



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

February 10, 2025

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

**SUBJECT: 4252 Sunburst Street Trip Generation Analysis and VMT Screening, County of San Bernardino**

Dear Mr. Jennings,

*TJW Engineering, Inc.* (TJW) is pleased to submit this Trip Generation Analysis and Vehicle Miles Traveled (VMT) Screening for the proposed project located at 4252 Sunburst Street in Joshua Tree of San Bernardino County. The proposed project includes a 6-parcel subdivision to construct 6 single-family homes. 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 4252 Sunburst Street in Joshua Tree of San Bernardino County. The proposed project includes a 6-parcel subdivision to construct 6 single-family homes. Site access will be provided via Sunburst Street.

#### [Trip Generation Analysis](#)

Projected trip generation for the proposed project was developed based on County San Bernardino Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment June 16, 2020. 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 Single-Family Land Use Code 210. The proposed project is projected to generate 4 total AM peak hour trips, 6 total PM peak hour trips, and 57 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
Single-Family (210)	6	DU	9.43	57	0.70	25:75	1	3	4	0.94	63:37	4	2	6
<b>Total</b>				<b>57</b>			<b>1</b>	<b>3</b>	<b>4</b>			<b>4</b>	<b>2</b>	<b>6</b>

Notes: ITE Trip Generation (11<sup>th</sup> Edition, 2021); DU=Dwelling Units

### 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 not required to complete a VMT assessment. The proposed project will generate 57 daily trips. Therefore, the proposed project can be presumed to be screened out from a VMT analysis.

### 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 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 less than 110 daily trips, based on the San Bernardino County Transportation Impact Study Guidelines, the proposed project should not require additional traffic or VMT analysis.

Mr. Jennings  
4252 Sunburst St Trip Gen and VMT  
October 6, 2023  
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Please contact us at (949) 878-3509 if you have any questions regarding this analysis.

Sincerely,



Gene Kim, PE, TE  
Principal Engineer

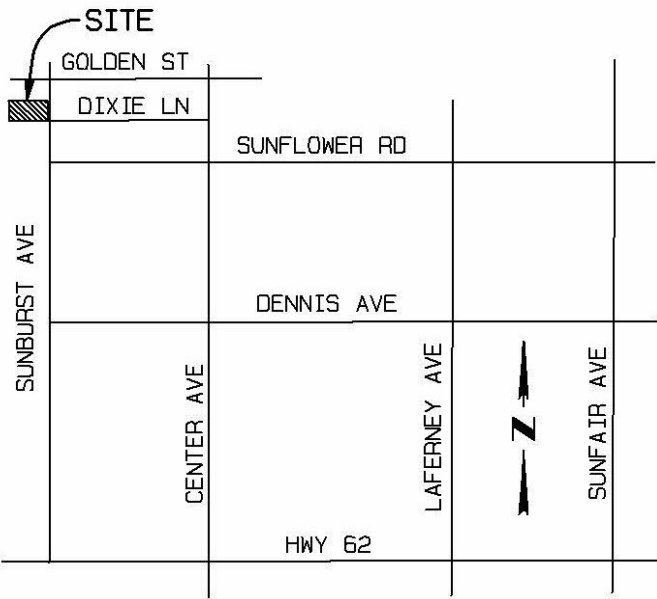
Registered Civil Engineer #83175  
Registered Traffic Engineer #2684



David Chew, PTP  
Transportation Planner



# TENTATIVE TRACT MAP NO. 20577



VICINITY MAP  
NOT TO SCALE

**PROPERTY ADDRESS:**

4252 SUNBURST AVENUE  
JOSHUA TREE, CA 92252

**ASSESSOR'S PARCEL NUMBER:**

0600-111-04-0000

**LEGAL DESCRIPTION:**

THE SOUTH 1/2 OF THE NE 1/4 OF THE NW 1/4  
OF SECTION 13, T. 1 N., R. 6 E., S.B.M., BEING 20  
ACRES, MORE OR LESS, ACCORDING TO THE  
OFFICIAL PLAT OF SAID LAND APPROVED BY  
THE SURVEYOR GENERAL JULY 23, 1856.

EXCEPTING THEREFROM THE EAST 30 FEET OF  
SAID LAND AS LONG AS USED FOR HIGHWAY  
PURPOSES AND CONVEYED TO SAN BERNARDINO  
COUNTY BY DEED RECORDED IN BOOK 3518,  
PAGE 517, OFFICIAL RECORDS.

