



TJW ENGINEERING, INC.
TRAFFIC ENGINEERING &
TRANSPORTATION PLANNING
CONSULTANTS

July 18, 2023

Jim Morrissey
COUNTY OF SAN BERNARDINO
385 North Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415

Subject: Twentynine Palms Shopping Center Transportation Impact Study Screening Memorandum

TJW ENGINEERING, INC. (TJW) is pleased to submit this Transportation Impact Study (TIS) scoping agreement for the Twentynine Palms Shopping Center located at the southeast corner of Twentynine Palms Highway and Mile Square Road in the City of Twentynine Palms. The proposed project consists of a 20-room hotel with a café, wine bar, club room, and restaurant accessible for hotel guests only.

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 160 daily trips, 9 AM peak hour trips, and 12 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 (949) 878-3509 if you have any questions regarding this scoping agreement.

Sincerely,



Thomas Wheat, PE, TE
President



David Chew, PTP
Transportation Planner

Registered Civil Engineer #69467

Registered Traffic Engineer #2565



Brandon Alvarado, EIT
Transportation Planner

Approved by:

County of San Bernardino Staff

Date



SCOPE FOR TRAFFIC STUDY

Project Name:	Twentynine Palms Shopping Center
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This Scope for Traffic Study acknowledges San Bernardino County Department of Public Works, Traffic Division requirements of traffic impact analysis for the project and is subject to change:

Available on the Department of Public Works Website:

<http://cms.sbcounty.gov/dpw/Transportation/Traffic.aspx>

Project Address/APN	Southeast corner of Twentynine Palms Highway and Mile Square Road		
Project Description	20-room hotel		
City	Unincorporated/Joshua Tree		
Project Horizon Year		Project Opening Year	2024
Closest Intersection (Xtn) to the Project			
Xtn N/S Street Name	Mile Square Road		
Xtn E/W Street Name	Twentynine Palms Highway		
County Supervisorial District	3	Ambient Growth Rate per Year Valley 2%, Desert 1%	1%

	Traffic Engineer	Owner/Developer
Company	TJW Engineering, Inc.	Sullivan 80 LLC
Name	Brandon Alvarado, EIT	
Address	9841 Irvine Center Drive, Suite 200	6 Via Pergola
City, State, Zip Code	Irvine, CA 92618	Rancho Palo Verdes, CA 90275
Phone #	(949) 878-3509	
Email address	brandon@tjwengineering.com	

Prepared By:

Print Name:

Brandon Alvarado

Owner/Engineer Date

July 18, 2023



SCOPE FOR TRAFFIC STUDY

Project Name:	Twentynine Palms Shopping Center
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1. Traffic Distribution: Please insert or attach Figure(s) illustrating project trip distribution in percentages and volumes at the study intersections analyzed.

2. Trip Credit: Exact amount of credit subject to approval by Traffic Division.

Transportation Demand Management (TDM)	No	
Existing Active Land Use	No	
Previous Land Use	No	
Internal Trip Reduction	No	
Pass-by Trip Reduction	No	

3. Related Projects: Consultant should check with Planning in the San Bernardino County Department of [Land Use Services](#) and planning departments of adjoining Cities. Documentation of the consultation from these agencies shall be included in the traffic study. Related projects list shall be submitted to Traffic Division for our review and approval before being incorporated in the study.

4. Freeway Analysis: The potential traffic impact on the following Freeway(s) must be considered.

NA

The applicant shall consult with the State of California Department of Transportation (Caltrans) to determine the California Environmental Quality Act levels of significance with regard to traffic impacts on Caltrans' freeway facilities. This consultation shall also include a determination of Caltrans requirements for the study of traffic impacts to its facilities and the mitigation of any such impacts. This analysis must follow the most current Caltrans' Vehicle Miles Traveled-Focused Transportation Impact Study Guide (May 2020) and can be obtained from <https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-05-20-approved-vmt-focused-tisg-a11y.pdf>. If Caltrans finds that the project has a significant impact on the freeway, Caltrans shall be requested to include the basis for this finding in their response. If fees are proposed to mitigate the freeway impact, Caltrans shall be requested to identify the specific project to which the fees will apply. These written comments from Caltrans shall be included with the traffic study and submitted to Public Works for review and approval. If a documented good faith effort is made to consult with Caltrans and written comments cannot be obtained from within a reasonable amount of time, an analysis of the freeway impact shall be made using HCM procedures. Appendix A of the San Bernardino County Transportation Authority CMP outlines allowable modifications to these procedures. The San Bernardino County Transportation Authority CMP can be viewed online at: <https://www.gosbcta.com/planning-sustainability/?term=249>



