

July 31, 2025



TJW ENGINEERING, INC.
TRAFFIC ENGINEERING &
TRANSPORTATION PLANNING
CONSULTANTS

Kim Chen
J.T. SANTORI VILLA LLC.
1751 Colorado Blvd, #333
Los Angeles, CA 90041

SUBJECT: Joshua Tree Estates Tract 20668 VMT Screening, County of San Bernardina, CA

Dear Kim Chen,

TJW Engineering, Inc. (TJW) is pleased to submit this Vehicle Miles Traveled (VMT) Screening for the proposed project to be located at the southeast corner of La Ferney Avenue and East Broadway in the County of San Bernardino, California. The project proposes the construction of 32 single family dwelling units. The purpose of this memorandum is to provide a summary of the VMT Screening of the proposed project.

[Proposed Project](#)

The site for the proposed project is located at the southeast corner of La Ferney Avenue and East Broadway in the County of San Bernardino. The project proposes the construction of 32 single family dwelling units. A site plan is attached for reference.

Site access will be provided via multiple access points. The project site is bordered on the north by East Broadway, on the east by Sunever Road, on the south by Sapphire Street, and on the west by La Ferney Avenue. Most dwelling units along these roadways will connect directly with them. Additionally, the project proposes three (3) new roadways parallel to La Ferney Avenue and Sunever Road, each connecting East Broadway and Sapphire Street. Dwelling units constructed along the new roadways will connect with the proposed roadways.

[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.

The *San Bernardino County Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment (County Guidelines)* (February 2020) provide screening criteria and requirements for VMT assessment of land use projects. Step 2: Low VMT Area Screening indicates that residential projects located within a low VMT-generating area may be presumed to have a less than significant impact as long as the project is consistent with the existing land use within the traffic analysis zone (TAZ).

The parcel on which the project is proposed is designated for RL: Rural Living, or 1 dwelling unit per 2.5 acres (du/ac). Since each individual lot of the proposed project are 2.5 acres, the project is consistent with the existing land use and may screen from VMT analysis if it is found to be located within a low VMT-generating area.

To find if the project location is within a low VMT-generating area, the web-based SBCTA VMT Screening Tool was utilized. The VMT Tool found that the project will be located within an low VMT-generating area. Thus, per the *County Guidelines*, the project may be presumed to have a less than significant impact and may screen from VMT analysis. The VMT Tool results are attached for reference.

Summary

This memorandum provides an overview of the VMT screening for the proposed project. Based on the *County Guidelines*, the proposed project is located within a low VMT-generating area and is consistent with the existing land use of the area. Therefore, the project may be presumed to have a less than significant impact and may screen from VMT analysis.

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

Sincerely,



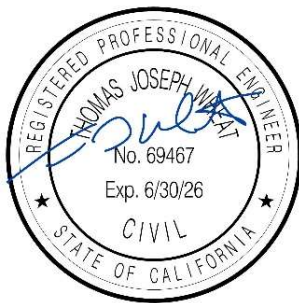
Thomas Wheat, PE, TE
President
Registered Civil Engineer #69467
Registered Traffic Engineer #2565



