

Focused Traffic Memorandum

To: **Sabrina Andrews**
Coachella Valley Engineers
77933 Las Montanas Road, Suite 101
Palm Desert, California 92211
(760) 360-4200
jschmitt@cve.net

From: **George Dunn, P.E.**

Date: **October 5, 2016**

Re: **Tentative Tract Map 37150 (TTM2016-0002)**
Quail Ridge Villas, Palm Springs, California

PA16002

INTRODUCTION

This memorandum was prepared to address the trip generation, site circulation and project characteristics of the proposed Quail Ridge Villas Development in La Quinta, California. The project is located west side of Eisenhower Drive north of Avenida Fernando. The project site is currently undeveloped.

PROJECT LOCATION

Figure 1 shows the project location,



FIGURE 1 – PROJECT LOCATION

PROPOSED PROJECT

The proposed project, Quail Ridge Villas, will construction 68 resort villas. The Villas will be in a condominium design/subdivision format targeted for residents, visitors and seasonal guests who desire to live and vacation in a La Quinta Resort environment.

Project access (ingress/egress) will be provided from Coachella Drive. An emergency access only driveway (ingress/egress) will be provided on Avenida Fernando west of Eisenhower Drive. No new access points will be constructed on Eisenhower Drive.

Figure 2 shows the project site plan.

FORECAST PROJECT TRIP GENERATION

Table 1 shows the forecast trip generation for proposed project. The trip generation forecasts are based on the Institute of Traffic Engineers *Trip Generation, 9th Edition*.

Table 1 – Project Trip Generation Forecast

TRIP GENERATION RATES									
Land Use	Intensity	Units	Daily	Weekday AM Total	Weekday AM IN	Weekday AM OUT	Weekday PM Total	Weekday PM IN	Weekday PM OUT
Residential Condo (Land Use 230)	-	D.U.	5.81	0.44	0.07	0.37	0.52	0.35	0.17
FORECAST TRIP GENERATION									
Land Use	Intensity	Units	Daily	Weekday AM Total	Weekday AM IN	Weekday AM OUT	Weekday PM Total	Weekday PM IN	Weekday PM OUT
PROPOSED LAND USE									
Residential Condo (Land Use 230)	68	D.U.	395	30	5	25	35	24	12
Total			395	30	5	25	35	24	12

Since the project is forecast to generate less than 50 peak hour trips, this focused traffic study is all that is required to assess project traffic impacts, per the City of La Quinta Traffic Study guidelines, dated June 29, 2012.

LOCAL CIRCULATION

This project site was evaluated for a similarly sized project in the Year 2006. That project, 46 condominiums, was never constructed, likely due to the recession. That project was also addressed by a focused traffic memorandum, which is proved as an Attachment to this memorandum.

No specific traffic circulation deficiencies were identified in that memorandum and none expected as a result of this revised, but similar, project.

CONCLUSIONS

1. The project is forecast to generate less than 50 peak hour trips. Per the City of La Quinta's Traffic Study Guidelines, this focused traffic memorandum is sufficient to assess the project's traffic impacts. No level-of-service impacts are anticipated.
2. The project will not provide any new access points on the adjacent Eisenhower Drive. Project access (ingress/egress) will be provided from Coachella Drive. An emergency access only driveway (ingress/egress) will be provided on Avenida Fernando west of Eisenhower Drive. No new access points will be constructed on Eisenhower Drive. No geometric modifications to Eisenhower Drive are required as a result of this project.

ATTACHMENT
June 12, 2006 Traffic Memorandum for the Project Site



Original Kim
cc: Craig
Anne
Vic

REC'D JUN 12 2006

June 12, 2006

Ms. Kim Berry
Cameo Homes
1105 Quail Street
Newport Beach, California, 92660

SUBJECT: QUAIL RIDGE AT LA QUINTA TRIP GENERATION ASSESSMENT
(RICK ENGINEERING COMPANY JOB NUMBER 15296)

Dear Ms. Berry:

The following letter has been prepared to assess the trip generation associated with the proposed Quail Ridge Residential Development located in the City of La Quinta. The proposed project is located within the City of La Quinta at the northwest corner of the intersection of Avenida Fernando/Eisenhower Drive. **Exhibit 1** shows the project location map. The primary proposed access for the project is via Coachella Drive, emergency access only is provided via a driveway located on Avenida Fernando. **Exhibit 2** shows the proposed site plan.

