

April 1, 2010

Andy Holmes  
Triad Homes Associates  
P.O. Box 1570  
Mammoth Lakes, California 93546

Subject: Scott Kemp Ranch Tentative Tract Map Amendment Traffic Impact Analysis

Dear Mr. Holmes:

LSA Associates, Inc. (LSA) is pleased to present this assessment of the potential traffic impacts associated with the proposed tentative tract map amendment located along Tuttle Creek Road between Indian Springs Drive and Lubken Canyon Road west of the Town of Lone Pine in Inyo County (County). The project includes lot line adjustments and tract map subdivisions to create up to 15 lots for development of single-family residential units with access onto Indian Springs Drive and Tuttle Creek Road. The proposed project is located on the south side of Whitney Portal Road, approximately 1 mile (mi) west of Horseshoe Meadows Road and 5 mi west of Lone Pine. This letter report was prepared consistent with the proposal sent to Triad Homes Associates on March 17, 2010.

**PROJECT TRIP GENERATION**

The proposed project consists of 15 single-family residential units. Table A shows the anticipated daily, a.m. peak-hour, and p.m. peak-hour trip generation of the project, based on trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (8th Edition, 2008) for single-family residential units.

**Table A: Project Trip Generation**

Land Use	Size	Unit	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<b>Trip Rates<sup>1</sup></b>									
Single-Family Residential		DU	9.57	0.19	0.56	0.75	0.64	0.37	1.01
<b>Project Trip Generation</b>									
Single-Family Residential	15	DU	144	3	8	11	10	6	16

Land Use Code 210: Single Family Detached Housing

<sup>1</sup> Trip rates referenced from the ITE *Trip Generation Manual*, 8th Edition (2008).

DU = dwelling unit

As shown in Table A, the project is anticipated to generate 144 total trips on a weekday, including 11 a.m. peak-hour trips and 16 p.m. peak-hour trips. It should be noted, however, that the data upon which the ITE trip generation rates are based were collected largely in suburban subdivisions. It is