David Chew, PTP
Transportation Planner



Travis Yokota
Assistant Transportation Planner



JOSHUA TREE ESTATES

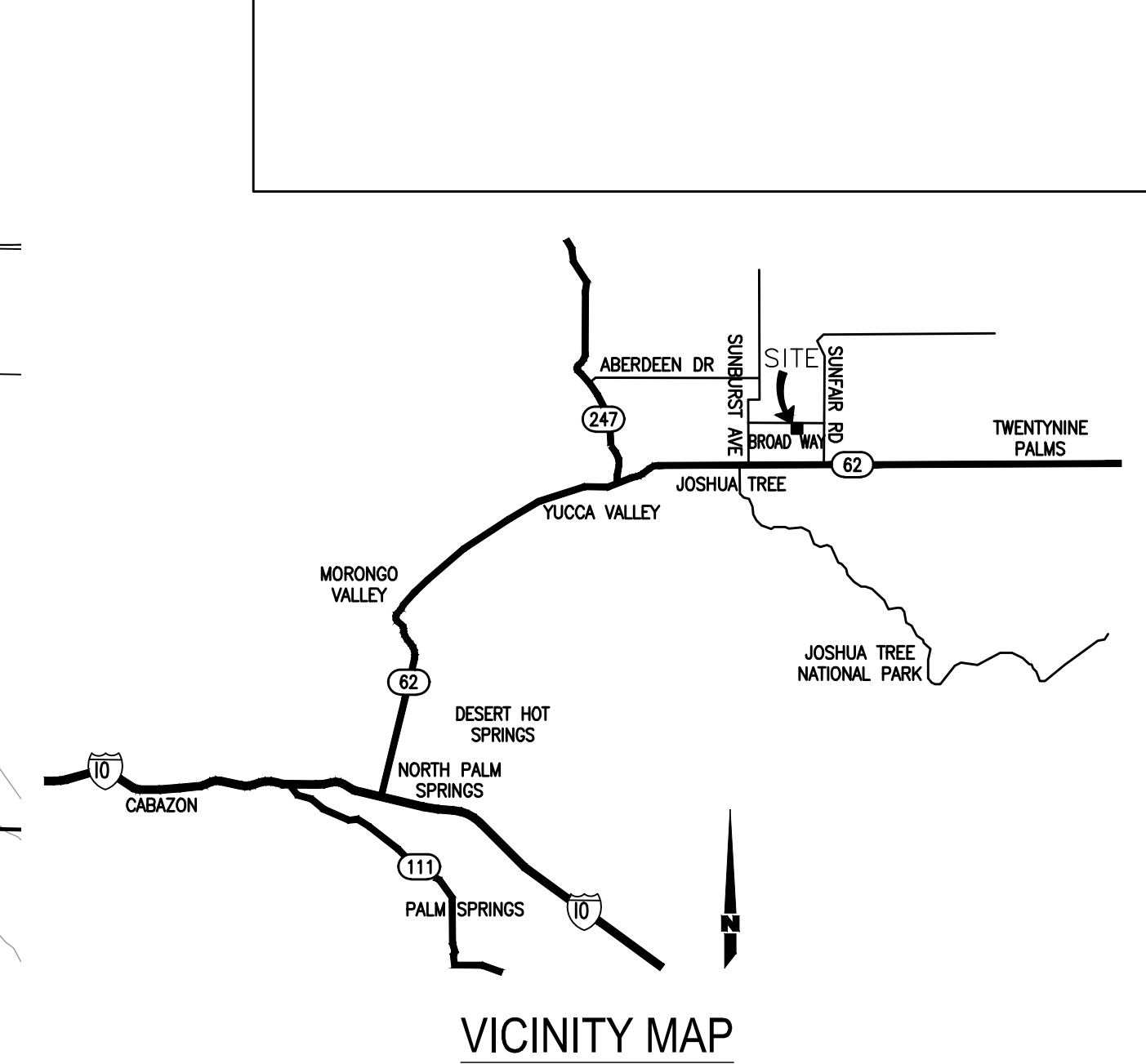
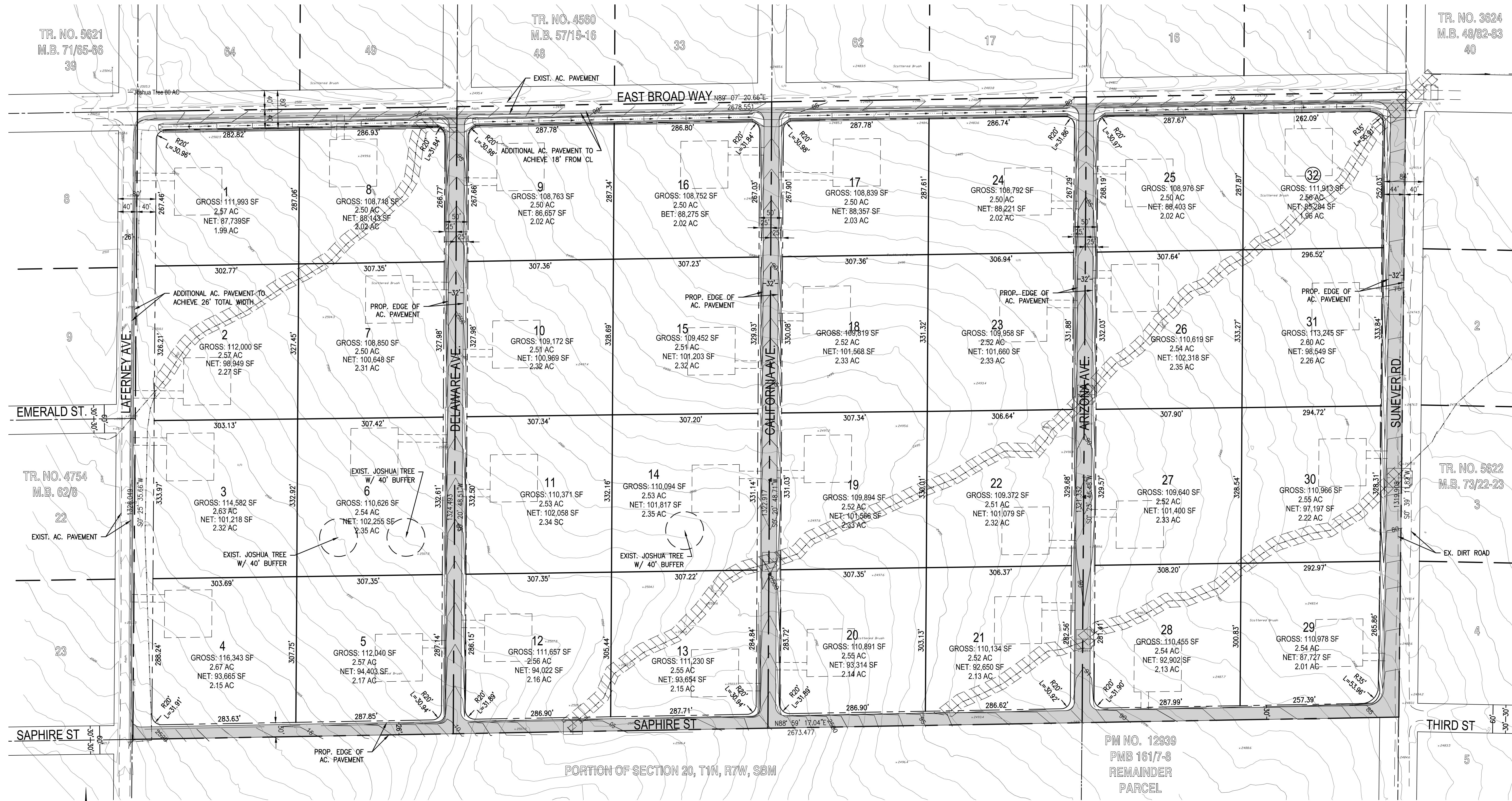
IN UNINCORPORATED TERRITORY OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

