

APPENDIX 10



November 16, 2022

Gregory S. Hann, Architect
Empire Design Group, Inc.
24861 Washington Ave
Murrieta, CA 92562

**Re: Trip Generation Memo and VMT Screening Assessment
Proposed Gas Station and Car Wash
NEC Palm Ave and W. 5th St, Highland**

Dear Gregory,

Per your request, we have conducted a trip generation memorandum and VMT screening assessment for the proposed warehouse building. This letter presents our finding and recommendations.

PROJECT DEVELOPMENT

The project site is located at the northeast corner of Palm Avenue and W. 5th Street in the City of Highland. The site is currently vacant and undeveloped. The project is seeking city's approval to construct a new convenience store of 4,620 square feet and gas station of 15 fueling positions, including three (3) high-speed diesel fueling positions, and an automated car wash tunnel of 1,387 square feet. The proposed site plan is provided in **Exhibit 1**.

VMT SCREENING ASSESSMENT

For the purpose of Senate Bill (SB) 743 and California Environmental Quality Act (CEQA) compliance, a Vehicle Miles Traveled (VMT) analysis should be conducted for land use projects. The San Bernardino County Transportation Authority (SBCTA) has released the "Recommended Traffic Impact Analysis for Vehicle Miles Traveled and Level of Service Assessment" to identified a number of screening criteria that may be applied to effectively screen projects from conducting a project-level assessment. The project has met the following screening criteria:

K2 Traffic Engineering, Inc.

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- **TPA SCREENING**

The SBCTA guidelines state that projects located within a Transit Priority Area (TPA) may be presumed to have a less than significant impact absent substantial evidence to the contrary. Based on the SBCTA screening tool results presented in **Exhibit 2**, the project is not located within ½ mile of an existing major transit stop, or along a high-quality transit corridor.

This screening criteria is **NOT MET**.

- **LOW VMT AREA SCREENING**

The SBCTA guidelines state that residential and office projects located within low VMT-generating areas may be presumed to have a less than significant impact absent substantial evidence to the contrary. Employment-related and mixed-use land use projects may also qualify for this screening step if the project can be expected to generate a VMT that is similar to the existing land uses in the low VMT area. Based on the SBCTA screening tool results presented in **Exhibit 2**, the project is not located within a low VMT area.

This screening criteria is **NOT MET**.

- **PROJECT TYPE**

Local serving projects reduce the number of vehicle miles traveled by providing residents with more employment opportunities locally. In accordance with the SBCTA guidelines, local serving retail projects less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. The Project consists of a local serving gas station and car wash facilities that provide local services and is expected to reduce overall VMT.

This screening criteria is **MET**.

SUMMARY

The Project is screened out from a full project-level VMT analysis by meeting the Project Type screening. The project can be presumed to have a less than significant impact and further VMT analysis is not required.

Regards,

K2 Traffic Engineering, Inc.



Jende Kay Hsu, T.E.
California License TR2285



SITE DATA
ADDRESS: NEC PALM AVE & W 5TH STREET
HIGHLAND, CA 92346

APN: 1201 311 02, 1201 311 03, 1201 311 04, 1201 311 05
LEGAL DESCRIPTION: TRACT 1201 311 02, 1201 311 03, 1201 311 04, 1201 311 05
TRACT NO. 1 LOTS 8 TO 9 TOGETHER WITH THE VAC ALLEY
TO THE EASTER ST

COUNTY: SAN BERNARDINO
CITY: HIGHLAND
BUILDING AREAS: PROPOSED 79,748 S.F. (18.8 ACRES)
C-TORRE: 4,620 S.F.
6 MPD CANOPY: 4,042 S.F.
HIGH SPEED DIESEL CANOPY: 2,520 S.F.
TOTAL: 112,910 S.F. (2.57 AC)

BUILDING HEIGHT: MAX HEIGHT 45'-0"
SITE COVERAGE: MAX PAR 50%
CONSTRUCTION TYPE: VARIATION SPRINKLER
OCCUPANCY: M
SPECIFIC PLAN: N/A