The purpose of this trip generation assessment is to address comments received from the City of La Quinta dated November 21, 2005, which requested a traffic evaluation of the potential need for a right turn deceleration lane from Eisenhower Drive onto Avenida Fernando. The criteria to be determined is if the turning lane shall be mandatory is if the number of peak hour trips exceed 50 per hour for the corresponding movement.

PROJECT TRAFFIC GENERATION

Based on the ITE Trip Generation Manual, 7th Edition, 2003 and associated trip generation rates for a Single Family-Detached Residential Development (9.57 trips per unit), the proposed project is anticipated to generate 440 ADT with 35 total AM peak hour trips (26 inbound/9 outbound) and 46 total PM peak hour trips (29 inbound/17 outbound). AM peak hour volumes were calculated based on 25%:75% (in:out) ratio assumption. PM peak hour volumes were calculated based on 63%:37% (in:out) ratio assumption. **Table 1** shows a summary of the project trip generation calculations.

**Table 1
Project Trip Generation**

LAND USE <i>(Single-Family Detached)</i> <i>(ITE Code 210)</i>	SIZE	DAILY RATE*	ADT	AM PEAK			PM PEAK		
				RATE*	VOLUME		RATE*	VOLUME	
					IN	OUT		IN	OUT
Quail Ridge Residential Development	46	9.57	440	0.75	26	9	1.01	29	17

* Rate and Peak hour percentages taken from ITE Trip Generation, Manual, 7th Edition, 2003.

Ms. Kim Berry
June 12, 2006
Page 2

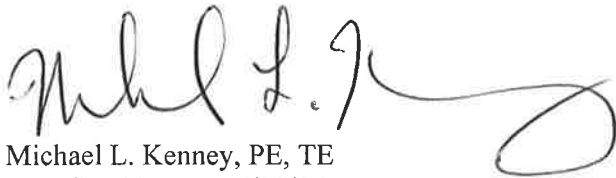
CONCLUSIONS

Based on the anticipated traffic generation, the 46 Unit Quail Ridge Residential Development will not add more than 50 peak hour trips to the south to westbound direction from Eisenhower Drive onto Avenida Fernando. The maximum number of trip that could potentially be distributed from Eisenhower Drive onto Avenida Fernando during either the AM or PM peak hours would be 9 and 17, respectively. However, it is unlikely that this magnitude of project traffic would be achieved, since some outbound traffic would be expected to travel north of Coachella Drive and south through Avenida Fernando. In conclusion, due to the relatively small amount of overall peak hour project traffic, which does not exceed 50 trips in either the AM or PM peak hours and the impossibility of project traffic exceeding 50 peak hour trips traveling from Eisenhower Drive onto Avenida Fernando, no right turn deceleration lane shall be mandatory.

If you have any questions, please feel free to contact Brad Thornton or myself at (619) 291-0707.

