



**TJW ENGINEERING, INC.**  
 TRAFFIC ENGINEERING &  
 TRANSPORTATION PLANNING  
 CONSULTANTS

July 21, 2023

Matthew Stephenson  
 LAMAL KAL  
 63177 Golden Street  
 Joshua Tree, CA 92252

**SUBJECT: Lomita Bungalows Vehicle Miles Traveled Screening, City of Yucca Valley**

Matthew Stephenson,

TJW Engineering, Inc. (TJW) is pleased to submit this Vehicle Miles Traveled (VMT) Screening for the proposed project located at 4942 Lomita Lane in the City of Yucca Valley. The purpose of this memorandum is to evaluate the need to prepare a VMT analysis for the proposed project.

Project Description

The proposed project is located at 4942 Lomita Lane in the City of Yucca Valley. The proposed project includes a 20-site bungalow facility. Access to the site will be provided via two driveways along Lomita Lane. A site plan is attached for reference.

Project Trip Generation

Trip generation for the proposed project is based on trip generation rates obtained from the Institute of Transportation Engineers (ITE) Trip Generation Manual (11<sup>th</sup> Edition, 2021). Trip generation rates for recreational homes (Land Use Code 260) have been utilized for the bungalows. The proposed project is anticipated to generate 71 daily trips, 4 AM peak hour trips and 6 PM peak hour trips.

*Table 1 – Trip Generation*

Proposed Land Use	Qty	Unit	Daily Trips (ADTs)		AM Peak Hour					PM Peak Hour				
			Rate	Trips	Rate	In:Out Split	Trips			Rate	In:Out Split	Trips		
							In	Out	Total			In	Out	Total
Recreational Homes (260)	20	DU	3.55	71	0.22	55:45	2	2	4	0.29	46:54	3	3	6
<b>Total</b>				<b>71</b>			<b>2</b>	<b>2</b>	<b>4</b>			<b>3</b>	<b>3</b>	<b>6</b>

Notes: ITE Trip Generation (11<sup>th</sup> Edition, 2021); DU=Dwelling Unit

### Vehicle Miles Traveled (VMT) Screening

Senate Bill (SB) 743 was adopted in 2013 requiring the Governor’s Office of Planning and Research (OPR) to identify new metrics for identifying and mitigating transportation impacts within the California Environmental Quality Act (CEQA). For land use projects, OPR has identified VMT as the new metric for transportation analysis under CEQA. The regulatory changes to the CEQA guidelines that implement SB 743 were approved on December 28<sup>th</sup>, 2018 with an implementation date of July 1<sup>st</sup>, 2020 as the new metric.

The San Bernardino County Transit Authority (SBCTA) updated their CEQA Environmental Guidelines in February 2020. The document outlines guidelines for CEQA analysis, including screening criteria and requirements for VMT assessment of land use projects. The screening criteria for projects include Transit Priority Area (TPA) Screening, Low VMT Area Screening, and Project Type Screening.

The Project Type Screening outlines projects generating less than 110 daily trips can be presumed to have a less than significant impact to VMT. The proposed project will generate fewer than 110 daily trips, therefore, the proposed project can be screened from VMT analysis.

### Summary

This memorandum evaluates the need to prepare a VMT analysis for the proposed project. Based on the San Bernardino County Transit Authority (SBCTA) Recommended TIA Guidelines (February 2020), projects generating less than 110 daily trips can be screened from further VMT analysis. The proposed project satisfies the screening criteria and is presumed to have a less than significant impact on VMT, therefore, the project is not required to conduct a full VMT analysis.

Please contact us at (949) 878-3509 if you have any questions regarding this analysis.

