Thank you for submitting the screening assessment.



Please be aware for future use that the City of Victorville does not follow the criteria used by the County of San Bernardino for the preparation of TIA. We determine the need for traffic impact studies based on several factors, such as: size, location, potential cumulative impact with other developments, impact on critical intersections, etc.

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Nonetheless, we determined that this project's VMT screening is acceptable based on your preliminary project trips, hence this will not require a TIA.

May 31, 2022

Ms. Cheryl Tubbs, Vice President LILBURN CORPORATION 1905 Business Center Drive San Bernardino, California 92408



RE: TTM 20527 Luna-Fremontia Residential Project Transportation Study Screening Assessment

Project No. 19519 / City Case No. PSUB0021-00107

Dear Ms. Tubbs:

Ganddini Group, Inc. is pleased to provide this Transportation Study Screening Assessment for the proposed TTM 20527 Luna-Fremontia Residential Project in the City of Victorville. The purpose of this screening assessment is to provide a preliminary review of the proposed project's potential for level of service (LOS) impacts with respect to local performance standards or vehicle miles traveled (VMT) impacts with respect to California Environmental Quality Act (CEQA) requirements. We trust the findings of this analysis will aid you and the City of Victorville in assessing the project.

PROJECT DESCRIPTION

The 20.1-acre project site is located southwest of Luna Road and Fremontia Road in the City of Victorville, California. The site is zoned residential (R-1; 1 dwelling per 7,200 square feet) and currently vacant. The proposed project consists of construction of 53 single family residential dwelling units. Access to the project site would be provided by Luna Road to the east and by Fremontia Road to the south through the adjacent tentative track map (TTM20488) for additional access to Mesa View Drive. The proposed site plan is shown in Attachment A.

PROJECT TRIPS

Table 1 shows the proposed project trips based on trip generation rates obtained from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition, 2021) for Land Use Code 210 (Single-family Detached Housing) per dwelling unit.

As also shown in Table 1, the proposed project is forecast to generate approximately 500 daily trips, including 37 trips during the AM peak hour and 49 trips during the PM peak hour.

CRITERIA FOR THE PREPARATION OF TRAFFIC IMPACT ANALYSES

The project has been screened for both level of service (LOS) analysis and vehicle miles traveled (VMT) analysis using the established criteria as specified in the County of San Bernardino Transportation Impact Study Guidelines, July 2019 ["County LOS Guidelines"] and City of Victorville Resolution 20-031: Guidelines for Vehicle Miles Traveled (VMT) Thresholds of Significance for Purposes of Analyzing Transportation Impacts Under the California Environmental Quality Act (CEQA). (June 2020) ["City VMT Guidelines"].

Ms. Cheryl Tubbs, Vice President LILBURN CORPORATION May 31, 2022

LEVEL OF SERVICE SCREENING CRITERIA (NON-CEQA/GENERAL PLAN CONFORMITY)

As specified in the County LOS Guidelines¹, the requirement to prepare a transportation impact study with level of service (LOS) analysis should be based on one or more of the following criteria:

- If a project generates more than 100 or more trips without consideration of pass-by trip reductions during any peak hour.
- If a project is located within 300 feet of intersection of two streets designated as Collector or higher on the County's General Plan circulation system or an impacted intersection as determined by the County Traffic Division.
- If the project creates safety or operational concerns.
- If a project generates less than 100 trips without consideration of pass-by trip reductions during any peak hour, a study may be required if there are special concerns.

The proposed project is forecast to generate fewer than 100 peak hour trips, and is located more than 300 feet from the nearest intersection of two streets designated as Collector or higher on the County's General Plan circulation system. Assuming the project shall construct all on-site and off-site improvements (if any) in accordance with County design standards, the project would not create any new safety or operational concerns. Therefore, the proposed project does not warrant preparation of a transportation impact study with LOS analysis based on the County-established screening criteria.

VEHICLE MILES TRAVELED SCREENING CRITERIA (CEQA)

The vehicle miles traveled (VMT) screening assessment has been prepared in accordance with the City VMT Guidelines, which were developed based on guidance from the Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA* (State of California, December 2018. As noted in the OPR Technical Advisory, a presumption of less than significant VMT impact may be appropriate for certain types of projects which are small enough to have a negligible impact or which are local serving and generally redistribute trips rather than creating new trips.

The City VMT Guidelines (Exhibit 1) identify the following two types of screening criteria: 1) Daily Vehicle Trip Thresholds Screening; and 2) Land Use Types Screening. The project need only satisfy one of the following screening criteria:

Daily Vehicle² Trip Threshold

Projects generating less than 1,285 or less weekday daily trips are small enough to not warrant assessment and are presumed to have a less than significant impact. The latest edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual* will be used to estimate the daily trip generation. If the ITE Manual does not have studies specific to a land use, other trip generation studies may be used.

