



TJW ENGINEERING, INC.
TRAFFIC ENGINEERING &
TRANSPORTATION PLANNING
CONSULTANTS

October 13, 2021

Mr. Anthony Pham & Mr. Jeremy Johnson
County of San Bernardino Public Works
825 East Third Street
San Bernardino, CA 92415-0835

**SUBJECT: Tract 20016 (TRSTY-2021-00023) Trip Generation Vehicle Miles Traveled (VMT)
Analysis, County of San Bernardino**

Dear Mr. Pham and Mr. Johnson,

TJW Engineering, Inc. (TJW) is pleased to submit this Trip Generation and VMT analysis for the proposed project located at 8246 and 8260 Banana Avenue in the County of San Bernardino. The project, Serena Village, consists of three (3) villages of apartment homes – Serena Village North, Serena Village East, and Serena Village South. Serena Village North and Serene Village East are within the City of Fontana while Serena Village South is within the County of San Bernardino. A site plan is attached for reference. This Trip Generation analysis has been prepared in accordance with the County of San Bernardino Transportation Impact Study Guidelines (July 2019).

[Proposed Project](#)

The project site is located at 8246 and 8260 Banana Avenue in the County of San Bernardino. Site access will be provided along Foothill Boulevard and Banana Avenue. The Serena Village project consists of the following three (3) villages for a total of 206 units.

- Serena North – 71 Dwelling Units
- Serena South – 112 Dwelling Units
- Serena East – 23 Dwelling Units

[Trip Generation](#)

The trip generation for the proposed project was determined using the Institute of Transportation Engineers Trip Generation Manual (10th Edition). Based on the proposed project's intended use the projected trip generation was determined using the Multifamily Housing Dwelling Unit Land Use Code 221. The proposed project is projected to generate 74 total AM peak hour trips, 93 total PM peak hour trips, and 1,120 total daily trips.

Table 1 – Trip Generation

Proposed Land Use	Qty	Unit	Daily Trips (ADTs)		AM Peak Hour					PM Peak Hour				
			Rate	Volume	Rate	In:Out Split	Volume			Rate	In:Out Split	Volume		
							In	Out	Total			In	Out	Total
Serena Village North Multifamily (221)	71	DU	5.44	386	0.36	26:74	7	19	26	0.44	61:39	20	12	32
Serena Village South Multifamily (221)	112	DU	5.44	609	0.36	26:74	10	30	40	0.44	61:39	30	20	50
Serena Village East Multifamily (221)	23	DU	5.44	125	0.36	26:74	2	6	8	0.44	61:39	7	4	11
Total	206	DU		1,120			19	55	74			57	36	93

Notes: ITE Trip Generation (10th Edition, 2017); DU = Dwelling Unit

Vehicle Miles Traveled (VMT) Screening

Senate Bill (SB) 743 was adopted in 2013 requiring the Governor’s Office of Planning and Research (OPR) to identify new metrics for identifying and mitigating transportation impacts within the California Environmental Quality Act (CEQA). For land use projects, OPR has identified Vehicle Miles Traveled (VMT) as the new metric for transportation analysis under CEQA. The regulatory changes to the CEQA guidelines that implement SB 743 were approved on December 28th, 2018 with an implementation date of July 1st, 2020 as the new metric.

As the project falls within the jurisdiction of the County of San Bernardino, *the County of San Bernardino Transportation Impact Study Guidelines (July 2019)* was consulted. The document outlines guidelines for CEQA analysis including screening criteria and requirements for VMT assessment of land use projects. The VMT guidelines provide several screening criteria for projects including Transit Priority Area (TPA) Screening, Low VMT Area Screening, and Project Type Screening. For reference, a screenshot from the San Bernardino County Transportation Authority VMT Screening Tool.

The City’s Traffic Impact Analysis Guidelines indicates projects located within a Transit Priority Area (TPA) may be presumed to have a less than significant impact to VMT. Based on the San Bernardino County Transportation Authority VMT Screening Tool, the project is within a half-mile area of Foothill Boulevard (a transit priority area). Therefore, the project is screened out from VMT analysis and is presumed to have a less than significant impact to VMT.

Summary

This memorandum provides an overview of the trip generation analysis for the proposed project. Based on the County of San Bernardino Transportation Impact Study Guidelines (July 2019), the proposed project generates less than 100 peak hour trips and does not require a Traffic Impact Study (TIS) that includes LOS analysis. In addition, the proposed project is located within a Transit Priority Area (TPA) and is presumed to have a less than significant impact to VMT. Consistent with the County’s guidelines, the proposed project does not require additional traffic analysis.

