

ATTACHMENT J

VMT Traffic Evaluation

June 20, 2023

Jack Lee Heron and Deborah L. Herron
Trustees of the Jack and Deborah Herron Trust Dated 02/01/08
Charles F. Paine and Judith S. Paine
Trustees of the Paine Family Trust dated 12/14/78
2472 Chambers Road, Suite 150
Tustin, CA 92780

Subject: TTM 20544 VMT Traffic Evaluation (JN 0388-0001)

Dear Mr. & Mrs. Herron and Paine:

Trames Solutions Inc. is pleased to submit the following vehicle miles traveled evaluation for the proposed TTM 20544 project. It is our understanding that the project consists of 61 single family residential units. The site is located east of Verbenia Rd. and south of Bear Valley Rd. in the City of Victorville.

INTRODUCTION

The proposed project consists of developing 61 single family residential units. Attachment "A" contains the site plan for the proposed project. The intent of this evaluation is to determine if the project can be "screened out" of further analysis from a Vehicle Miles Traveled (VMT) perspective.

TRIP GENERATION ANALYSIS

Typically, traffic generated by developments can be determined based on the Institute of Transportation Engineers (ITE), Trip Generation handbook (11th edition). This publication contains trip rates based on studies conducted for a variety of uses. Land Use Code 210 (Single Family Detached Residential) has been selected as the appropriate use to represent the proposed project. Table 1 provides a summary of the daily, AM peak hour, and PM peak hour trip rates for the proposed project.

Table 2 provides a summary of the trips. Based on the proposed 61 units, it is estimated that a total of 575 trips will occur per day, with 43 trip ends occurring during the AM Peak Hour, and 57 trip ends occurring during the PM Peak Hour.

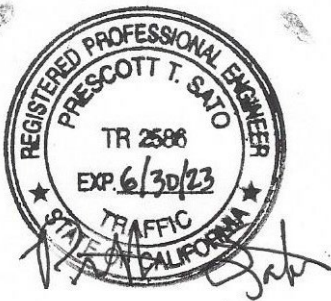
VEHICLE MILES TRAVELED (VMT) EVALUATION

The VMT evaluation is based on the passage of SB 743 which replaces automobile delay and LOS as the basis of determining CEQA impacts. Land use projects that have the potential to increase the average VMT per worker (compared to the City's baseline threshold) will be evaluated for potential impacts.

The City of Victorville adopted new Vehicle Miles Traveled (VMT) Guidelines on June 16th, 2020. The guidelines provide details on appropriate screening thresholds that can be used to identify when a proposed land use project is anticipated to result in a less than significant impact without conducting a more detailed level analysis. The City allows for the screening to be based on daily vehicle trips generated or the project's land use type. If the project results in a net increase of 1,285 or less weekday daily trips, the project would be screened out, and a less-than-significant impact can be presumed. Per the City of Victorville guidelines, since the project would generate 575 trips per day (less than 1,285 trips per day threshold), it would be anticipated to be less than significant in terms of VMT.

If you have any questions, please contact me directly at (949) 244-2436.

Respectfully submitted,



Trames Solutions Inc.

Scott Sato, P.E.
Vice President

Attachment A – Site Plan

TABLE 1
PROJECT TRIP GENERATION RATES¹

Land Use	ITE Code	Quantity ²	Peak Hour Trip Rates						Daily
			AM			PM			
			IN	OUT	Total	IN	OUT	Total	
Single Family Detached	210	61 DU	0.18	0.52	0.70	0.59	0.35	0.94	9.43

¹ Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition (2021).

² DU = Dwelling Units

TABLE 2
PROJECT TRIP GENERATION SUMMARY

Land Use	ITE Code	Quantity ¹	Peak Hour						Daily
			AM			PM			
			In	Out	Total	In	Out	Total	
Single Family Detached	210	61 DU	11	32	43	36	21	57	575

