



Memorandum

To: Jonah Chodosh
WPT Arrow Boulevard, LP

From: Nicholas Lowe, PE
Senior Engineer, Albert A. Webb Associates

Date: August 17, 2021

Subject: Traffic Impact Analysis (TIA) and Vehicle Miles Traveled (VMT) Screening Analysis for WPT Arrow Industrial Warehouse Development at 15755 Arrow Boulevard in the County of San Bernardino, California (TRSTY-2021-00006)

Albert A. Webb Associates (Webb) has prepared this traffic impact analysis (TIA) and vehicle miles traveled (VMT) screening analysis to determine if a full TIA and/or VMT analysis will be required for a proposed 209,759 square-foot warehouse development (Project) over 9.23 gross acres on the southwestern corner of the intersection of Arrow Route and Almeria Avenue in the County of San Bernardino (County) (TRSTY-2021-00006). This screening analysis is based on the County's Transportation Impact Study Guidelines (Guidelines) which were adopted on July 9, 2019.

A full TIA includes level of service (LOS) analysis using microsimulation software, existing intersection traffic counts, and projected Project traffic forecasts. Per the County Guidelines, projects can be exempted from conducting a full TIA by:

1. Generating less than 100 trips during any peak hour, or
2. Being located further than 300' of an intersection of two streets designated as Collector or higher in the County's General Plan or the Department's Master Plan or an intersection determined as impacted by the Traffic Division, or
3. Not creating safety or operational concerns, or
4. Generating insignificant VMT as noted in significance criteria in the County Guidelines, or
5. Having other project-based or location-based special concerns.

The Project was evaluated per the above screening criteria as follows:

1. Per the *ITE Trip Generation Manual*, the Project is expected to generate **33 AM peak-hour trips and 41 PM peak-hour trips**, which is far below the 100 peak hour trip threshold in the Guidelines.
2. The Project is located at the southwest corner of Arrow Route and Almeria Avenue. Per the County General Plan, only Arrow Route is designated as a Collector or higher within 300' of the project. The

nearest roadway intersecting Arrow Route that is designated as a Collector or higher is Beech Avenue, approximately 2,640' to the west.

3. The Project is replacing the existing auto scrapyards business and will be constructing access driveways in similar locations to the existing business driveways. The Project is **not anticipated to introduce any new traffic safety or operational concerns** at Project driveways or nearby intersections.
4. The Project screens out of a full VMT analysis in the County screening tool as described below and is **not anticipated to generate VMT that could result in transportation impacts**.
5. The Project is **not anticipated to have other special concerns**.

Therefore, the Project should be exempt from a traffic impact analysis per the County Guidelines for the above reasons.

Table 1 shows the Project's proposed trip generation rates while Table 2 shows the Project's proposed trip generation that qualify the Project for TIA screening. Note that this trip generation is conservative as it does not include any trip credits from the existing auto scrapyards business.

Table 1 – Proposed Project Trip Generation Rates

Vehicle Type	PCE Factor ¹	Estimated Mix ²	Units ³	Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Trip Generation Rates (classification, non-PCE)⁴										
<i>Passenger Cars⁵</i>	-	-	KSF	1.140	0.121	0.030	0.150	0.036	0.124	0.16
<i>2-axle Trucks</i>	-	16.7%		0.100	0.002	0.002	0.003	0.003	0.002	0.005
<i>3-axle Trucks</i>	-	20.7%		0.124	0.002	0.002	0.004	0.003	0.003	0.006
<i>4-axle Trucks</i>	-	62.5%		0.375	0.007	0.006	0.013	0.010	0.009	0.019
Total		100%		1.74	0.131	0.039	0.17	0.051	0.139	0.19

¹ PCE factors per San Bernardino County Transportation Authority

² Truck mix per High-Cube Warehouse Vehicle Trip Generation Analysis, ITE (2017); Warehouse Truck Trip Study, SCAQMD (2014)

³ KSF = 1,000 square feet gross floor area

⁴ ITE Trip Generation Manual 10th Ed + Supplement, 2017 - Land Use 150, Warehousing

⁵ Passenger car rates per ITE vehicle trip generation rates less ITE truck trip generation rates.

