

To: Town of Yucca Valley

Date: 11-8-2023

Project Overview:

Project Address: 7120 Palo Alto

Type: Multi-Family Development

Number of Units: 5

Unit Size: Approximately 1000 square feet per unit

Executive Summary: This traffic study assesses the potential impact of the proposed multi-family development at 7120 Palo Alto on local traffic conditions in the Town of Yucca Valley. The development envisions five units, each approximately 1000 sf.

Traffic Impact Analysis:

Low Vehicle Generation: Given the modest unit size, the total anticipated vehicle count for the development is less than ten. This is a relatively low number for a multi-family project, and it is consistent with similar developments in the region.

Low Traffic Intensity: The development's size and unit count suggest a minimal impact on local traffic intensity. The relatively low number of units, coupled with the less than two-vehicle-per-unit estimate, indicates that the proposed project will not significantly contribute to traffic congestion in the immediate vicinity.

Proximity to Existing Infrastructure: The project site is strategically located in close proximity to existing roadways, which are designed to accommodate higher traffic volumes. The accessibility of the site should contribute to the smooth flow of traffic to and from the development.

Peak Traffic Considerations: The proposed development aligns with the existing traffic patterns, minimizing the potential for congestion during peak hours. The staggered nature of residents' daily routines is expected to distribute traffic demand evenly throughout the day.

Conclusion: The traffic study indicates that Project 7120 Palo Alto, with its five units of approximately 1000 sf, will have a minimal impact on local traffic conditions. The project aligns with existing traffic patterns and is expected to be well-integrated into the surrounding transportation network.