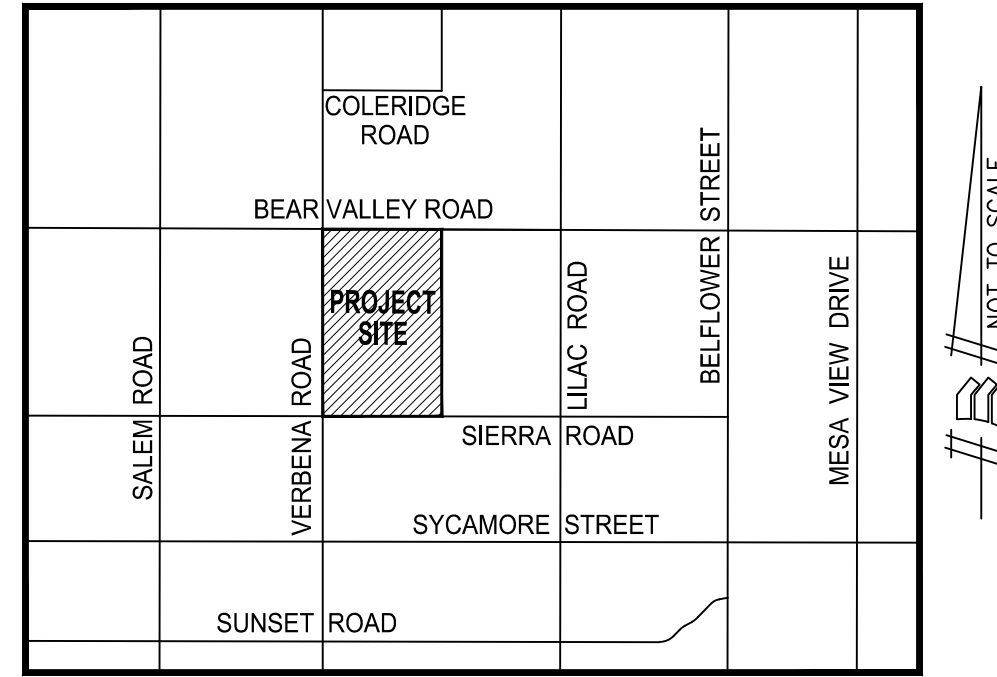
¹ DU = Dwelling Units

ATTACHMENT A
SITE PLAN

VESTING TENTATIVE MAP, TRACT NO. 20544

IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A PROPOSED SUBDIVISION OF A PORTION OF SECTION 5,
TOWNSHIP 4 NORTH, RANGE 5 WEST, S.B.M.

APN NO. 3071-111-01



VICINITY MAP

NTS

NOTES:

- TRACT 20544 ACREAGE 20 +/- ACRES
- TOTAL NUMBER OF LOTS 61 SINGLE FAMILY
3 LETTERED LOTS (TO BE DEDICATED IN FEE TO CITY)
LOTS A, B - LMAD LANDSCAPE LOTS
LOT C - DETENTION BASIN AND PARK
- LOT AREA MIN. 7,200 S.F. FOR SINGLE FAMILY
- EXISTING ZONING R1
- PROPOSED LAND USE SINGLE FAMILY DETACHED
- EXISTING LAND USE VACANT LAND
- PUBLIC UTILITIES
WATER SERVICE VICTORVILLE WATER DISTRICT
SEWER SERVICE CITY OF VICTORVILLE
ELECTRIC SERVICE SOUTHERN CALIFORNIA EDISON
GAS SERVICE SOUTHWEST GAS CORPORATION
TELEPHONE SERVICE VERIZON
CABLE TELEVISION SERVICE CHARTER COMMUNICATION
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.

UTILITIES:

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
12353 HESPERIA ROAD
VICTORVILLE, CA 92392
PHONE: (760) 245-6424

GAS:
SOUTHWEST GAS CORPORATION
13471 MARIPOSA ROAD
VICTORVILLE, CA 92392
PHONE: (760) 957-4044

TELEPHONE:
VERIZON
15055 LA PAZ DRIVE
VICTORVILLE, CA 92392
PHONE: (760) 243-0200

WATER
VICTORVILLE WATER DISTRICT
14343 CIVIC DRIVE
VICTORVILLE, CA 92392
PHONE: (760) 245-6424

SCHOOL DISTRICT:
SNOWLINE JOINT UNIFIED SCHOOL DISTRICT (K-12)
13471 MARIPOSA ROAD
PHELAN, CA 92329-6000
PHONE: (760) 868-5817