Table 2 – Proposed Project Trip Generation

Vehicle Type	PCE Factor ¹	Units ²	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Proposed Project Trip Generation (classification, non-PCE)									
<i>Passenger Cars⁵</i>	-	210 KSF	239	25	6	31	7	26	33
<i>2-axle Trucks</i>	-		21	0	0	0	1	1	2
<i>3-axle Trucks</i>	-		26	0	0	0	1	1	2
<i>4-axle Trucks</i>	-		79	1	1	2	2	2	4
Total			365	26	7	33	11	30	41

¹ PCE factors per San Bernardino County Transportation Authority

² KSF = 1,000 square feet gross floor area

A full VMT analysis includes utilizing the County traffic model, known as SBTAM, and analyzing project trips, origins, and destinations to determine estimated project VMT per capita, VMT per service population, or other measurements. Per the County Guidelines, projects can be exempted from conducting a full VMT analysis by:

1. Being considered a local-serving project, or
2. Being a small development generating less than 110 daily vehicle trips, or
3. Being located within a Transit Priority Area (TPA) as determined by the most recent SCAG RTP/SCS, or
4. Being located in an area that currently produces low VMT per the County screening map.

The Project was evaluated per the above County Guideline screening criteria as follows:

1. The Project is **not considered a local-serving project**.
2. The Project generates **365 daily vehicle trips** per the ITE Trip Generation Manual and the approved Project scoping agreement.
3. The Project is **not located within a Transit Priority Area**.
4. The Project is **located in a low VMT generating area** per the San Bernardino County Transportation Authority (SBCTA) VMT Screening Tool in the base year 2016, present year 2021, and future year 2040.

Therefore, the Project should be exempt from a full VMT analysis per the County Guidelines as it is located in a low VMT generating area.

The SBCTA VMT Screening Tool was utilized to determine if the Project can be screened from conducting a full VMT analysis. According to the Tool, the TAZ VMT is lower than the County's baseline VMT Per Worker metric by 11.79% in the year 2016, lower than the County's baseline VMT by 11.64% in the year 2021 and lower than the County's baseline VMT by 11.04% in the year 2040. Figures for each model year are shown below in Figures 1, 2, and 3. Therefore, the project is not expected to have a VMT impact.

Figure 1 – 2016 Baseline Year (VMT Per Worker)

