



**TJW ENGINEERING, INC.**  
TRAFFIC ENGINEERING &  
TRANSPORTATION PLANNING  
CONSULTANTS

October 18, 2023

Mr. Gene Jennings  
*JENNINGS ENVIRONMENTAL, LLC.*  
35414 Acacia Ave  
Yucaipa, CA 92399

**SUBJECT: Yucca Valley Trip Generation and VMT Screening, County of San Bernardino**

Dear Mr. Jennings,

*TJW Engineering, Inc. (TJW)* is pleased to submit this Trip Generation and Vehicle Miles Traveled (VMT) Screening for the proposed project located at 55546 Yucca Trail in the County of San Bernardino. The proposed project includes a 606-unit self-storage facility. A site plan is attached for reference. The purpose of this memorandum is to summarize the project Trip Generation Analysis and VMT Screening.

#### *Proposed Project*

The proposed site is located at 55546 Yucca Trail in the County of San Bernardino. The proposed project includes a 606-unit self-storage facility. Site access will be provided Yucca Trail.

#### *Trip Generation Analysis*

Projected trip generation for the proposed project was developed based on County San Bernardino Traffic Impact Analysis Guidelines July 9, 2019. The guidelines state proposed projects will not require a transportation impact study if the project generates less than 100 trips without consideration of pass-by trips during any peak hour.

The trip generation for the proposed project was determined using the Institute of Transportation Engineers (ITE) Trip Generation Manual (11<sup>th</sup> Edition, 2021). Based on the proposed project's intended use the projected trip generation was determined using the Mini-Warehouse Land Use Code 151. The proposed project is projected to generate 7 total AM peak hour trips, 10 total PM peak hour trips, and 109 total daily trips, see Table 1 below for the Trip Generation.

**Table 1: Trip Generation**

Proposed Land Use	Qty	Unit	Daily Trips (ADTs)		AM Peak Hour					PM Peak Hour				
			Rate	Trips	Rate	In:Out Split	Trips			Rate	In:Out Split	Trips		
							In	Out	Total			In	Out	Total
Mini-Warehouse (151)	6.06	Storage Units	17.96	109	1.21	51:49	4	3	7	1.68	50:50	5	5	10
<b>Total</b>				<b>109</b>			<b>4</b>	<b>3</b>	<b>7</b>			<b>5</b>	<b>5</b>	<b>10</b>

Notes: ITE Trip Generation (11<sup>th</sup> Edition, 2021); Storage Units are in 100s

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 28<sup>th</sup>, 2018 with an implementation date of July 1<sup>st</sup>, 2020 as the new metric.

The San Bernardino County Transportation Impact Study Guidelines (July 9, 2019), 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.

The County of San Bernardino Transportation Impact Study Guidelines indicates projects generating less than 110 daily trips are local serving and are not required to complete a VMT assessment. The project is anticipated to generate 109 daily trips; therefore, the proposed project can be presumed to be screened from a VMT assessment.

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 9,2019), proposed projects will not require a transportation impact study if the project generates less than 100 trips without consideration of pass-by trips during any peak hour. In addition, the County guidelines outline local serving projects generating less than 110 daily trips are not required to complete a VMT assessment. Since the proposed project will generate less than 100 peak hour trips and will be a local serving project generating less than 110 daily trips, based on the San Bernardino County Transportation Impact Study, the proposed project should not require additional traffic or VMT analysis.

