



TJW ENGINEERING, INC.
TRAFFIC ENGINEERING &
TRANSPORTATION PLANNING
CONSULTANTS

March 2, 2022

Mr. Moses Kim
WARMINGTON RESIDENTIAL
3090 Pullman Street
Costa Mesa, CA 92626

SUBJECT: Tentative Tract Map No. 20494 Vehicle Miles Traveled Screening Analysis

Dear Mr. Kim,

TJW Engineering, Inc. (TJW) is pleased to submit this Vehicle Miles Traveled (VMT) Screening Analysis for the proposed Tentative Tract Map No. 20494. The purpose of this memorandum is to evaluate the need to prepare a VMT analysis for the proposed project based on the City of San Bernardino Traffic Impact Analysis Guidelines (August 2020).

[Project Description](#)

The proposed project is located on Highland Avenue between Medical Center Drive and California Street in the City of San Bernardino. The proposed project consists of 95 single-family homes with site access provided at Highland Avenue. A site plan is attached for reference.

[Vehicle Miles Traveled \(VMT\) Screening](#)

Senate Bill (SB) 743 was adopted in 2013 requiring the Governor's Office of Planning and Research (OPR) to identify new metrics for identifying and mitigating transportation impacts within the California Environmental Quality Act (CEQA). For land use projects, OPR has identified VMT as the new metric for transportation analysis under CEQA. The regulatory changes to the CEQA guidelines that implement SB 743 were approved on December 28th, 2018 with an implementation date of July 1st, 2020 as the new metric.

The City of San Bernardino updated their Traffic Impact Analysis Guidelines in August 2020. The document outlines guidelines for CEQA analysis, including screening criteria and requirements for VMT assessment of land use projects.

The City of San Bernardino Traffic Impact Analysis Guidelines (August 2020) indicate that residential and office projects located within a low VMT-generating area may be presumed to have a less than significant VMT impact. A low VMT area is defined as an individual Traffic Analysis Zone (TAZ) where total daily

Origin/Destination (OD) VMT per service population is lower than the City average total daily OD VMT per service population.

To identify if the proposed project is in a low VMT-generating area, the appropriate thresholds have been applied in the San Bernardino County Transportation Authority (SBCTA) VMT screening tool. The low VMT-generating area screening results are attached for reference.

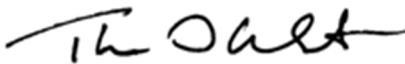
The results of the screening indicate that the proposed project is located within a low VMT-generating area; therefore, further VMT analysis is not required.

Summary

This memorandum evaluates the need to prepare a VMT analysis for the proposed project. The City of San Bernardino Traffic Impact Analysis Guidelines (August 2020) indicate that residential and office projects located within a low VMT-generating area may be presumed to have a less than significant VMT impact. Based on applying appropriate thresholds to the SBCTA VMT screening tool, the proposed project is located within a low VMT-generating area. As such, the proposed project is exempt from further VMT analysis.

Please contact us at (949) 878-3509 if you have any questions regarding this analysis.

