

APPENDIX I: VMT Screening

Available on the City of Twentynine Palms Website:

www.ci.twentynine-palms.ca.us

DATE: November 7, 2023
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JOB NO: 15631-03 VMT.docx

YONDER 29 PALMS VEHICLE MILES TRAVELED (VMT) SCREENING EVALUATION

Urban Crossroads, Inc. is pleased to submit the following Vehicle Miles Traveled (VMT) Screening Evaluation for the Yonder 29 Palms Development (**Project**), located on the southeast corner of Lear Avenue at Twentynine Palms Highway in the City of Twentynine Palms.

PROJECT OVERVIEW

The project consists of a 150-acre glamping resort with a total of 130 units. Additional amenities include food & beverage space, and a main lodge that could host special events. The on-site facilities are connected via a pedestrian / golf cart trail network. Exhibit 1 depicts the project site plan.

Access to the site is provided via the one driveway connection to the extension of Lear Avenue at Cactus Drive, with a secondary access driveway connecting to the easterly extension of Sullivan Road.

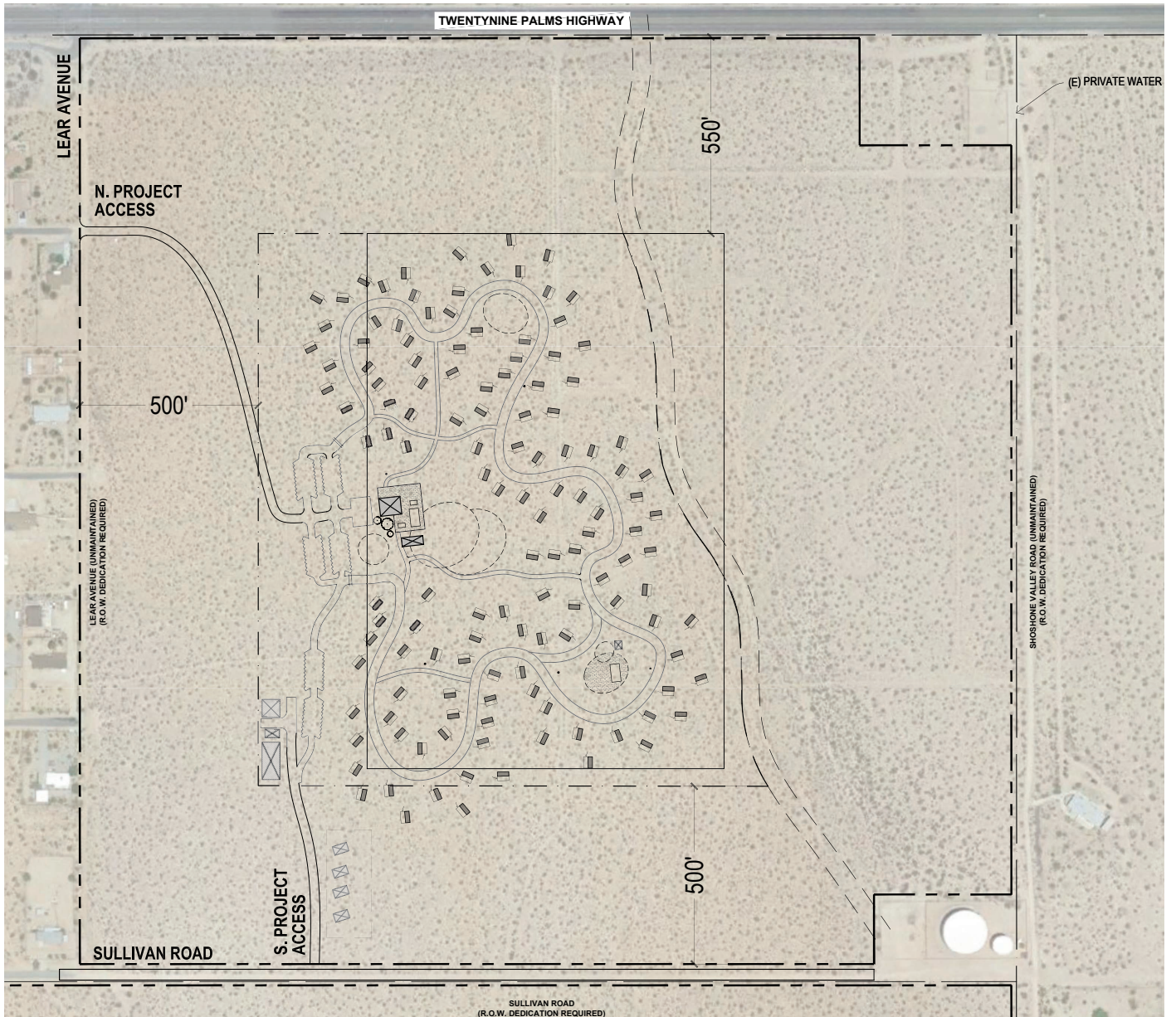
VMT SCREENING

The California Environmental Quality Act (CEQA) requires all lead agencies to adopt VMT as the measure for identifying transportation impacts for land use projects. To comply with CEQA, the City of Twentynine Palms adopted analytical procedures, screening tools, and impact thresholds for VMT, which are documented in their City of Twentynine Palms Planning Commission Resolution No. 20-07 (August 2020) (**City Guidelines**) (1). The adopted City Guidelines were used to prepare this VMT screening evaluation.

To aid in the transition to VMT as the impact criteria, the Governor's Office of Planning and Research (OPR) released a Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018) (2).

Consistent with City Guidelines, projects should evaluate available screening criteria based on their location and project type to determine if a presumption of a less than significant transportation impact can be made. The Project Type Screening threshold was selected for review based on its applicability to the proposed Project.

EXHIBIT 1: PRELIMINARY SITE PLAN



PROJECT TYPE SCREENING

The City Guidelines identify that local serving uses are presumed to have a less than significant impact absent substantial evidence to the contrary. Local serving uses can include hotels and resorts that primarily serve visitors to nearby attractions. The introduction of new local-serving projects has been determined to reduce VMT by shortening trips that will occur.