SCOPE FOR TRAFFIC STUDY

Project Name:	Twentynine Palms Shopping Center
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5. Trip Generation

Trip Generation Rate(s) Source: ITE Trip Generation		I – Institute of Transportation Engineers; S – San Diego Traffic Generators; C – County; O – Other:									Edition:		11th			
Land Use Code	Land Use	Rate Based on	QTY	AVTE Units*	Daily Trips	Weekday A.M. Peak			Weekday P.M. Peak			Weekend peak hour				
						In	Out	Total	In	Out	Total	In	Out	Total		
310	Hotel	I	20	Rooms	160	5	4	9	6	6	12					

* - Average Vehicle Trip Ends.

For ITE Land Uses provide number and name of Land Use. e.g. LU 814 - Variety Store. Units include ksf, employee, GLA, etc.



SCOPE FOR TRAFFIC STUDY

Project Name: Twentynine Palms Shopping Center

6. Study Intersections: At minimum, the study shall include the following intersections. The list is subject to change after related projects, trip generation and distribution are determined. Consultant should check with adjoining Cities regarding their requirements in addition to the following County/City intersections. Documentation of the consultation from these agencies shall be included in the traffic study.

Xtn #	% County	% City	N-S/E-W Street Name	City Name/Caltrans	Signalized	CMP
1			NA		Yes/no	Yes/no
2					Yes/no	Yes/no
3					Yes/no	Yes/no
4					Yes/no	Yes/no
5					Yes/no	Yes/no
6					Yes/no	Yes/no
7					Yes/no	Yes/no
8					Yes/no	Yes/no
9					Yes/no	Yes/no
10					Yes/no	Yes/no

Cities/agencies to be consulted:

NA



SCOPE FOR TRAFFIC STUDY

Project Name:	Twentynine Palms Shopping Center
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7. Other:

Traffic counts may be conducted immediately per the following:
<ul style="list-style-type: none">• Must be taken on Tuesdays, Wednesdays or Thursdays.• Certain projects may need to collect traffic counts on Friday or Sunday
<ul style="list-style-type: none">• Must exclude holidays, and the first weekdays before and after the holiday.
<ul style="list-style-type: none">• Must be taken on days when local schools or colleges are in session.
<ul style="list-style-type: none">• Must be taken on days of good weather, and avoid atypical conditions (e.g., road construction, detours, or major traffic incidents).
<ul style="list-style-type: none">• Traffic counts used for other traffic studies in the area shall NOT be reused again, unless 25% of the counts conducted for that particular traffic study are validated with new counts. The difference in volumes between the old and new counts at each corresponding movement should not be more than 10%.
<ul style="list-style-type: none">• New traffic counts shall be checked to ensure the difference in volumes at corresponding approaches, if applicable, between two adjacent intersections is no more than 10% unless the difference can be justified.
<ul style="list-style-type: none">• For all proposed mitigation measures, a conceptual plan for the improvements shall be submitted to our Traffic Studies section for review and approval prior to the approval of the Traffic Impact Analysis. All proposed improvements shall be within the right-of-way.
<ul style="list-style-type: none">• For all cumulative mitigation measures, a cost estimate for the improvement shall be submitted.
<ul style="list-style-type: none">• Raw traffic counts data must be included with traffic analysis study
<ul style="list-style-type: none">• Traffic Counts must not be older than 1 year prior to submittal unless approved by County Traffic.

This analysis must follow the most current Traffic Impact Study Guidelines for the County as stated in the County's Road Planning and Design Standards.

8. Fees

The County charges on an actual cost basis for review of traffic studies. An initial deposit of \$1,802 is required at the time that a land use application is filed with the Department of Land Use Services. If the review costs exceed the initial deposit, the applicant will be expected to provide additional funds and the review will be suspended until the additional funds are deposited.