CABLE:
CHARTER COMMUNICATION
12490 BUSINESS CENTER DR., SUITE 2
VICTORVILLE, CA 92392
PHONE: (866) 499-8080

DEVELOPER:

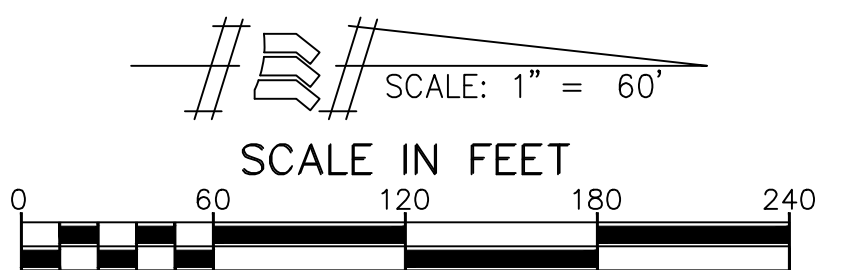
JACK HERRON
BEAR VALLEY 60, LLC
2472 CHAMBERS ROAD, SUITE 150
TUSTIN, CA 92780
PHONE: (949) 633-7103

ENGINEER:

MADOLE & ASSOCIATES, INC.
9302 PITTSBURGH AVENUE, SUITE 230
RANCHO CUCAMONGA, CA 91730
CONTACT: MARK BERTONE
PHONE: (909) 481-6322

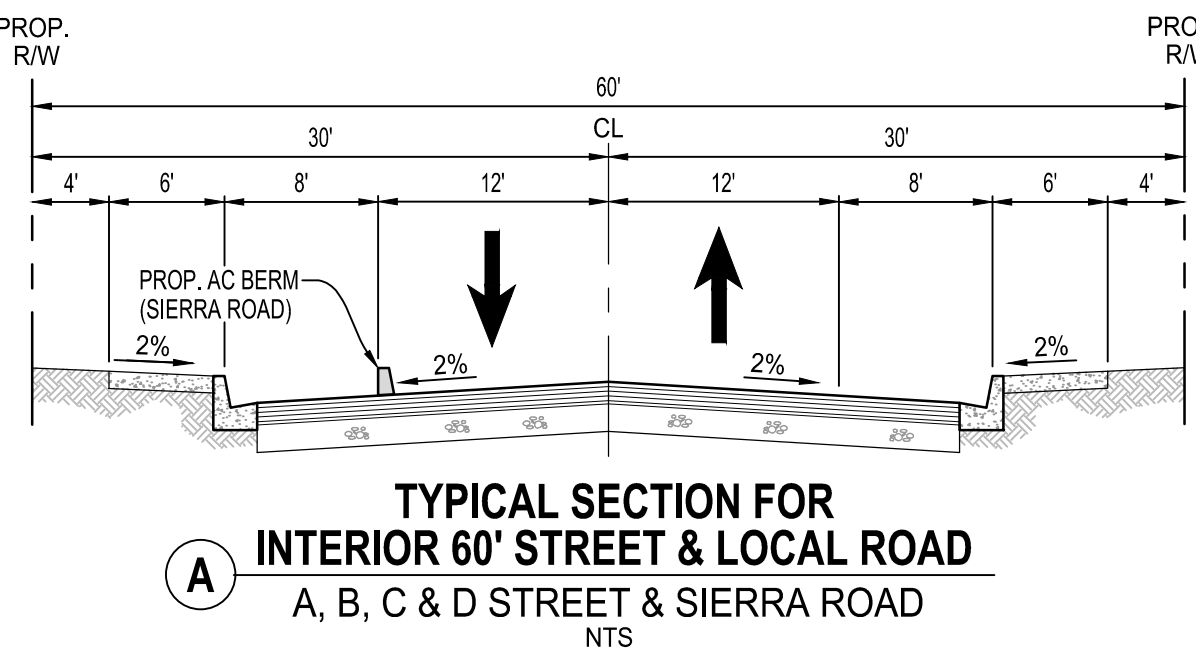
LEGEND:

S SEWER
SD STORM DRAIN
W WATER

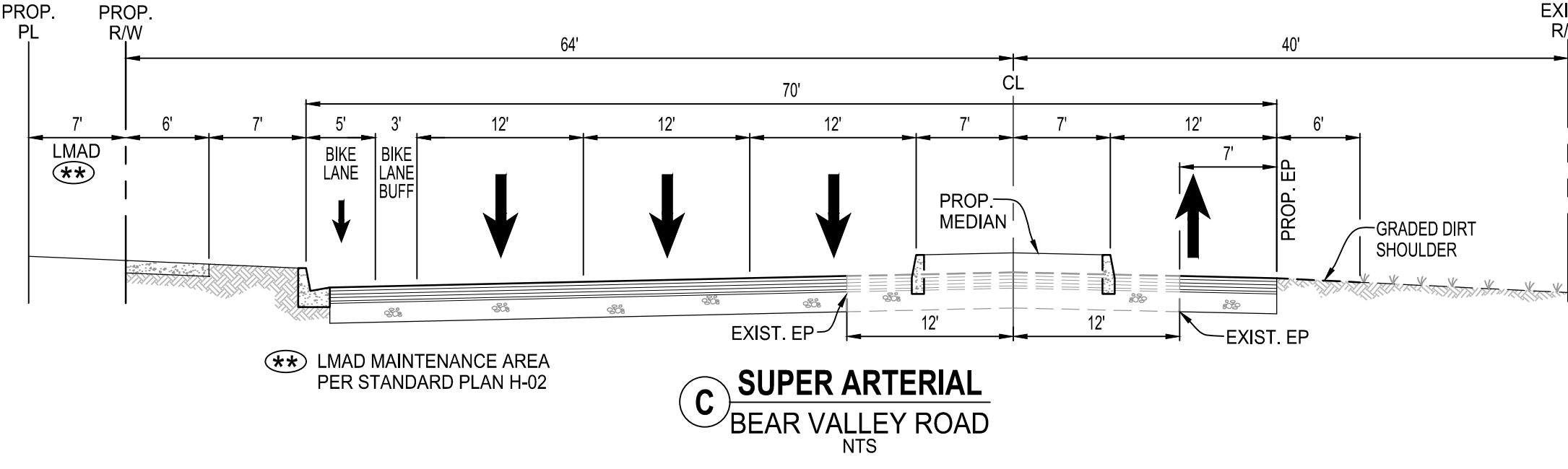


LOT AREA			
LOT NO.	LOT SF	LOT ACRE	%
1	8,718		
2	8,733		
3	8,544		
4	8,844		
5	8,652		
6	9,176		
7	9,048		
8	7,428		
9	7,675		
10	7,428		
11	7,671		
12	7,428		
13	7,428		
14	8,047		
15	7,676		
16	7,428		
17	7,676		
18	8,048		
19	7,351		
20	8,014		
21	8,238		
22	7,773		
23	7,718		
24	8,513		
25	13,864		
26	9,905		
27	8,046		
28	10,646		
29	13,861		
30	8,879		
31	12,571		
32	7,930		
33	9,364		
34	9,297		
35	7,810		
36	7,776		
37	7,980		
38	8,060		
39	9,597		
40	7,800		
41	8,293		
42	10,162		
43	12,289		
44	12,482		
45	10,411		
46	8,296		
47	7,688		
48	7,688		
49	9,147		
50	9,147		
51	7,688		
52	7,688		
53	8,296		
54	10,332		
55	12,577		
56	12,197		
57	10,037		
58	8,016		
59	7,440		
60	8,847		
61	7,560		

