Appendices

Appendix M VMT Screening Evaluation

Appendices

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November 29, 2021

Ms. Elizabeth Kim Placeworks 700 S. Flower Street, Suite 600 Los Angeles, CA 90017

SUBJECT: CHAFFEY COMMUNITY COLLEGE DISTRICT'S FONTANA CAMPUS MASTER PLAN VEHICLE MILES TRAVELED (VMT) SCREENING EVALUATION

Dear Ms. Elizabeth Kim:

The following VMT screening evaluation has been prepared for the proposed Chaffey Community College District's Fontana Campus Master Plan (**Project**), which is located 3 miles south of the existing Fontana campus on located on the intersection of Underwood Drive and Sierra Avenue in the City of Fontana, San Bernardino County.

PROJECT OVERVIEW

The proposed project Master Plan for the Fontana Campus plans develop a new campus on 5 parcels in 2 phases over the next 10 years. The College will relocate existing Fontana Campus' programs to the new property. The proposed project would develop the following:

Phase	Building	Details
Phase 1: Short Term,	Welcome Center and Library	Size: 51,000 GSF
approximately 2024–2026		Levels: 4 Stories
		Midpoint of Construction: 2025
	Instructional Building I	Size: 28,000 GSF
		Levels: 3 Stories
		Midpoint of Construction: 2025
	Automotive Technology Building	Size: 50,000 GSF
		Levels: 2 and 3 Stories
		Midpoint of Construction: 2025
	Permanent Operations and	Size: 8,000 GSF
	Maintenance Building	Levels: 1 to 2 Stories
		Midpoint of Construction: 2025
	Site and Infrastructure	Driveways, entry points, parking lots, utilities, green space
Phas	e 1: Short Term Building Area Subtotal	137,000 GSF
Phase 2: Long Term,	CTE and Training Building	Size: 32,000 GSF
approximately 2027–2030		Levels: 3 Stories
		Midpoint of Construction: 2028
	Instructional Building II	Size: 20,000 GSF

Table 1. Fontana Campus Master Plan Summary

Table 1. Fontana Campus Master Plan Summary

Phase	Building	Details
		Levels: 3 Stories
		Midpoint of Construction: 2027
	Student and Community Center	Size: 20,000 GSF
		Levels: 3 Stories
		Midpoint of Construction: 2029
	Site and Infrastructure	Remaining site improvements, including parking, secondary drop-off, and plaza/green space
P	hase 2: Long Term Building Area Subtotal	80,000 GSF

BACKGROUND

Changes to California Environmental Quality Act (CEQA) Guidelines were adopted in December 2018, which require all lead agencies to adopt VMT as a replacement for automobile delay-based level of service (LOS) as the measure for identifying transportation impacts for land use projects. This statewide mandate went into effect July 1, 2020. To aid in this transition, the Governor's Office of Planning and Research (OPR) released a <u>Technical Advisory on Evaluating Transportation Impacts in CEQA</u> (December of 2018) (**Technical Advisory**). (1) Based on OPR's Technical Advisory, the City of Fontana has adopted their <u>Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment</u> (**City Guidelines**) (2), which documents the City's VMT analysis methodology and approved impact thresholds. The VMT screening evaluation presented in this report has been developed based on the City Guidelines.

PROJECT SCREENING

Consistent with City Guidelines, projects that meet certain screening thresholds based on their location and project type may be presumed to result in a less than significant transportation impact. Consistent with the screening criteria recommended in OPR's Technical Advisory, the City of Fontana utilizes the following project screening thresholds:

- Step 1: Transit Priority Area (TPA) Screening
- Step 2: Low VMT Area Screening
- Step 3: Low Project Type Screening
- Step 4: Project net daily trips less than 500 ADT

A land use project need only meet one of the above screening criteria to result in a less than significant impact.

