



TOWN OF FAIRFAX
STAFF REPORT
November 2, 2016

TO: Mayor and Town Council

FROM: Jim Moore, Planning and Building Services Director 
Linda Neal, Principal Planner

SUBJECT: Adopt a Resolution Approving a Methodology for a Traffic Impact Study for a 10-lot residential subdivision of the property known as the "Wall" Property (APN #'s 001-150-12, 001-160-09, 001-171-51 and 001-251-31)

RECOMMENDATION

- 1) Conduct Public Hearing
- 2) Adopt the Resolution Approving a Methodology for Preparing a Traffic Impact Study for a 10-Unit Residential Subdivision of Assessor's Parcel Numbers 001-150-12, 001-160-09, 001-171-51 And 001-251-31, Fairfax, California.

DISCUSSION

On August 25, 2016 the Town received an application for a Traffic Impact Permit for a 10-lot residential subdivision of the property known as the "Wall" Property (APN #'s 001-150-12, 001-160-09, 001-171-51 and 001-251-31). The subdivision, if the required discretionary permits are approved after the environmental review process is completed, would result in the construction of 10 houses ranging in size from 3,500 to 4,500 square feet.

The application requires the review and approval of a Traffic Impact Study as required by Town Code § 17.056.050(A)(2) because staff and the Town traffic engineer believe the subdivision and development of the property will generate more than 100 average daily trips (ADT) [Town Code §§ 17.056.050(A) (1) and (A)(3)].

The first step in the process is for the Town Council to approve the methodology that will be used in preparing the traffic study (Town Code § 17.056.070(F)). The applicant's traffic engineer, W-Trans, has proposed a methodology in their memorandum dated October 19, 2016, (please see Exhibit A of the attached Resolution). David Parisi, the Town's traffic engineering consultant, has reviewed and approved the proposed methodology.

Once the methodology is approved, the study will be prepared for the Traffic Impact Permit application that has been submitted. The Traffic Impact Permit will require approval by the Planning Commission and the Town Council at a future meeting of each.

FISCAL IMPACT

None at this time.

ATTACHMENT

Resolution

RESOLUTION 16-__

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FAIRFAX
APPROVING A METHODOLOGY FOR PREPARING A TRAFFIC IMPACT STUDY FOR A
10-UNIT RESIDENTIAL SUBDIVISION OF ASSESSOR'S PARCEL NUMBERS 001-150-12,
001-160-09, 001-171-51 AND 001-251-31, FAIRFAX, CALIFORNIA**

WHEREAS, the Town of Fairfax Municipal Code Section 17.056 requires a Traffic Impact Study for the subdivision and development of multiple properties when the proposal will generate over 100 average daily trips; and

WHEREAS, the Town of Fairfax, Municipal Code Section 17.056.070(F) requires that the Town Council approve the methodology for preparing the Traffic Study; and

WHEREAS, the Applicant has submitted a preliminary traffic study methodology from W-Trans as described in their memorandum dated October 19, 2016, and attached hereto as Exhibit A; and

WHEREAS, the Town's Traffic Consultant, Parisi Transportation, Inc., has recommended approval of the methodology as described in said memorandum attached hereto as Exhibit A; and

WHEREAS, the Town Council has reviewed the methodology as recommended by the Town's Traffic Consultant, Parisi Transportation, Inc.;

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Town Council of the Town of Fairfax that the methodology for assessing the traffic impacts of the proposed tentative parcel map and development of the site, is approved as described in the W-Trans Memorandum dated October 19, 2016, and attached hereto as Exhibit A.

The foregoing Resolution was duly and regularly passed and adopted at a Regular meeting of the Town Council held on the 2nd day of November 2016, by the following vote, to wit:

AYES:
NOES:
ABSTAIN:

Renée Goddard, Mayor

ATTEST:

Michele Gardner, Town Clerk

October 19, 2016



Marinda Heights Traffic Study

Study Area and Periods

The study area will consist of the project access point as well as the following intersections and road segments. Conditions during the weekday a.m. and p.m. peak periods will be documented.

Intersections

1. Sir Francis Drake Boulevard/Oak Manor Drive
2. Sir Francis Drake Boulevard/Manor Road-Oak Tree Lane
3. Sir Francis Drake Boulevard/Marinda Drive
4. Sir Francis Drake Boulevard/Claus Drive
5. Sir Francis Drake Boulevard/Pastori Avenue

Roadways

1. Marinda Drive
2. All segments of Sir Francis Drake Boulevard between the five study intersections.

Tasks

1. A field visit of the project site and study area will be conducted. Specific attention will be paid to sight distance for both exiting and entering movements at the site's driveway and potential conflicts with other driveways. Appropriate field notes and photos will be taken.
2. Turning movement counts for the study intersections are available from the Town for both peak periods; except for Sir Francis Drake Boulevard/Pastori Avenue. No new data collection is included in the scope of work, except at this intersection.
3. Existing conditions will be documented based on the counts obtained and observations during the site visit. Analysis of intersection operation will be performed using the Synchro software package (provided by the Town), and copies of the network files will be provided to the Town as part of the traffic study submittal. Road segments will be assessed based on the adequacy of available capacity to accommodate project-generated trips given existing volumes. The impacts on the residential character of Marinda Drive will also be assessed, including potential conflicts with driveways, sight lines, and other issues that present themselves based on the sight visit.
4. Collision records for the study intersection will be reviewed for any trends or patterns, and the intersection collision rates calculated.
5. Future volumes at the study intersection as provided by the Town will be used to project operating conditions for a future year assuming planned future infrastructure improvements.
6. Project trips will be distributed to the roadway network and operating conditions at the study intersections evaluated under Existing plus Project and Future plus Project conditions.
7. Adequacy of facilities for pedestrians, bicyclists, and transit riders will be evaluated in the context of the project itself, the site's location, and the intended land dedication for public use.
8. A draft report that provides details of the analysis and findings, together with tables, figures and calculations, will be prepared and submitted for your review.
9. Comments from Town staff will be addressed and a final report submitted.