



MEMORANDUM

Date: June 15, 2021
To: JAnthony Pham. P.E., County of San Bernardino
From: George Ghossain P.E., MCSE, MPA, Principal Engineer



SUBJECT: VMT ASSESSMENT FOR PARCEL NO. 0629-181-01-0000, LOCATED AT 2107 OLD WOMAN SPRINGS ROAD IN THE UNINCORPORATED COMMUNITY OF FLAMINGO HEIGHTS, SAN BERNARDINO COUNTY

Dear Steve:

Integrated Engineering Group (IEG) is pleased to submit this VMT Assessment Memorandum (memo) for the proposed camp site located within the County of San Bernardino. The proposed project includes 75 campsites with ancillary land uses for on-site visitors use only. The objective of this memo is to demonstrate that the proposed land use intensity qualifies the project to be exempt from preparing a full VMT analysis consistent with the guidelines set by the County of San Bernardino Transportation Traffic Study Guidelines dated July 9, 2019.

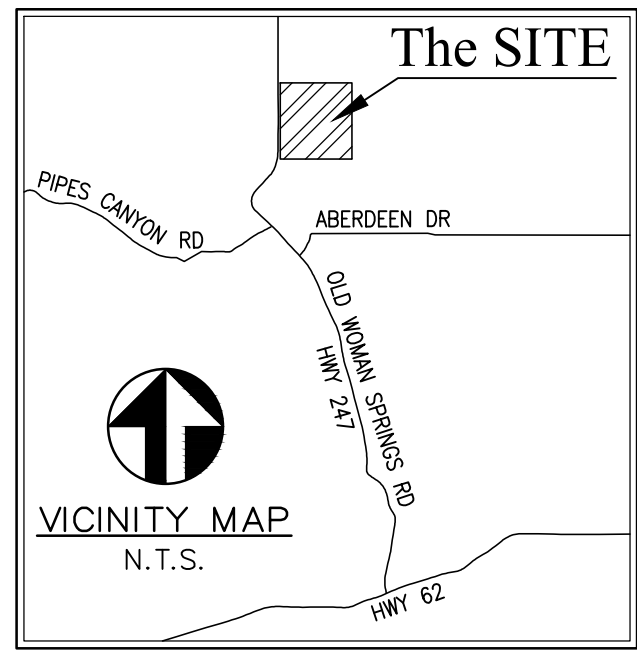
PROJECT DESCRIPTION AND LOCATION

the RoBott Land Company is proposing a campsite development at the westerly approximately 225 acres of a 640-acre site located at 2107 Old Woman Springs Road in the unincorporated community of Flamingo Heights west of the Town of Yucca Valley.

Figure 1 shows the Project site plan.

IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
2107 OLD WOMAN SPRINGS ROAD
 SECTION 35, TOWNSHIP 2 NORTH, RANGE 5 EAST, S.B.M.

PLOT PLAN



OFFICIAL USE ONLY



ASSESSOR'S PARCEL NO.

0629-181-01

ZONING

HA/RL (HOMESTEAD VALLEY/RURAL LIVING)

UTILITIES

WATER/SEWER BIGHORN-DESERT VIEW WATER AGENCY
 (760) 364-2315
STREETS SAN BERNARDINO COUNTY
 PUBLIC WORKS DEPARTMENT
 (909) 387-7910
ELECTRICITY SOUTHERN CALIFORNIA EDISON
 (800) 655-4555
GAS SOUTHERN CALIFORNIA GAS
 (877) 238-0092
TELEPHONE FRONTIER
 (888) 325-1843
GARBAGE BURRTEC - DESERT
 (760) 365-2015

GROSS AREA

GROSS AREA = 639.32 ACRES

LAND USE

EXISTING: VACANT
 PROPOSED: CAMPGROUND

ENGINEER

FOMOTOR ENGINEERING
 225 SOUTH CIVIC DRIVE, SUITE 1-5
 PALM SPRINGS, CA 92262
 TELEPHONE: (760) 323-1842
 FAX: (760) 323-1742
 EMAIL: PHILLIP@FOMOTOR.COM
 PHILLIP K. FOMOTOR, R.C.E. 47284