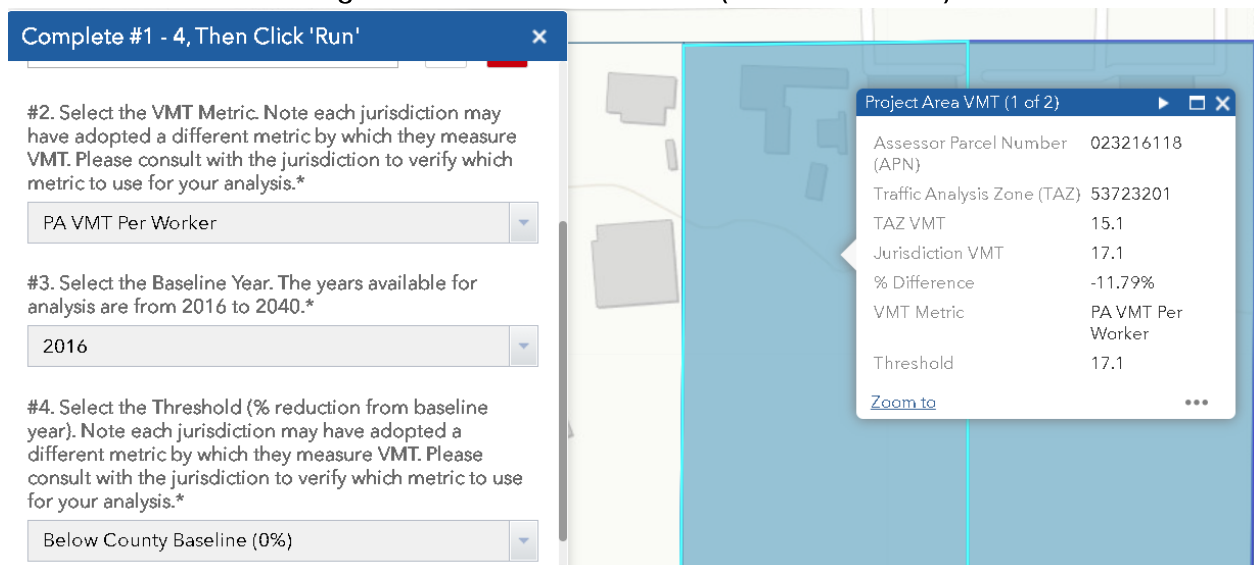


Figure 2 – 2021 Baseline Year (VMT Per Worker)