**ACREAGE:**

TOTAL PROJECT AREA: 19.67 ACRES GROSS  
NUMBER OF PARCELS: 6  
LOT 1: 2.58 ACRES  
LOT 2: 2.65 ACRES  
LOT 3: 2.80 ACRES  
LOT 4: 2.81 ACRES  
LOT 5: 3.07 ACRES  
LOT 6: 2.64 ACRES

**PROPOSED RIGHT OF WAY L.F.**

3964 L.F.

**ZONING AND LAND USE**

EXISTING LAND USE: SINGLE-FAMILY RESIDENTIAL  
PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL  
EXISTING ZONING: JT/RL  
PROPOSED ZONING: JT/RL

**UTILITIES:**

ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY  
699 OLD WOMAN SPRINGS RD  
YUCCA VALLEY, CA 92284  
760-369-5843  
GAS: SOCAL GAS CO.  
800-228-7377  
WATER: JOSHUA BASIN WATER DISTRICT  
P.O. BOX 675, JOSHUA TREE, CA 92252  
760-366-8438  
SEWER: ON-SITE WASTE WATER DISPOSAL SYSTEMS  
TELEPHONE: FRONTIER COMMUNICATIONS  
61788 TWENTYNINE PALMS HWY  
JOSHUA TREE, CA 92252  
760-227-8180

**PROPOSED IMPROVEMENTS**

- (A) PROPOSED HOUSE FOR BUILD OUT
- (B) SEPTIC TANK & LEACH FIELD
- (C) 36' WIDE PRIVATE ROAD (RECOMPACTED NATIVE)
- (D) 26' WIDE PRIVATE ROAD (RECOMPACTED NATIVE)
- (E) DETENTION BASIN
- (F) 20' WIDE DRIVEWAY (RECOMPACTED NATIVE)
- (G) PAVED ENTRANCE

**JOSHUA TREE NOTE**

A JOSHUA TREE CENSUS WAS COMPLETED  
BY MARINNA WAGNER WE-13354A AND A  
DETAILED REPORT WAS PREPARED AND  
SUBMITTED. A LETTER DATED 08-28-2023  
WAS SUBMITTED AS WELL. BOTH INDICATED  
THE RADIUS OF TREE PROTECTION ZONE (TPZ)  
OF EACH TREE ON THE PROPERTY. ALL RADIUS  
SHOWN AND MENTIONED ARE PER THE REPORT.  
THE DASHED CIRCLES AT EACH TREE REPRESENT  
THE MENTIONED RADIUS.