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

Sincerely,



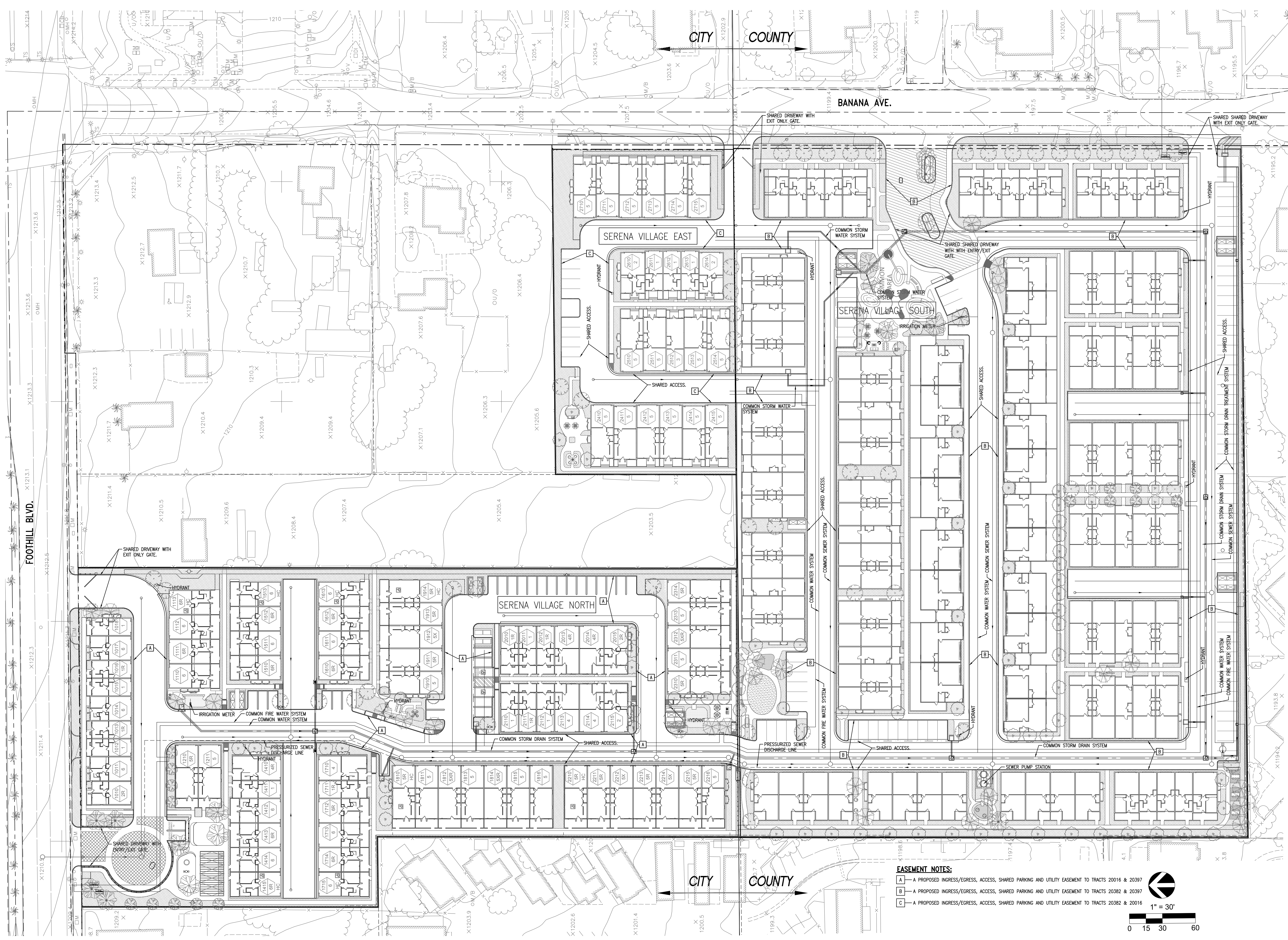
Thomas Wheat, PE, TE
President

Registered Civil Engineer #69467
Registered Traffic Engineer #2565

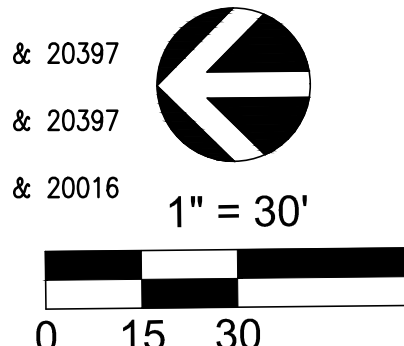


David Chew, PTP
Transportation Planner





- EASEMENT NOTES:**
- A - A PROPOSED INGRESS/EGRESS, ACCESS, SHARED PARKING AND UTILITY EASEMENT TO TRACTS 20016 & 20397
 - B - A PROPOSED INGRESS/EGRESS, ACCESS, SHARED PARKING AND UTILITY EASEMENT TO TRACTS 20382 & 20397
 - C - A PROPOSED INGRESS/EGRESS, ACCESS, SHARED PARKING AND UTILITY EASEMENT TO TRACTS 20382 & 20016

