



City of La Quinta

MEMORANDUM

TO: Tim Jonasson, Director of Public Works

FROM: Nazir Lalani, City Traffic Engineer *NL*

DATE: October 19, 2011

RE: **FOCUSED TRAFFIC IMPACT MEMO FOR PROPOSED TORRE NISSAN
AUTO DEALERSHIP EXPANSION PROJECT**

Project Location and Description

The Torre Nissan Auto Dealership Expansion Project is located on the south side of Hwy 111 east of Adams Street. The project site has an existing building of approximately 7,460 square feet. Torre Nissan is proposing to submit an application to expand the existing facility by 10,366 square feet.

Trip Generation

The trip generation from the proposed expansion of the Torre Nissan car dealership will be less than the trips analyzed in the traffic impact analysis prepared for The Center at La Quinta Specific Plan 97-029 Amendment No. 1. This was determined by reviewing the land use and trip generation information included in Table 6 of Chapter 5 of the SEIR for The Center at La Quinta prepared in 1998. The maximum allowable total building area identified for all five of the auto dealerships including the existing Torre Nissan site under Development Scenario No. 2 in the SEIR was 126,100 square feet.

The total building square footage for all five auto dealership pads including the proposed Torre Nissan expansion will be 122,411 square feet which is 3,589 square feet less than 126,100 square feet approved for Development Scenario No. 2 in the SEIR. The peak hour trip generation rates for new car dealerships in the 8th edition of the ITE Trip Generation Report are similar to those used in the traffic impact study for The Center at La Quinta Specific Plan SEIR. Therefore, no additional trip generation analysis is needed.

Trip Distribution

Since the proposed expansion is for an existing car dealership, the trip distribution for the proposed project will be unchanged.

Intersection Level of Service Analysis Methodology

No intersection level of service analysis is necessary because the trip generation will be less than the trips analyzed for the five auto dealership pads analyzed in the SEIR prepared for The Center at La Quinta Specific Plan and the trip distribution will remain unchanged.

Conclusions

The proposed expansion of the existing Torre Nissan auto dealership facility by 10,366 square feet will create no additional traffic impacts beyond what was already analyzed in The Center at La Quinta Specific Plan SEIR prepared in 1998.