

June 20, 2023

Jack Lee Heron and Deborah L. Herron
Trustees of the Jack and Deborah Herron Trust Dated 02/01/08
Charles F. Paine and Judith S. Paine
Trustees of the Paine Family Trust dated 12/14/78
2472 Chambers Road, Suite 150
Tustin, CA 92780

Subject: TTM 20544 VMT Traffic Evaluation (JN 0388-0001)

Dear Mr. & Mrs. Herron and Paine:

Trames Solutions Inc. is pleased to submit the following vehicle miles traveled evaluation for the proposed TTM 20544 project. It is our understanding that the project consists of 61 single family residential units. The site is located east of Verbenia Rd. and south of Bear Valley Rd. in the City of Victorville.

INTRODUCTION

The proposed project consists of developing 61 single family residential units. Attachment "A" contains the site plan for the proposed project. The intent of this evaluation is to determine if the project can be "screened out" of further analysis from a Vehicle Miles Traveled (VMT) perspective.

TRIP GENERATION ANALYSIS

Typically, traffic generated by developments can be determined based on the Institute of Transportation Engineers (ITE), Trip Generation handbook (11th edition). This publication contains trip rates based on studies conducted for a variety of uses. Land Use Code 210 (Single Family Detached Residential) has been selected as the appropriate use to represent the proposed project. Table 1 provides a summary of the daily, AM peak hour, and PM peak hour trip rates for the proposed project.

Table 2 provides a summary of the trips. Based on the proposed 61 units, it is estimated that a total of 575 trips will occur per day, with 43 trip ends occurring during the AM Peak Hour, and 57 trip ends occurring during the PM Peak Hour.

Jack Lee Heron and Deborah L. Herron
Trustees of the Jack and Deborah Herron Trust Dated 02/01/08
Charles F. Paine and Judith S. Paine
Trustees of the Paine Family Trust dated 12/14/78
June 20, 2023
Page 2

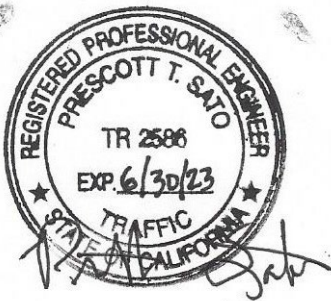
VEHICLE MILES TRAVELED (VMT) EVALUATION

The VMT evaluation is based on the passage of SB 743 which replaces automobile delay and LOS as the basis of determining CEQA impacts. Land use projects that have the potential to increase the average VMT per worker (compared to the City's baseline threshold) will be evaluated for potential impacts.

The City of Victorville adopted new Vehicle Miles Traveled (VMT) Guidelines on June 16th, 2020. The guidelines provide details on appropriate screening thresholds that can be used to identify when a proposed land use project is anticipated to result in a less than significant impact without conducting a more detailed level analysis. The City allows for the screening to be based on daily vehicle trips generated or the project's land use type. If the project results in a net increase of 1,285 or less weekday daily trips, the project would be screened out, and a less-than-significant impact can be presumed. Per the City of Victorville guidelines, since the project would generate 575 trips per day (less than 1,285 trips per day threshold), it would be anticipated to be less than significant in terms of VMT.

If you have any questions, please contact me directly at (949) 244-2436.

Respectfully submitted,



Trames Solutions Inc.

Scott Sato, P.E.
Vice President

Attachment A – Site Plan

**TABLE 1
PROJECT TRIP GENERATION RATES¹**

Land Use	ITE Code	Quantity ²	Peak Hour Trip Rates						Daily
			AM			PM			
			IN	OUT	Total	IN	OUT	Total	
Single Family Detached	210	61 DU	0.18	0.52	0.70	0.59	0.35	0.94	9.43

¹ Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition (2021).

