

January 13, 2022

Mr. Alex Glick
VICTORVILLE DEVELOPMENT, LLC
5780 Fleet Street Suite 225
Carlsbad, CA 92008

**Subject: TTM 20488 (Vista Verde) Vehicle Miles Traveled Analysis, City of
Victorville**

Dear Mr. Glick:

A. Introduction

RK Engineering Group, Inc. (RK) is pleased to provide this Vehicle Miles Traveled (VMT) Analysis for the proposed Tentative Tract Map (TTM) 20488 (Vista Verde) project. The project site is located near the northwest corner of Mesa View Drive and La Mesa Road, in the City of Victorville, California.

The project would allow for the construction of 152 single family residential homes on an approximately 37.86 net acre site. A copy of the tentative tract map is provided in Attachment A.

The purpose of this analysis is to satisfy the latest requirements of the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.) for the evaluation of transportation impacts related to VMT.

This VMT analysis follows the City of Victorville's adopted VMT evaluation methodology and thresholds of significance requirements, as described in the *City of Victorville Vehicle Miles Traveled (VMT) Analysis Guidelines, Resolution No. 20-031, Adopted June 16, 2020*. (hereinafter referred to as VMT Guidelines).

B. VMT Analysis Methodology

The model used for the VMT analysis, as specified within the Victorville VMT Guidelines, is the San Bernardino Transportation Analysis Model (SBTAM). The San Bernardino County Transportation Authority (SBCTA) VMT Screening tool has been used to obtain the base model data used in this analysis. For projects with a single land use, the production/attraction (PA) method is used.

This analysis utilizes VMT statistical data at the TAZ level for project evaluation. The use of TAZ level statistics is appropriate because the project consists of similar land uses as those currently existing and forecasted within the SBTAM TAZ. The project would also utilize the same roadway network and exhibit similar travel patterns as the other residential uses within the same TAZ.

Table 1 summarizes the geographic study area for the project within SBTAM.

**Table 1
SBTAM Geographic Study Area**

County	City	Project TAZ ¹
San Bernardino	Victorville	53898101

¹ TAZ = Traffic Analysis Zone

C. VMT Thresholds of Significance

As described in the Victorville VMT Guidelines, a project’s VMT generation per service population shall be less than the City’s VMT General Plan buildout service population. Table 2 shows the VMT threshold of significance based on the SBTAM Buildout (Year 2040) VMT per service population.

**Table 2
City of Victorville VMT Threshold of Significance**

Scenario	VMT/Service Population ¹
Buildout Year 2040	25.0

¹ SBTAM/SBCTA VMT Screening Tool.

D. Base Year 2016 VMT Analysis

Table 3 shows the project’s 2016 base year VMT per service population and compares it to the City of Victorville Threshold of Significance. The project’s 2016 base year VMT per service population is shown to be below the City of Victorville threshold of significance.

**Table 3
2016 Base Year VMT Analysis¹**

Scenario	VMT/SP ¹
Project Base Year (2016) VMT ¹	23.5
Victorville Threshold of Significance	25.0
Exceeds Threshold? (Yes/No)	No

¹ VMT estimates based on the SBTAM/SBCTA VMT Screening Tool for TAZ 53898101. See Attachment B for the SBTAM VMT Screening Maps.

² SP = Service Population

E. Buildout Year 2040 VMT Analysis

Table 4 shows the project’s 2040 buildout year VMT per service population and compares it to the City of Victorville Threshold of Significance. The project’s 2040 buildout year VMT per service population is shown to be below the City of Victorville threshold of significance.

**Table 4
2040 Buildout Year VMT Analysis¹**

Scenario	VMT/SP ¹
Project Buildout Year (2040) VMT ¹	24.6
Victorville Threshold of Significance	25.0
Exceeds Threshold? (Yes/No)	No

¹ VMT estimates based on the SBTAM/SBCTA VMT Screening Tool for TAZ 53898101. See Attachment B for the SBTAM VMT Screening Maps.

² SP = Service Population

F. Findings and Conclusions

Utilizing the published SBTAM/SBCTA VMT projections, the project is not expected to exceed the City of Victorville VMT thresholds of significance in either the base year (2016) scenario or the buildout year (2040) scenario.

The project is consistent with the current zoning for the site, and the growth in residential population and housing is consistent with the Regional Housing Needs Assessment (RHNA) and the Regional Transportation Plan/Sustainable Community Strategies (RTP/SCS) for the City of Victorville.

Therefore, since the project's VMT per service population is less than the City of Victorville threshold of significance, **the VMT impact is considered less than significant.**

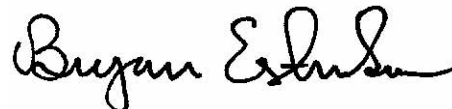
If you have any questions regarding this letter, please call us at (949) 474-0809.

Sincerely,

RK ENGINEERING GROUP, INC.



Alex Tabrizi, PE, TE
Principal



Bryan Estrada, AICP
Principal



Attachments

Attachment A

Project Tentative Tract Map

Attachment B

SBTAM/SBCTA VMT Screening Maps

2016 BASE YEAR VMT

VMT Screening

Input | **Output**

Zoom in to your project location close enough that the blue parcel layer appears. Select San Bernardino County Parcels in the drop-down. Use the black square to select your project parcel(s). When ready with the desired VMT Metric, Baseline Year and Threshold from the drop-down, click Run. The output map shows all low VMT generating TAZs in the County. To zoom in to the parcel, right click on the three dots of "Output Parcels" on the Output window. Once zoomed in, click on the parcel to see the VMT results. To clear the selection or start over, click on the "X" on the output tab once the tool has run.*

San Bernardino Parcels (Zoom in...)

VMT Metric*
PA VMT Per Service Population

Baseline Year*
2016

Threshold (% reduction from baseline year)*
Below City Future Buildout (0%)

Run

Parcel Number 309635103 (1 of 2)

Traffic Analysis Zone (TAZ)	53898101
Jurisdiction	Victorville
TAZ VMT	23.5
Jurisdiction VMT	25
% Difference	-6.02%
VMT Metric	PA VMT Per Service Population
Threshold	25

Zoom to

2040 BUILDOUT YEAR VMT

VMT Screening

Input **Output**

Zoom in to your project location close enough that the blue parcel layer appears. Select San Bernardino County Parcels in the drop-down. Use the black square to select your project parcel(s). When ready with the desired VMT Metric, Baseline Year and Threshold from the drop-down, click Run. The output map shows all low VMT generating TAZs in the County. To zoom in to the parcel, right click on the three dots of "Output Parcels" on the Output window. Once zoomed in, click on the parcel to see the VMT results. To clear the selection or start over, click on the "X" on the output tab once the tool has run.*

San Bernardino Parcels (Zoom in...)

VMT Metric*
PA VMT Per Service Population

Baseline Year*
2040

Threshold (% reduction from baseline year)*
Below City Future Buildout (0%)

[Help](#) **Run**

