



## MEMORANDUM

**To:** City of Oakley, Billilee Saengchalern, P.E.

**From:** Freyer & Laureta, Inc., Richard J. Laureta, P.E., Lorraine Htoo, P.E., and Camille Miculob

**cc:** Pam Young, S&Y Properties

**RE:** Golden Oak Development Traffic Memorandum

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### Introduction

This traffic technical memorandum is provided for the Golden Oak Development located at 4960 Fuschia Way (See Figure 1 - Location Map) and provides background information on the project, reference traffic study guidelines, findings, and recommendations.

### Project Description

The Golden Oak Development site is approximately two (2) acres south of the downtown area as depicted in Figure 2 – Site Plan. The project site is mostly undeveloped with one residential structure approximately 4,500 square feet. The proposed development will divide the lot into eight (8) parcels and include seven (7) new single-family homes, a private drive, and a new public road to connect West Ruby Road in the east to Wildcat Way to the west. The existing land use will remain “Residential Low/Medium” as defined in the City of Oakley’s General Plan.

### Traffic Study Guidelines

Certain types of projects are exempt from having to provide a traffic impact analysis (TIA) due to size, nature of project and/or location. For the Golden Oak Development with the addition of seven single family homes, it is not anticipated that one hundred or more A.M. or P.M. peak-hour trips would be generated. Given that one hundred trips are not generated, a TIA is not required.

### Findings and Recommendations

The site will be accessed off Wildcat Way, Fuschia Way, and West Ruby Road. The development will provide a new public thoroughfare connecting Wildcat Way to the west to Duarte Road to the east. The newly constructed development to the south, Cypress

Estates and its 30 single family homes would benefit from the project as it creates accessibility to their site outside of Mallard Lane, Fuschia Way and Wildcat Way alone.

The new public road provides an alternative route for the Oakley Elementary School and the City's newly expanded police parking lot. As Fuschia is a straight road, aligned North-South from Wildcat Way past Ashwood Drive for approximately 1,000 feet, there could be a potential for vehicular speed limits to be exceeded. With the proposed development providing an alternative route to Oakley Elementary, certain measures can be included to promote safer streets as the City continues to develop a "Vision Zero" policy in line with the County's goal to eliminate fatalities due to vehicular collisions. As discussed with the City, a narrowing of the intersection of Fuschia and Wildcat is proposed and depicted in Figure 3. These proposed bulb outs can help temper the speeds along Fuschia Way, Wildcat Way, and the new West Ruby Extension. Figure 3 also provides recommendations for improvements to the intersection of West Ruby Road and Duarte Road, outside of the project limits, for the City's consideration.