² The term vehicle refers to on-road passenger vehicles, specifically cars and light trucks. Heavy-duty trucks should only be included in a traffic impact analysis for modeling convenience and ease of calculation (e.g., where data provided combine auto and heavy freight VMT), but should not contribute to a finding of significant traffic (VMT) impact under any circumstances.



TTM 20527 Luna-Fremontia Residential Project Transportation Study Screening Assessment

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¹ In the absence of City-established LOS screening guidelines for small projects, the need to prepare a transportation study with LOS analysis was determined based on review with City staff and the established screening criteria as outlined by the County of San Bernardino.

Ms. Cheryl Tubbs, Vice President LILBURN CORPORATION May 31, 2022

As previously shown in Table 1, the proposed project consists of 53 single-family housing units which is forecast to generate less than 1,285 weekday daily trips; therefore, the proposed project satisfies the Cityestablished project type screening criteria.

Land Use Type Screening

Because local serving projects generally redistribute trips, some project types have been identified as having the presumption of less than significant VMT. The following land uses types will be used for screening.

- Single-family or multifamily residential 136 dwelling units or less
- Office 227,000 square feet
- Retail 122,000 square feet
- Warehousing 829,000 square feet
- Light industrial 296,000 square feet
- K-12 public school
- Daycare/childcare/pre-k
- Affordable housing
- Student housing
- Community institutions, social services, and public buildings

Since the proposed project consists of 53 single-family housing units which is less than 136, the proposed project satisfies the City-established screening criteria for land use types and may be presumed to result in a less than significant VMT impact.

CONCLUSIONS

The proposed project is forecast to generate approximately 500 daily trips, including 37 net new trips during the AM peak hour and 49 net new trips during the PM peak hour.

The project satisfies the County-established level of service (LOS) screening criteria for projects generating fewer than 100 peak hour trips; therefore, the proposed project does not warrant preparation of a level of service transportation impact study based on the County-established LOS screening criteria.

Since the proposed project is forecast to generate less than the weekday daily trip threshold of 1,285 trips, the proposed project does not warrant preparation of a transportation impact study with vehicle miles traveled (VMT) analysis based on the City-established screening criteria and may be presumed to result in a less than significant VMT impact.



Ms. Cheryl Tubbs, Vice President LILBURN CORPORATION May 31, 2022

It has been a pleasure to assist you with this project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 795-3100.

Sincerely, GANDDINI GROUP, INC.

Perrie Ilercil, P.E. (AZ) Senior Engineer



Giancarlo Ganddini, PE, PTP Principal



Table 1 Project Trip Generation

| Trip Generation Rates | | | | | | | | | | |
|--------------------------------|---------------------|-----------------------|--------------|-------|------|--------------|-------|------|-------|--|
| | | Land Use | AM Peak Hour | | | PM Peak Hour | | | Daily | |
| Land Use | Source ¹ | Variable ² | % In | % Out | Rate | % In | % Out | Rate | Rate | |
| Single-Family Detached Housing | ITE 210 | DU | 26% | 74% | 0.70 | 63% | 37% | 0.94 | 9.43 | |

| Trips Generated | | | | | | | | | | | |
|--------------------------------|---------|----------|--------------|-----|-------|--------------|-----|-------|-------|--|--|
| | | | AM Peak Hour | | | PM Peak Hour | | | | | |
| Land Use | Source | Quantity | ln | Out | Total | In | Out | Total | Daily | | |
| Single-Family Detached Housing | ITE 210 | 53 DU | 10 | 27 | 37 | 31 | 18 | 49 | 500 | | |

Notes



¹ ITE = Institute of Transportation Engineers Trip Generation Manual (11th Edition, 2021); ### = Land Use Code. All rates based on General Urban/Suburban setting.

² DU = Dwelling Unit.