TENTATIVE TRAC.T No. 20668

BEING A PROPOSED SUBDIVISION OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF.

JULY 2024

FOR OFFICIAL USE ONLY



LEGEND

PROJECT BOUNDARY	FS	FINISH SURFACE ELEVATION
EXISTING RIGHT-OF-WAY	PE	PAD ELEVATION
PROPOSED RIGHT-OF-WAY	H.P.	HIGH POINT
STREET CENTERLINE	L.P.	LOW POINT
EXISTING MAJOR CONTOUR	H=2.5'	HEIGHT OF WALL OR D.F.
EXISTING MINOR CONTOUR	T/G	TOP OF GRATE INLET
PROPOSED CONTOUR	T/S	TOP OF SLOPE
EXIST. FLOW LINE & DIRECTION	G.B.	GRADE BREAK
PROPOSED SWALE	FL	FLOWLINE
PROPOSED SLOPE W/SLOPE RATIO	TR	TRACT MAP
FLOW DIRECTION	NO.	NUMBER
PROPOSED CHANNEL CROSSING	MB	MAP BOOK
	PMB	PARCEL MAP BOOK
	PM	PARCEL MAP
	ST	STREET
	BNDY	BOUNDARY
	CL	CENTERLINE
	HZ	HORIZONTAL
	EX	EXISTING
	N'LY	NORTHERLY
	S'LY	SOUTHERLY
	E'LY	EASTERLY
	W'LY	WESTERLY
	AC	ASPHALT CONCRETE
	PROP.	PROPOSED

ABBREVIATIONS

MIN. 20' WIDE DRAINAGE EASEMENT. FINAL WIDTH TO BE DETERMINED AT TIME OF FINAL MAP & CONSTRUCTION DRAWINGS

LEGAL DESCRIPTION

NORTH ONE-HALF OF NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

ASSESSOR'S PARCEL NUMBER: 0605-051-01

UTILITY PROVIDERS

ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
P.O. BOX 11482
SANTA ANA, CA 92711
(714) 796-9920