#### Figures:

Figure 1 – Location Plan

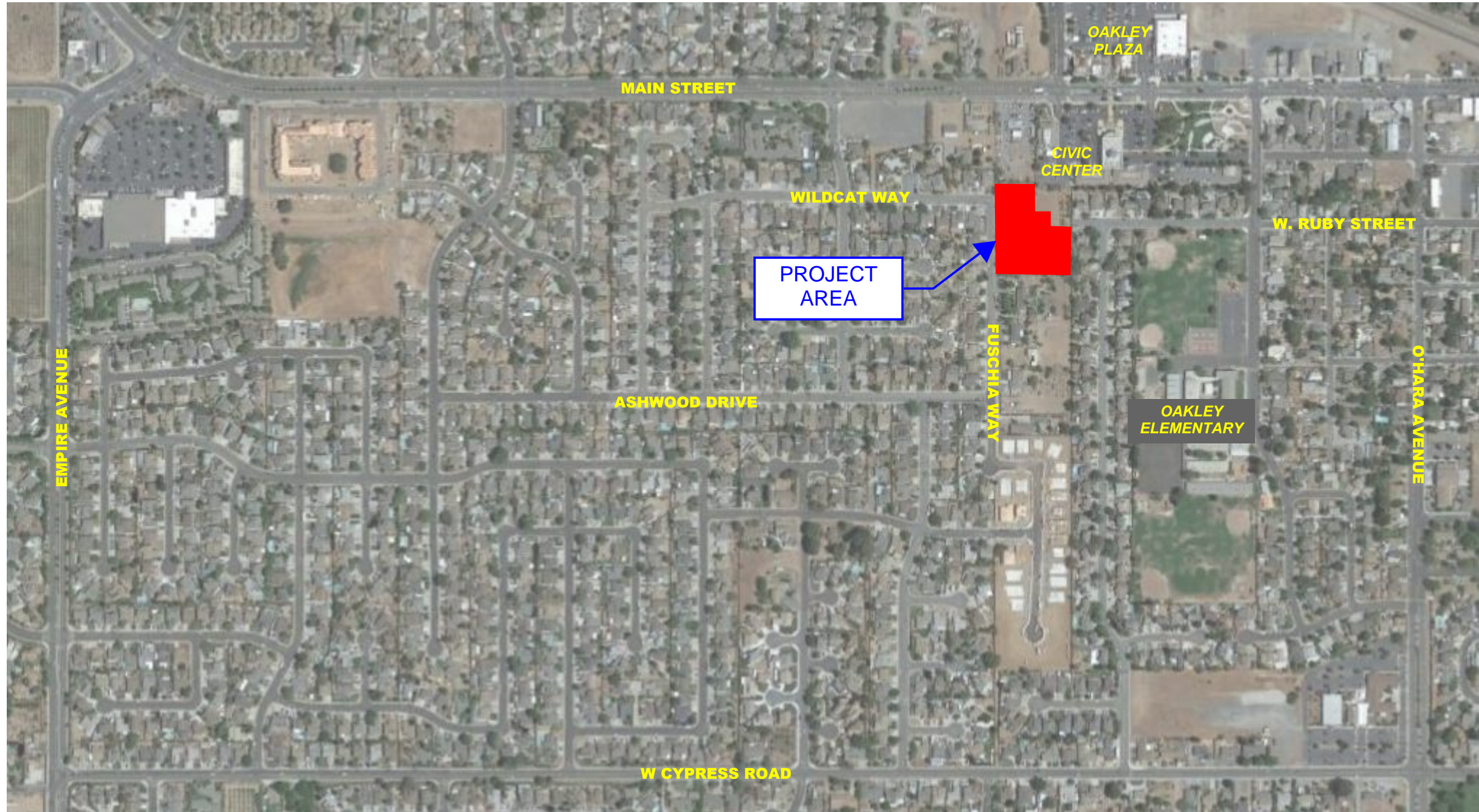
Figure 2 – Site Plan

Figure 3 – Improvements Plan

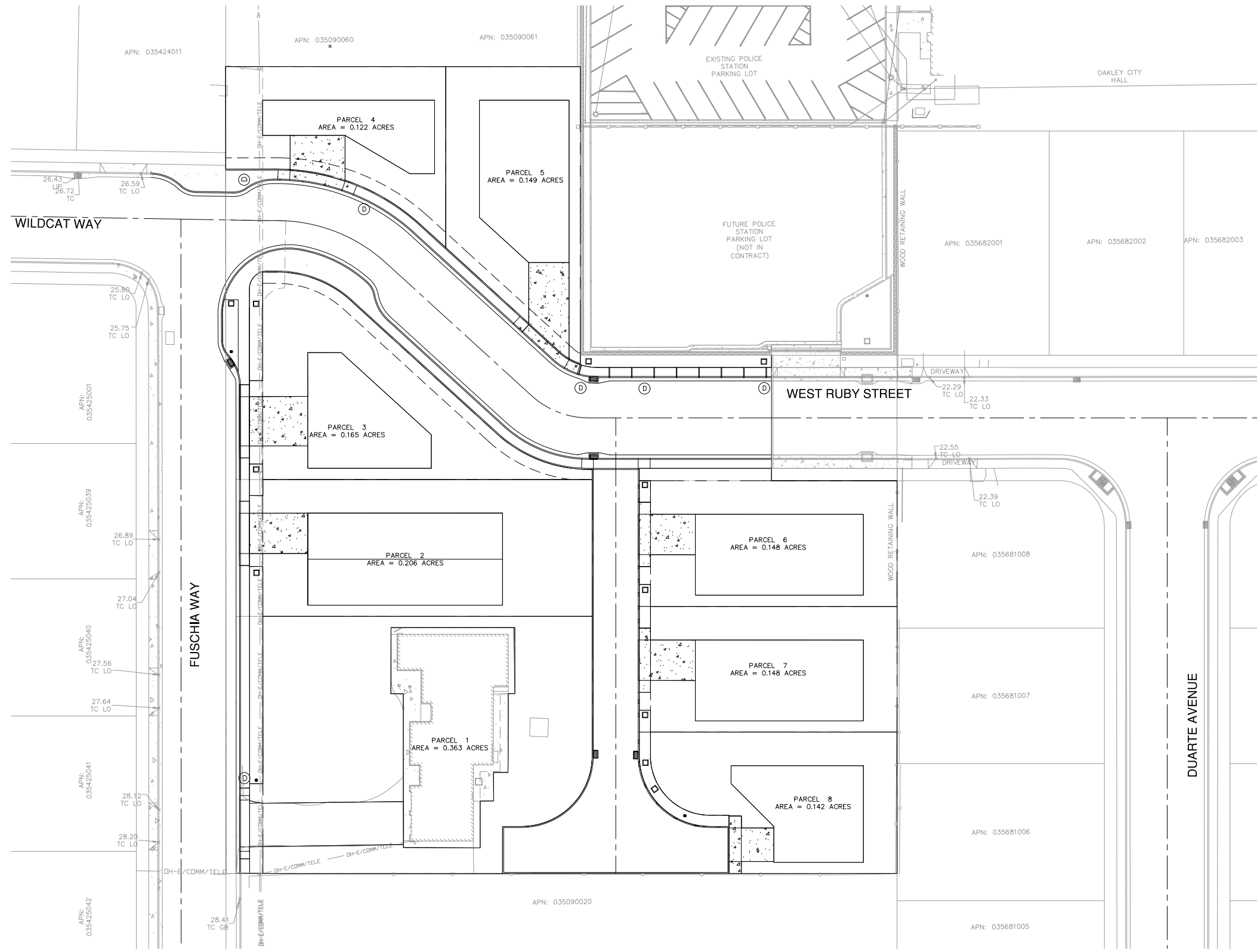
#### References:

City of Oakley, 2020 General Plan Adopted December 16, 2002, Amended February 2, 2016.