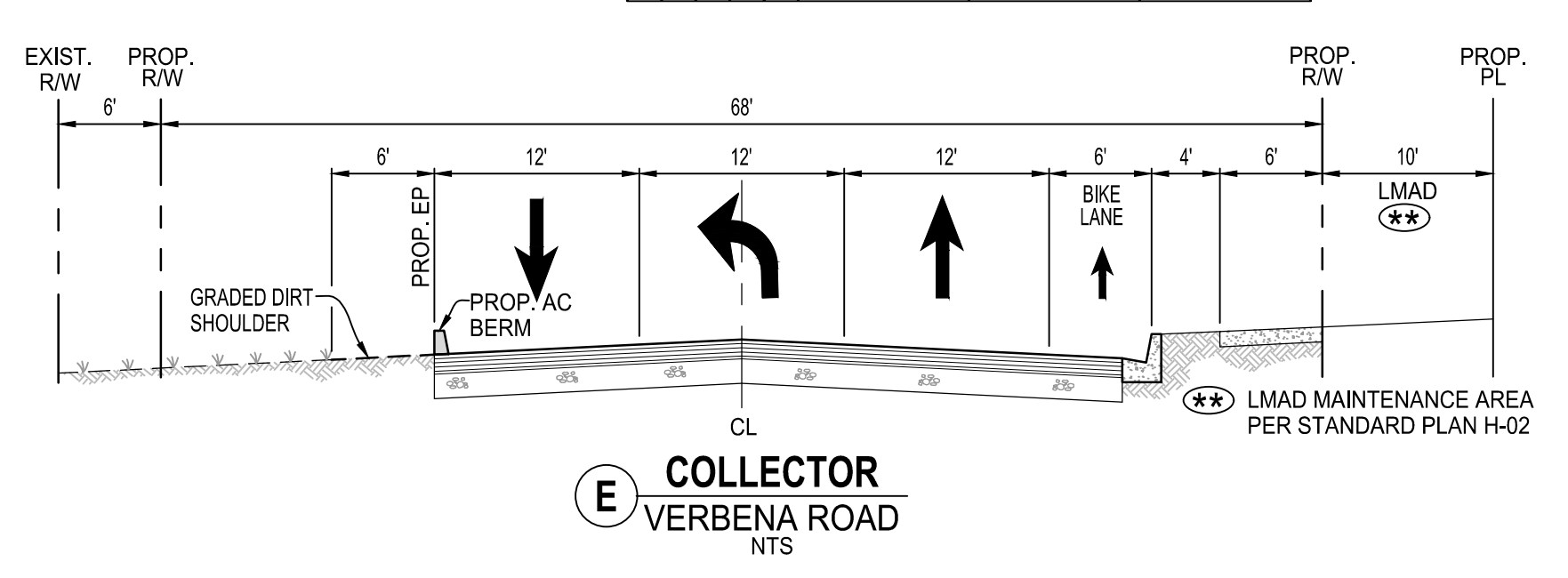
LOT AREA			
LOT NO.	LOT SF	LOT ACRE	%
TOTAL LOT AREA (1-61)	543,802	12.48	61.00%
LOT A	15,614	0.36	1.76%
LOT B	3,781	0.09	0.44%
LOT C	31,508	0.72	3.52%
ONSITE STREET	150,112	3.45	16.86%
OFF-SITE STREET	146,440	3.36	16.42%
TOTAL SITE	891,257	20.46	100.00%



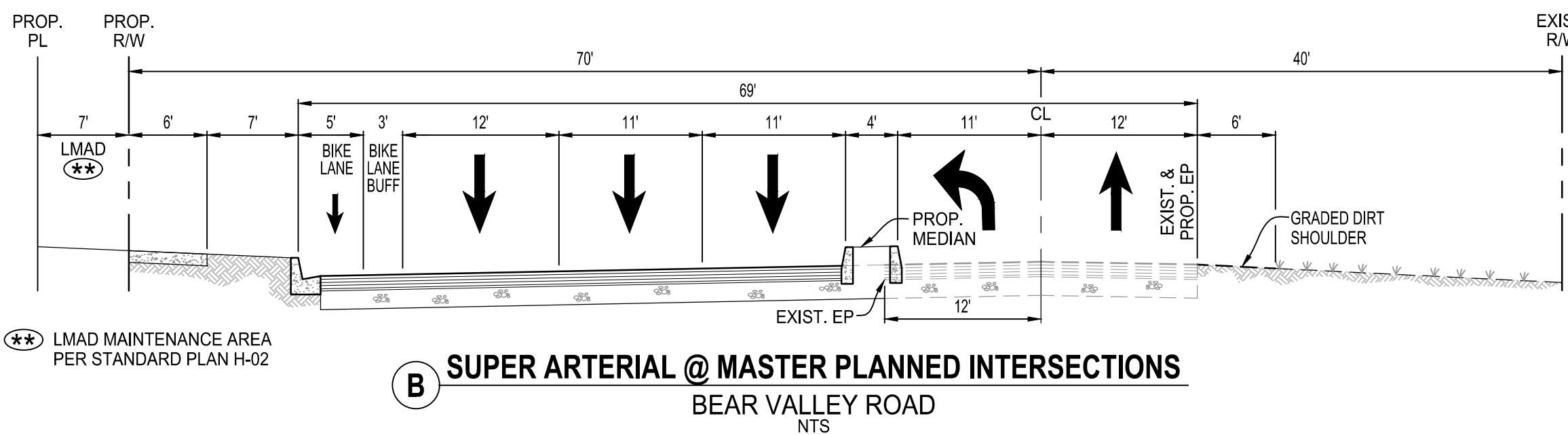
TYPICAL SECTION FOR
INTERIOR 60' STREET & LOCAL ROAD
A, B, C & D STREET & SIERRA ROAD
NTS