ATTACHMENT A SITE PLAN

IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, CALIFORNIA TENTATIVE TRACT MAP ALTERNATE STREET NAMES: No. 20527 ALTERNATE 2 ALTERNATE 1 HIGHGROVE LANE AXTOLL LANE JAGUAR LANE DELLORADO COURT SOUTHFIELD COURT FELIX COURT PARCEL 1 OF PARCEL MAP No. 8362, PER PLAT RECORDED IN BOOK 203 HUXLEY WAY GISELE WAY TREASURE WAY OF PARCEL MAPS, PAGES 59 AND 60, AND PARCEL A OF LLA, PER HIXON PLACE MANAGUA PLACE ISLESIDE PLACE RECORDED INSTRUMENT No. 15-12789 IN THE CITY OF VICTORVILLE, COUNTY HALO LANE AQUA LANE CEDRO LANE OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDS OF SAID COUNTY. LA MESA ROAD LUNA ROAD AND FREMONTIA ROAD WILL REMAIN AS NAMED LUDWIG ENGINEERING SEPTEMBER 2024 VICINITY MAP NOT TO SCALE NOTE: A GRADING ACCEPTANCE LETTER SHALL BE REQUIRED FOR OWNER/DEVELOPER ALL OFF-SITE SLOPES FIRE ACCESS: CANADAY COMPANY/LUNA, LLC 31300 ORCHARD LAKE ROAD, SUITE 200 ALL WEATHER Luna Road east APN 3096-321-01 CROSSING - TRACT BOUNDARY to existing FARMINGTON HILLS, MI 48334 & C/L CHANNEL GRADING LIMITS-PH: (248) 626-9099 END OF CHANNEL N89°46'57"E - 660.91 LUNA ROAD **ENGINEER** — 17' WIDE LMAD, – -DRAINAGE, AND WQMP LUDWIG ENGINEERING ASSOCIATES, INC. LOT A 109 E. THIRD STREET SAN BERNARDINO, CA 92410 36" R.C.P._ STORM DRAIN (909)884 - 8217**8** 8,655 SF $\frac{1}{12}$ 7,380 SF $\frac{1}{12}$ 7,380 SF $\frac{1}{12}$ 7,380 SF $\frac{1}{12}$ 7,380 SF $\frac{2}{12}$ 7,380 SF EXIST. EP ្ចុំ 7,996 SF <u>ទ</u>្ធ 7,310 SF ASSESSOR'S PARCEL NO. 7' DRAINAGE AND WQMP 16,282\SF APN: 3096-341-04,09 TRACT——BOUNDARY LOT K 10' WIDE TRAIL WESTERLY LINE OF PROPOSED DRAINAGE EASEMENT DRAINAGE -ZONING & LAND USE AND WQMP **AXTOLL LANE** PRESENT: RESIDENTIAL, LOW DENSITY PROPOSED: RESIDENTIAL, LOW DENSITY 12" R.C.P. 16507 STORM DRAIN GENERAL PLAN DESIGNATION 60.0 PRESENT: R1 SINGLE FAMILY 9,555 SF PROPOSED: R1 SINGLE FAMILY 5 7,894 SF 12 ≌ 7,203 SF \ 11 9,529 SF **AREAS** PARCEL PM 8\$62 TOTAL GROSS ACREAGE 19.08 AC TOTAL NET ACREAGE17.65 AC WESTERLY EXISTING ROAD UNITS PER ACRE RES. 2.78 U.P.A. 3096 - 341 - 04TOTAL LETTERED LOTS 10 LOTS 24 8,339 SF 50' BSL FREMONTIA **22** . 7,200 SF g 7,215 SF S 21 [°]. 7,200 SF [°]. 7,819 SF EASEMENT TO BE VACATED 7,200 SF **NOTES** 17,040 SF - THIS TRACT CONTAINS 3,320 L.F. OF NEW STREETS. LOT J ,10' WIDE TRAÌI - CONTOUR SOURCE: LUDWIG ENGINEERING FIELD TOPO DRAINAGE P/L AND WQMP-P/L - EARTHWORK WILL BE BALANCED ON SITE 20' 50' BSL 1 FELIX COURT N 89'46'59.50" E 357.90 ESTIMATED EARTHWORK QUANTITY: RAW CUT 47,200 CY LOT G,H,J,K RAW FILL 45,400 CY 10' C/L-107.8° • W FRONTYARD: 20' _10' WIDE STORM DRAIN CONCRETE SIDE: 5' PAD ELEV PAD ELEV STREET SIDE YARD: 10' REAR YARD: 20' 10,6\18 SF (ACCORDING TO CITY OF VICTORVILLE STDS.) 2-36" DIA. CORRUGATION \ALUMINIZED TYPE II CSP - THIS IS A CALCULATED MAP. LOT CLOSURES ARE 32 8,564 SF UNDERGROUND DETENTION AVAILABLE. THE DEVELOPER REQUESTS REVIEW FOR 7,800 SF 7,800 SF 링 7,800 SF g 7,478 SF위 SYTEM WITH 1-12" RCP PIPE OUTLET FOR WQMP COMPLIANCE WITH CURRENT CODES AND POLICIES