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Latigo Preserve Filing No. 10
Traffic Impact Analysis
PCD File No. SF-21-36
(LSC #S214500)
March 31, 2022

LSC Responses
to comments on
this March 31,
2022 TIS report.

1

Traffic Engineer's Statement

This traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.



Developer's Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.

Date

Responses to TIS REDLINE COMMENTS 2

Page: 1


 Number: 1 Author: jchodsdon Subject: Text Box Date: 6/30/2022 11:30:42
[LSC Responses to comments on this March 31, 2022 TIS report.](#)

Table 2 Trip Generation Estimate Latigo Preserve Filing 10												
Land Use Code	Land Use Description	Trip Generation Units	Trip Generation Rates ⁽¹⁾						Total Trips Generated			
			Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour		Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour	
				In	Out	In	Out		In	Out	In	Out
210	Single-Family Detached Housing	39 DU ⁽²⁾	9.43	0.18	0.52	0.59	0.35	368	7	20	23	14
Notes: (1) Source: "Trip Generation, 11th Edition, 2021" by the Institute of Transportation Engineers (ITE) (2) DU = dwelling unit Source: LSC Transportation Consultants, Inc.												
												Mar-22

Update to include Filing 9 and Future Filings as separate rows. Long Range horizon analysis needs to include the future filings of Latigo Trails development.

1

Number: 1 Author: dsdlaforce Subject: Callout Date: 5/5/2022 15:35:54

Update to include Filing 9 and Future Filings as separate rows. Long Range horizon analysis needs to include the future filings of Latigo Trails development.

Author: jchodsdon Subject: Sticky Note Date: 6/30/2022 10:15:50

RESPONSE: Filing 10 and the other future filings have been included, but as part of an "appendix table" and clarified as "future background trip generation." IE for this Filing 9 report, all trips except Filing 9 are considered "Background Traffic." A copy of the trip table from the Preliminary Plan TIS has also been included for reference.

The long term horizon year analysis includes trips from these future filings, but includes these trips in the "background traffic."

Provide a recommended cross section that would address the deficiency and accommodate the remaining filings for Latigo Preserve.

Table Roadway Improvements Latigo Preserve F					
Item #	Improvement	Segment/Additional Details			Responsibility
			Roadway Segment I		
1	Eastonville Road: Upgrade from gravel roadway to Rural Minor Arterial (per MUTCD)	Londonderry Drive to Rex Road	average daily traffic > 200 vehicles per day	Existing deficiency - Currently in planning & preliminary design stage.	1 Phase 1 of the Eastonville Road PPRTA project
2	Eastonville Road - Roadway Paving	Rex Road to Latigo Boulevard	average daily traffic > 200 vehicles per day	existing deficiency	Please refer to the January 28, 2022 letter dated by BRJM, LLC (attachment to this TIS report)
3	Eastonville Road - upgrade to Urban Minor Arterial	Rex Road to Latigo Boulevard	TBD	TBD	Please refer to the January 28, 2022 letter dated by BRJM, LLC (attachment to this TIS report)
Source: LSC Transportation Consultants, Inc. (March 2022)					

Unresolved. The Developer will be required to improve Eastonville Road as needed to make access to their development work. However improvements will not be reimburseable unless it is constructed as identified in the Conceptual Design Report Eastonville Road Project.


2

Update to include all the expected improvements needed to accommodate Filings 9 & 10 and future filings as shown on the previous submittal.

3

 Number: 1 Author: dsdlaforce Subject: Callout Date: 5/5/2022 15:30:56

Provide a recommended cross section that would address the deficiency and accommodate the remaining filings for Latigo Preserve.

 Author: jchodsdon Subject: Sticky Note Date: 6/30/2022 10:16:01


Response: Filing No. 9 should not be held responsible for constructing this improvement/completing the upgrade. Please refer to letter dated January 28, 2022 by BRJM, LLC.

 Number: 2 Author: dsdlaforce Subject: Callout Date: 6/16/2022 15:11:22


Unresolved. The Developer will be required to improve Eastonville Road as needed to make access to their development work. However improvements will not be reimburseable unless it is constructed as identified in the Conceptual Design Report Eastonville Road Project.

 Author: jchodsdon Subject: Sticky Note Date: 6/30/2022 10:16:19

Response: Filing No. 9 should not be held responsible for constructing this improvement/completing the upgrade. Please refer to letter dated January 28, 2022 by BRJM, LLC.

