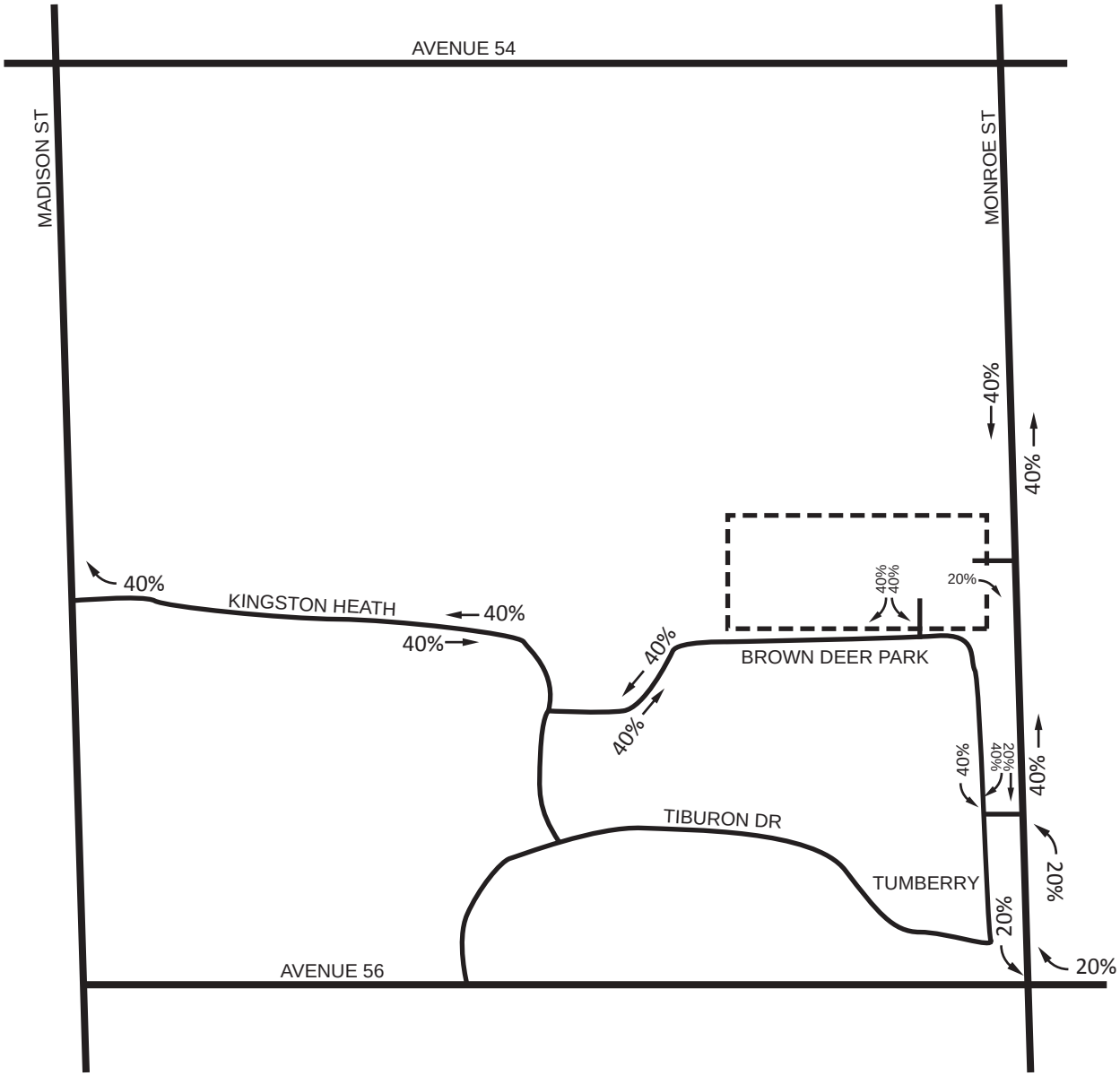


Exhibit A: Proposed Project Trip Distribution

MPL-14-001 Monterra Traffic Memo - June 2014

Not to Scale

Legend:

XX/XX - AM/PM Peak Hour Volume

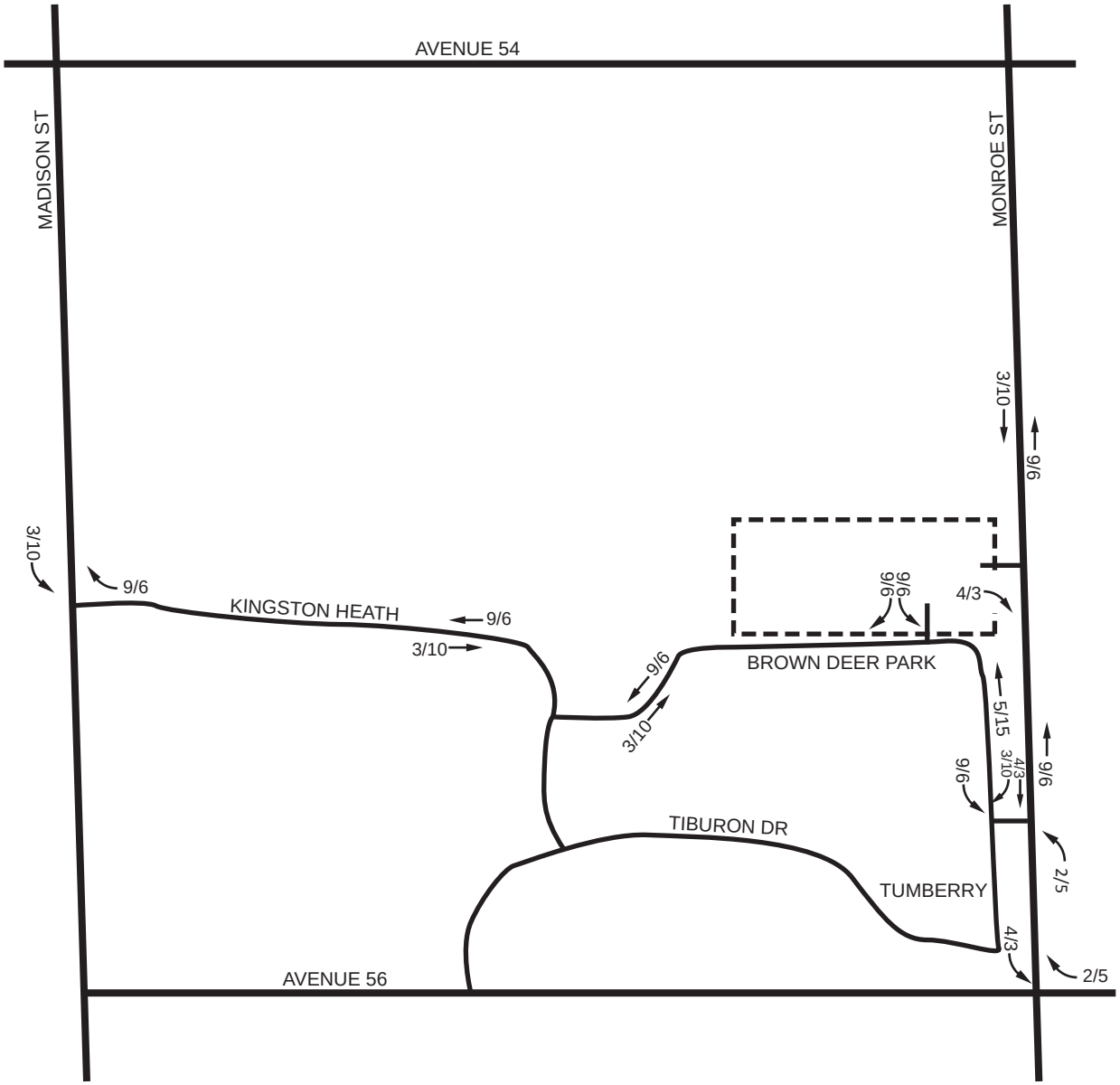


Exhibit B: Proposed Project Trip Assignment

MPL-14-001 Monterra Traffic Memo - June 2014

Not to Scale

Appendices

APPENDIX A

SITE PLAN

IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

AMENDED TRACT NO. 32742

BEING A SUBDIVISION OF A PORTION OF TRACT NO. 32742, RECORDED IN BOOK 427, PAGES 61 THROUGH 64, INCLUSIVE, OF MAPS, AND SITUATED IN THE NORTH 1/2 OF NORTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 7 EAST, S.B.B.M.

