

May 30, 2025

Mr. Jeremy Johnson, PE  
Department of Public Works  
County of San Bernardino  
825 E. Third Street  
San Bernardino, California 92415

Subject: Pioneertown Motel, San Bernardino County, California – Trip Generation Analysis

Dear Mr. Johnson:

Translutions, Inc. (Translutions) is pleased to provide this letter discussing the trip generation for the proposed Pioneertown Motel. The proposed project is located at 5240 Curtis Road in Pioneertown in the County of San Bernardino. The project includes the construction of a 48-room Motel with 785 square feet of retail and a 2,995 square foot restaurant. Figure 1 illustrates the site plan.

### TRIP GENERATION

Based on the Transportation Engineers' (ITE) *Trip Generation* (10<sup>th</sup> Edition), a Motel is defined as a place of lodging that provides sleeping accommodations and often a restaurant. They generally offer free on-site parking and provide little or no meeting space and few (if any) supporting facilities.

The trip generation for the proposed project was developed based on rates from ITE's *Trip Generation* (11<sup>th</sup> Edition) for Land Use 320 "Motel" and Land Use 822 "Strip Retail Plaza". The restaurant portion of the project was not included in the trip generation since restaurants are ancillary uses to Motels. Table A lists the project trip generation. As shown in Table A, the project is anticipated to generate 19 a.m. peak hour trips, 23 p.m. peak hour trips, and 204 daily trips without the consideration of pass-by trips.

Table A - Project Trip Generation

Land Use	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
		In	Out	Total	In	Out	Total	
<b>Motel</b>								
Trip Generation Rates <sup>1</sup>		0.13	0.22	0.35	0.19	0.17	0.36	3.35
Trip Generation	48 Rooms	6	11	17	9	9	18	161
<b>Retail</b>								
Trip Generation Rates <sup>2</sup>		1.42	0.94	2.36	3.30	3.30	6.59	54.45
Trip Generation	0.785 TSF	1	1	2	3	3	6	43
<b>Total Trip Generation</b>		<b>7</b>	<b>12</b>	<b>19</b>	<b>12</b>	<b>12</b>	<b>23</b>	<b>204</b>

<sup>1</sup> Trip generation based on rates for Land Use 320 - "Motel" from Institute of Transportation Engineers' (ITE) *Trip Generation* (11<sup>th</sup> Edition).

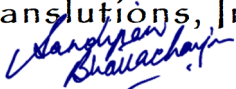
<sup>2</sup> Trip generation based on rates for Land Use 822 - "Strip Retail Plaza" from ITE's *Trip Generation* (11<sup>th</sup> Edition).

Based on the County of San Bernardino *Transportation Impact Study Guidelines* (July 2019), a traffic impact study is required if the trip generation of a project is 100 or more trips without consideration of pass-by trips during any peak hour. Based on the trip generation shown in Table A, the project is forecast to generate less than 100 trips during any peak hour. Therefore, a traffic impact study should not be required, and the project impacts are anticipated to be less than significant.

We hope you will find this information helpful. Should you have any questions, please don't hesitate to call me at (949) 656-3131.

Sincerely,

translutions, Inc.



Sandipan Bhattacharjee, P.E., T.E., AICP, ENV SP  
Principal