SCOPE FOR TRAFFIC STUDY

Project Name:	Twentynine Palms Shopping Center
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9. Contact Information:

Please submit a signed copy of this scope for approval by the Traffic Division. Draft scopes may be sent electronically. Final scope with signature should be submitted in person or by US Mail to:

San Bernardino County
Dept. of Public Works, Traffic Division
825 E. 3rd Street, Rm 115
San Bernardino, CA 92415-0835

Phone: 909-387-8186

Fax: 909-387-7809

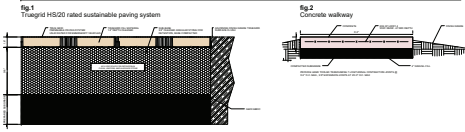
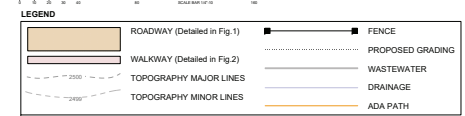
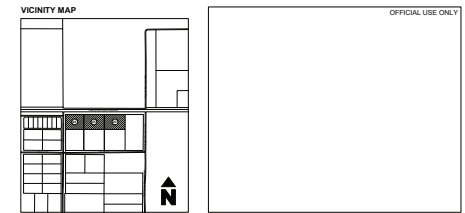
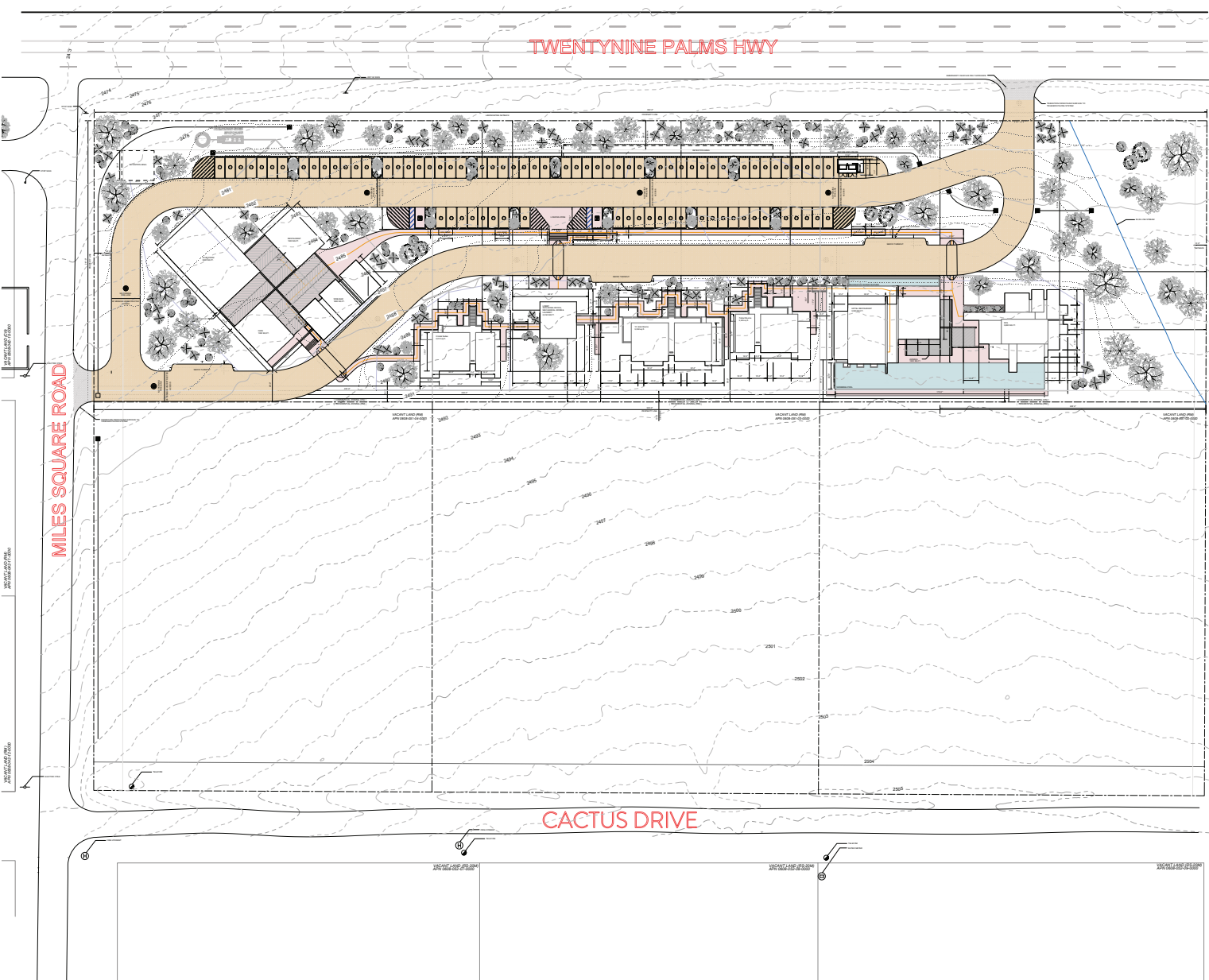
Email: Osvaldo.Roque@dpw.sbcounty.gov or Shawn.Johnson@dpw.sbcounty.gov

Table 1
Project Trip Generation

Proposed Land Use ¹	ITE Code	Qty	Unit ²	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

1: Trip generation and pass-by rates from ITE Trip Generation (11th Edition, 2021).