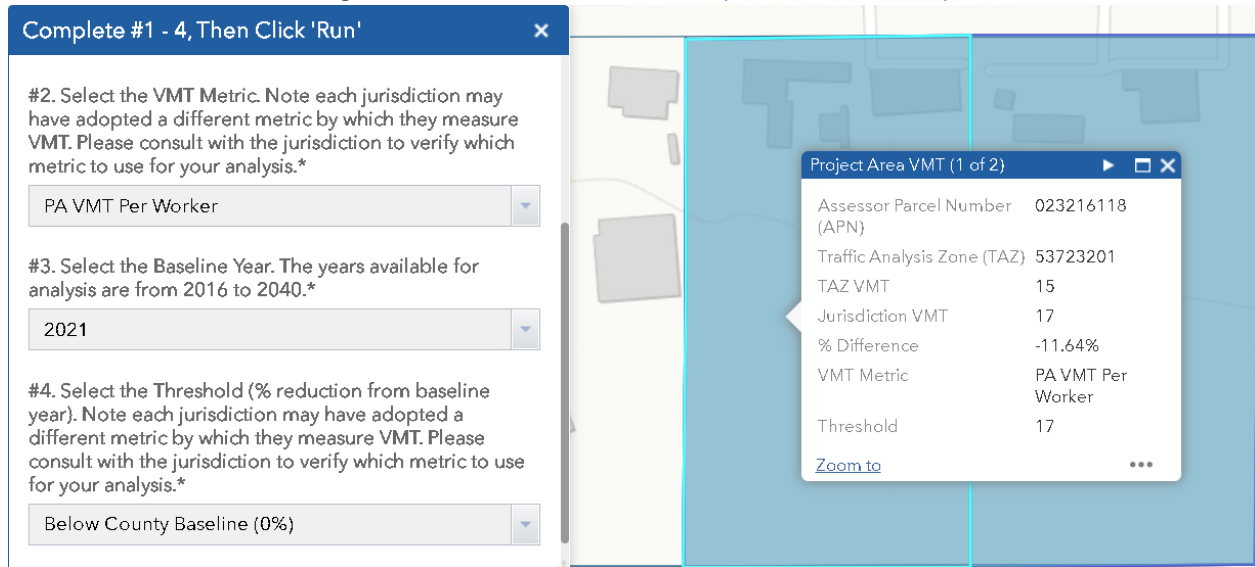
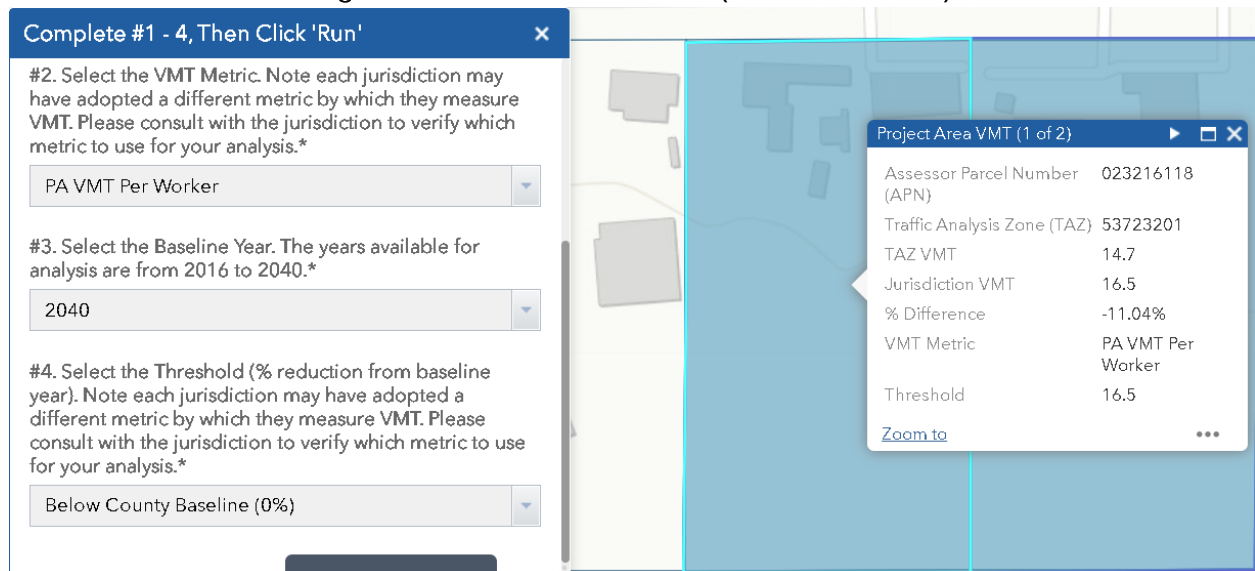