OWNER

LARRY ROTH
 ROBOTT LAND COMPANY INC.
 300 SOUTH REXES DRIVE, SUITE 101
 BEVERLY HILLS, CA 90212
 (310) 299-7574

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE
 EASTERLY LINE OF THE SECTION 35, ALSO KNOWN AS
 THE CENTERLINE OF SAGE, BEING N021°00'00" PER US
 G.M. MAP OF T2N, R5E, S5M DATED 02/27/1951.

BENCHMARK

ELEVATION: 3,585.81' NAVD83

DESCRIPTION: BRASS CAP INSET IN TOP OF CONCRETE
 MONUMENT STAMPED 705.30 1968

LOCATION: 104 FEET NORTH OF INTERSECTION OF OLD
 HIGHWAY (DIRT ROAD) AND PRESENT PAVED ROAD, 48
 FEET EAST OF CENTERLINE PAVED ROAD, SET BRASS
 DISK IN 8 IN. X 4 IN. CONCRETE MONUMENT, 2
 FEET ABOVE PAVED ROAD AND 3.5 FEET NORTH OF
 WHITE WISNES POST.

LEGAL DESCRIPTION

ALL OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 5
 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE
 COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA,
 ACCORDING TO THE OFFICIAL PLAT THEREOF.

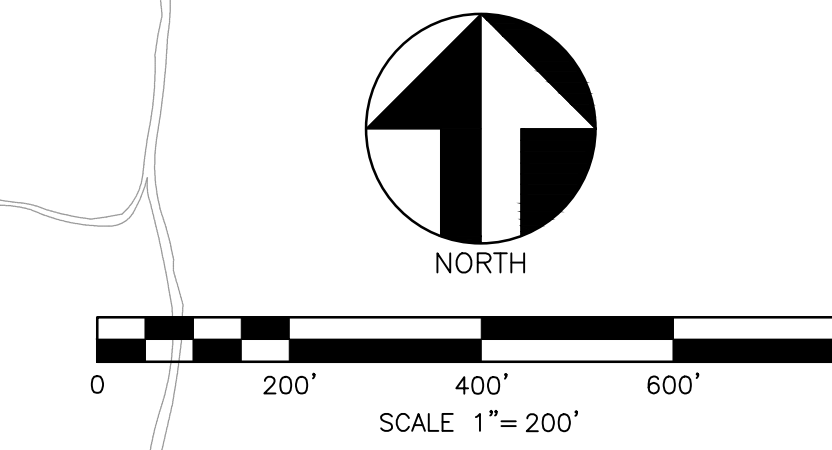
LEGEND

- BOUNDARY
- EXIST. FENCE
- EXIST. UNDERGROUND TV CABLE
- EXIST. UNDERGROUND TELEPHONE LINE
- EXIST. UNDERGROUND ELECTRIC LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. SEWER LINE
- EXIST. WATER LINE
- EXIST. GAS LINE
- PROPOSED 5' WIDE COMPACTED DIRT WALKWAY
- EXIST. CONTOUR
- PROPOSED BUILDING
- PROPOSED IMPERMEABLE AREA
- PROPOSED PERMEABLE AREA
- EXIST. JOSHUA TREE
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. PAVED ROAD
- EXIST. SEWER MANHOLE
- EXIST. POWER POLE
- EXIST. IRRIGATION VALVE
- EXIST. SEWER CLEANOUT
- EXIST. TELEPHONE BOX
- EXIST. GUY WIRE
- EXIST. WATER METER
- SQUARE FOOT
- EXISTING
- MAP BOOK
- EXISTING
- TOP OF GRATE
- TOP OF CURB
- PROPOSED
- STORM DRAIN
- FLOW LINE
- ACRE
- THICK
- AGGREGATE
- BUILDING