Mr. Jennings  
Outer Highway Coffee Trip Gen and VMT  
October 18, 2023  
Page 3

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

Sincerely,



Gene Kim, PE, TE  
Principal Engineer

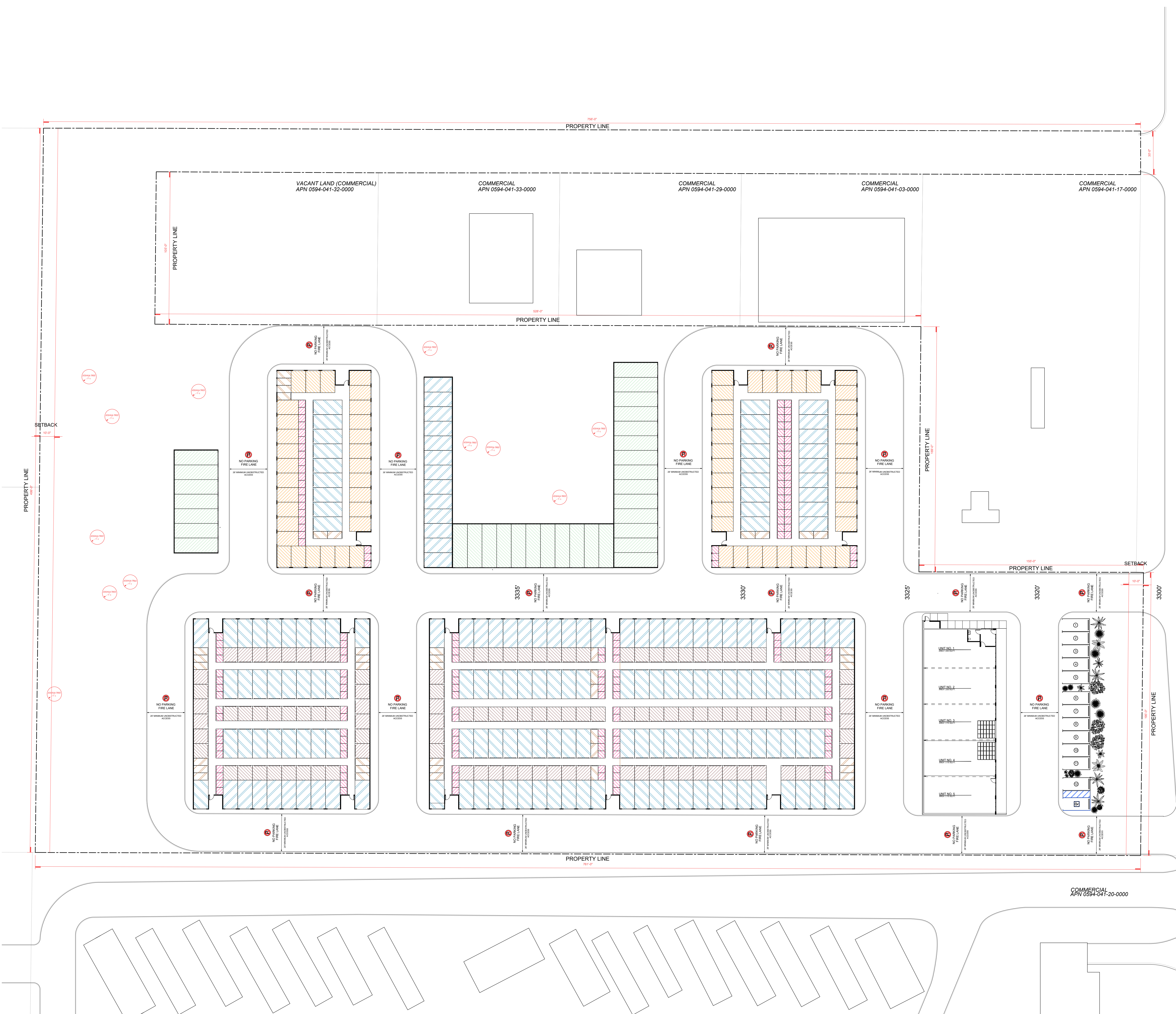
Registered Civil Engineer #83175  
Registered Traffic Engineer #2684



