

Initial Study Tentative Tract Map No. 20584
JT304 LLC
APN: 00599-191-49
January 2025

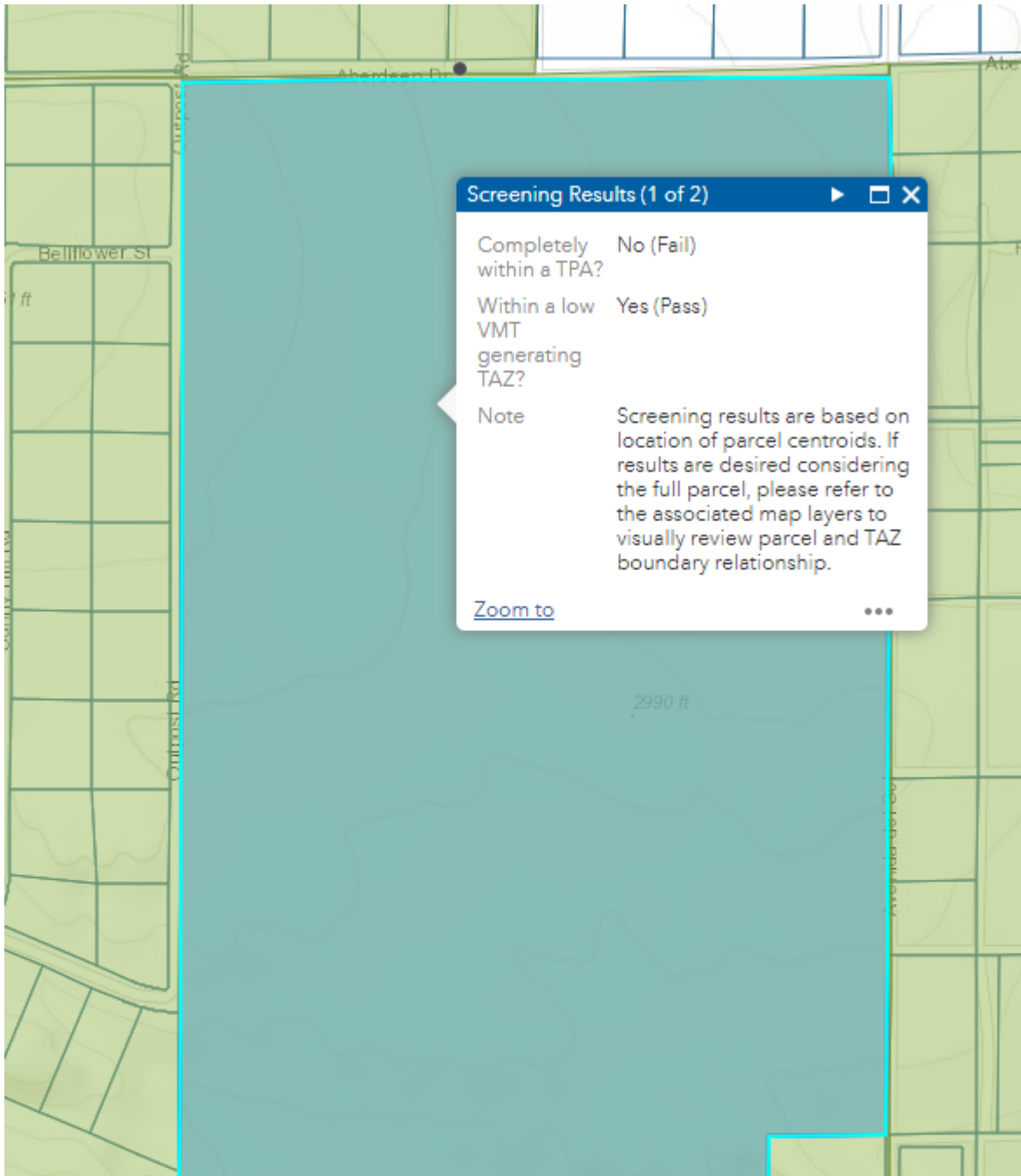
APPENDIX F

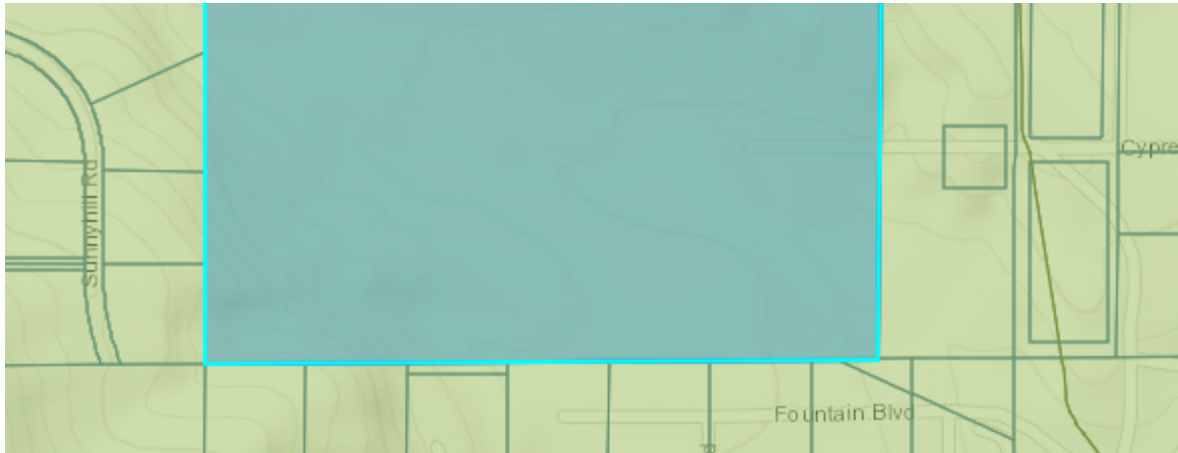
Low VMT Area

Subject: RE: PROJ-2022-00194, CEQA Report
Date: Wednesday, April 26, 2023 at 2:09:33 PM Pacific Daylight Time
From: Valencia, Eric - DPW
To: Dominique Camps
CC: Nicole Criste, T. Marmon, Khan, Azhar
Attachments: image002.png, image003.png, image004.png

Hello Dom,

Per the VMT Screening Tool, a VMT analysis will not be required as the parcel is within a low VMT generating TAZ.





Eric Valencia

Engineer II

Department of Public Works – Traffic Division

Phone: 909-387-8186

Fax: 909-387-7809

825 E. Third Street

San Bernardino, CA 92415-0835



Our job is to create a county in which those who reside and invest can prosper and achieve well-being.

www.SBCounty.gov

County of San Bernardino Confidentiality Notice: This communication contains confidential information sent solely for the use of the intended recipient. If you are not the intended recipient of this communication, you are not authorized to use it in any manner, except to immediately destroy it and notify the sender.