EXISTING LAND USE: RETAIL / COMMERCIAL
PROPOSED LAND USE: F-INDUSTRIAL
EXISTING ZONE: BP-BUSINESS PARK
PROPOSED ZONE: IND-INDUSTRIAL
USE AND ZONING: EAST HIGHLAND PLANE

APPROX. OVERLAY ZONE: D-TRAFFICATION ZONE (LOWEST LEVEL)
PARKING REQUIREMENTS: C-TORRE STALLS 4 SPACES / 1,000 S.F.
8,600 S.F. / 1,000 S.F. STALLS = 9
TOTAL PARKING PROVIDED: 22

LOT COVERAGE: INCLUDED ADA CYCLES AND 7 VACUUMS
LANDSCAPING: 23,271 S.F. (PPS)
TOTAL: 79,748 S.F. (18.8 AC)

TREES: NO TREES EXIST
UTILITIES
1. WATER: CITY WATER MAIN (18" DIA.)
2. SEWER: CITY SEWER MAIN (18" DIA.)
3. GAS: FORMER GAS CO. (18" DIA.)
4. ELECTRIC: SOUTHERN CALIFORNIA ELECTRIC (36" DIA.)
5. TELEPHONE: SBC TELCO (18" DIA.)

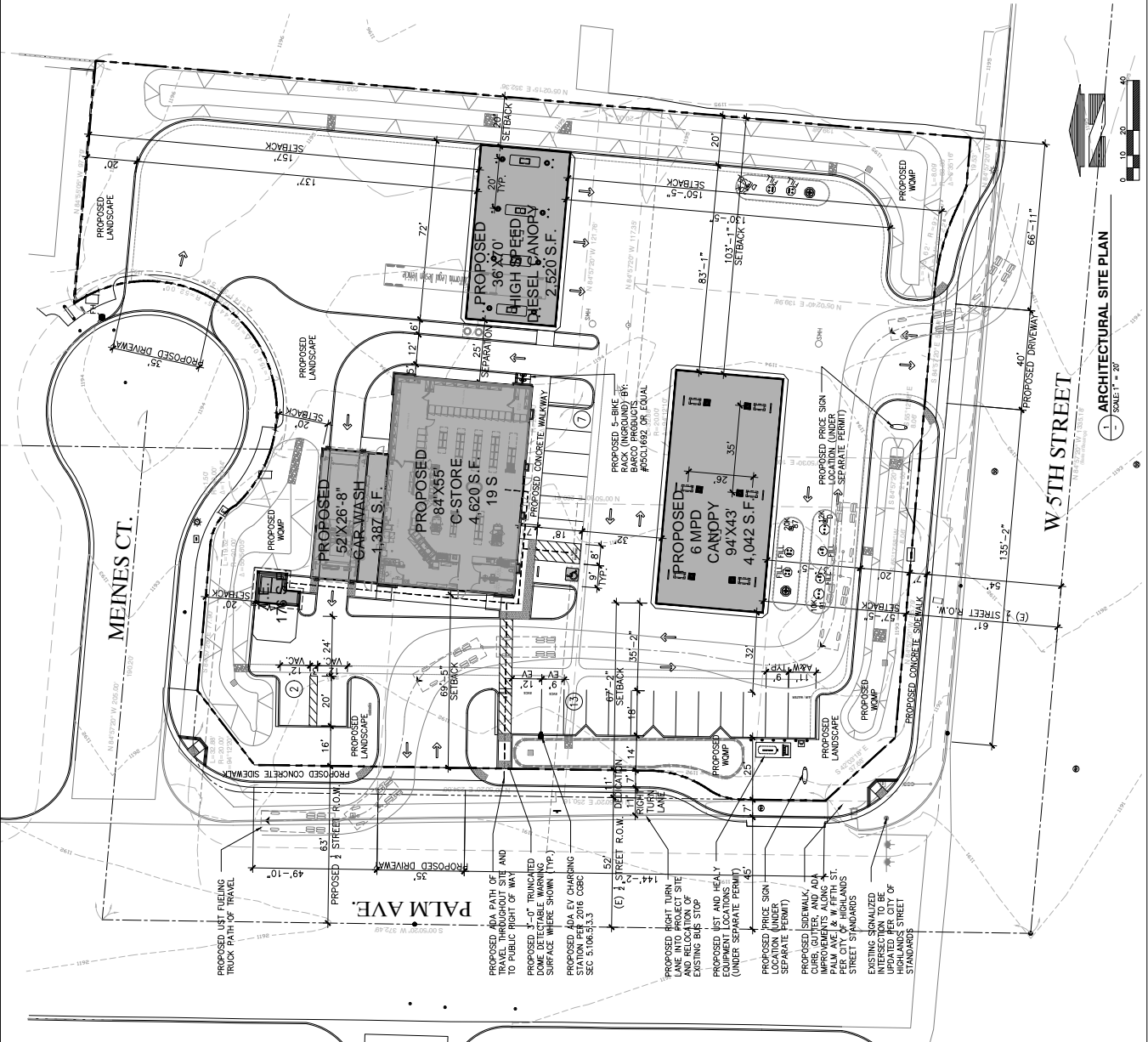
OWNER / APPLICANT
HAIKRISHINA GAS INC.
1000 W 10TH STREET
HIGHLAND, CA 92346
PHONE: (951) 931-1118
E-MAIL: info@haisgas.com