² DU = Dwelling Units

**TABLE 2
PROJECT TRIP GENERATION SUMMARY**

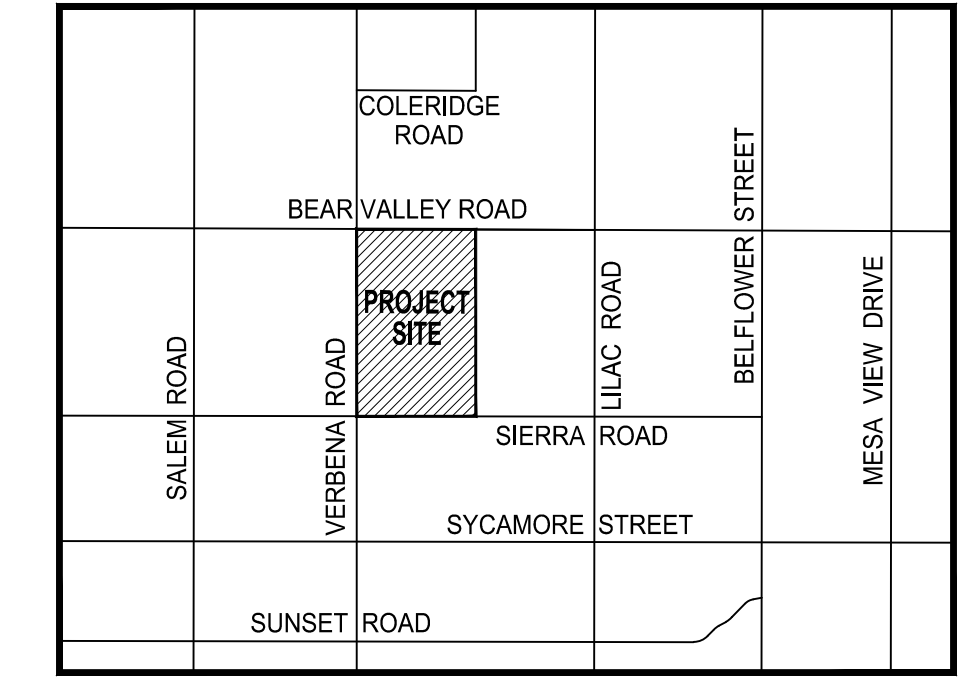
Land Use	ITE Code	Quantity ¹	Peak Hour						Daily
			AM			PM			
			In	Out	Total	In	Out	Total	
Single Family Detached	210	61 DU	11	32	43	36	21	57	575