Figure 3 – 2040 Baseline Year (VMT Per Worker)

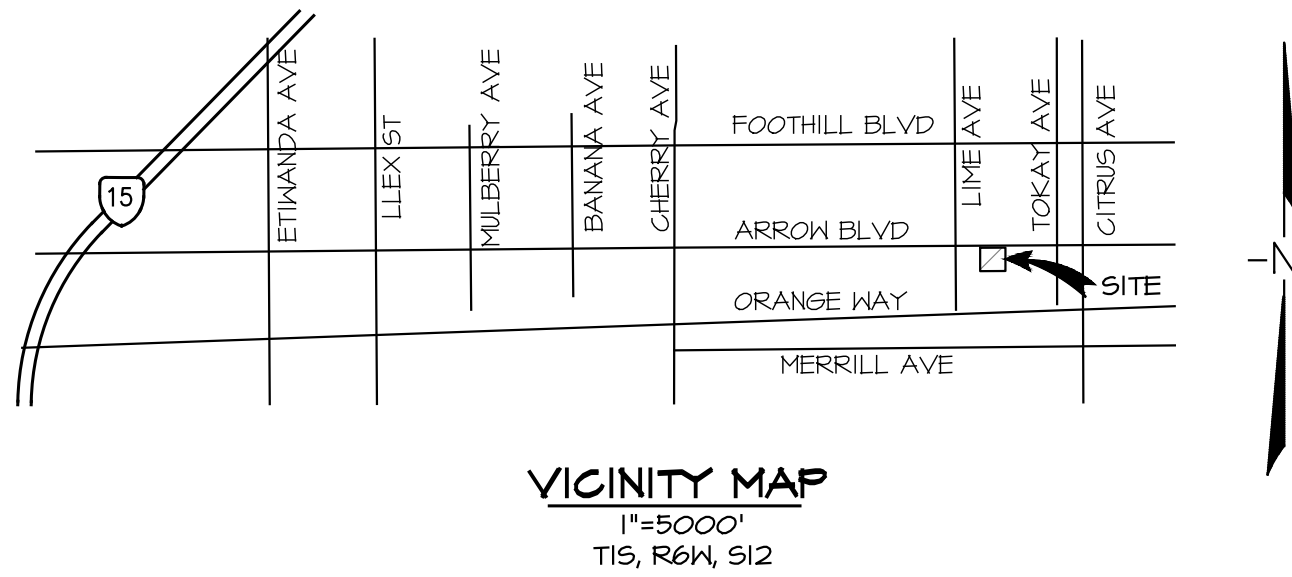


The TIA and VMT screening analysis indicates that the Project should be exempt from conducting a TIA and full VMT analysis due to the Project's trip generation and location. Therefore, the Project is presumed to cause a less-than-significant impact because it meets the County Guideline screening criteria.