From: Dominique Camps <dcamps@terranovalplanning.com>

Sent: Tuesday, April 25, 2023 9:02 AM

To: Valencia, Eric - DPW <Eric.Valencia@dpw.sbcounty.gov>

Cc: Nicole Criste <ncriste@terranovalplanning.com>; T. Marmon <hello@yourskyhomes.com>; Khan, Azhar <Azhar.Khan@lus.sbcounty.gov>

Subject: PROJ-2022-00194, CEQA Report

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Good morning Eric,

I am working on the CEQA component of PROJ-2022-00194, a tentative parcel map for 23 single-family residential lots in Joshua Tree. I believe that the project applicant, Temil Marmon (cc'd), conferred with you regarding the project's approach to VMT screening and analysis.

According to the ITE Trip Generation Manual, the project would generate 22 peak hour trips. Can you confirm that, based on the number of peak hour trips, the project is below the 110 average daily trips threshold, and therefore screened from further VMT analysis?

Thank you,

Dom Camps



▲ ▲ **TERRA NOVA PLANNING & RESEARCH, INC.®**

42635 Melanie Place, Ste 101

Palm Desert, CA 92211

Phone: (760) 341-4800

Fax: 760-341-4455

E-Mail: dcamps@terranovalplanning.com

www.terranovalplanning.com