¹ DU = Dwelling Units

ATTACHMENT A
SITE PLAN

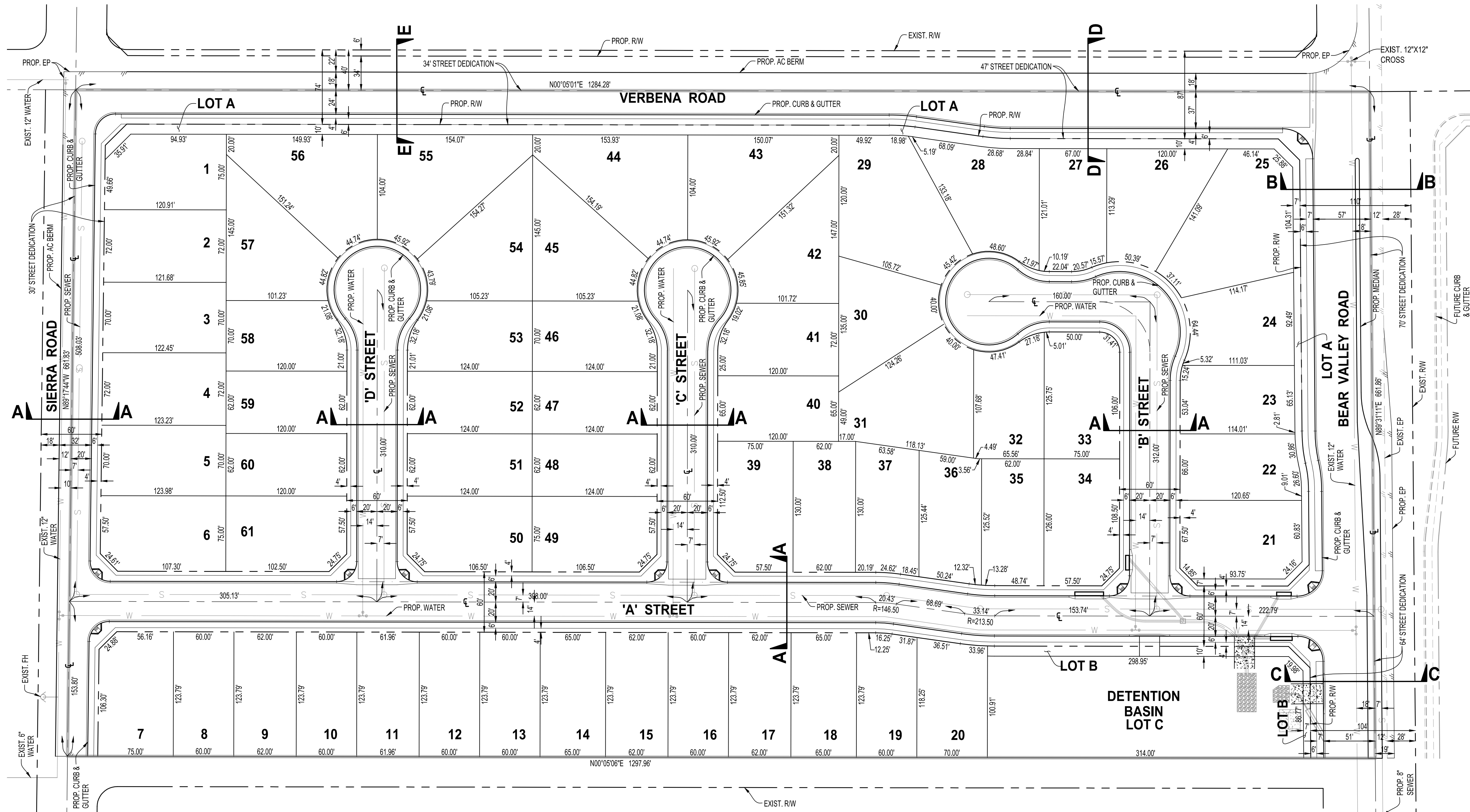
VESTING TENTATIVE MAP, TRACT NO. 20544

IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
 BEING A PROPOSED SUBDIVISION OF A PORTION OF SECTION 5,
 TOWNSHIP 4 NORTH, RANGE 5 WEST, S.B.M.
 APN NO. 3071-111-01



VICINITY MAP
NTS

LOT NO.	LOT SF
1	8,718
2	8,733
3	8,544
4	8,844
5	8,652
6	9,176
7	9,048
8	7,428
9	7,675
10	7,428
11	7,671
12	7,428
13	7,428
14	8,047
15	7,676
16	7,428
17	7,676
18	8,048
19	7,351
20	8,014
21	8,238
22	7,773
23	7,718
24	8,513
25	13,864
26	9,905
27	8,046
28	10,646
29	13,861
30	8,879
31	12,571
32	7,930
33	9,364
34	9,297
35	7,810
36	7,776
37	7,980
38	8,060
39	9,597
40	7,800
41	8,293
42	10,162
43	12,289
44	12,482
45	10,411
46	8,296
47	7,888
48	7,888
49	9,147
50	9,147
51	7,888
52	7,888
53	8,296
54	10,332
55	12,577
56	12,197
57	10,037
58	8,016
59	7,440
60	8,847
61	7,560

