E | P | D SOLUTIONS, INC

WHERE EXPERIENCE AND PASSION MEET

To:	County of San Bernardino
From:	Maryam Javanmardi, Chad Karns, EPD Solutions Inc.
Date:	2/18/2026
Site:	Nerio Farms Chino, CA
Subject:	Level of Service (LOS) Screening Analysis Nerio Farms Chino – EPD Project No. 25-093

This technical memorandum evaluates the proposed Nerio Farms Chino Residential Project ("Project" or "proposed Project") located southeast of the intersection of Pipeline Avenue and Phillips Boulevard at 4257 Phillips Boulevard, Chino, CA 91710 within San Bernardino County. The Project site encompasses approximately 24.16 acres across three parcels identified as Assessor's Parcel Numbers (APNs) 1013-161-01, 1013-111-01, and 1013-111-02. The Project site is currently used for agriculture and is designated as Farmland of Statewide Importance by the California Department of Conversation's Important Farmland Finder. The site is surrounded by existing roadways and single-family residential uses to the north, south, east, and west.

This memo will evaluate the proposed Project using the San Bernardino County Transportation Authority (SBCTA) *Recommended Traffic Impact Analysis Guidelines for Vehicle Mile Traveled and Level of Service Assessment* (February 2020).

Project Description

The Project proposes a Planned Community consisting of 90 single-family residences on the 24.16-acre site, resulting in a density of 3.7 dwelling units per acre. The proposed homes will range from 2,800 to 3,800 square feet on minimum lot sizes of 7,200 square feet. The Project also includes an off-site sewer extension along Pipeline Avenue and Norton Avenue. The Project requires approval of a General Plan Amendment, Tentative Parcel Map, and a Zone Change from the County of San Bernardino.

The conceptual site plan for the proposed Project is shown in Figure 1, *Conceptual Site Plan*.

Project Trip Generation

A trip generation analysis was prepared to determine the trip generation of the proposed Project. The analysis is based on trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition*, using Land Use Code 210 (Single-Family Detached Housing). Table 1 shows the estimated trip generation for the proposed Project.

Table 1: Project Trip Generation

				AM Peak Hour			PM Peak Hour		
Land Use		**Units**	**Daily**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Trip Rates									
210 Single-Family Detached Housing[1]		Dwelling Units	9.09	0.19	0.51	0.70	0.58	0.35	0.93
Project Trip Generation									
1 Single-Family Detached Housing[1]	90	Dwelling Units	818	17	46	63	52	32	84
Total Project Trip Generation			**818**	**17**	**46**	**63**	**52**	**32**	**84**

[1]Institute of Transportation Engineers, Trip Generation Manual, 12th Edition, 2025. Land Use Code 210 - Single-Family Detached Housing (Average Rate)

Level of Service (LOS) Screening Results

As outlined on page 10 of the SBCTA TIA Guidelines, and which is based on the Congestion Management Program (CMP) in San Bernardino County, a full LOS analysis is required if a project generates more than 250 two-way peak-hour vehicle trips during either the AM or PM peak hour.

As shown in Table 1, *Project Trip Generation*, the proposed Project is forecasted to generate 818 daily trips, including 63 trips during the AM peak hour and 84 trips during the PM peak hour. Therefore, the Project would not exceed the 250-peak-hour-trip threshold, and a full LOS analysis is not required per the County's TIA Guidelines.

TIA Screening Results

The proposed Project was evaluated in accordance with the SBCTA Recommended TIA Guidelines to assess the need for a LOS analysis. The Project is anticipated to generate 63 AM peak hour trips and 84 PM peak hour trips. As the Project would generate fewer than 250 peak-hour trips; therefore, a full LOS analysis is not required per the County's TIA Guidelines.

If you have any questions about this analysis, please contact us at (949) 794-1180 or techservices@epdsolutions.com.

Figure 1: Conceptual Site Plan

