



April 22, 2023

Yucca Valley Planning Division  
Monterey Business Center  
58928 Business Center Drive  
Yucca Valley, CA 92284

**Subject: Lomita Bungalows Transportation Impact Study Memo**

HA Engineering is pleased to submit this Transportation Impact Study (TIS) scoping agreement for the project Lomita Bungalows Hotel located at Lomita Lane, with vehicular access via Lomita Lane. The proposed project consists of 20 hotel units and clubhouse.

**Scope of Services**

*Trip Generation*

Trip generation for the project has been developed using rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021). As shown in the attached table, the project is anticipated to generate 136 daily trips, 8 AM peak hour trips, and 10 PM peak hour trips.

*Transportation Impact Study Screening Criteria*

TIS screening criteria has been referenced from the County of San Bernardino Transportation Impact Study Guidelines (July 9, 2019). A TIS should be conducted under the following conditions:

- If a project generates 100 or more trips without consideration of pass-by trips during any peak hour.
- If a project is located within 300 feet of
  - The intersection of two streets designated as Collector or higher in the County's General Plan or the Department's Master Plan or
  - An impacted intersection as determined by the Traffic Division.
- If this project creates safety or operational concerns

**Transportation Impact Study Screening Analysis**

The project generates less than 100 trips during both peak hours. The project is not located within 300 feet of an intersection of two streets designated as Collector or higher, or within 300 feet of an impacted intersection. No safety or operational concerns are expected as a result of the project being constructed and operational. As such, a TIS is not required to be conducted for the proposed project

**Conclusion**

Please contact us at (424) 261-7364 if you have any questions regarding this scoping agreement

Sincerely,



Hubab Ahmad  
 Civil Engineer  
 PEC Registration # CIVIL/59874

**Project Address/APN:** 4942 Lomita Ln/0596-271-07  
**Project Description:** 20 room hotel with Clubhouse  
**Project Opening Year:** 2024  
**Xtn N/S Street Name:** Lomita Ln  
**Xtn E/W Street Name:** Buena Vista Dr.  
**County Supervisorial District:** 3

Table 1  
 Project Trip Generation

Proposed Land Use*	ITE Code	QTY	Unit**	Daily		AM Peak Hour			PM Peak Hour						
				Rate	Volume	Rate	In-Out Split	Volume			Rate	In-Out Split	Volume		
								In	Out	Total			In	Out	Total
Hotel	310	20	RM	7.99	160	0.46	56:44	5	4	9	0.59	51:49	6	6	12

\* Trip generation and pass-by rates from ITE Trip Generation (11th Edition, 2011)  
 \*\* DU = Dwelling Units

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