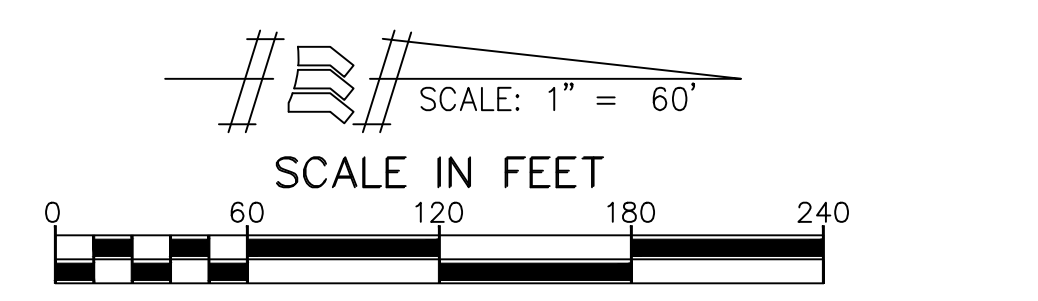


- NOTES:**
- TRACT 20544 ACREAGE 20.46 ACRES
 - TOTAL NUMBER OF LOTS 61 SINGLE FAMILY
3 LETTERED LOTS (TO BE DEDICATED IN FEE TO CITY)
LOTS A, B - LMAD LANDSCAPE LOTS
LOT C - DETENTION BASIN AND PARK
 - LOT AREA MIN. 7,200 S.F. FOR SINGLE FAMILY
 - EXISTING ZONING R1
 - PROPOSED LAND USE SINGLE FAMILY DETACHED
 - EXISTING LAND USE VACANT LAND
 - PUBLIC UTILITIES:
WATER SERVICE VICTORVILLE WATER DISTRICT
SEWER SERVICE CITY OF VICTORVILLE
ELECTRIC SERVICE SOUTHERN CALIFORNIA EDISON
GAS SERVICE SOUTHWEST GAS CORPORATION
TELEPHONE SERVICE VERIZON
CABLE TELEVISION SERVICE CHARTER COMMUNICATION
 - ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.