WITH $10,0\overline{4}$ SF REGARD TO GEOMETRICS. AND DRAINAGE TYPICAL SECTION B-B PROPOSED TRAIL AND INDICATES PAD ELEVATION. WQMP & DRAINAGE STORAGE SCALE: 1"=10' - UNLESS OTHERWISE INDICATED THE SURROUNDING LAND USE IS "VACANT". - DEVELOPMENT OF SITE WILL HAVE MINIMAL EFFECT ON EXISTING DRAINAGE PATTERNS. STORM WATER RUNOFF 37 10,373 SF WILL FOLLOW EXISTING AND NATURAL DRAINAGE COURSES **36** 7,382 SF 3 OR BE CARRIED IN PROPOSED STREETS AND DRAINAGE 8,475 SF ន 7,800 SF FACILITIES AS INDICATED ON THE MAP AND OUTLINED IN 7,800 SF ACCOMPANYING DRAINAGE STUDY. CHANNEL GRADING LIMITS-- BENCH MARK = CITY OF VICTORVILLE BENCH MARK V 15,039 SF 211. LOCATED AT THE CORNER OF HWY 395 AND BEAR VALLEY RD ELEV. = 3319.31. ANGLE POINT OF EXISTING DRAINAGE EASMENT HUXLEY WAY S C/L-/ STORM DRAIN L_{LOT} H ELECTRIC: SOUTHERN CALIFORNIA EDISON CO. 10' WIDE TRAIL DRAINAGE 12353 HESPERIA RD. AND WQMP VICTORVILLE, CA. 92392 PH: (760) 951-3241 NOTE: A GRADING ACCEPTANCE -10,999 SF LETTER SHALL BE REQUIRED FOR ALL OFF-SITE SLOPES CITY OF VICTORVILLE 7,800 SF 🤶 14343 CIVIC DRIVE 7,800 SF 8,584 SF 7,201 SF였 VICTORVILLE, CA. 92393-5001 10,095 SF PARCEL A PH: (760)955-5087 INST NO. 30,96-341-09 WATER: CITY OF VICTORVILLE 15 - 1278914343 CIVIC DRIVE VICTORVILLE, CA. 92393-5001 PH: (760)955-5087 50' BSL 210'
XISTING DRAINAGE EASEMENT AS
SHOWN ON PMB 8362, PMB
SHOWN ON PMB 8362, 71/53 SOUTHWEST GAS CORP. 13471 MARIPOSA RD. VICTORVILLE, CA. 92393 87/60-61 & RS 71/53 5,672 SF EXISTING EASEMENT TO BE VACATED 8,397 SF PH: (760)951-4055 7,617 SF 9,147 SF TELEPHONE: VERIZON 13911 PARK AVE., SUITE 200 VICTORVILLE, CA. 92392 PH: (760)245-0894 \ 49 15,096 SF LOT G CABLE TV: CHARTER COMMUNICATIONS 9536 "C" AVE. HESPERIA, CA. 92345 10' WIDE TRAIL **HIXON PLACE** \DRAINAGE—\ AND WOMP PH: (760)843-3000 PARCEL B 12"\ R\C.P._ STORM \DRAIN TRACT BOUNDARY LLA INST NO. 15-12789 & C/L TRACT—— BOUNDARY 9,200 SF 8,459 SF ₹ 13,990 SF 7,663 SF SCALE: 1" = 60'55' BOUNDARY 7.5'— APN 3096-351-01 FIRE ACCESS: CHANNEL GRADING LIMITS-Secondary through CONC. SIDES CONC. SIDES PAVEMENT ___PAVEMENT TTM 20488 ACCESS ROAD ACCESS ROAD NOTE: A GRADING ACCEPTANCE EARTH BOTTOM LETTER SHALL BE REQUIRED FOR ALL OFF-SITE SLOPES TYPICAL SECTION A-A PROPOSED CHANNEL BALDY MESA MASTER PLAN OF DRAINAGE LINE A-01 PER CITY OF VICTORVILLE LANDSCAPING STANDARD NO. H-01 EXISTING AC TO BE CORED TO VERIFY THE STRUCTURAL SECTION.
IF IT MEETS CITY STANDARD NO.
S-25 (3" AC OVER 8"CAB) THEN THE EXISTING PAVEMENT SHALL BE CRACK SEALED AND SLURRY FRÊMONTIA ROAD (NORTH 660FT) LUNA ROAD (Looking East) TYPICAL SECTION (60' R/W) NTS TYPICAL SECTION (68'R/W) DATE: SEPTEMBER 2024 BOUNDARY & LOTTING TTM NO. 20527 SHEET 1 OF 3 Engineering PROJECT NUMBER PER CITY OF VICTORVILLE
LANDSCAPING STANDARD NO. H-01 ASSOCIATES, INC. LOCAL STREETS FREMONTIA ROAD (SOUTH 660FT) Civil Engineering • Surveying • Planning TYPICAL SECTION (60' R/W) 109 East Third Street - San Bernardino, CA 92410 Phone: 909-884-8217 - Fax: 909-889-0153 TYPICAL SECTION (60' R/W) NTS NTS