HEITEC CONSULTING

JANUARY 2014

0 30 60 120 240

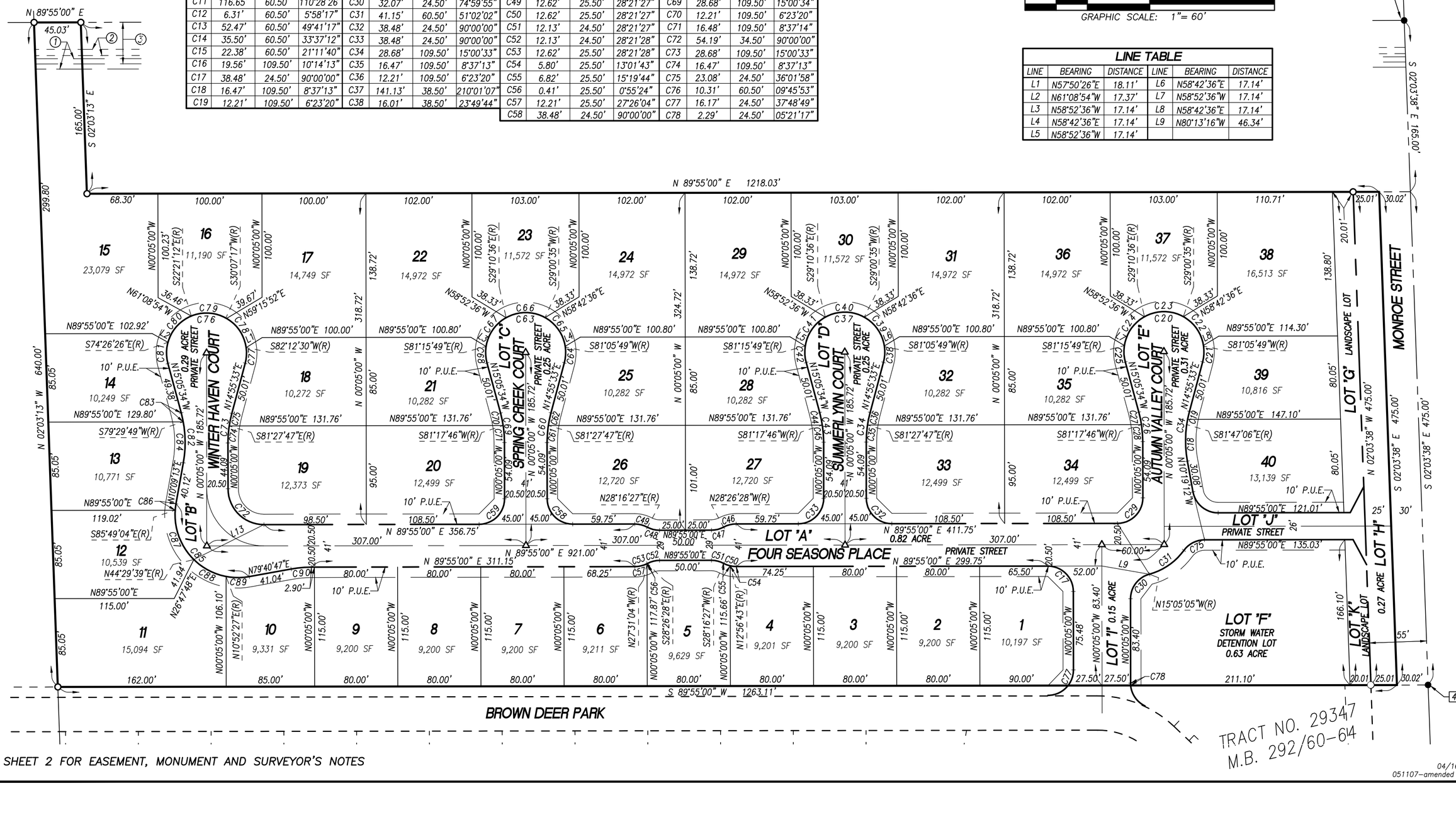
GRAPHIC SCALE: 1"= 60'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA
C1	12.21'	109.50'	6°23'20"	C20	141.13'	38.50'	210°01'07"	C39	35.00'	38.50'	52°05'14"	C59	38.48'	24.50'	90°00'00"
C2	141.13'	38.50'	210°01'07"	C21	16.01'	38.50'	23°49'44"	C40	39.10'	38.50'	58°11'11"	C60	28.68'	109.50'	15°00'33"
C3	15.27'	38.50'	22°43'03"	C22	35.00'	38.50'	52°05'14"	C41	35.00'	38.50'	52°05'13"	C61	16.47'	109.50'	8°37'13"
C4	35.00'	38.50'	52°05'13"	C23	39.10'	38.50'	58°11'11"	C42	16.01'	38.50'	23°49'45"	C62	12.21'	109.50'	6°23'20"
C5	35.26'	38.50'	52°28'29"	C24	35.00'	38.50'	52°05'13"	C43	28.68'	109.50'	15°00'34"	C63	141.13'	38.50'	210°01'07"
C6	35.00'	38.50'	52°05'14"	C25	16.01'	38.50'	23°49'45"	C44	12.21'	109.50'	6°23'20"	C64	16.01'	38.50'	23°49'44"
C7	20.60'	38.50'	30°39'08"	C26	28.69'	109.50'	15°00'34"	C45	16.47'	109.50'	8°37'14"	C65	35.00'	38.50'	52°05'14"
C8	48.25'	109.50'	25°14'47"	C27	12.21'	109.50'	6°23'20"	C46	12.62'	25.50'	28°21'28"	C66	39.10'	38.50'	58°11'11"
C9	8.77'	109.50'	4°35'23"	C28	16.48'	109.50'	8°37'14"	C47	12.13'	24.50'	28°21'28"	C67	35.00'	38.50'	52°05'13"