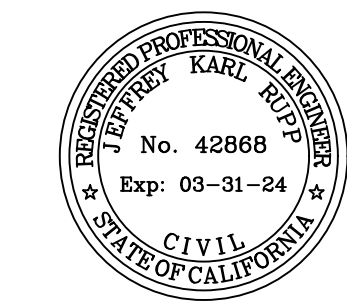
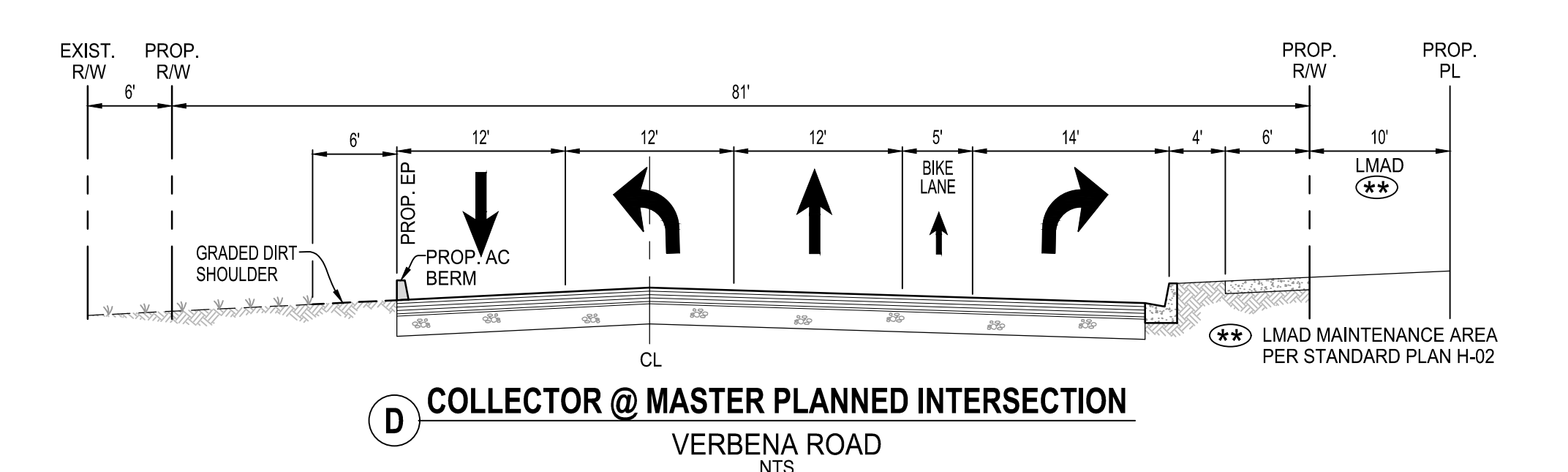
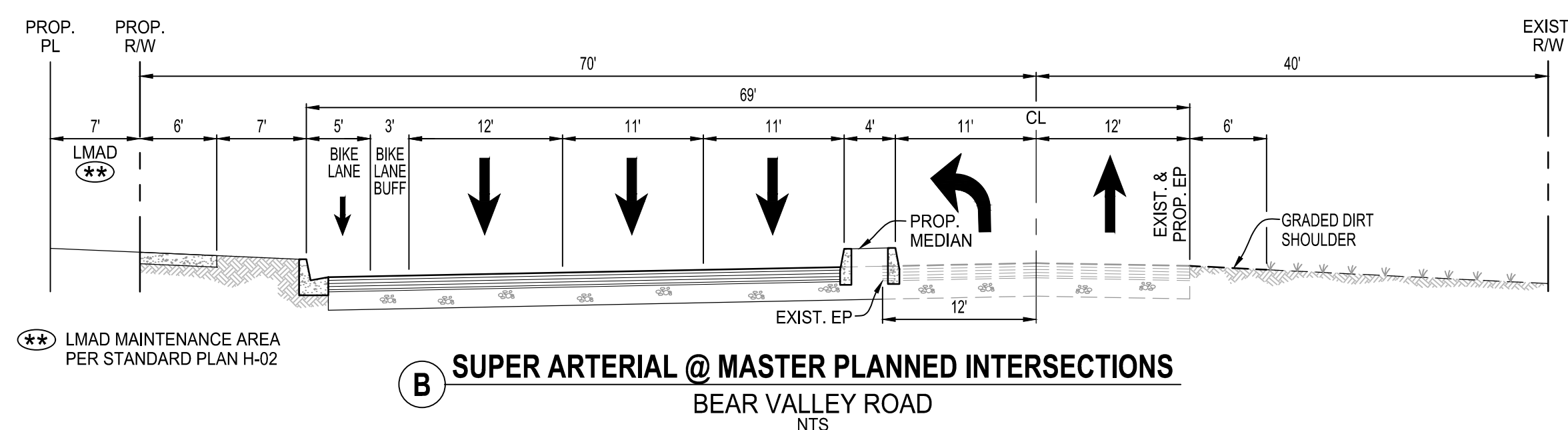
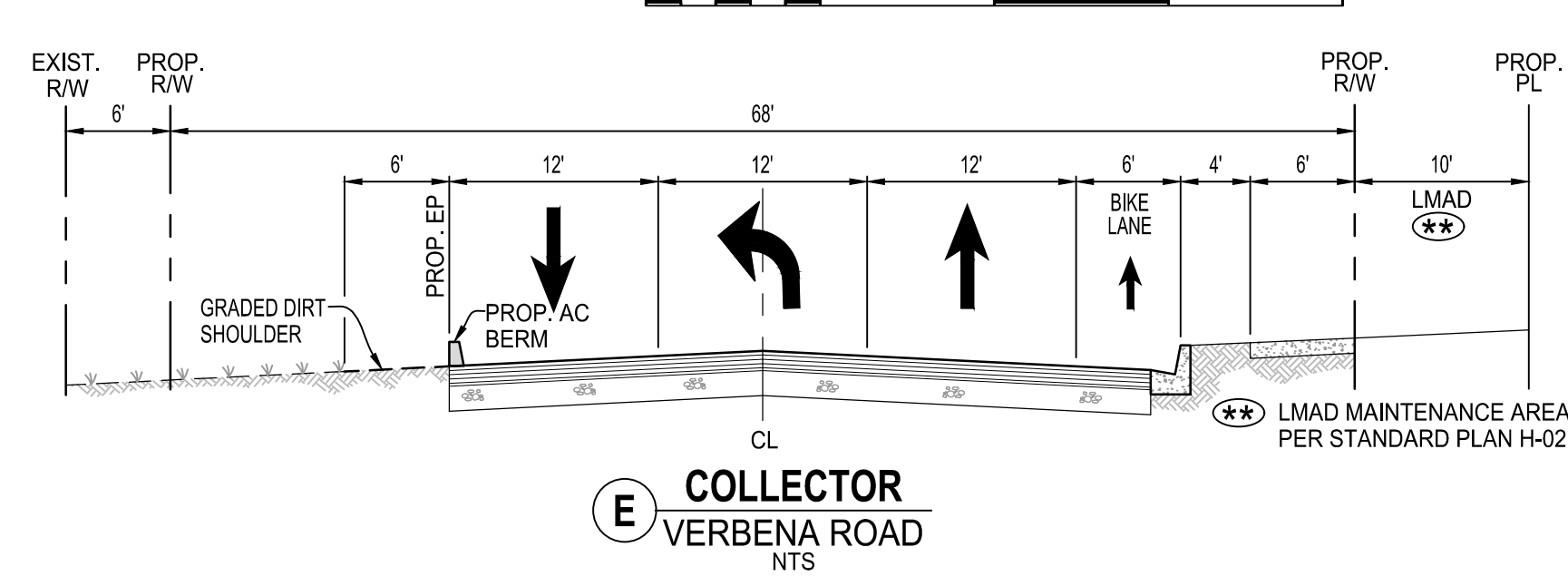
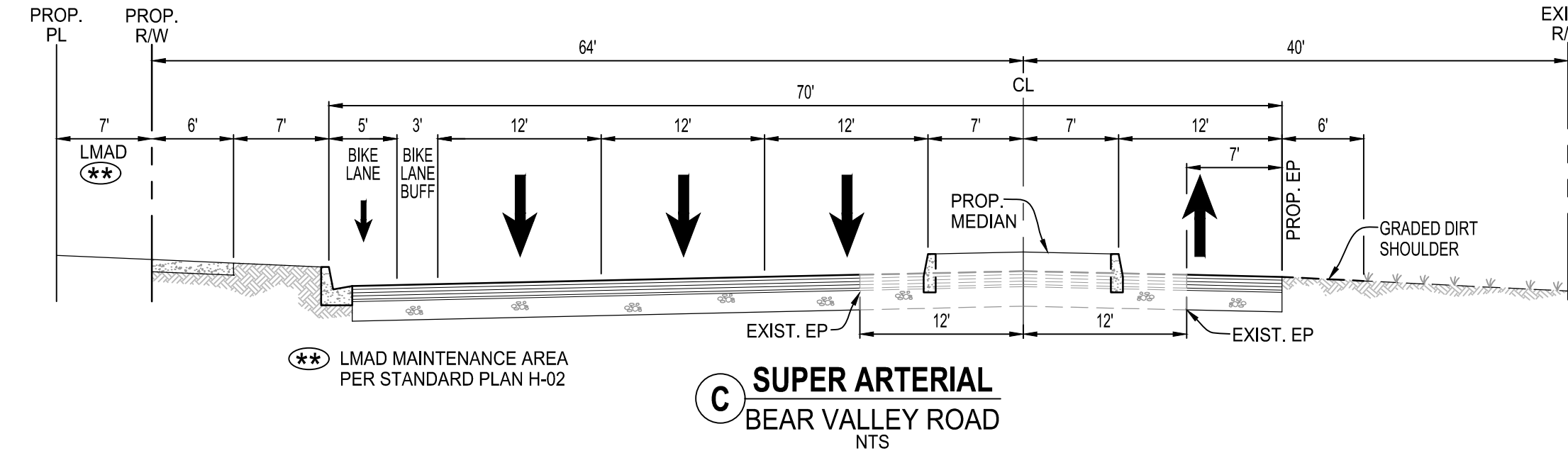
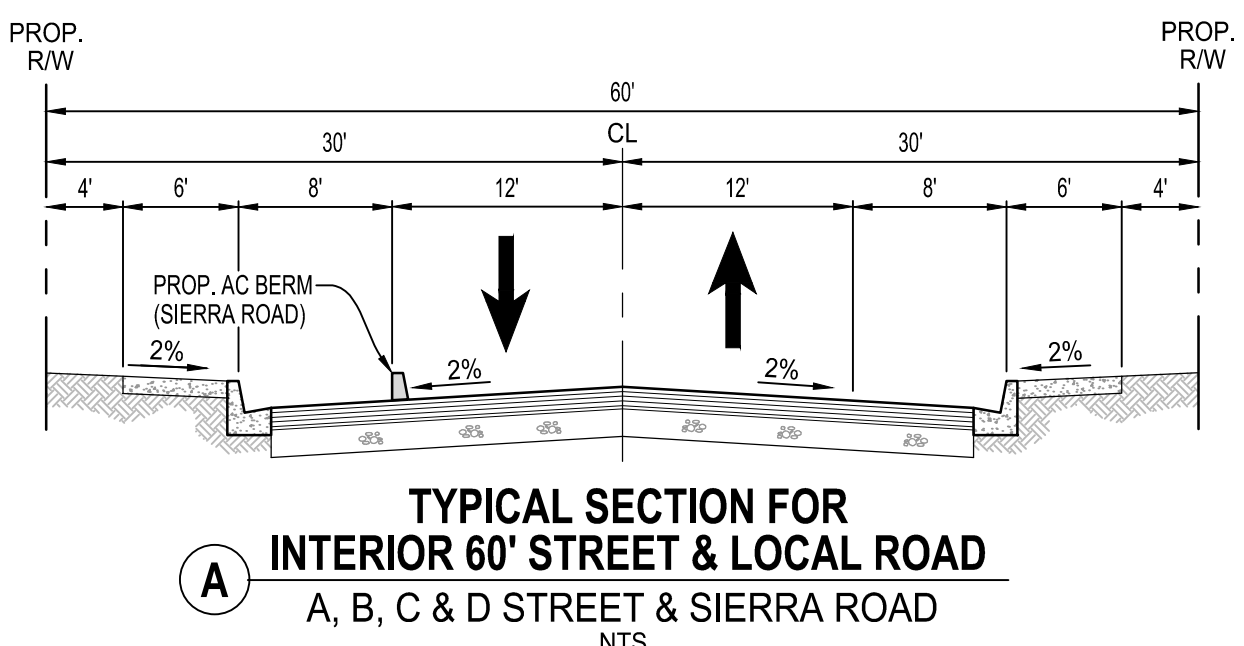
- UTILITIES:**
- ELECTRIC:**
SOUTHERN CALIFORNIA EDISON
12353 HESPERIA ROAD
VICTORVILLE, CA 92392
PHONE: (760) 951-3219
- GAS:**
SOUTHWEST GAS CORPORATION
13471 MARIPOSA ROAD
VICTORVILLE, CA 92392
PHONE: (760) 957-4044
- TELEPHONE:**
VERIZON
15055 LA PAZ DRIVE
VICTORVILLE, CA 92392
PHONE: (760) 243-0200
- WATER:**
VICTORVILLE WATER DISTRICT
14343 CIVIC DRIVE
VICTORVILLE, CA 92392
PHONE: (760) 245-6424
- SCHOOL DISTRICT:**
SNOWLINE JOINT UNIFIED SCHOOL DISTRICT (K-12)
13471 MARIPOSA ROAD
PHELAN, CA 92329-6000
PHONE: (760) 868-5817
- CABLE:**
CHARTER COMMUNICATION
12490 BUSINESS CENTER DR., SUITE 2
VICTORVILLE, CA 92392
PHONE: (866) 499-8080

