April 9, 2021

Mr. Michael Asheghian
VILLAGE LAKES EAST, LLC.
12300 Wilshire Blvd #410
Los Angeles, CA 90025

SUBJECT: Lake View Apartments Vehicle Miles Traveled (VMT) Analysis, City of Victorville

Dear M. Asheghian,

*TJW Engineering, Inc. (*TJW*)* is pleased to submit this VMT analysis for the proposed Lake View Apartments located southwest of Ridgecrest Road and Chinquapin Drive in the City of Victorville. The purpose of this memorandum is to summarize the project's VMT.

Proposed Project

The proposed site is located southwest of Ridgecrest Road and Chinquapin Drive in the City of Victorville. The project will construct 272 multi-family residential units. Site access will be provided via one full-access driveway and one exist-only on Ridgecrest Road.

Methodology

The City of Victorville's *Vehicle Miles Traveled (VMT) Analysis Guidelines*, dated June 2020 outline the use of the San Bernardino County Traffic Analysis Model (SBTAM) to estimate the project's VMT. Based on the guidelines, project VMT per service population was compared with the City's General Plan Buildout scenario VMT per service population to identify potential project impacts. The City's General Plan Buildout scenario VMT per service population data was obtained from the online SBCTA screening tool.

The project VMT per service population was estimated using SBTAM model run. SBTAM socioeconomic database for future (2040) scenarios were updated with the project land uses to calculate project VMT. The socioeconomic data for the project was developed from the project land uses using appropriate land use to socioeconomic data conversion factors.

Project Traffic Analysis Zone Update

Project VMT is generally calculated by isolating the project into a new TAZ. However, since SBTAM does not allow the addition of new TAZs, non-project related land use for the project location TAZ was

moved to an adjacent TAZ and the project land use was added to this TAZ. The project TAZ was utilized to calculate project specific VMT per service population. The model run was conducted for this updated model after incorporating the project land uses as described above. Since the project is a residential project, Production/Attraction (P-A) methods were used as recommended in the guidelines. Project-generated VMT was extracted from the SBTAM model run using the production-attraction trip matrix and by multiplying the matrix by the final assignment skims.

VMT Analysis

The City guidelines state that VMT impacts for a residential project will occur when the project P-A VMT per service population is greater than the Citywide Buildout P-A VMT per service population. Table 1 summarizes the City's General Plan Buildout scenario VMT per service population and the project's VMT per service population. As shown in Table 1, the project's P-A VMT per service population is 6.8 percent lower than the City's General Plan Buildout Scenario P-A VMT per service population. Therefore, based on the guidelines, the project will not have a significant impact on VMT.

Detailed VMT calculations for the project are attached for reference.

Table 1 – Trip Generation

Scenario	City of Victorville*	Project	Difference	Percentage Difference
General Plan Buildout	25.0	23.3	(1.7)	(6.8%)

*Source: SBCTA Online Screening Tool; https://devapps.fehrandpeers.com/sbctavmt/

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

Sincerely,

Thomas Wheat, PE, TE
President

Registered Civil Engineer *#69467*
Registered Traffic Engineer *#2565*

David Chew, PTP
Transportation Planner
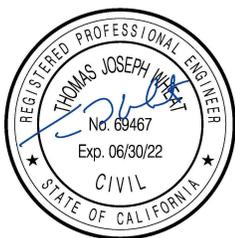
VMT Calculation Worksheet

2040	Lake View Apartments (Project)	City of Victorville*
Households	272	
Population	734	
Employment	-	
Service Population	734	
PA VMT	17,099	
PA VMT per service population	23.3	25.0

*Source: SBCTA Online Screening Tool; https://devapps.fehrandpeers.com/sbctavmt/