



CIVIL / TRAFFIC ENGINEERS

January 14, 2023

Shawn Johnson
San Bernardino County Public Works Department
Traffic Division

TRAFFIC IMPACT NEEDS STUDY LETTER

RE: PROJ-2022-00051, 55,880 S.F WAREHOUSE RETAIL BUILDING DEVELOPMENT TO COMPRISE OF EIGHT (8) UNITS OF 6,860 S.F EACH, ON TWO (2) PARCELS TOTALING 3.74 ACRES, LOCATED AT 17805 AND 17783 TAYLOR AVENUE, BLOOMINGTON. APNS: 0252-142-06; 0252-142-06.

Dear Mr. Johnson:

A previously transmitted letter of intent proposed a new commercial, retail and office building development project at 17805 and 17783 Taylor Avenue, Bloomington on a total lot size of 3.74 acres. The new proposed building size is approximately 54,880 sf for the proposed commercial retail and office building to serve the local businesses of the Bloomington community.

This project is located in the 'Valley Corridor/Bloomington Enterprise District (VC/BC)'. The district allows office, light industrial businesses and permits ancillary commercial uses such as retail, dining and hotel businesses. The district does not allow large warehousing.

This project is similar to existing commercial, retail and office building owned by the project proponent at 17455 Valley Blvd, Fontana. A typical unit is a furniture retail unit on 4,800 sf floor area primarily devoted to furniture retail with minor warehousing.

The trip generation potential for the new building is found to be best fitted in Industrial Park Use category (Land Use 130) in the 11th edition of ITE Trip Generation Manual. Based on the Manual, the following trip-ends are generated:

- Weekday trip generation (average rate)- 188 trips.
- Weekday trip Generation (fitted curve)- 694 trips.
- AM Peak hour of adjacent Street- 19 trips.
- PM Peak hour of adjacent Street Traffic- 19 trips.
- AM Peak hour of generator- 23 trips.
- PM peak hour of generator- 22 trips.

Under San Bernardino County Transportation Impact Study Guidelines, a project generating less than 100 peak hour trips may not be required to perform a TIS as long as it meets some other enumerated conditions on the guidelines. This project will generate 19 peak hour weekday trips, abuts a minor Street and would create no evident road safety hazard by its existence.

Under San Bernardino County Transportation Impact Study Guidelines, a project generating more than 110 daily vehicle trips is recommended to complete a VMT assessment. A VMT screening was performed on the project and found that the project does not reach the threshold for further VMT analysis.

In conclusion, the project is found under CEQA Guidelines not to warrant any further traffic impact analysis and under San Bernardino County Traffic Impact Study Guidelines, not recommended to undertake further studies.

Please call me at 909-219-3735, if you wish to discuss further.

Sincerely,



Chidi Onumonu, PE, TE
Principal Engineer,
Albert Wilson & Associates



1-14-2023



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The result is drawn on the map.

Project Area VMT

Screening Results

Low VMT Generating TAZs

Assessor Parcel Number (APN)	025214205
Traffic Analysis Zone (TAZ)	53734401
TAZ VMT	11.8
Jurisdiction VMT	16
% Difference	-26.43%
VMT Metric	PA VMT Per Population
Threshold	16



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Project Area VMT

Screening Results

OBJECTID	TAZ
513	53734401
VMT Metric	PA VMT Per Population
TAZ VMT	11.7524852075
Community Region VMT	15.97498896375
Threshold	16
% Difference	-26.43%
Results	Yes (Pass)
Shape_Length	17867.945641600334
Shape_Area	8193039.633248024



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Project Area VMT

Screening Results

Low VMT Generating TAZs

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Completely within a TPA? No (Fail)

Within a low VMT generating TAZ? Yes (Pass)

Note

Screening results are based on location of parcel centroids. If results are desired considering the full parcel, please refer to the associated map layers to visually review parcel and TAZ boundary relationship.