Sincerely,



Gene Kim, PE, TE  
Principal Engineer

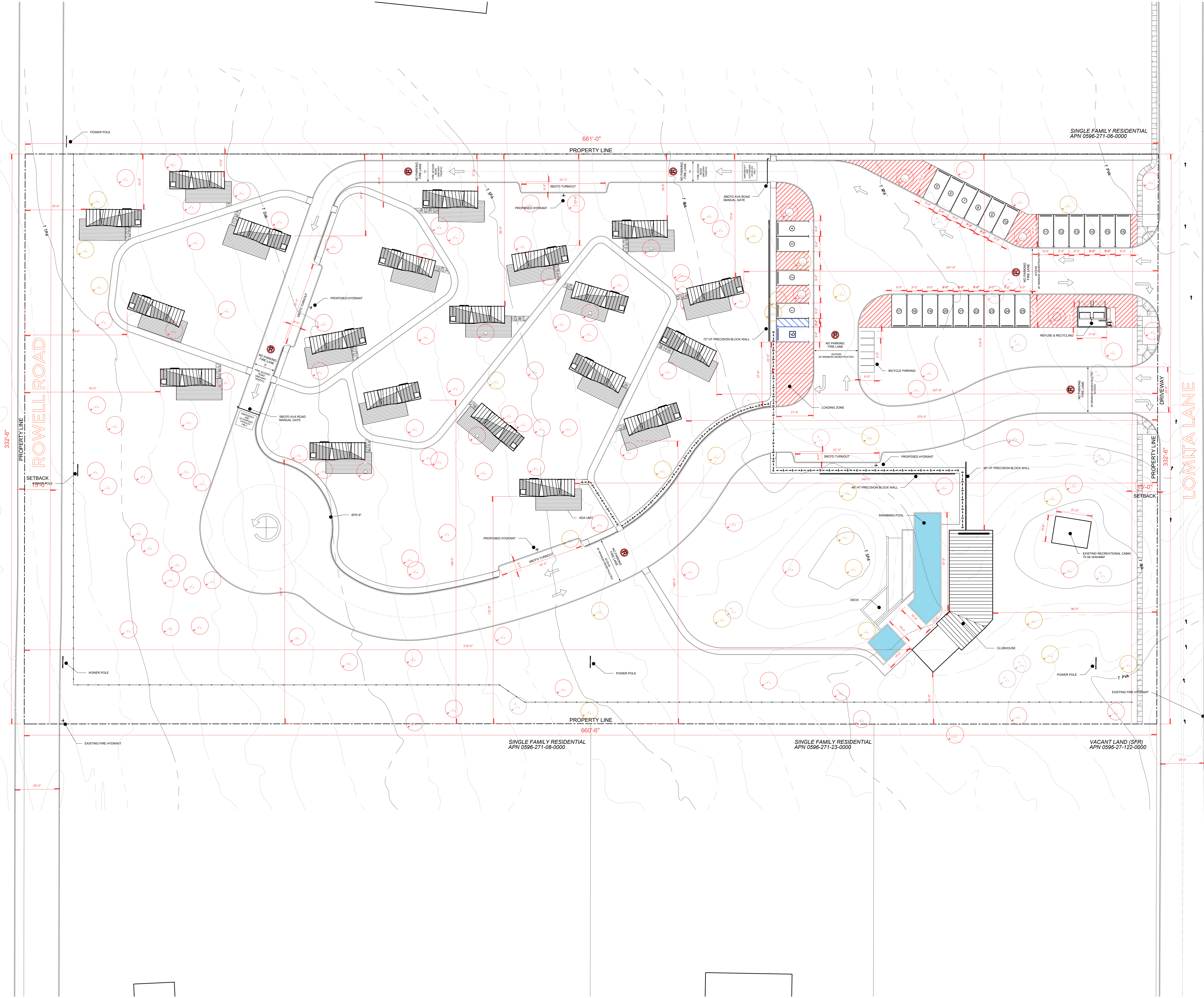


David Chew, PTP  
Transportation Planning Manager

Registered Civil Engineer #83175  
Registered Traffic Engineer #2684

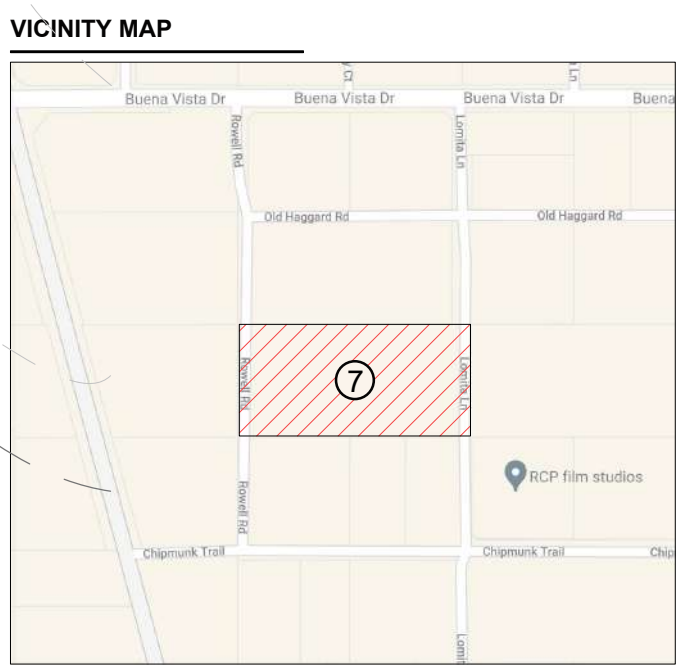






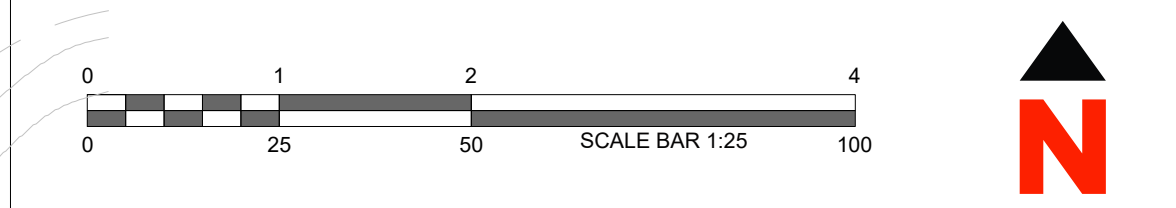
**REVISIONS**

ISSUE	DATE	DESCRIPTION



**LEGEND**

BUNGALOW UNIT	JOSHUA TREE	PROPOSED RIGHT OF WAY
FENCE	MOJAVE YUCCA	INDICATES CENTERLINE
BLOCK WALL	CALIFORNIA JUNIPER	INDICATES PROPERTY BORDER
SIDEWALK	LANDSCAPED AREA	INDICATES EXISTING COUNTOURS
		WALKWAY
		ACCESSIBLE ROUTE



**LEGAL**  
 LOT 07 APN 0596-271-07-0000  
 ACCESSORS MAP BK. 0596  
 SAN BERNARDINO COUNTY, CA

**EXISTING AND PROPOSED DESIGNATION**  
 C-G

**EXISTING AND PROPOSED GENERAL PLAN DESIGNATION**  
 GENERAL COMMERCIAL

**SPECIFIC PLAN IDENTIFICATION AND LAND USE DESIGNATION**  
 NOT APPLICABLE

**EXISTING LAND USE**  
 0596-271-07-0000: VACANT

**PROPOSED LAND USE**  
 0596-271-07-0000: HOTEL  
 Total gross area: 219,391 SQ. FT.  
 Total net area: 210,145 SQ. FT.

**APPROXIMATE EARTHWORK QUANTITIES**  
 Cut:  
 Fill:

**UTILITY PROVIDERS**  
**WATER**  
 HIGH DESERT WATER DISTRICT  