ARCHITECT / EXHIBIT PREPARER
EMPIRE DESIGN GROUP, INC.
5111 W 5TH STREET
LAKE ARROWHEAD, CA 92346
PHONE: (951) 931-1118
E-MAIL: info@empiredesign.com
CONTACT: GREGORY HANN, ARCHITECT

VICINITY MAP

SITE

NOT TO SCALE



PROPOSED 4'-0" PATH OF TRAVEL FOR TRUCKS TO TURN RIGHT AND TRAVEL THROUGHOUT SITE AND TO PUBLIC RIGHT OF WAY

PROPOSED 5'-0" TRUNCATED DOME DETECTABLE WARNING SURFACE WHERE SHOWN (TYP.)

PROPOSED ADA EV CHARGING STATION PER 2016 CBC SEC 5.106.5.3.3

PROPOSED RIGHT TURN LANE INTO PROJECT SITE AND RELOCATION OF EXISTING BUS STOP

PROPOSED 1ST AND HEAVY EQUIPMENT LOCATIONS (UNDER SEPARATE PERMIT)

PROPOSED PRICE SIGN LOCATION (SEPARATE PERMIT)

PROPOSED SIDEWALK CURB CUTTERS AND ADA IMPROVEMENTS ALONG PALM AVE & W 5TH ST. PER CITY OF HIGHLAND STREET STANDARDS

EXISTING SIGNALIZED INTERSECTION TO BE UPDATED PER CITY OF HIGHLAND STANDARDS