SCHOOL DISTRICT: MORONGO UNIFIED SCHOOL DISTRICT
5715 UTAH TRAIL
TWENTYNINE PALMS, CA 92277
(760) 367-9191

WATER: JOSHUA BASIN WATER DIST.
61750 CHOLITA RD.
JOSHUA TREE, CA 92252
(760) 336-8438

GAS: SOUTHERN CALIFORNIA GAS COMPANY
(800) 427-2200
DEVELOPER WILL USE PROPANE

SEWER: PRIVATE INDIVIDUAL SEPTIC

TELEPHONE: AT&T
(800) 310-2355

SITE SUMMARY

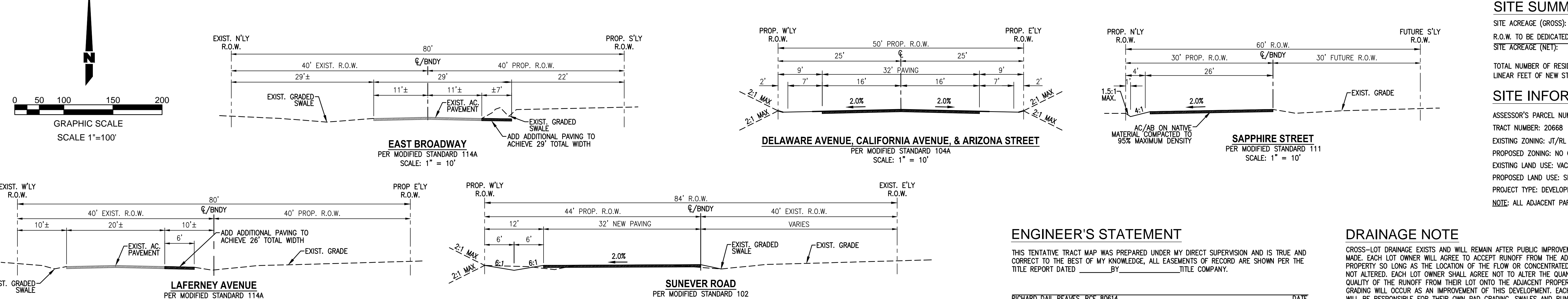
SITE ACREAGE (GROSS):	81.2 AC.
R.O.W. TO BE DEDICATED:	-11.0 AC.
SITE ACREAGE (NET):	70.2 AC.
TOTAL NUMBER OF RESIDENTIAL LOTS:	32
LINEAR FEET OF NEW STREETS:	6,642 LF

SITE INFORMATION

ASSESSOR'S PARCEL NUMBER: 0605-051-01
TRACT NUMBER: 20668
EXISTING ZONING: JT/RL (JOSHUA TREE/RURAL LIVING)
PROPOSED ZONING: NO CHANGE
EXISTING LAND USE: VACANT
PROPOSED LAND USE: SFR
PROJECT TYPE: DEVELOPER BUILD OUT
NOTE: ALL ADJACENT PARCELS ARE ZONED JT/RL

EARTHWORK

	CUT (C.Y.)	FILL (C.Y.)
RAW EARTHWORK:	14,620	7,830
OVEREX & RECOMPACT:	29,200	29,200
SUBSIDENCE (0.1"):	-(1,500)	0
SUBTOTAL:	42,320	0
SHRINKAGE (12.5%):	-(5,280)	0
SURFACE ORGANICS & OTHER LOSSES:	0	0
TOTAL:	37,040	37,030
NET IMPORT/EXPORT - 0 (C.Y.):	---	0



ENGINEER'S STATEMENT

THIS TENTATIVE TRACT MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, ALL EASEMENTS OF RECORD ARE SHOWN PER THE TITLE COMPANY.

RICHARD DAIL REAVES, RCE 80614

DRAINAGE NOTE

CROSS-LOT DRAINAGE EXISTS AND WILL REMAIN AFTER PUBLIC IMPROVEMENTS ARE MADE. EACH LOT OWNER WILL AGREE TO ACCEPT RUNOFF FROM THE ADJACENT PROPERTY SO LONG AS THE LOCATION OF THE FLOW OR CONCENTRATED RUNOFF IS NOT ALTERED. EACH LOT OWNER SHALL AGREE NOT TO ALTER THE QUANTITY OR QUALITY OF THE RUNOFF FROM THEIR LOT ONTO THE ADJACENT PROPERTY. NO LOT GRADING WILL OCCUR AS AN IMPROVEMENT OF THIS DEVELOPMENT. EACH LOT OWNER WILL BE RESPONSIBLE FOR THEIR OWN PAD GRADING, SWALES AND RUNOFF MITIGATION.