 55439 Twentynine Palms Highway, Yucca Valley, CA  
 (760) 365-5353  
**ELECTRICITY**  
 SOUTHERN CALIFORNIA EDISON  
 6999 Old Woman Springs Rd, Yucca Valley, CA 92284  
 (800) 655-4555  
**TELEPHONE**  
 VERIZON CALIFORNIA  
 295 N Sunrise Way, Palm Springs, CA 92282  
 (760) 778-3610  
**TV CABLE**  
 TIME WARNER CABLE  
 73181 Mediterranean Rd, Palm Desert, CA 92211  
 (760) 874-5404  
**WASTE DISPOSAL**  
 BURRTEC  
 4878 Newton Ln, Yucca Valley, CA 92284  
 (760) 365-2015  
**SEWAGE**  
 SEPTIC SYSTEM OR PACKAGE WASTEWATER  
 TREATMENT PLANT

**STAFFING**  
 6 PERSON CLEANING & MAINTENANCE CREW  
 ON SITE DAILY FROM 10AM-2PM REQUIRING  
 2 PARKING SPACES  
 1- LIFE GUAR ON DUTY DAILY 10AM-5PM  
 NEEDING 1 PARKING SPACE

**PARKING**  
 25 - 8'X19' PARKING SPACES  
 1 - ACCESSIBLE SPACE  
 6 - BICYCLE SPACES  
 1 - LOADING SPACE

**PROPERTY OWNER & APPLICANT**  
  
 54934 29 PALMS HWY, YUCCA VALLEY CA 92284  
 (760) 880-6436  
 info@evoqusmodern.com

**REPRESENTATIVE**  
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**DESIGN AND DRAWINGS**  
  
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