If you have any questions about this analysis, please contact us at (951) 248-4289.

Attachments: Project Site Plan

COUNTY OF SAN BERNARDINO WPT INDUSTRIAL REIT - ARROW ROUTE CONDITIONAL USE PERMIT NO. 2020-00235



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2 OF PARCEL MAP NO. 8255, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 159, PAGE (S) 46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY REGISTER OF SAID COUNTY.

EXCEPTING THEREFROM ONE-HALF OF ALL OIL, GAS, HYDROCARBON SUBSTANCES, MINERALS AND MINERAL RIGHTS IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, BUT WITHOUT THE RIGHT OF ENTRY UPON OR THROUGH THE SURFACE OF SAID LAND, AS RESERVED IN THE DEED FROM IDA SHERLOVE KUSHNER AND FREDA SHERLOVE ARE THE EXECUTRICES OF THE LAST WILL AND ESTATE OF MORRIS SHERLOVE, DECEASED, RECORDED AUGUST 25, 1970 IN BOOK 1504, PAGE 566 OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM ONE-HALF OF ALL OIL, GAS, HYDROCARBON SUBSTANCES, MINERALS AND MINERAL RIGHTS IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, BUT WITHOUT THE RIGHT OF ENTRY UPON OR THROUGH THE SURFACE OF SAID LAND, AS RESERVED IN THE DEED FROM ANNIE SHERLOVE, A WIDOW, RECORDED AUGUST 25, 1970 IN BOOK 1504, PAGE 566 OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

EASEMENTS

- 1 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED APRIL 11, 1921 IN BOOK 716 OF DEEDS, PAGE 181, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 36000.6(a) OF THE UNITED STATES CODE OR SECTION 12925 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSIDERED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
- 2 AN EASEMENT FOR PUBLIC UTILITIES AND PIPELINES AND INCIDENTAL PURPOSES, RECORDED APRIL 5, 1935 AS BOOK 1051 PAGE 107 OF OFFICIAL RECORDS, IN FAVOR OF FONTANA LAND COMPANY.
- 3 AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 18, 1946 AS BOOK 1865, PAGE 221 OF OFFICIAL RECORDS.
- 4 AN EASEMENT FOR HIGHWAY AND ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 27, 1964 AS BOOK 6071 PAGE 575 OF OFFICIAL RECORDS, IN FAVOR OF COUNTY OF SAN BERNARDINO.
- 5 AN EASEMENT FOR HIGHWAY AND ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED AUGUST 14, 1982 AS INSTRUMENT NO. 82-163897 OF OFFICIAL RECORDS, IN FAVOR OF COUNTY OF SAN BERNARDINO.

UTILITY COMPANIES:

- WATER:** FONTANA WATER COMPANY
15466 ARROW ROUTE
FONTANA, CA 92335
PHONE: (909) 822-2201
- SEWER:** PRIVATE SEPTIC
- ELECTRIC:** SOUTHERN CALIFORNIA EDISON COMPANY
751 REDWOOD AVENUE
FONTANA, CA 92336
PHONE: (909) 357-6116
- TELEPHONE:** CHARTER COMMUNICATIONS
7397 CENTRAL AVENUE
RIVERSIDE, CA 92504
PHONE: (866) 449-9080
- GAS:** SOUTHERN CALIFORNIA GAS COMPANY
16291 VALLEY BLVD.
FONTANA, CA 92335
PHONE: (800) 427-2200

NOTES

1. XX% INDICATES RATE OF GRADE.
2. SITE IS CONSIDERED TO BE IN AN AREA OF MINIMAL FLOOD HAZARD
3. PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 06071G0652H PANEL 0652 OF 9400, MAP REVISED AUGUST 28, 2008.
4. ALL EXISTING STRUCTURES WITHIN PROJECT LIMITS TO BE DEMOLISHED & DISPOSED OF LEGALLY.