EASEMENT NOTES

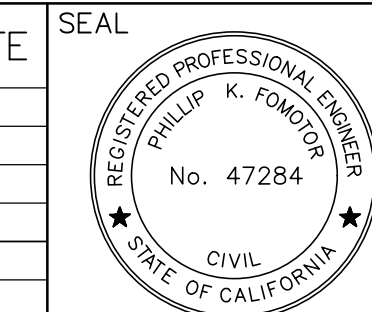
NUMBERED AND DESCRIBED PER FIRST AMERICAN TITLE INSURANCE
 COMPANY TITLE COMPANY, ORDER NO. NCS-897990-DNT1, DATED
 2000X.

1. AN EASEMENT IN FAVOR OF H-DESERT WATER DISTRICT FOR
 UTILITY, WATER, AND RIGHT OF INGRESS AND EGRESS AND INCIDENTAL
 PURPOSES PER A DOCUMENT RECORDED DECEMBER 3, 1991 AS
 INSTRUMENT NO. 91-455490 OF OFFICIAL RECORDS.
2. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON
 COMPANY, A CORPORATION, FOR PUBLIC UTILITIES AND INCIDENTAL
 PURPOSES RECORDED DECEMBER 19, 1991 AS INSTRUMENT NO.
 91-40194 OF OFFICIAL RECORDS.
3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT
 ENTITLED "RESOLUTION NO. 95-191" RECORDED JULY 25, 1995 AS
 INSTRUMENT NO. 95-255247 OF OFFICIAL RECORDS.
4. A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE
 UNITED STATES OF AMERICA IN THE PATENT RECORDED MARCH 03,
 2005 AS INSTRUMENT NO. 05-149061 OF PATENTS.
5. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE
 LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A
 CONTIGUOUS FREEWAY, HIGHWAY, ROADWAY OR TRANSIT FACILITY AS
 CONTAINED IN THE DOCUMENT RECORDED OCTOBER 16, 2012 AS
 INSTRUMENT NO. 2012-429282 OF OFFICIAL RECORDS.
6. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND
 LYING WITHIN ANY ROAD, STREET AND/OR HIGHWAY.
7. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT
 SHOWN BY THE PUBLIC RECORDS.
8. RIGHTS OF PARTIES IN POSSESSION.



PRELIMINARY

NO.	REVISIONS	APPROVED	DATE	SEAL



FOMOTOR ENGINEERING
 225 S. CIVIC DRIVE, SUITE 1-5
 PALM SPRINGS, CA 92262
 PH: (760) 323-1842 FAX: (760) 323-1742

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
PLOT PLAN
 2107 OLD WOMAN SPRINGS ROAD
 SECTION 35, TOWNSHIP 2 NORTH, RANGE 5 EAST, S.B.M.
 APN: 0629-181-01
 PREPARATION DATE: 5/4/2020



PROJECT TRIP GENERATION

The Trip generation is a measure or forecast of the number of trips that begin or end at the Project site. The traffic generated is a function of the extent and type of development proposed for the site. These trips will result in some traffic increases on the streets where they occur. Project vehicular traffic generation characteristics are estimated based on established rates, contained in the *Trip Generation Manual, 10th Edition*, published by the Institute of Transportation Engineers (ITE). The proposed Project ITE average trip generation rates and trip calculations summary are presented in **Tables 1 and 2** respectively.

Table 1
Project Trip Generation Rate

Land Use ¹	Units ²	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Campground/Recreational Vehicle Ground	OC	416	0.08	0.13	0.21	0.18	0.09	0.27	-

¹ Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).
² OC = Occupied Campsite

Table 2
Project Trip Generation

Land Use ¹	Intensity	Units ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Campground/Recreational Vehicle Ground	75	OC	6	10	16	13	7	20	-
TOTAL			6	10	16	13	7	20	-

¹ Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).
² OC = Occupied Campsite

Table 2 summarizes the trip generation based on the proposed land use intensity associated with the Project. As shown on **Table 2**, the proposed project is anticipated to generate a total of 16 AM peak hour trips and 20 PM peak hour trips.