De Novo Planning Group, City of Oakley General Plan Public Review Draft, August 2021.

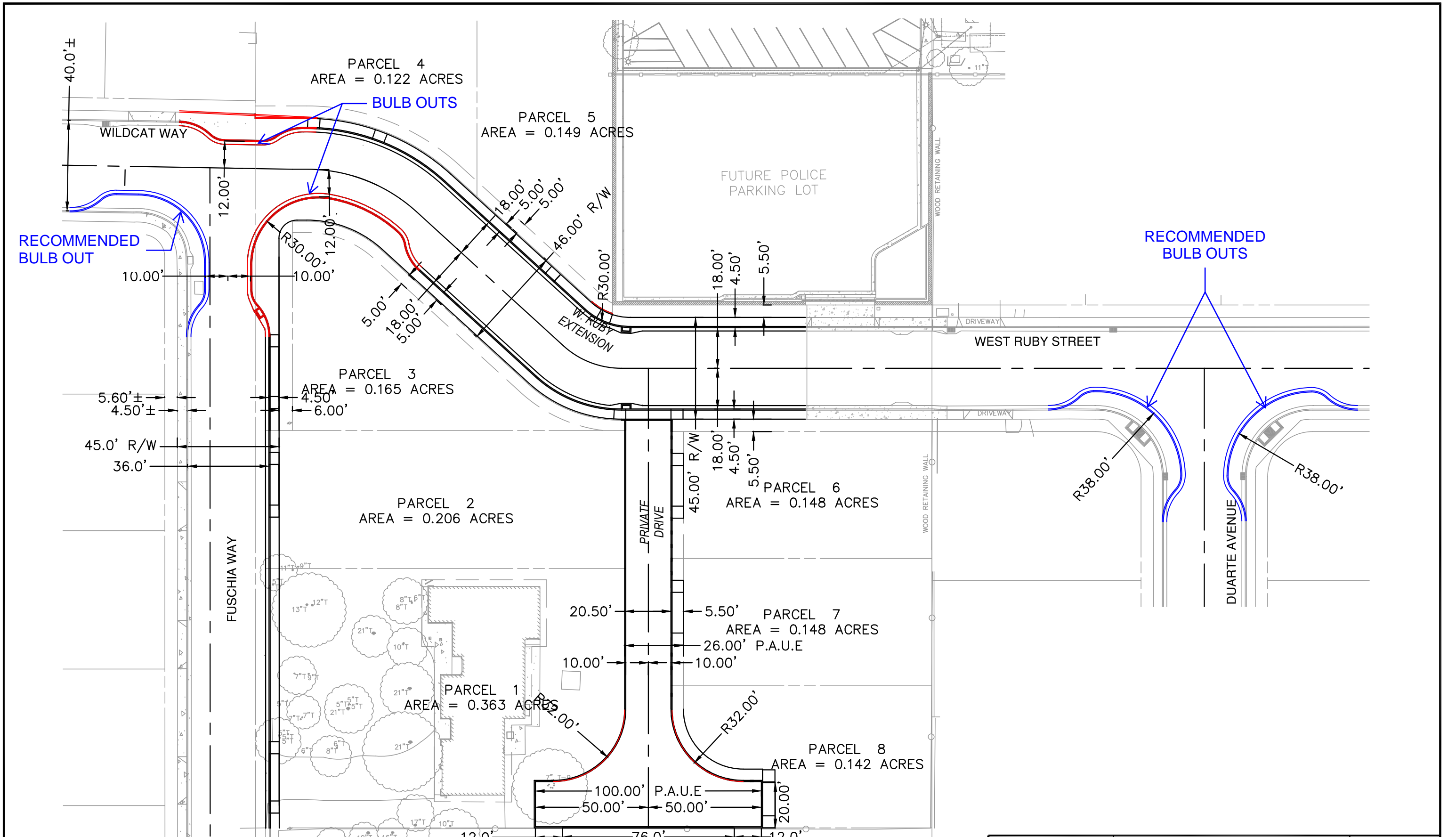



	GOLDEN OAK DEVELOPMENT		FIGURE <b>1</b>
	LOCATION MAP		
	JOB NO.: 316002	DATE: 12/9/2021	



GOLDEN OAK DEVELOPMENT  
 SITE PLAN  
 JOB NO.: 316002 DATE: 12/1/2021

FIGURE  
**2**



	GOLDEN OAK DEVELOPMENT		<b>FIGURE</b>  <b>3</b>
	PROPOSED IMPROVEMENTS		
	JOB NO.: 316002	DATE: 12/1/2021	