Sincerely,

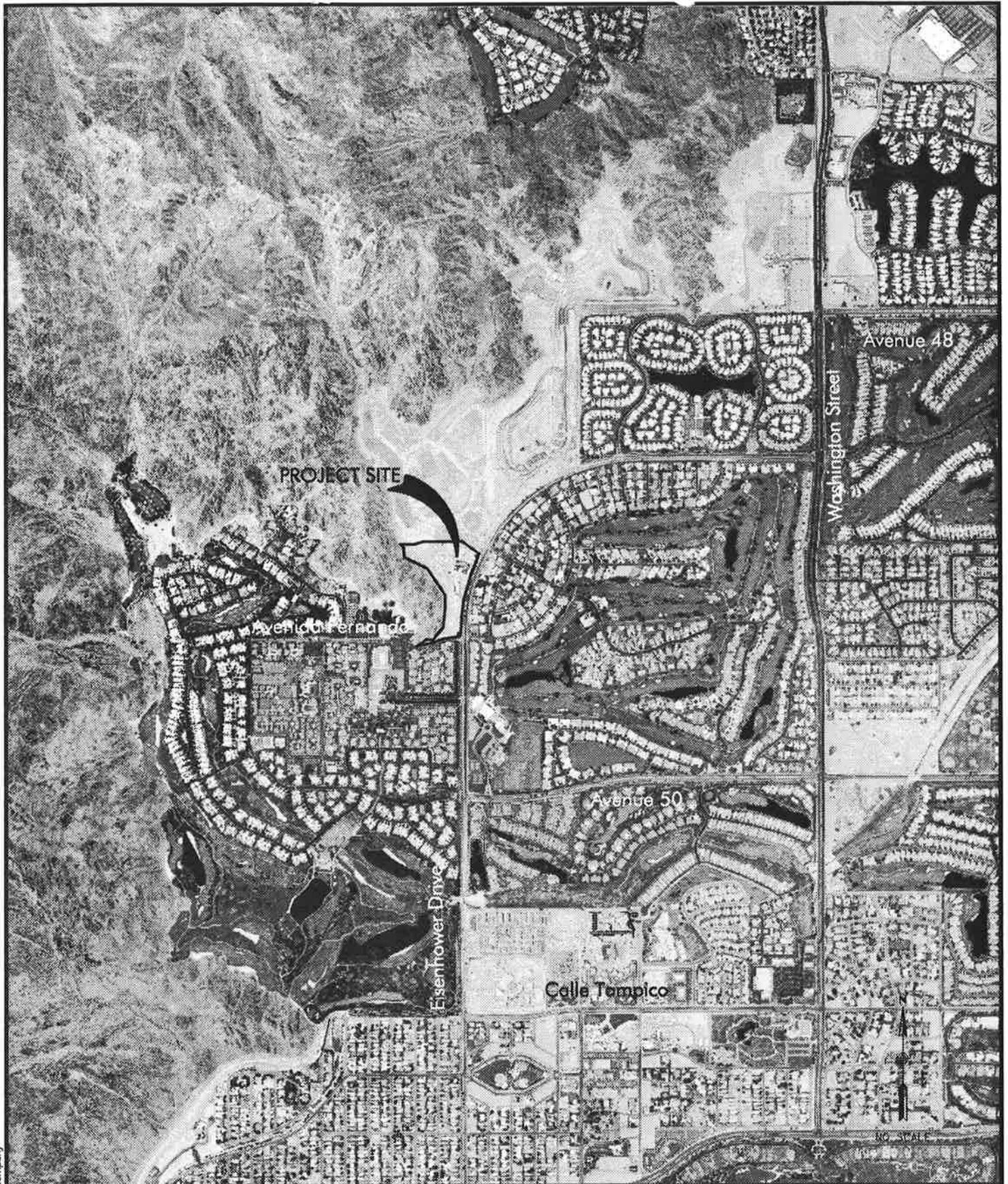
RICK ENGINEERING COMPANY

A handwritten signature in black ink, appearing to read "Michael L. Kenney", with a long, sweeping horizontal flourish extending to the right.

Michael L. Kenney, PE, TE
RCE #56661, Exp. 6/30/07
Associate

mlk:bt:files\15296\text\15296.001.doc

Attachments



RICK
ENGINEERING COMPANY

EXHIBIT 1

PROJECT LOCATION MAP

QUAIL RIDGE AT LA QUINTA.



AVENIDA FERNANDO

EISENHOWER DRIVE



NO SCALE

© 2000 Rick Engineering Company



EXHIBIT 2
 PROPOSED SITE PLAN
 QUAIL RIDGE AT LA QUINTA.

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