RESORT GLAMPING UNITS

It is reasonable to assume that the Project will provide lodging to visitors attracted to the area for nearby destinations and points of interest. The visitors from long distances will require overnight accommodations and this Project will serve that need.

The Project is located approximately 5 ½ miles west of the Joshua Tree National Park Visitor Center located at 6533 Freedom Wy, Twentynine Palms, CA 92277 and 10 ½ miles northwest of the Joshua Tree National Park North Entrance Station. Visitors to these attractions essentially pass by the Project site inbound to their destination.

The official National Park Service website for Joshua Tree National Park (nps.gov/jotr) suggests visitors “enter the park through the North Entrance to save time. There is often a long entrance line at the West Entrance and no line at the North Entrance.” The Project is well-located for visitors to Joshua Tree National Park who wish to use the North Entrance or travelers who wish to visit the Sky’s The Limit Observatory and Nature Center.

Other regional destinations close to the Project include the Marine Air Ground Task Force Training Command and Marine Corps Air Ground Combat Center, as well as Mojave National Preserve, Amboy Crater, and Route 66.

FOOD & BEVERAGE, AND MAIN LODGE

On-site food & beverage spaces support the Project glamping units and provide a new local service for adjacent residents to accommodate their food and beverage needs. The main lodge could host special events. However, special events at this resort lodge are limited to a maximum of 75 people and would be focused on weekend or off-peak weekday timeframes when resort visitors are present. The provision of on-site guest services and lodge facilities shortens non-discretionary trips by putting those goods and services closer to complimentary land uses, resulting in conditions which do not increase overall VMT.

The Project type screening criteria is met.

CONCLUSION

Based on the results of this evaluation, the Project satisfies the Project Type screening criteria and no further analysis is necessary.

If you have any questions, please contact us directly at jkain@urbanxroads.com for John or mwhiteman@urbanxroads.com for Marlie.

REFERENCES

1. **City of Twentynine Palms.** *Planning Commission Resolution 20-07.* City of Twentynine Palms : s.n., August 2020.
2. **Governor's Office of Planning and Research (OPR).** *Technical Advisory on Evaluating Transportation Impacts in CEQA.* December 2018.