



DAVID EVANS  
AND ASSOCIATES INC.

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## MEMORANDUM

To: Mr. Mark Rowan  
Merrell-Johnson Engineering  
22221 Highway 18, Apple Valley, CA 92307

From: James M. Daisa, PE  
Senior Project Manager | Associate



**RE: VMT SCREENING ASSESSMENT FOR PROPOSED COMMERCIAL DEVELOPMENT AT  
NEC OF WAALEW ROAD AND CENTRAL ROAD IN THE TOWN OF APPLE VALLEY, CALIFORNIA**

This memorandum presents a Vehicle Miles Traveled (VMT) screening assessment for a proposed service station and convenience market located in the northeast corner of the intersection of Waalew Road and Central Road in the Town of Apple Valley.

The Town of Apple Valley has adopted thresholds of significance for potential VMT impacts of development as well as the specific methodology for analyzing VMT impacts (Resolution No. 2021-08 - Adopting Thresholds of Significance for Vehicle Miles Traveled (VMT) Under the California Environmental Quality Act (CEQA)). According to the Town's resolution a development project would result in a significant project generated VMT impact if either of the following conditions are satisfied:

1. The baseline (2022) project generated VMT per service population (population plus employees) exceeds the Town of Apple Valley General Plan Buildout VMT per service population, or
2. The cumulative (2022) project generated VMT per service population exceeds the Town of Apple Valley General Plan Buildout VMT per service population.

### SCREENING CRITERIA

The Town, however, has not adopted criteria for screening projects from requiring a VMT analysis. The county and nearby municipalities have adopted such criteria consistent with the technical advisories published by the Governor's Office of Planning and Research. In this screening assessment, San Bernardino County's screening criteria are applied to the proposed project for the Town's consideration.

If one or more of the county's four screening criteria listed below are satisfied, the proposed project may be considered to have a less than significant impact on transportation under CEQA and is not required to prepare a detailed VMT analysis. The four criteria include:

1. The project serves the local community and has the potential to reduce VMT by providing services that capture trips locally. These types of projects include:
  - K-12 schools
  - Local-serving retail less than 50,000 square feet
  - Local parks
  - Day care centers
  - Local-serving gas stations
  - Local-serving banks
  - Student housing projects
  - Local-serving community colleges that are consistent with the assumptions noted in the Southern California Association of Government's (SCAG) Regional Transportation Plan (RTP) /Sustainable Communities Strategy (SCS)

2. The project is located within a Transit Priority Area (TPA) as defined in the most recent SCAG RTP / SCS.
3. The project generates less than 110 daily vehicle trips. This number of trips generally corresponds to the following “typical” development potentials:
  - 11 single family housing units
  - 16 multi-family, condominium, or townhouse housing units
  - 10,000 square feet of office
  - 15,000 square feet of light industrial
  - 63,000 square feet of warehousing
  - 79,000 square feet of high cube transload and short-term storage warehouse
  - 12 hotel rooms
4. The project is in a low VMT generating area (e.g., development in efficient areas of the county will reduce VMT per person / employee and is beneficial to the region.

### PROJECT DESCRIPTION

The proposed project consists of a gas station (with 16-fueling positions) and an approximate 5,122 square foot convenience market. Access to the project is provided by one two-way driveway on Waalew Road and one two-way driveway on Central Road.

#### Estimated Trip Generation

**Table A** presents the estimated daily, AM peak hour, and PM peak hour vehicular trip generation.

Table A: Estimated Trip Generation

Land Use	Independent Variable	Average Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Trip Generation Rates [a] (Vehicle Trips / Fueling Position)	Fueling Positions	257.13	13.52	13.52	27.04	11.38	11.38	22.76
Vehicle Trips	16	4,114	216	216	432	182	182	364
<u>Notes:</u>								
[a] Source of rates: Trip Generation (11 <sup>th</sup> Edition). Institute of Transportation Engineers (ITE).								

### VMT SCREENING ASSESSMENT

In the following section, the screening criteria are applied to the proposed project.