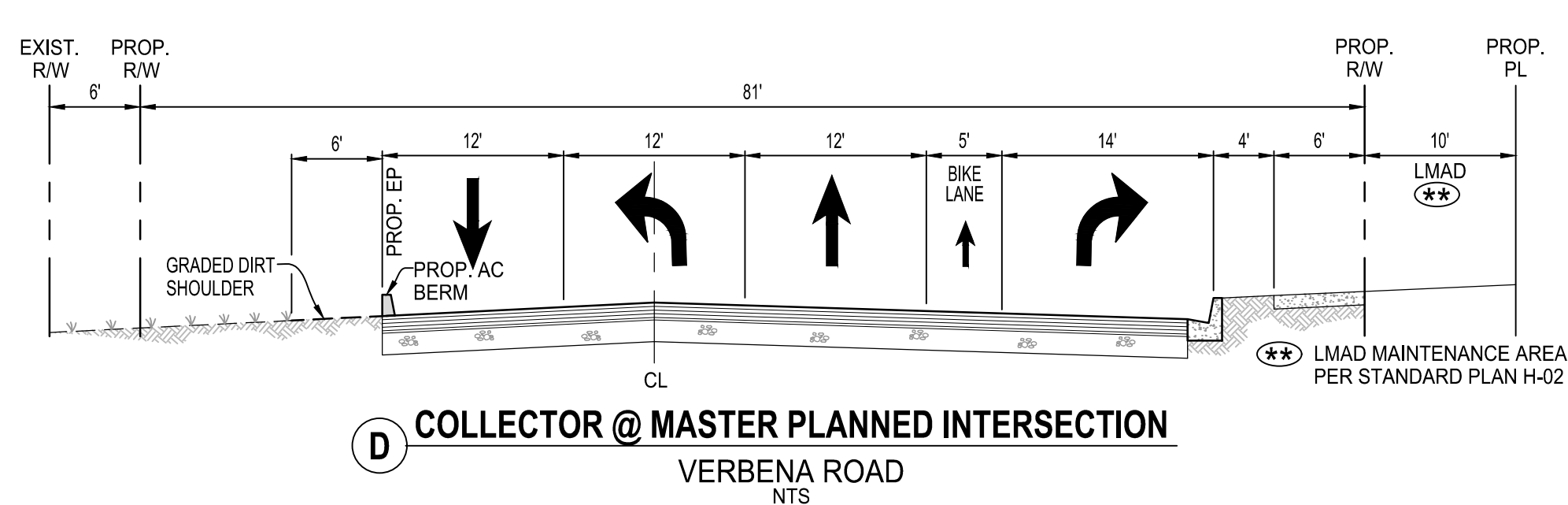
SUPER ARTERIAL
BEAR VALLEY ROAD
NTS



COLLECTOR
VERBERNA ROAD
NTS



SUPER ARTERIAL @ MASTER PLANNED INTERSECTIONS
BEAR VALLEY ROAD
NTS



COLLECTOR @ MASTER PLANNED INTERSECTION
VERBERNA ROAD
NTS



CITY OF VICTORVILLE TENTATIVE TRACT MAP NO. 20544



9302 PITTSBURGH AVE., SUITE 230
RANCHO CUCAMONGA, CA 91730
PHONE: 909.481.6322
FAX: 909.481.6320

SCALE:
AS SHOWN
JOB NUMBER:
1028-2913
SHEET
1 OF 3