LAND USE/ZONING

EXISTING LAND USE: INDUSTRIAL
PROPOSED LAND USE: WAREHOUSE/
DISTRIBUTION FACILITY
EXISTING ZONING: IR (REGIONAL INDUSTRIAL)
PROPOSED ZONING: IR (REGIONAL INDUSTRIAL)

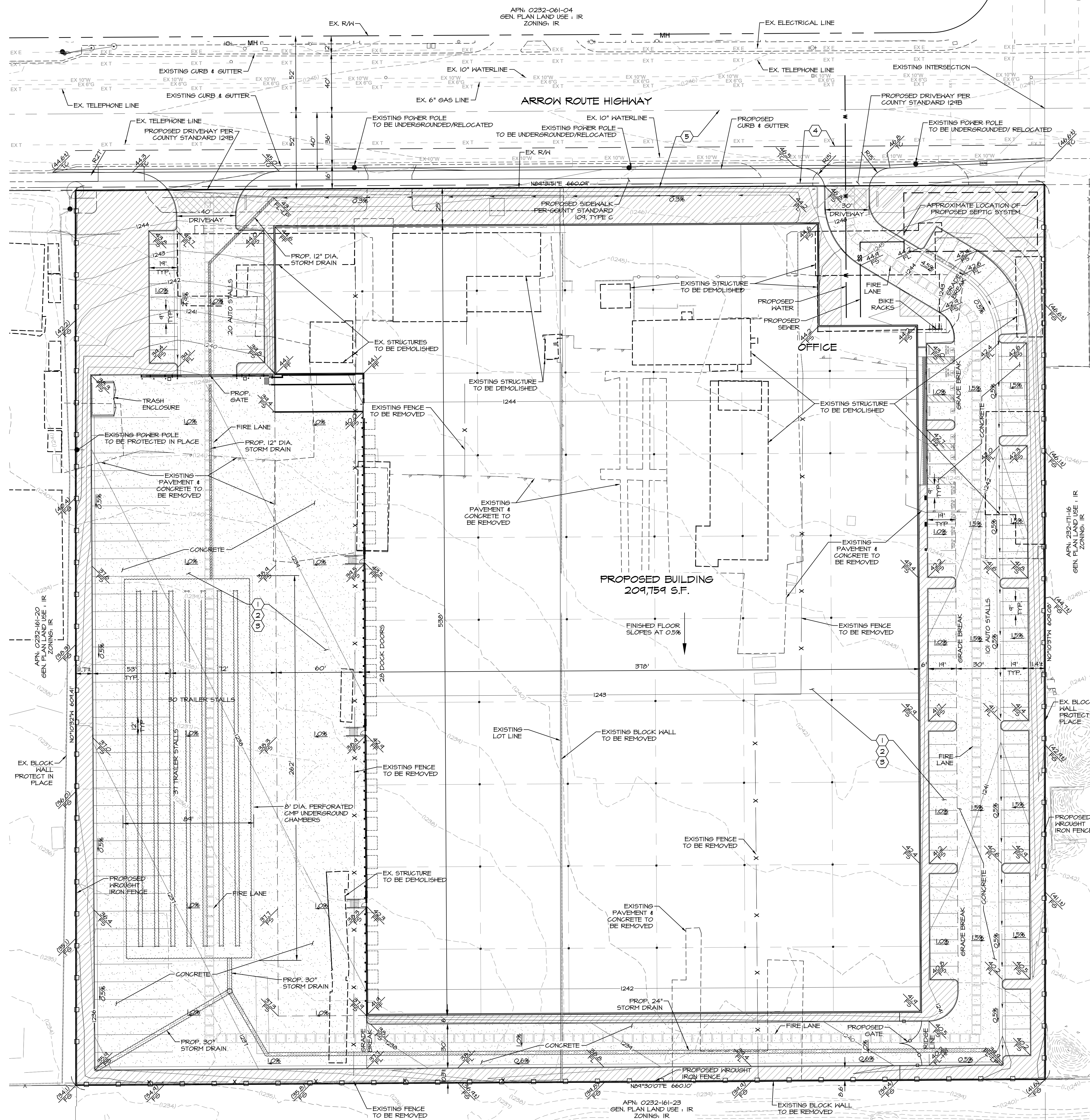
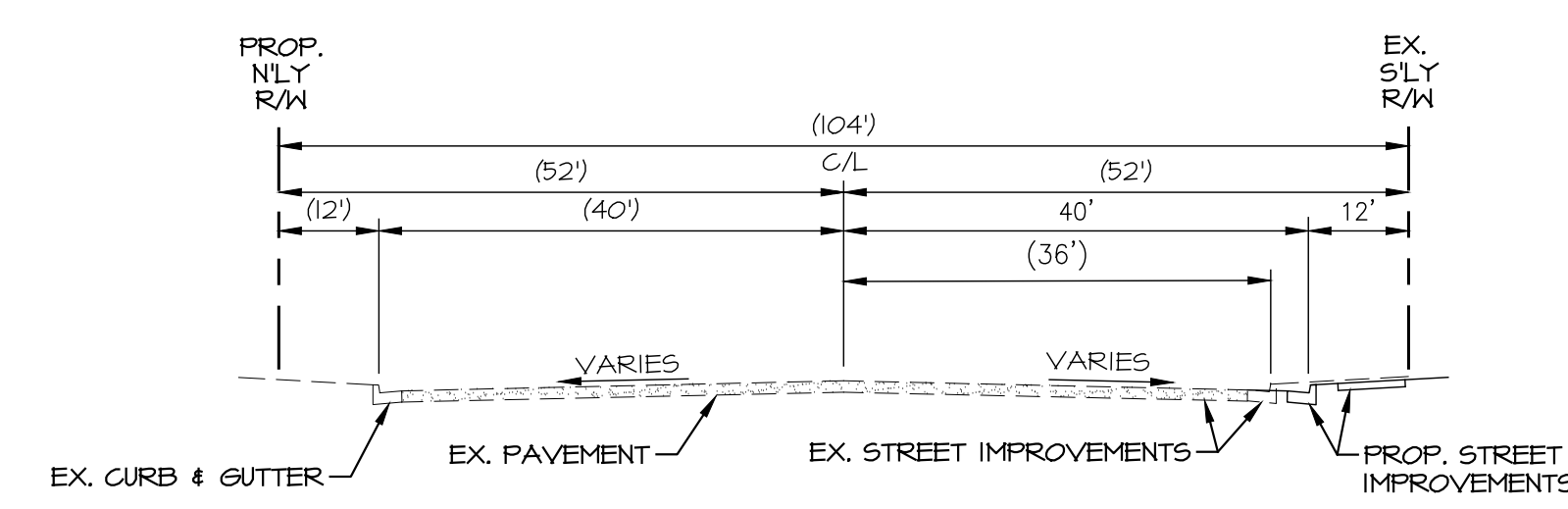
SCHOOL DISTRICT

