



May 28, 2021

Mr. Greg Quan
R.Y. PROPERTIES, INC.
212 South Palm Avenue, Suite 200
Alhambra, California 91801

RE: TTM 20262 Vehicle Miles Traveled Analysis

Project No. 19389

Dear Mr. Quan:

Ganddini Group, Inc. is pleased to provide this Vehicle Miles Traveled Analysis for the proposed TTM 20262 in the City of Victorville. This assessment includes a trip generation calculation for the proposed project and determines whether further Vehicle Miles Traveled (VMT) analysis is necessary based on City of Victorville requirements. We trust the findings of this analysis will aid you and the City of Victorville in assessing the project.

PROJECT DESCRIPTION

The 80.75-acre project site is located south of Dos Palmas Road, north of Maricopa Road, east of Bellflower Street, and west of Mesa View Street in the City of Victorville, California. The project site is currently vacant. The proposed project involves entitlement of a tentative tract map for approximately 320 single-family residential lots. Vehicular access is proposed at via internal residential streets with connections to the existing street system at Bellflower Street, Dos Palmas Road, Mesa View Street, and Maricopa Road.

VEHICLE MILES TRAVELED ANALYSIS

A vehicle miles traveled (VMT) analysis was performed for the proposed project in accordance with the VMT Analysis Guidelines (June 2020) adopted by the City of Victorville via Resolution No. 20-031 ["the City guidelines"].

METHODOLOGY

The City guidelines specify that the San Bernardino Transportation Analysis Model (SBTAM) should be used for VMT analysis. For this analysis, the web-based San Bernardino County Transportation Authority (SBCTA) VMT Screening Tool was used, which was developed specifically for VMT analysis using the SBTAM travel forecasting model to measure VMT performance for individual jurisdictions and for individual traffic analysis zones within the SBCTA region. Traffic analysis zones are geographic polygons similar to census block groups used to represent areas of homogenous travel behavior. Total daily VMT per service population was estimated for each traffic analysis zone using SBTAM and incorporated into the SBCTA VMT Screening Tool.

As specified in the City guidelines, the production/attraction (PA) method should be used for projects consisting of a single land use.

THRESHOLD

As specified in the City guidelines, a project's VMT per service population shall be less than City's General Plan buildout VMT per service population. Therefore, a significant VMT impact is defined to occur if the project's VMT per service population equals or exceeds the City's General Plan buildout VMT per service population.

VMT ANALYSIS

Figure 1 shows the SBCTA VMT Screening Tool results for the project site.

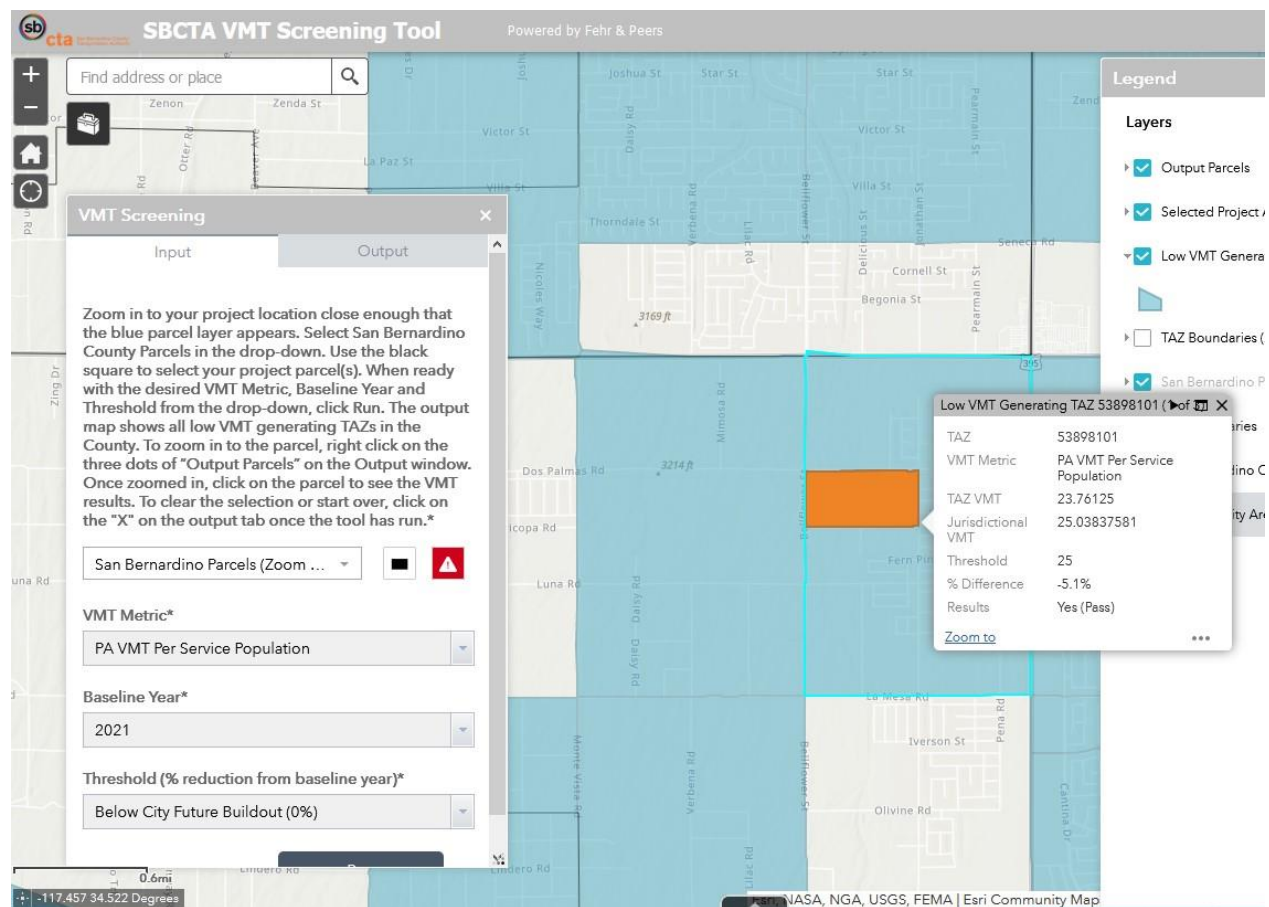


Figure 1 - SBCTA VMT Screening Tool Results

As shown on Figure 1, the project site is located in SBTAM traffic analysis zone (TAZ) 53898101 and is estimated to generate approximately 23.76 VMT per service population; the City of Victorville General Plan buildout VMT per service population is equal to 25.04.

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CONCLUSIONS

Based on results of the SBCTA VMT Screening Tool, the proposed project's 23.76 VMT per service population is less than the City's General Plan buildout 25.0 VMT per service population; therefore, the proposed project does not exceed the City-established threshold would result in a less than significant VMT impact.

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.



Giancarlo Ganddini, PE, PTP
Principal



ATTACHMENT A

SITE PLAN