Sincerely,



Thomas Wheat, PE, TE
President



David Chew, PTP
Transportation Planner

Registered Civil Engineer #69467
Registered Traffic Engineer #2565



Brandon Alvarado, EIT
Transportation Planner

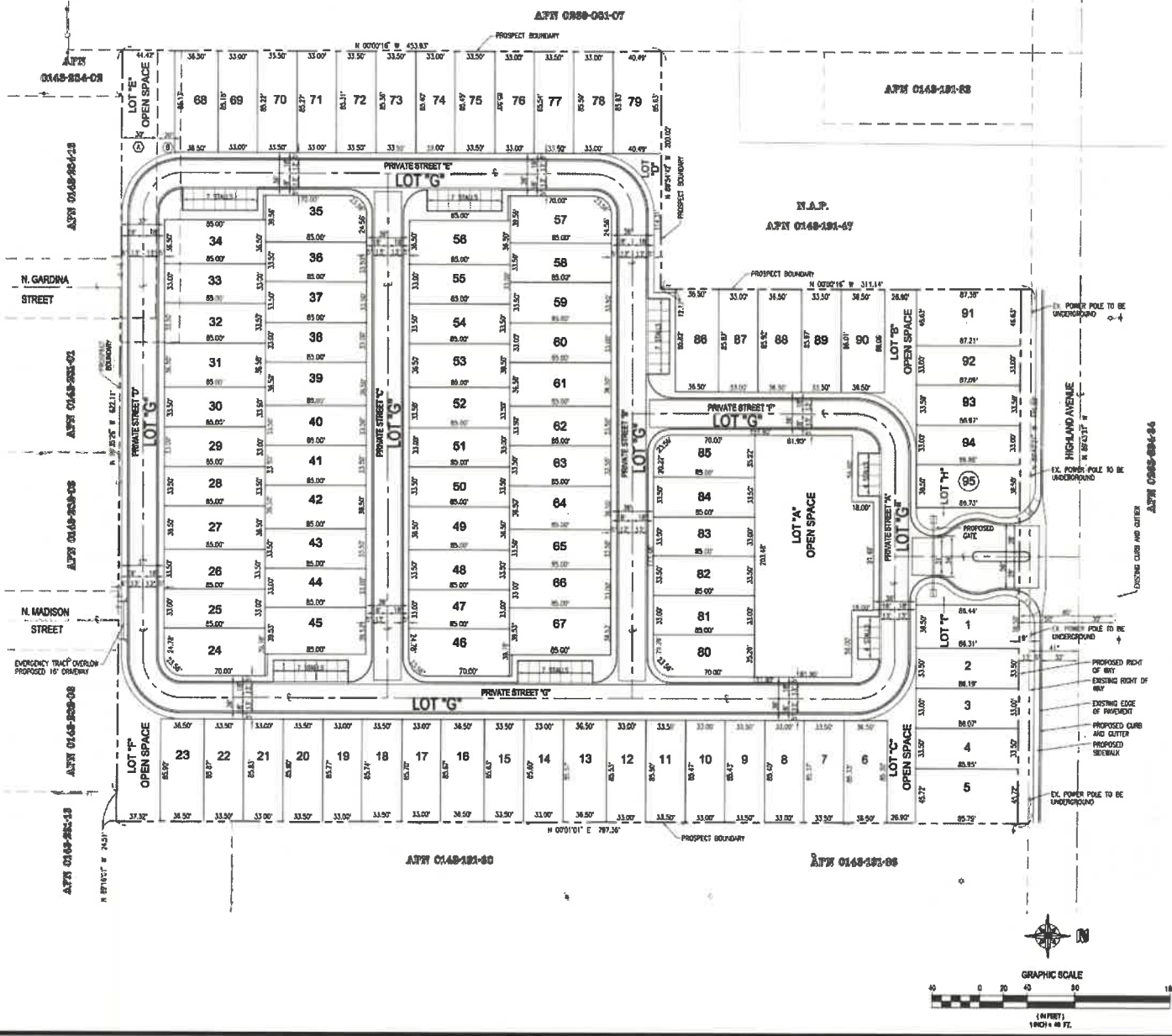


PLOT DATE: 10/20/2021 10:51:00 AM

LOT AREA					
LOT	AREA IN SF	LOT	AREA IN SF	LOT	AREA IN SF
1	3,133	33	2,855	85	2,847
2	2,689	34	3,103	86	2,805
3	2,647	35	3,115	87	3,280
4	2,581	36	2,847	88	2,844
5	3,892	37	2,847	89	2,812
6	2,114	38	2,800	90	2,854
7	2,509	39	3,102	91	2,815
8	2,816	40	2,847	92	2,858
9	2,861	41	2,847	93	2,860
10	2,810	42	3,102	94	2,819
11	2,864	43	2,847	95	2,863
12	2,822	44	2,800	96	2,822
13	3,123	45	3,308	97	2,886
14	2,824	46	3,333	98	2,825
15	2,886	47	2,800	99	3,470
16	3,118	48	2,848	100	2,848
17	2,828	49	3,103	101	2,805
18	2,817	50	2,848	102	2,848
19	2,830	51	2,800	103	2,820
20	2,874	52	2,848	104	2,848
21	2,832	53	3,103	105	2,848
22	2,876	54	2,848	106	3,133
23	3,135	55	2,805	107	2,835
24	3,333	56	3,103	108	3,137
25	2,805	57	3,315	109	2,861
26	2,848	58	2,847	110	3,140
27	3,103	59	2,847	111	4,076
28	2,805	60	2,800	112	2,876
29	2,805	61	3,102	113	2,818
30	2,848	62	2,847	114	2,886
31	3,103	63	2,847	115	3,188
32	2,848	64	3,102		

LETTER LOT AREA					
LOT	AREA IN SF	LOT	AREA IN SF	LOT	AREA IN SF
A	18,311	B	2,873	C	2,865
D	1,282	E	4,398	F	3,941
G	11,821	H	837	I	631

NOTE:
LETTERED LOT "G" INCLUDES STREETS,
OVERLAP & PARKING



Prepared For:
WARMINGTON RESIDENTIAL
3000 PULLMAN STREET
SAN BERNARDINO, CA 92410
PHONE: (714) 507-2511



Prepared By:
ALLARD ENGINEERING
3000 PULLMAN STREET
SAN BERNARDINO, CA 92410
PHONE: (714) 507-2511
Project: 2021-0001

DATE: October, 2021
SCALE: 1" = 40'
DRAWN: C.V.
CHECKED: R.R.A.

SHEET TITLE: **TENTATIVE TRACT MAP NO. 20494**
PROJECT: **HIGHLAND AVENUE & MEDICAL CENTER DRIVE**
IN HIGHLAND AVENUE
APN: 0148-181-88

CITY OF SAN BERNARDINO, CALIFORNIA
SHEET NO. **2** OF **4**

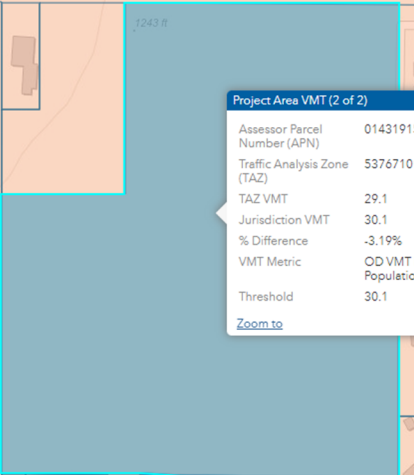
Filename: A:\Warmington\Hond\Medical Center Drive San Bernadino\DWG\TRACTMAP\TRM & CONCEPT GRADING\SHEET 02 TENTATIVE TRACT MAP.dwg

Find address or place

Complete #1 - 4, Then Click 'Run'

- Input
- Output
- Project Area VMT
The result is drawn on the map. ... X
- Screening Results
The result is drawn on the map. ... X
- Low VMT Generating TAZs
The result is drawn on the map. ... X

Map Layers



Project Area VMT (2 of 2)

Assessor Parcel Number (APN)	014319159
Traffic Analysis Zone (TAZ)	53767101
TAZ VMT	29.1
Jurisdiction VMT	30.1
% Difference	-3.19%
VMT Metric	OD VMT Per Service Population
Threshold	30.1

[Zoom to](#) ...