C10	39.48'	109.50'	20°39'24"	C29	38.48'	24.50'	90°00'00"	C48	12.13'	24.50'	28°21'27"	C68	16.01'	38.50'	23°49'45"
C11	116.65'	60.50'	110°28'26"	C30	32.07'	24.50'	74°59'55"	C49	12.62'	25.50'	28°21'27"	C69	28.68'	109.50'	15°00'34"
C12	6.31'	60.50'	5°58'17"	C31	41.15'	60.50'	51°02'02"	C50	12.62'	25.50'	28°21'27"	C70	12.21'	109.50'	6°23'20"
C13	52.47'	60.50'	49°41'17"	C32	38.48'	24.50'	90°00'00"	C51	12.13'	24.50'	28°21'27"	C71	16.48'	109.50'	8°37'14"
C14	35.50'	60.50'	33°37'12"	C33	38.48'	24.50'	90°00'00"	C52	12.13'	24.50'	28°21'28"	C72	54.19'	34.50'	90°00'00"
C15	22.38'	60.50'	21°11'40"	C34	28.68'	109.50'	15°00'33"	C53	12.62'	25.50'	28°21'28"	C73	28.68'	109.50'	15°00'33"
C16	19.56'	109.50'	10°14'13"	C35	16.47'	109.50'	8°37'13"	C54	5.80'	25.50'	13°01'43"	C74	16.47'	109.50'	8°37'13"
C17	38.48'	24.50'	90°00'00"	C36	12.21'	109.50'	6°23'20"	C55	6.82'	25.50'	15°19'44"	C75	23.08'	24.50'	36°01'58"
C18	16.47'	109.50'	8°37'13"	C37	141.13'	38.50'	210°01'07"	C56	0.41'	25.50'	0°55'24"	C76	10.31'	60.50'	09°45'53"
C19	12.21'	109.50'	6°23'20"	C38	16.01'	38.50'	23°49'44"	C57	12.21'	25.50'	27°26'04"	C77	16.17'	24.50'	37°48'49"
								C58	38.48'	24.50'	90°00'00"	C78	2.29'	24.50'	05°21'17"