2: RM = Rooms.



PROJECT SCOPE
CONDITIONAL USE PERMIT

Application for a permit to construct a hotel with accompanying facilities on our property, as described in CHAPTER 810.01 DEFINITIONS of the San Bernardino County code.

Our proposed hotel will consist of a lobby, 17 hotel rooms, and 3 hotel suites. The hotel will also feature a hotel restaurant, meeting facility, fine dining restaurant, wine bar and cafe. Cactus Club is an all inclusive experience and all facilities are exclusively available to guest members of Cactus Club Hotel. All the uses we propose for our hotel are permitted within the zoning of the commercial section of the property per the definition of a hotel.

In exceeding the 10,000 sq.ft. development standard for site plan permit we are applying for a Conditional Use Permit as per the relevant guidelines outlined by San Bernardino County Land Use Services.

In keeping with the intention of California Assembly Bill 661, which seeks to promote sustainable practices in construction and infrastructure development, internal circulation roads and parking will be paved with TrueGrid Plus paving technology. TrueGrid Plus is a sustainable alternative to traditional paving that offers benefits, including improved site drainage, recyclability, and H20/H2O2 rating for emergency vehicles. The grid structure of the pavers allows water to permeate through the surface and infiltrate the ground below reducing the risk of flooding and erosion and allowing water to replenish aquifers and support vegetation growth. The pavers are made from 100% post-consumer recycled HDPE plastic. This reduces waste and the need for additional resources to be extracted from the environment.

All walkways will be concrete and will adhere to current ADA standards, allowing full circulation of the property for disabled patrons. Our walkways will follow the same standards set by our neighbor, Copper Mountain college, which provides accessibility via walkway from the parking area to all structures.

LOCATION
ACCESSORS MAP BK. 0608
LOT 04 APR 0608-051-04-0000
LOT 03 APR 0608-051-03-0000
LOT 02 APR 0608-051-02-0000
SAN BERNARDINO COUNTY, CA

ZONING - COMMERCIAL NEIGHBORHOOD
CROSS STREETS - HWY 62 IS ON NORTH BOUNDARY.
CACTUS DRIVE IS ON SOUTH BOUNDARY

LOT AREA - 150,930 SQ. FT.
LAND USE - CN
ZONING - CN

DESIGN AND DRAWINGS
MATTHEW ARCHER STEPHENSON
marcher@lamalkal.com
442-205-7932

PROPERTY OWNER - SULLIVAN 80 LLC
ADDRESS: 6 VIA PERGOLA, RANCHO PALO VERDES, CA 90275

UTILITIES
SOCIAL, EDISON
JOSHUA BASIN WATER DISTRICT
FRONTIER CABLE
BURRTEC

ELECTRIC
WATER
CABLE
TRASH

ANALYSIS
Parking Analysis
All on site facilities are for guest use only.

Land Use Requirements	Parking Ratio	Bldg Size/Rate	Required	Provided
Hotel	1000:100	-	0	8
Hotel Restaurant	8 employees	-	1	1
Hotel	8 employees	-	1	1
Club room	No employees	-	2	2
Wine Bar	2 employees	-	5	5
Cafe	2 employees	-	-	-
Restaurant	5 employees	-	-	-
TOTAL			20	180

Lot Coverage/FAR Analysis	Land Use Zoning	Proposed Lot Coverage	Lot Size	Max Coverage	Total Coverage
Commercial Neighborhood	25.1	20,500 sq. ft.	230,203 sq. ft.	8.11	8.11
					+0.16

Floor Area Ratio Analysis	Land Use Zoning	Floor Area Ratio	Total Building Area	Total Lot Area	Total Coverage
Commercial Neighborhood	25.1	25.1	28,500 sq. ft.	230,203 sq. ft.	8.11

NO NATIVE PROTECTED PLANTS PRESENT
LANDSCAPED AREA: 35%
68,700 SQ. FT. OF EXISTING PLANTS AND NEW NATIVE VEGETATION



1 (760) 880-6436

1 (800) 655-4555
1 (760) 366-8438
1 (800) 921-8101
1 (760) 365-2015