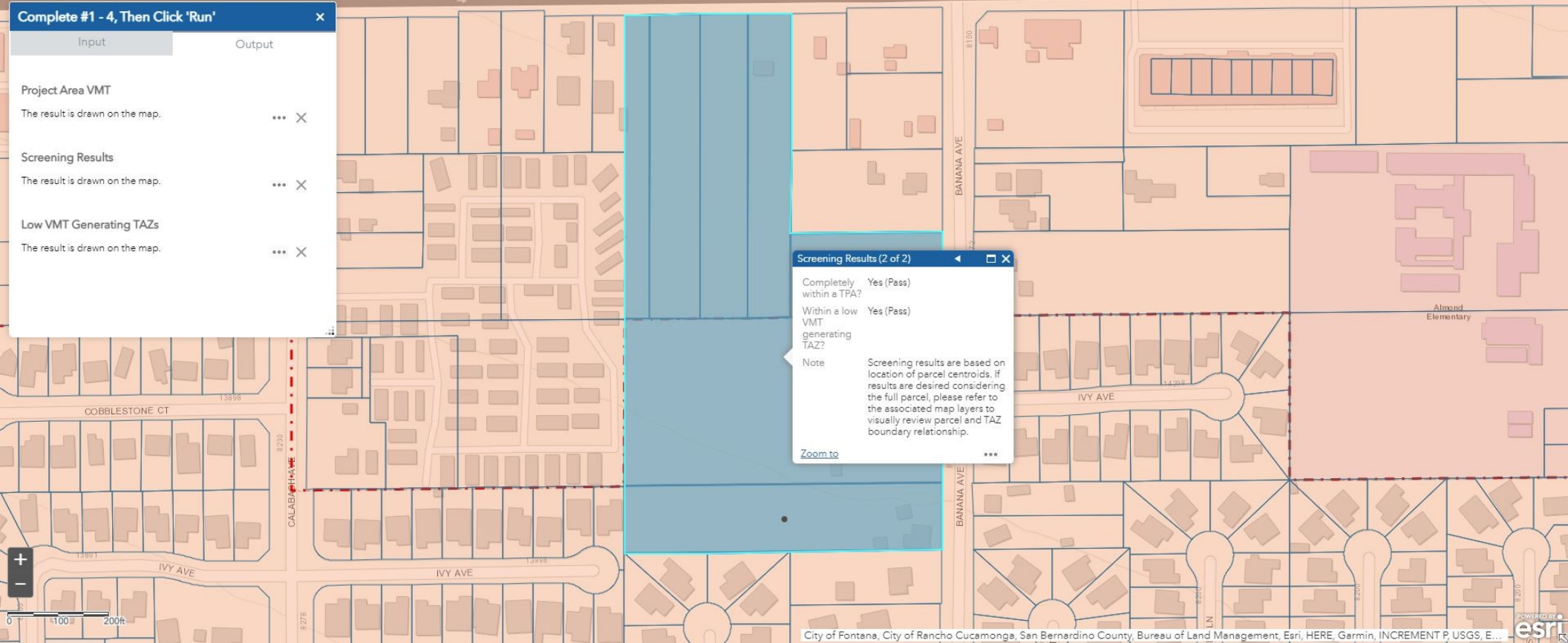


NO.	REVISIONS	DATE	NO.	REVISIONS	DATE

OWNER/DEVELOPER INLAND SENIOR RESIDENCE, LLC ONE VENTURE SUITE 130 IRVINE, CA 92618 (714) 965-0090	PREPARED BY MKessler Civil/Engineering, Land Planning, Surveying ONE VENTURE SUITE 130 IRVINE, CA 92618 (949) 339-5330 MKRESSLER.COM
PROJECT REF.: SERENA VILLAGE	DATE DRAWN: 1/17/21
DATE DRAWN: 1/17/21	DRAWN BY: AM
SHEET C-2.3	

Complete #1 - 4, Then Click 'Run'

Input	Output
Project Area VMT	The result is drawn on the map. ... X
Screening Results	The result is drawn on the map. ... X
Low VMT Generating TAZs	The result is drawn on the map. ... X



Screening Results (2 of 2)

Completely within a TPA? Yes (Pass)

Within a low VMT generating TAZ? Yes (Pass)

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.

Zoom to ...