ENGINEER

ADKAN ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
CONTACT: RICHARD REAVES
PHONE: (951) 688-0241
EMAIL: RREAVES@ADKAN.COM

OWNER/APPLICANT

KIM CHEN
J.T. SANTORINI ILLA LLC
1751 COLORADO BLVD., #333
LOS ANGELES, CA 90041
PHONE: (626) 673-2672
EMAIL: kim@homesparadiserg.com

Underground Service Alert

Call: TOLL FREE
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

PREPARED BY:

adkan ENGINEERS
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 • Fax: (951) 688-0599

RICHARD DAIL REAVES
R.C.E. 80614

DATE EXP. 03-31-27

MARK	REVISIONS	APPR	DATE

COUNTY OF SAN BERNARDINO
DEPARTMENT OF LAND USE SERVICES

RECOMMENDED BY: _____

APPROVED BY: _____

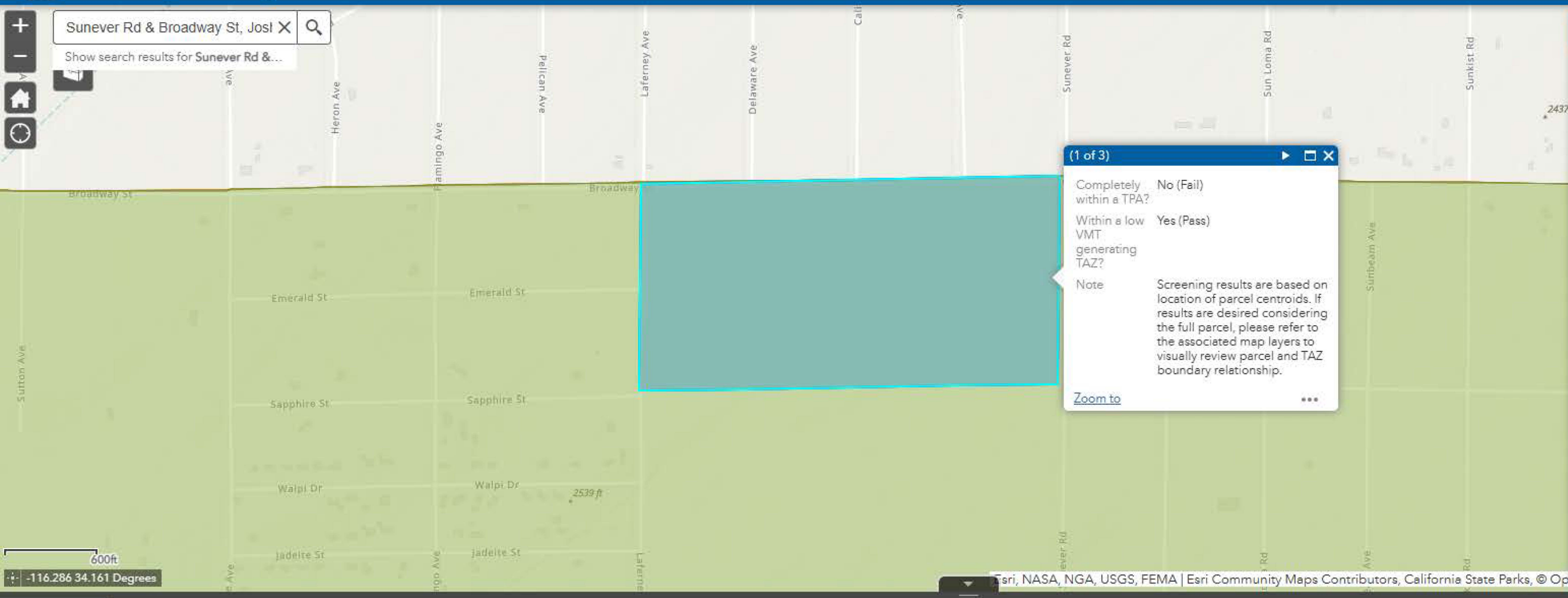
DATE: _____

TENTATIVE TRAC.T MAP

TRAC.T No. 20668
APN: 0605-051-01
JOSHUA TREE

DATE PREPARED: 7/19/2024
DATE: _____
FILE NO. _____

SHEET 1 OF 1



Map Layers

- Project Area VMT
- Screening Results
- Low VMT Generating TAZs
- Parcels
- Jurisdiction Boundaries
- TAZ
- Transit Priority Area

Project Area VMT | Screening Results | Low VMT Generating TAZs | Parcels | San Bernardino County Line | Jurisdiction Boundaries

Options Filter by map extent Zoom to Clear selection Refresh

OBJECTID	Assessor Parcel Number (APN)	Traffic Analysis Zone (TAZ)	Community Region	Inside a Transit Priority Area (TPA)	TAZ VMT	Jurisdiction VMT	% Difference	VMT Metric	Threshold	Community Regions have different thresholds (1=Yes, 0=No)	Note	Shape_Length	Shape_Area
1	060505101	53,986,502.00	Unincorporated San Bernardino County	No	27.60	34.60	-20.03%	PA VMT Per Service Population	34.60	0	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.	2,943.15	479,691.06