



INTEGRATED ENGINEERING GROUP
TRANSPORTATION PLANNING AND ENGINEERING

MEMORANDUM



Date: August 3, 2020

To: Steve Valdez, County of San Bernardino

From: George Ghossain P.E., MCSE, MPA, Principal Engineer

SUBJECT: PRE-APPLICATION DEVELOPMENT REVIEW 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 trip generation memorandum (memo) for the proposed camp site located within the County of San Bernardino. The proposed project includes 20 clamping lofts, 20 teepee sites and 35 glamping sites. The objective of this memo is to demonstrate that the proposed land use and intensity qualify the project to be exempt from the requirement of preparing a traffic impact study (TIS) consistent with the guidelines set by the County of San Bernardino Transportation Traffic Study Guidelines dated July 9, 2019.

PROJECT DESCRIPTION AND LOCATION

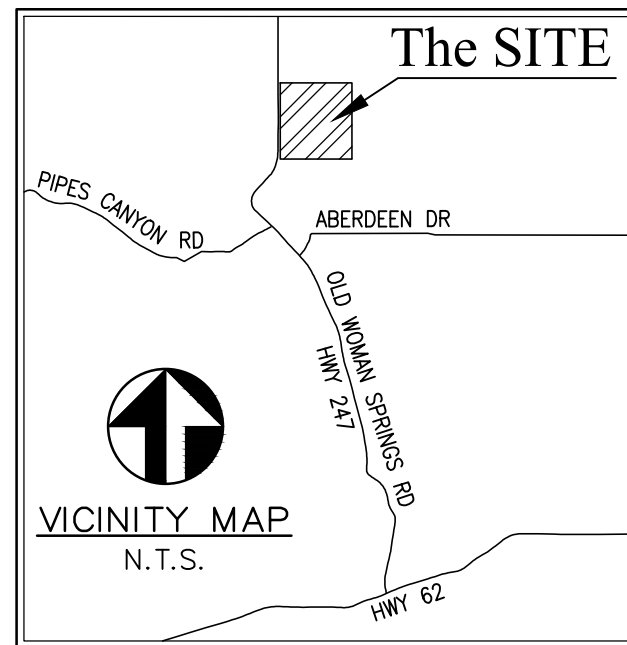
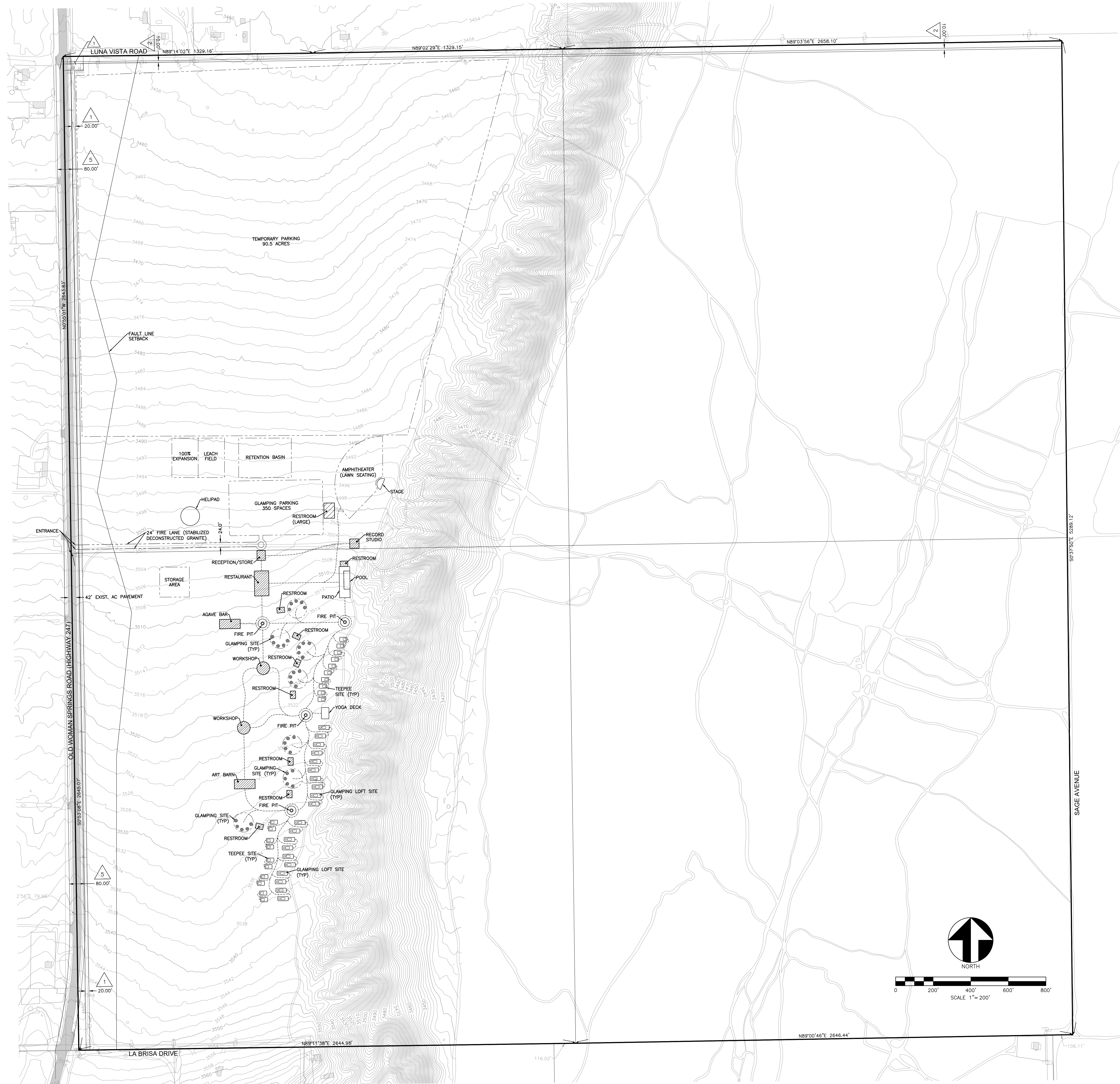
the RoBott Land Company is proposing a campsite development at the westerly approximately 225 acres of a 640-acre site located at 2107 Old Woman Springs Road in the unincorporated community of Flamingo Heights west of the Town of Yucca Valley.

