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MEMORANDUM

Date: December 6, 2005

Project #: 7118.0

To: Kathy Jenson, RUTAN & TUCKER, LLP
611 Anton Blvd., 14th Floor
Costa Mesa, CA 92626

From: Del Huntington

Project: La Quinta Costco/Komar Development

Subject: Response to Request for Additional Access Analysis

Cc: Wendy Worthey, HDR

As requested, we are providing a response to the question raised at the City of La Quinta Planning Commission meeting on November 23, 2005. The question was regarding why secondary access from the Costco site to Jefferson Street was not evaluated in the traffic impact analysis and what would be the impact of providing such a connection to Jefferson Street. In addition, Kathy asked a similar question regarding access directly to Dune Palms Road during a recent discussion.

As background, the study area for the Costco/Komar development traffic analysis was developed based on scoping meetings and direction provided by the City of La Quinta staff. At that time a driveway connection between the project site and Jefferson Street to the east and Dune Palms Road to the west was not considered as part of the work scope, and subsequently was not included in the traffic analysis.

The traffic impact analysis that was conducted as part of the EIR found that, with the planned widening of Highway 111, development of the Costco/Komar project can be accommodated with no access to Jefferson Street or Dune Palms Road. Therefore, the need to provide alternative access to the development was not necessary. The 2020 buildout traffic conditions analysis found the need for further improvements to Highway 111, primarily due to the substantial growth in traffic across the entire system that was projected in the transportation element of the comprehensive plan.

In the event that a driveway connection from the development site was built to Jefferson Street, much of the traffic coming up Jefferson Street from the south would be able to enter the proposed development without turning at the Jefferson Street/Highway 111 intersection. We estimate that a driveway connection from the Costco/Komar site to Jefferson Street would result

in a 5 – 7 percent improvement of the traffic operations at the Highway 111/Jefferson Street intersection.

In the event that a driveway connection from the Costco/Komar site was also developed to Dune Palms Road, the traffic operations would likely improve at the Highway 111/Jefferson Street and Washington Street/Highway 111 intersections by 1 – 2 percent. In addition, the traffic operations at the Highway 111/Dune Palms Road would slightly worsen and the Highway 111/Depot Drive intersection would slightly improve.

Therefore, the impacts of the driveway connections to both Jefferson Street and Dune Palms Road would have the greatest impact on the Highway 111/Jefferson Street intersection. A combination of both access locations would likely improve the traffic operations at the Highway 111/Jefferson Street intersection by approximately 10 percent.