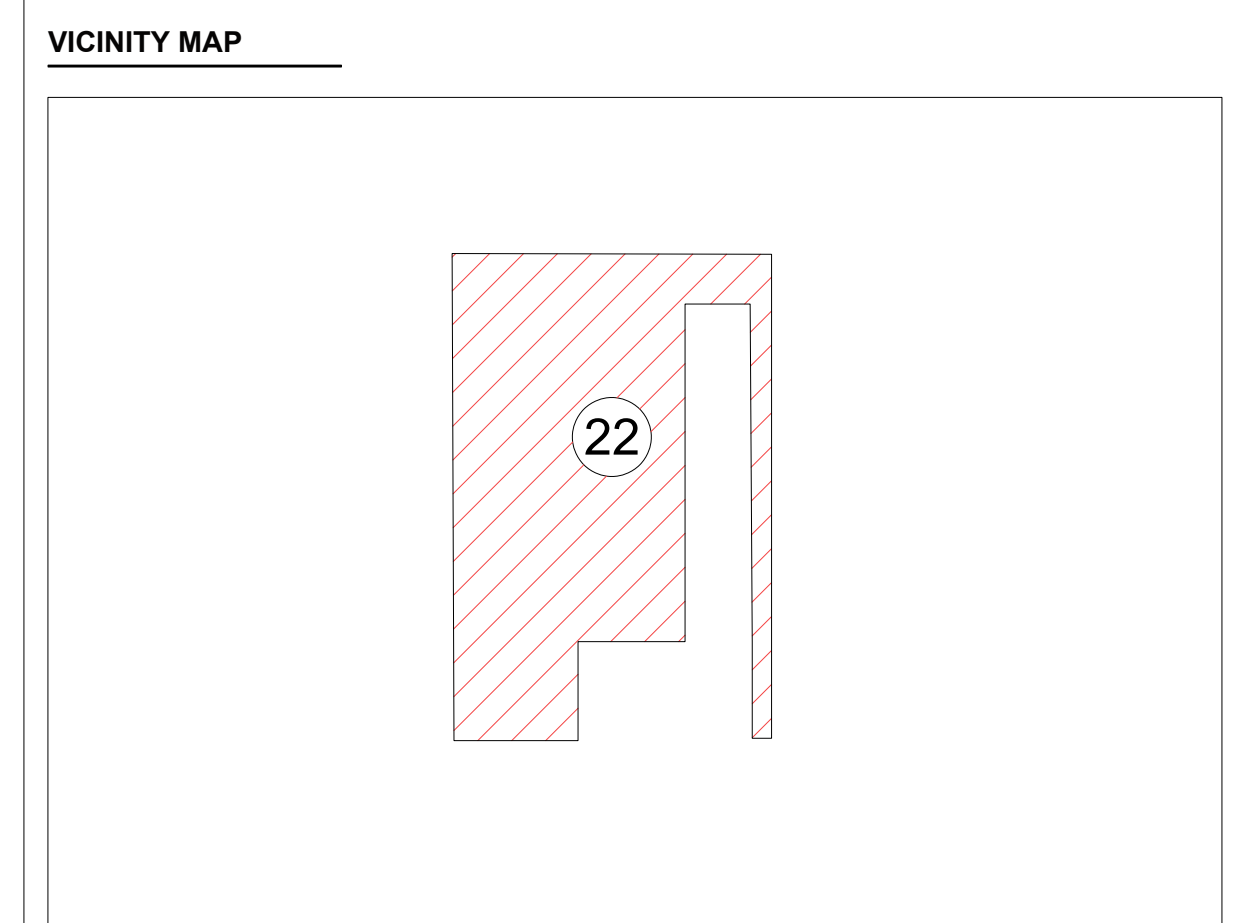
David Chew, PTP  
Transportation Planner