- DEVELOPER:**
JACK HERRON
BEAR VALLEY 60, LLC
2472 CHAMBERS ROAD, SUITE 150
TUSTIN, CA 92780
PHONE: (949) 633-7103
- ENGINEER:**
MADOLE & ASSOCIATES, INC.
9302 PITTSBURGH AVENUE, SUITE 230
RANCHO CUCAMONGA, CA 91730
CONTACT: MARK BERTONE
PHONE: (909) 481-6322

- LEGEND:**
- S SEWER
 - SD STORM DRAIN
 - W WATER



LOT NO.	LOT SF	LOT ACRE	%
TOTAL LOT AREA (1-61)	543,802	12.48	61.00%
LOT A	15,614	0.36	1.76%
LOT B	3,781	0.09	0.44%
LOT C	31,508	0.72	3.52%
ONSITE STREET	150,112	3.45	16.86%
OFF-SITE STREET	146,440	3.36	16.42%
TOTAL SITE	891,257	20.46	100.00%



CITY OF VICTORVILLE
TENTATIVE TRACT MAP NO. 20544

MADOLE & ASSOCIATES, INC.
Engineering Communities for Life

9302 PITTSBURGH AVE., SUITE 230
RANCHO CUCAMONGA, CA 91730
PHONE: 909.481.6322
FAX: 909.481.6320

SCALE: AS SHOWN
JOB NUMBER: 1028-2913
SHEET 1 OF 3