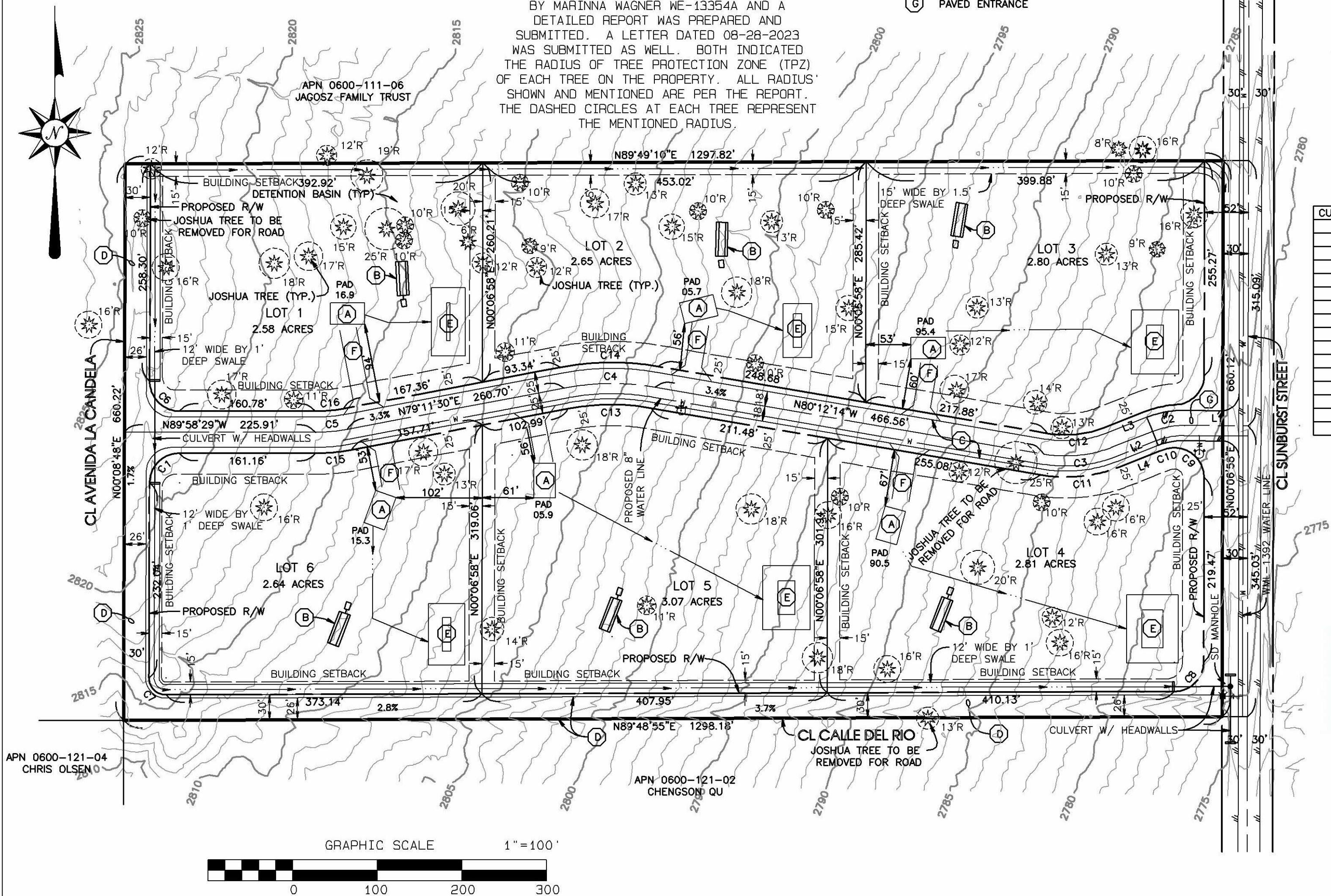
**SCHOOL DISTRICT:**

MORONGO UNIFIED SCHOOL DISTRICT

PROPOSED GRADING IS ONLY AT  
PADS AND TO DETENTION BASINS.  
AND PRIVATE ROAD AND DRIVEWAYS  
TO FOLLOW EXISTING GRADE

LINE	BEARING	DISTANCE
L1	N89°32'28"W	75.63'
L2	N68°27'32"E	51.19'
L3	N68°27'32"E	51.19'
L4	N68°27'32"E	51.19'

CURVE	LENGTH	RADIUS	DELTA
C1	54.78'	35.00'	89°40'22"
C2	38.40'	100.00'	21°59'59"
C3	82.04'	150.00'	31°20'14"
C4	107.88'	300.00'	20°36'16"
C5	37.82'	200.00'	10°50'01"
C6	55.05'	35.00'	90°07'17"
C7	31.53'	20.00'	90°19'53"
C8	54.79'	35.00'	89°41'57"
C9	64.52'	35.00'	105°37'04"
C10	7.91'	75.00'	6°02'21"
C11	95.71'	175.00'	31°20'14"
C12	68.37'	125.00'	31°20'14"
C13	98.89'	275.00'	20°36'16"
C14	116.87'	325.00'	20°36'16"
C15	42.54'	225.00'	10°50'01"
C16	33.09'	175.00'	10°50'01"



REVISION	DATE
ADDED PAVED ENTRANCE TO ROAD	01/24/2025
REVISED PERIMETER ROAD WIDTH	12/23/2024
REVISED ROAD ALIGNMENT	11/06/2024

APN 0600-111-04-0000  
PARCEL MAP 20577

**APPLICANT:**

MIRTILLA ALLIATA  
1329 SIERRA ALTA WAY  
LOS ANGELES, CA 90069  
808-383-2734

**REPRESENTATIVE:**

HESS DEVELOPMENT  
28039 SCOTT RD, SUITE D-387  
MURRIETA, CA 92563  
(951) 325-2200

SHEET	1
OF	1
DATE:	02-12-2023
SCALE:	1"=100'
DR BY:	BTH
CK BY:	BTH
N.O.:	22-057