FONTANA UNIFIED SCHOOL DISTRICT
4600 CITRUS AVENUE
FONTANA, CA 92335
PH. (909) 357-5000

LEGEND

- | | | |
|--|-----|------------------|
| | DRY | DRIVENWAY |
| | FL | FLOW LINE |
| | GB | GRADE BREAK |
| | LS | LANDSCAPE AREA |
| | LP | LOW POINT |
| | MAX | MAXIMUM |
| | FL | PROPERTY LINE |
| | R/W | RIGHT OF WAY |
| | SL | STREET LIGHT |
| | EP | TYPICAL |
| | EP | EDGE OF PAVEMENT |

SECTION A-A
N.T.S.



ASSESSOR'S PARCEL NO.

0232-161-18, 0232-161-14

APPLICATION TYPE

CUP FOR A WAREHOUSE FACILITY CONSISTING OF 1 BUILDING TOTALING 200,160 S.F. ON 9.244 NET ACRES.

OWNER/APPLICANT:

COMPANY: WEST ARROW BOULEVARD, LP
CONTACT: JONAH CHODOSH
ADDRESS: 12405 VENICE BOULEVARD, SUITE 303
LOS ANGELES, CA 90060
PHONE: (310) 471-2851

ENGINEER:

COMPANY: ALBERT A. WEBB ASSOCIATES
CONTACT: NICOLE TORSTVET
ADDRESS: 3788 MCGRAY ST.
RIVERSIDE, CA 92506
PHONE: (951) 686-1070
FAX: (951) 788-1256

ARCHITECT:

COMPANY: HFA, INC.
CONTACT: STEVE HONG
ADDRESS: 18031 BARDEEN AVE, SUITE 100
IRVINE, CA 92612
PHONE: (444) 863-1710

PROJECT DATA

ACREAGE: 436,471 S.F. 10.01 AC.
GROSS SITE AREA: 402,952 S.F. 9.234 AC.
NET SITE AREA: 402,952 S.F. 9.234 AC.

BUILDING AREA: 204,759 SF
FOOTPRINT: 194,754 SF
WAREHOUSE: 194,754 SF
OFFICE - 1ST & 2ND FLOOR: 10,000 SF
TOTAL AREA: 204,754 S.F.

LOT COVERAGE PROPOSED: 60% MAX. ALLOWED: 85%

PARKING REQUIREMENTS
WAREHOUSE (10,000 SF < 40K): 40 STALLS
(14,000 SF > 40K): 40 STALLS
OFFICE (1,250): 40 STALLS
TOTAL PARKING REQUIRED: 120 STALLS

PARKING PROVIDED
AUTO: 105 STALLS
STANDARD (9'X14')
ACCESSIBLE STANDARD (9'X14')
ACCESSIBLE VAN (12'X14')
EV CS STANDARD (9'X14')
EV CS ACCESSIBLE STANDARD (9'X14')
EV CS ACCESSIBLE VAN (12'X14')
CLEAN AIR/VAN/POOL/EV
TOTAL: 121 STALLS

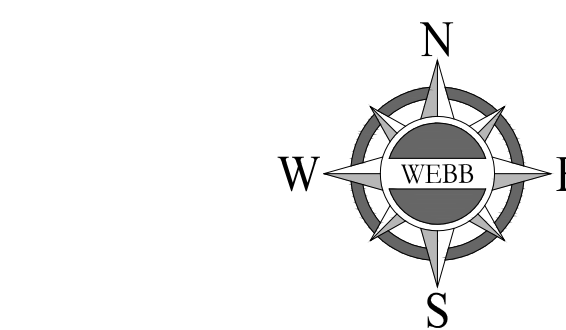
TRAILER (10'X30'): 31 STALLS

LOT COVERAGE
LANDSCAPE REQUIRED (EXCLUDING BUILDING): 15.0%
LANDSCAPE PROVIDED (EXCLUDING BUILDING): 15.2%

EARTHWORK ESTIMATE:
CUT: 39,100 CY
FILL: 33,400 CY
SHRINKAGE (11%): 2,600 CY
NET: 0 CY BALANCED

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CUT: 39,100 CY
FILL: 33,400 CY
SHRINKAGE (11%): 2,600 CY
NET: 0 CY BALANCED



COUNTY OF SAN BERNARDINO

WPT INDUSTRIAL REIT - ARROW ROUTE
SECTION 12, TOWNSHIP 1 SOUTH, RANGE 6 WEST

CONDITIONAL USE PERMIT NO. 2020-00235

SCALE: 1"=30'	ALBERT A. WEBB ENGINEERING CONSULTANTS 3788 MCGRAY STREET RIVERSIDE, CA 92506 PH. (951) 686-1070	W.D. 2020-0190
DATE: 4/12/21	WEBB ASSOCIATES	SHEET 1
DESIGNED: EA		OF 1 SHEETS
CHECKED: DJA	FAX (951) 788-1256	DWG. NO.
PLN CK REF:		
F.B.:		

PRELIMINARY

PLN 2020-00235-0190-DRAWINGS/ENTITLEMENT/20-0190-C-CUP.DWG 8/10/2021 5:04:20 PM