SENATE BILL 743

On September 27, 2013, SB 743 was signed into State law and started a process intended to fundamentally change transportation impact analysis as part of the CEQA compliance. The California Natural Resource Agency updated the CEQA transportation analysis guidelines in 2018. In this update automobile delay and LOS metrics are no longer to be used in determining transportation impacts. Instead VMT metrics will serve as the basis in determining impacts. Furthermore, the guidelines stated that after July 1, 2020, transportation analysis under CEQA must use VMT to determine transportation related impacts for land use projects.



GUIDANCE DOCUMENTS

The project is within the jurisdiction of the County of San Bernardino. The County has adopted guidance on evaluating VMT for transportation impacts under CEQA. For this project the County of San Bernardino's, "Transportation Impact Study Guidelines", July 9, 2019¹, hereafter referred to as Guidelines.

ANALYSIS METHODOLOGY

SCREENING CRITERIA

The Guidelines state that certain project types that, "serve the local community and have the potential to reduce VMT should not be required to complete a VMT assessment"². The project listed in the Guidelines are as follows:

- K-12 schools
- Local-serving retail less than 50,000 sq. ft.
- Local parks
- Day care centers
- Local serving gas stations
- Local serving banks
- Student housing projects
- Local serving community colleges that are consistent with the assumptions noted in the RTP/SCS
- Projects generating less than 110 daily vehicle trips (based on OPR guidance)
- Projects located within a Transit Priority Area (TPA) as determined by the most recent SCAG RTP/SCS (map of HQTAs can be reviewed on SCAG's website currently located here and will further be refined through SBCTA's efforts: <http://gisdata.scag.ca.gov/Pages/GISStaticMaps.aspx> but should be verified by the analyst
- Projects located within a low VMT generating area as determined by the analyst (e.g. development in efficient areas of the County will reduce VMT per person/employee and is beneficial to the region)

VMT ANALYSIS

Projects that do not meet any of the screening criteria identified would need to perform a VMT analysis per the Guidelines. The project would need evaluate the appropriate VMT metrics and compare them to thresholds to determine significance as defined by the Guidelines.

PROJECT ANALYSES

The project is a recreational project consisting of 75 campsites with ancillary land uses for on-site visitors use only.

¹<https://cms.sbcounty.gov/Portals/50/transportation/Traffic-Study-Guidelines.pdf?ver=2019-10-03-155637-153>

² Guidelines, Pages 18 & 19



SCREENING CRITERIA ASSESSMENT

SCREENING CRITERIA SMALL PROJECT

Based on the Guidelines, projects that generate less 110 ADT, based on guidance developed by OPR, should not be required to complete a VMT assessment. As per the Project trip generation information provided in this memo, the project is anticipated to generate 16 trips in the AM peak and 20 trips in the PM peak. No ADT rate is provided by the ITE Trip Generation Manual since this type of land use accommodates campers and other users on a transient basis. As a result, the project would qualify as a small project and would not be required to conduct a full VMT assessment.

CONCLUSION

The proposed Project, consisting of 75 campsites with ancillary land uses for on-site visitors use only, is located at 2107 Old Woman Springs Road in the unincorporated community of Flamingo Heights west of the Town of Yucca Valley. Based on the VMT assessment and technical information provided in this memo, it is our determination that the proposed Project qualifies for an exemption from conducting a complete VMT assessment and presumed to have a less than significant VMT related impact. It is our recommendation that the subject VMT analysis be approved with no additional analysis.

If you have any questions or concerns, please feel free to contact George Ghossain at:

Email: george@intenggroup.com

Phone: (951) 833-3105

Address: 23905 Clinton Keith 114-280
Wildomar CA, 92595