EXHIBIT 1. SITE PLAN

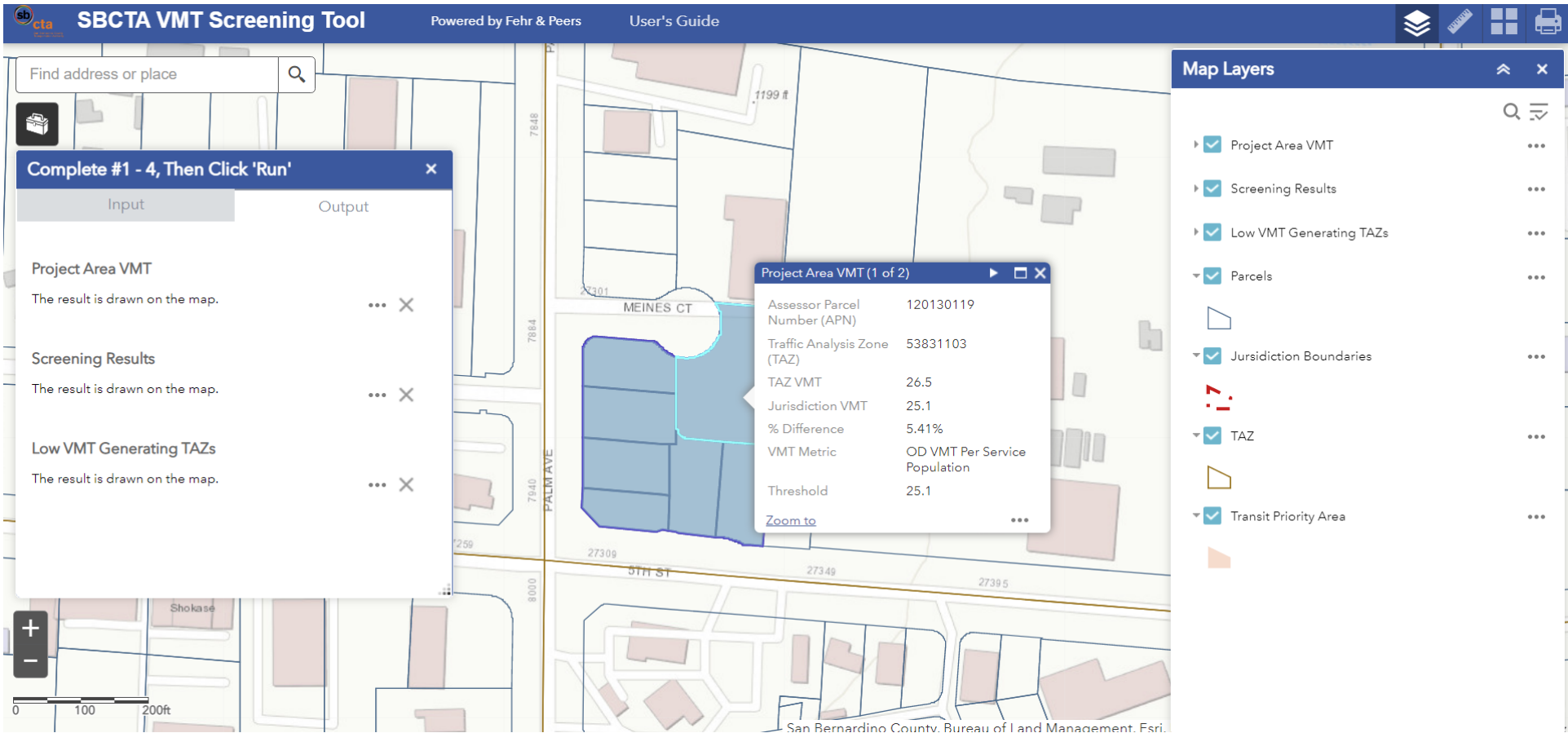


EXHIBIT 2. SBCTA VMT SCREENING TOOL RESULT (PAGE 1)

SBCTA VMT Screening Tool Powered by Fehr & Peers User's Guide

Find address or place

Complete #1 - 4, Then Click 'Run'

Input

Output

Project Area VMT
The result is drawn on the map.

Screening Results
The result is drawn on the map.

Low VMT Generating TAZs
The result is drawn on the map.

Map Layers

- Project Area VMT
- Screening Results
- Low VMT Generating TAZs
- Parcels
- Jurisdiction Boundaries
- TAZ
- Transit Priority Area

Screening Results (2 of 2)

Completely within a TPA?	No (Fail)
Within a low VMT generating TAZ? <td>No (Fail)</td>	No (Fail)

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.

San Bernardino County Bureau of Land Management, Esri

Zoom to

0 100 200ft

EXHIBIT 2. SBCTA VMT SCREENING TOOL RESULT (PAGE 2)