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N57°50'26"E	18.11'	L6	N58°42'36"E	17.14'
L2	N61°08'54"W	17.37'	L7	N58°52'36"W	17.14'
L3	N58°52'36"W	17.14'	L8	N58°42'36"E	17.14'
L4	N58°42'36"E	17.14'	L9	N80°13'16"W	46.34'
L5	N58°52'36"W	17.14'			



SHEET 2 FOR EASEMENT, MONUMENT AND SURVEYOR'S NOTES

04/16/14
051107-amended F03

APPENDIX B

EXISTING ADT VOLUMES

Tuesday, March 25, 2014 | CITY: La Quinta | PROJECT: SC0335

Brown Deer Park west of Royal St George | Prepared by: Field Data Services of Arizona, I | **AimTD LLC tel. 951 249 3226**

AM Period	NB	SB	EB		WB			PM Period	NB	SB	EB		WB		
00:00			0		0			12:00			2		2		
00:15			0		0			12:15			0		2		
00:30			0		0			12:30			1		3		
00:45			0	0	0	0		12:45			3	6	4	11	17
01:00			0		0			13:00			2		1		
01:15			0		0			13:15			2		4		
01:30			0		0			13:30			1		0		
01:45			0	0	0	0		13:45			0	5	5	10	15
02:00			0		0			14:00			2		3		
02:15			0		0			14:15			1		3		
02:30			0		0			14:30			1		2		
02:45			0	0	0	0		14:45			1	5	3	11	16
03:00			1		0			15:00			0		1		
03:15			0		0			15:15			1		4		
03:30			0		0			15:30			2		0		
03:45			0	1	0	0	1	15:45			3	6	4	9	15
04:00			0		0			16:00			1		1		
04:15			0		0			16:15			2		0		
04:30			0		0			16:30			3		0		
04:45			0	0	0	0		16:45			1	7	1	2	9
05:00			0		1			17:00			1		4		
05:15			1		0			17:15			1		1		
05:30			0		1			17:30			0		1		
05:45			1	2	1	3	5	17:45			0	2	2	8	10
06:00			0		0			18:00			1		1		
06:15			1		1			18:15			1		0		
06:30			1		0			18:30			1		2		
06:45			0	2	0	1	3	18:45			2	5	3	6	11
07:00			0		0			19:00			2		1		
07:15			3		2			19:15			0		1		
07:30			0		0			19:30			3		0		
07:45			2	5	2	4	9	19:45			0	5	2	4	9
08:00			0		1			20:00			1		0		
08:15			0		2			20:15			0		3		
08:30			5		2			20:30			1		1		
08:45			1	6	0	5	11	20:45			0	2	0	4	6
09:00			2		1			21:00			0		2		
09:15			4		4			21:15			0		2		
09:30			7		4			21:30			0		2		
09:45			0	13	4	13	26	21:45			0	0	0	6	6
10:00			0		1			22:00			0		0		
10:15			1		0			22:15			0		0		
10:30			3		1			22:30			0		0		
10:45			1	5	4	6	11	22:45			0	0	0	0	
11:00			1		1			23:00			0		1		
11:15			0		1			23:15			1		0		
11:30			1		6			23:30			0		0		
11:45			3	5	4	12	17	23:45			0	1	0	1	2
Total Vol.				39		44	**83**					44		72	**116**