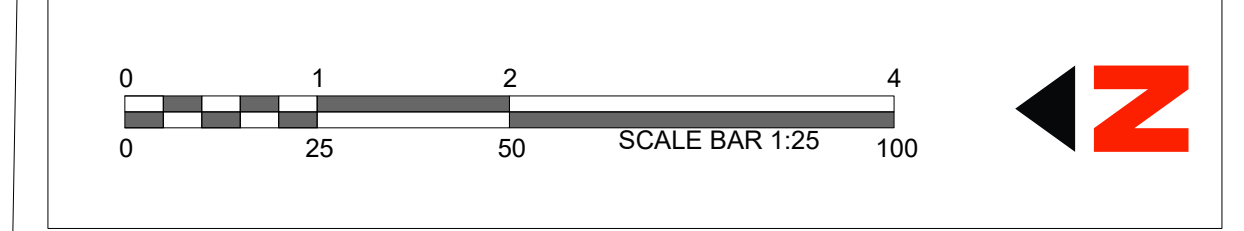




ISSUE	DATE	DESCRIPTION



LEGEND	
FENCE	5X5 STORAGE UNIT (169 TOTAL)
BLOCK WALL	5X10 STORAGE UNIT (50 TOTAL)
PROPOSED RIGHT OF WAY	10X10 STORAGE UNIT (115 TOTAL)
INDICATES CENTERLINE	10X15 STORAGE UNIT (66 TOTAL)
INDICATES PROPERTY BORDER	10X20 STORAGE UNIT (174 TOTAL)
INDICATES EXISTING COUNTOURS	10X30 STORAGE UNIT (32 TOTAL)
3705'	606 TOTAL
SIDEWALK	
ACCESSIBLE ROUTE	
JOSHUA TREE	



**LEGAL**  
 LOT 07 APN APN 0594-041-22-0000  
 ACCESSORS MAP Bk. 0594  
 SAN BERNARDINO COUNTY, CA

**EXISTING AND PROPOSED DESIGNATION**  
 OTIC

**EXISTING AND PROPOSED GENERAL PLAN DESIGNATION**  
 OTIC: INDUSTRIAL/COMMERCIAL

**SPECIFIC PLAN IDENTIFICATION AND LAND USE DESIGNATION**  
 NOT APPLICABLE

**EXISTING LAND USE**  
 0594-041-22-0000: VACANT

**PROPOSED LAND USE**  
 0594-041-22-0000: STORAGE FACILITY/RV STORAGE/  
 WAREHOUSING

Total gross area: 281,787 SQ. FT.  
 Total net area: 275,230 SQ. FT.

**APPROXIMATE EARTHWORK QUANTITIES**  
 Cut:  
 Fill:

**UTILITY PROVIDERS**  
 WATER  
 HIGH DESERT WATER DISTRICT  
 55439 Twentynine Palms Highway, Yucca Valley, CA  
 (760) 365-5533

ELECTRICITY  
 SOUTHERN CALIFORNIA EDISON  
 6998 Old Woman Springs Rd, Yucca Valley, CA 92284  
 (800) 655-4555

TELEPHONE  
 VERIZON CALIFORNIA  
 205 N Sunrise Way, Palm Springs, CA 92262  
 (760) 778-3610

TV CABLE  
 TIME WARNER CABLE  
 73181 Mediterranean Rd, Palm Desert, CA 92211  
 (760) 674-5404

WASTE DISPOSAL  
 BURRTEC  
 4878 Newton Ln, Yucca Valley, CA 92284  
 (760) 365-2015

SEWAGE  
 SEPTIC SYSTEM OR PACKAGE WASTEWATER  
 TREATMENT PLANT

**STAFFING**  
 1 SUPERVISING ATTENDANT  
 ON SITE DAILY FROM 9AM-5PM REQUIRING  
 1 PARKING SPACE

**PARKING**  
 12 - 9'X19' PARKING SPACES  
 1 - ACCESSIBLE SPACE

**PROPERTY OWNER & APPLICANT**  
  
 54934 29 PALMS HWY, YUCCA VALLEY CA 92284  
 (760) 880-6436  
 lafountaine@evoqusmodern.com

**REPRESENTATIVE**  
 MATTHEW ARCHER STEPHENSON  
 63177 GOLDEN ST, JOSHUA TREE, CA 92252  
 (442) 205-7932  
 archer@lamalkal.com

**DESIGN AND DRAWINGS**  
  
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