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) 387-7810
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

CAMPSITES

GLAMPING LOFTS - 1,230 SF, 20 SITES
TEEPEES - 850 SF, 20 SITES
GLAMPING SITES - 220 SF, 35 SITES

LAND USE

EXISTING: VACANT
PROPOSED: CAMPGROUND

BUILDINGS

RECEPTION/STORE - 44'x52', 1 EACH
RESTROOM (SMALL) - 28'x40', 8 EACH
RESTROOM (LARGE) - 56'x80', 1 EACH
RESTAURANT - 76'x133', 1 EACH
RECORD STUDIO - 50'x60', 1 EACH
ART BARN - 50'x110', 1 EACH
AGAVE BAR - 50'x110', 1 EACH
WORKSHOP - 3,600 SF, 2 EACH

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 REDDES DRIVE, SUITE 101
BEVERLY HILLS, CA 90212
(310) 299-7574

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE
EASTERN LINE OF THE SECTION 35, ALSO KNOWN AS
THE CENTERLINE OF SAGE, BEING 802.700'± PER US
GLO 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 1988

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 WITNESS 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.

EASEMENT NOTES

NUMBERED AND DESCRIBED PER FIRST AMERICAN TITLE INSURANCE
COMPANY TITLE COMPANY, ORDER NO.: NCS-897990-ONT1, DATED
XXXXX.

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.
91-450194 OF OFFICIAL RECORDS.
3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT
ENTITLED "RESOLUTION NO. 85-191" 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.

LEGEND

—●—●—●—	BOUNDARY
—TV—TV—	EXIST. FENCE
—TEL—TEL—TEL—	EXIST. UNDERGROUND TV CABLE
—TEL—TEL—TEL—	EXIST. UNDERGROUND TELEPHONE LINE
—E—E—E—	EXIST. UNDERGROUND ELECTRIC LINE
—SSx—SSx—SSx—	EXIST. OVERHEAD ELECTRIC LINE
—Wx—Wx—Wx—	EXIST. SEWER LINE
—Gx—Gx—Gx—	EXIST. WATER LINE
—10—	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
SF	SQUARE FOOT
EX	EXISTING
MB	MAP BOOK
()	EXISTING
TC	TOP OF GRATE
TC	TOP OF CURB
PROP	PROPOSED
SD	STORM DRAIN
FL	FLOW LINE
AC	ACRE
THK	THICK
AGG	AGGREGATE
BLDG	BUILDING

PRELIMINARY

NO.	REVISIONS	APPROVED	DATE	SEAL	PREPARATION DATE: 5/4/2020

SEAL

REGISTERED PROFESSIONAL ENGINEER

PHILLIP K. FOMOTOR

No. 47284

CIVIL

STATE OF CALIFORNIA

JUN 20004

FOMOTOR ENGINEERING

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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

1

OF

1 SHEETS



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 existing and proposed land use intensities 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.

Per the County of San Bernardino Transportation Traffic Study Guidelines dated July 9, 2019, this project will be exempt from the requirement of preparing a TIS since none of the following criteria is being met:

- 1- If a project generates 100 or more trips without consideration of pass-by trips during any peak hour.
- 2- If a project is located within 300 feet of
 - a. The intersection of two streets designated as Collector or higher in the County's General Plan or the Department's Master Plan or
 - b. An impacted intersection as determined by the Traffic Division.
- 3- If this project creates safety or operational concerns.
- 4- The project has the potential to generate VMT that could result in a transportation impact as noted in the significance criteria presented later in this memorandum.
- 5- If a project generates less than 100 trips without consideration of pass-by trips during any peak hour, a study maybe required if there are special concerns.



Per the County's Criteria and the trip generation calculation provided in **Table 2**, the proposed project will be exempt from the requirement of preparing a TIS.

PROJECT TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution and assignment is the process of identifying the probable destinations, directions and traffic routes that Project related traffic will likely affect. Trip distribution and assignment are not applicable in this case since this memo has demonstrated that the project is exempt from the requirement of preparing a TIS.

INTERSECTION AND ROADWAY SEGMENT ANALYSES

Intersection and roadway capacity analyses are not applicable in this case since this memo has demonstrated that the project is exempt from the requirement of preparing a TIS.

PROJECT ACCESS

Access to the Project site will be provided via an access point on Old Woman Springs Road (Highway 247).

PARKING

The proposed development will be required to provide on-site parking spaces consistent with the County of San Bernardino parking requirements.

CONCLUSION

The proposed camp Project, consisting of 20 clamping lofts, 20 teepee sites and 35 glamping sites, is located at 2107 Old Woman Springs Road in the unincorporated community of Flamingo Heights west of the Town of Yucca Valley. It is determined that the proposed project qualifies for an exemption from conducting a TIS based on the traffic assessment and technical information provided in this memo. It is our recommendation that a TIS should not be required and that the project impacts are anticipated to be less than significant.

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

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