Daily Totals

NB	SB	EB	WB	Combined
		83	116	**199**

	AM			PM		
Split %	47.0%	53.0%	**41.7%**	37.9%	62.1%	**58.3%**
Peak Hour	08:45	11:30	**09:00**	15:45	13:45	**12:30**
Volume	14	14	**26**	9	13	**20**
P.H.F.	0.50	0.58	**0.59**	0.75	0.65	**0.71**

pacific@aimtd.com Tell. 951 249 3226

Tuesday, March 25, 2014 | CITY: La Quinta | PROJECT: SC0335

Tumberry Brown east of Brown Deer Park | Prepared by: Field Data Services of Arizona, I | **AimTD LLC tel. 951 249 3226**

AM Period	NB	SB	EB		WB			PM Period	NB	SB	EB		WB		
00:00			0		0			12:00			2		2		
00:15			0		0			12:15			2		1		
00:30			0		0			12:30			1		3		
00:45			0	0	0	0		12:45			3	8	2	8	16
01:00			0		0			13:00			1		1		
01:15			0		0			13:15			1		0		
01:30			0		0			13:30			0		2		
01:45			0	0	0	0		13:45			4	6	0	3	9
02:00			0		0			14:00			1		0		
02:15			0		0			14:15			4		1		
02:30			0		0			14:30			0		3		
02:45			0	0	0	0		14:45			1	6	1	5	11
03:00			0		1			15:00			0		1		
03:15			0		0			15:15			0		0		
03:30			0		0			15:30			1		1		
03:45			0	0	0	1	1	15:45			3	4	0	2	6
04:00			0		0			16:00			1		2		
04:15			0		0			16:15			0		0		
04:30			0		0			16:30			1		1		
04:45			0	0	0	0		16:45			0	2	2	5	7
05:00			0		0			17:00			2		1		
05:15			0		0			17:15			0		0		
05:30			0		0			17:30			0		0		
05:45			0	0	1	1	1	17:45			2	4	0	1	5
06:00			0		0			18:00			1		0		
06:15			2		1			18:15			0		0		
06:30			2		1			18:30			1		1		
06:45			0	4	0	2	6	18:45			3	5	1	2	7
07:00			0		0			19:00			1		3		
07:15			1		1			19:15			0		0		
07:30			0		0			19:30			0		1		
07:45			3	4	0	1	5	19:45			0	1	0	4	5
08:00			0		0			20:00			0		0		
08:15			2		2			20:15			3		0		
08:30			2		1			20:30			1		2		
08:45			1	5	1	4	9	20:45			0	4	0	2	6
09:00			1		1			21:00			2		0		
09:15			4		2			21:15			0		1		
09:30			4		3			21:30			1		0		
09:45			0	9	0	6	15	21:45			0	3	0	1	4
10:00			0		0			22:00			1		0		
10:15			0		0			22:15			0		0		
10:30			2		0			22:30			0		0		
10:45			5	7	1	1	8	22:45			0	1	0	0	1
11:00			1		1			23:00			0		0		
11:15			1		0			23:15			1		1		
11:30			1		2			23:30			0		0		
11:45			6	9	2	5	14	23:45			0	1	0	1	2
Total Vol.			38		21		**59**				45		34		**79**

Daily Totals

NB	SB	EB	WB	Combined
		83	55	**138**

	AM			PM		
Split %	64.4%	35.6%	**42.8%**	57.0%	43.0%	**57.2%**
Peak Hour	11:30	11:45	**11:45**	13:30	12:00	**12:00**
Volume	11	8	**19**	9	8	**16**
P.H.F.	0.46	0.67	**0.59**	0.56	0.67	**0.80**

pacific@aimtd.com Tell. 951 249 3226