1. The project serves the local community and has the potential to reduce VMT by providing services that capture trips locally. Land uses that satisfy this criterion include local-serving retail less than 50,000 square feet, and local-serving gas stations.  
**Both components of the proposed project (the 5,122 square foot market and the 16 fueling position gas station) satisfy this criterion.**
2. The project is located within a Transit Priority Area.  
**The project is not located in a Transit Priority Area and, therefore, does not satisfy this criterion.**
3. The project generates less than 110 daily vehicle trips.  
**As shown in Table A, the project is estimated to generate about 4,114 trips per day and does not satisfy this criterion.**
4. The project is in a low VMT generating area.  
**The San Bernardino County Transportation Authority (SBCTA) provides a web-based tool that can be used to identify whether individual parcels are located within a low-VMT generating area. Figure 1 is the graphical output from the SBCTA screening tool indicating that the proposed project is not located within a low-VMT generating area and does not satisfy this criterion.**

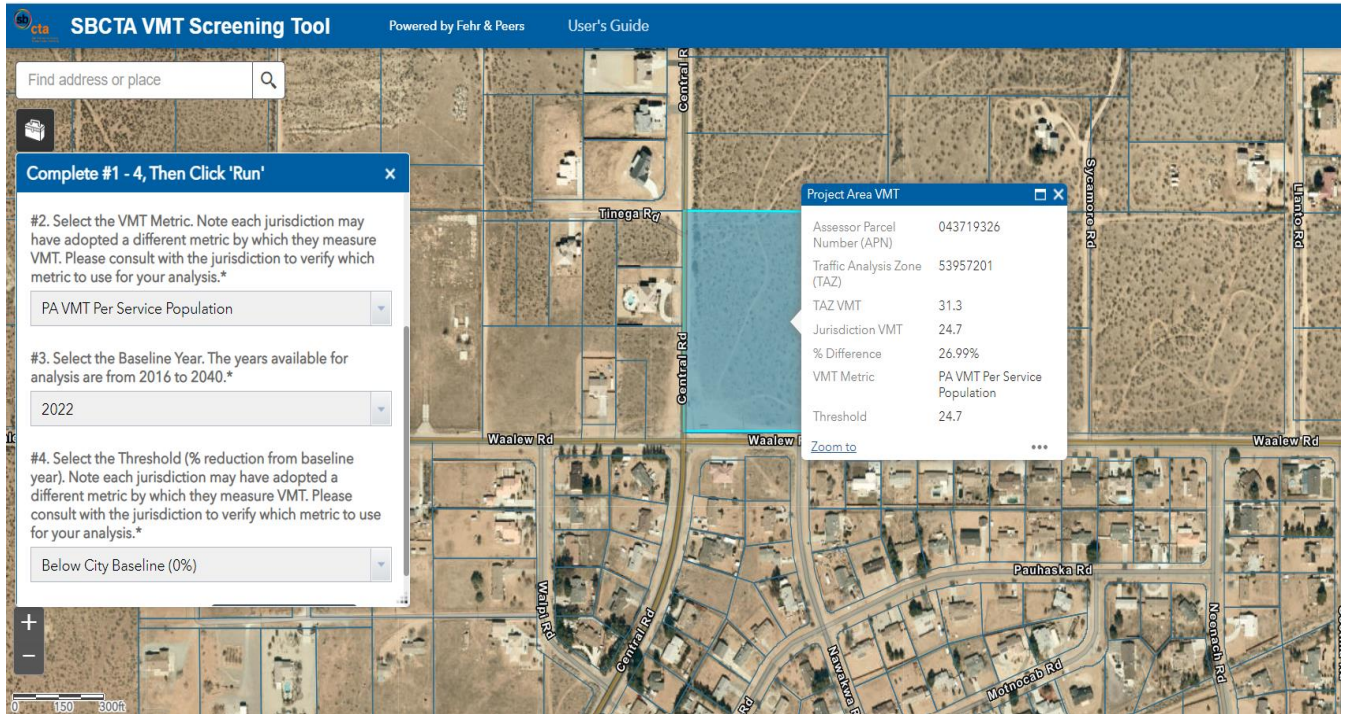


Figure 1: Output from the SBCTA screening tool that shows the project parcel is not located within a low-VMT generating Traffic Analysis Zone (TAZ).

### Summary of VMT Screening Assessment

**The proposed project satisfies one of the county's four VMT screening criteria (criteria #1) and therefore is screened from being required to conduct a VMT analysis to identify potentially significant impacts under CEQA.**

If you have any questions or comments regarding the analyses summarized in this memorandum, please feel free to contact me by phone at (909) 912-7304, or by email at [jim.daisa@deainc.com](mailto:jim.daisa@deainc.com)

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