



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.

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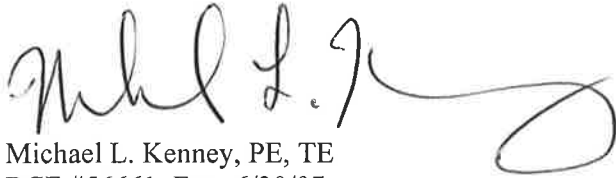
CONCLUSIONS

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 stroke extending to the right.

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

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Attachments



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EXHIBIT 1

PROJECT LOCATION MAP

QUAIL RIDGE AT LA QUINTA.



AVENIDA FERNANDO

EISENHOWER DRIVE



NO SCALE

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EXHIBIT 2
 PROPOSED SITE PLAN
 QUAIL RIDGE AT LA QUINTA.

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