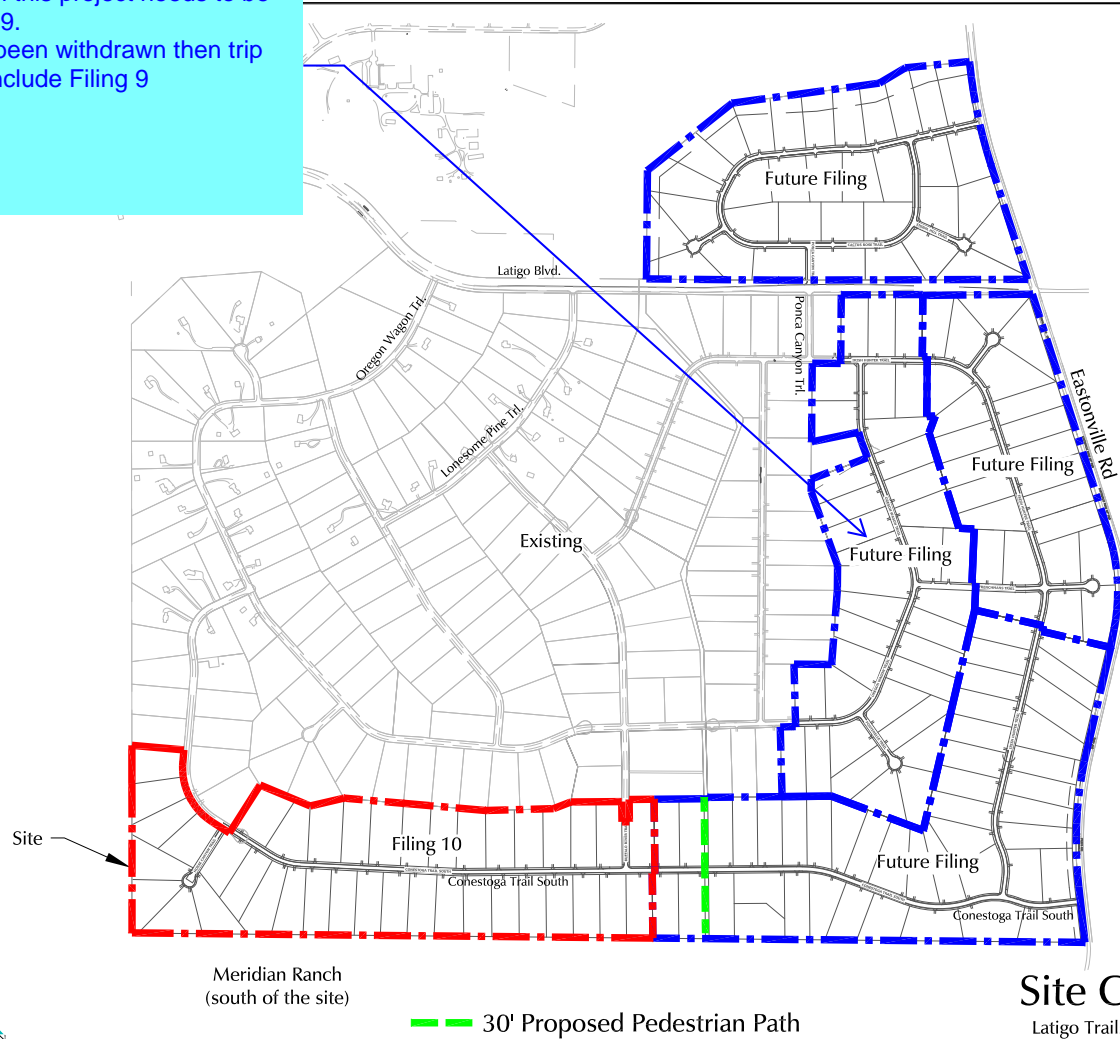
 Number: 3 Author: dsdlaforce Subject: Text Box Date: 6/16/2022 15:11:27

Update to include all the expected improvements needed to accommodate Filings 9 & 10 and future filings as shown on the previous submittal.

 Author: jchodsdon Subject: Sticky Note Date: 6/30/2022 10:16:11

Response: Only Filing 9 is proposed at this time. Filing 9 should not be responsible for constructing/completing the offsite improvements along Latigo Boulevard previously shown as potential future needs/possible upgrades.


been revised to Filing 10 only?
 tion for the area previously identified as
 en withdrawn then this project needs to be
 Filing 10 to Filing 9.
 blication has not been withdrawn then trip
 mates needs to include Filing 9




Approximate Scale
 Scale: 1" = 1,200'



Figure 2
Site Context Map
 Latigo Trails Filing 10 (LSC #S214500)

 Number: 1 Author: dsdlaforce Subject: Callout Date: 5/5/2022 15:09:02

Why has this been revised to Filing 10 only? a. If the application for the area previously identified as Filing 9 has been withdrawn then this project needs to be renamed from Filing 10 to Filing 9. b. If Filing 9 application has not been withdrawn then trip generation estimates needs to include Filing 9

 Author: jchodsdon Subject: Sticky Note Date: 6/30/2022 10:16:29

Response: Filing 10 has been renamed to Filing 9. The decision to only include Filing 9 at this time is the applicant's decision.