STEP 1: TPA SCREENING

Consistent with guidance identified in the City Guidelines, projects located within a Transit Priority Area (TPA) (i.e., within ½ mile of an existing "major transit stop"¹ or an existing stop along a "high-quality transit corridor"²) may be presumed to have a less than significant impact absent substantial evidence to the contrary. However, the presumption may not be appropriate if a project:

- Has a Floor Area Ratio (FAR) of less than 0.75;
- Includes more parking for use by residents, customers, or employees of the project than required by the jurisdiction (if the jurisdiction requires the project to supply parking);
- Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the lead agency, with input from the Metropolitan Planning Organization); or
- Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

The Project is not located near a major transit stop or high-quality transit corridor. (See Attachment A)

TPA screening criteria is not met.

STEP 2: LOW VMT AREA SCREENING

City Guidelines state that "residential and office projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary."³ Furthermore, OPR's Technical Advisory notes that "projects that locate in areas with low VMT and that incorporate similar features (i.e., density, mix of uses, transit accessibility), will tend to exhibit similarly low VMT."⁴

The City uses the San Bernardino County Transportation Authority (SBCTA) screening tool to determine low areas of VMT. The screening tool uses the sub-regional San Bernardino Transportation Analysis Model (SBTAM) to measure VMT performance within individual traffic analysis zones (TAZ's) within the region. The parcel containing the proposed Project was selected and the screening tool was run for the Origin/Destination (OD) VMT per service population measure of VMT. Based on the Screening Tool results, the Project resides within TAZ 53724202 and the Project's TAZ was shown to not be within a low VMT generating zone. (See Attachment A)

Low VMT Area screening criteria is not met.

² Pub. Resources Code, § 21155 ("For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.").

³ City Guidelines; Page 19

⁴ Technical Advisory; Page 12

¹ Pub. Resources Code, § 21064.3 ("'Major transit stop' means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.").

STEP 3: LOW PROJECT TYPE SCREENING

Additionally, the City Guidelines identify that local serving essential services (e.g., Student housing projects on or adjacent to college campuses, community institutions, local serving community colleges that are consistent with the assumptions noted in the RTP/SCS, etc.) are presumed to have a less than significant impact absent substantial evidence to the contrary. The City's existing General Plan land use identifies the project site as designated WMXU-1 and in the Transitional District of the Form Based Code zoning district, therefore the project is consistent with the City's General Plan land use assumptions. The Project intends to develop a new campus located 3 miles south of Chaffey's existing Fontan campus. Student enrollment data⁵ provided to Urban Crossroads identify that the student population is comprised of local population traveling a median distance of 4.88 miles to the campus. (See Attachment C) Chaffey College has several local campuses within the San Bernardino County to locally serve students. Comparatively, California State University San Bernardino serves students at a regional level, based on its location and proximity to other State Colleges (i.e., California State University Fullerton). Therefore, the Project is local serving and is presumed to have a less than significant impact to VMT.

Low Project Type screening threshold is met.

STEP 4: PROJECT NET DAILY TRIPS LESS THAN 500 ADT SCREENING

Projects that generate fewer than 500 average daily trips (ADT) (stated in actual vehicles) are deemed to not cause a substantial increase in the total citywide or regional VMT and are therefore presumed to have a less than significant impact on VMT. Substantial evidence in support this daily trip threshold is documented in the City Guidelines.⁶ Trip generation rates and a summary of daily vehicle trips for the Project are presented in Attachment B of this memorandum. The trip generation rates used for this analysis are based on the trip generation statistics published in the Institute of Transportation Engineer (ITE) <u>Trip Generation Manual</u> (11th Edition, 2021). (3) The Project anticipated to generate vehicle tripends per day which would exceed the City's screening threshold of 500 ADT.

Project net daily trips less than 500 ADT screening criteria is not met.

CONCLUSION

In summary, the Project meets the Project Type screening criteria based on the Project's student population comprising of students traveling within the local area. Therefore, the project presumed to result in a less than significant VMT impact; no further VMT analysis required.

⁵ Chaffey College Students Home Residence and Distance from Chaffey College Campuses (June 2021); Page 4, Table 2 ⁶ City Guidelines; Appendix B.

If you have any questions, please contact me directly at 949-660-1994.

Respectfully submitted,

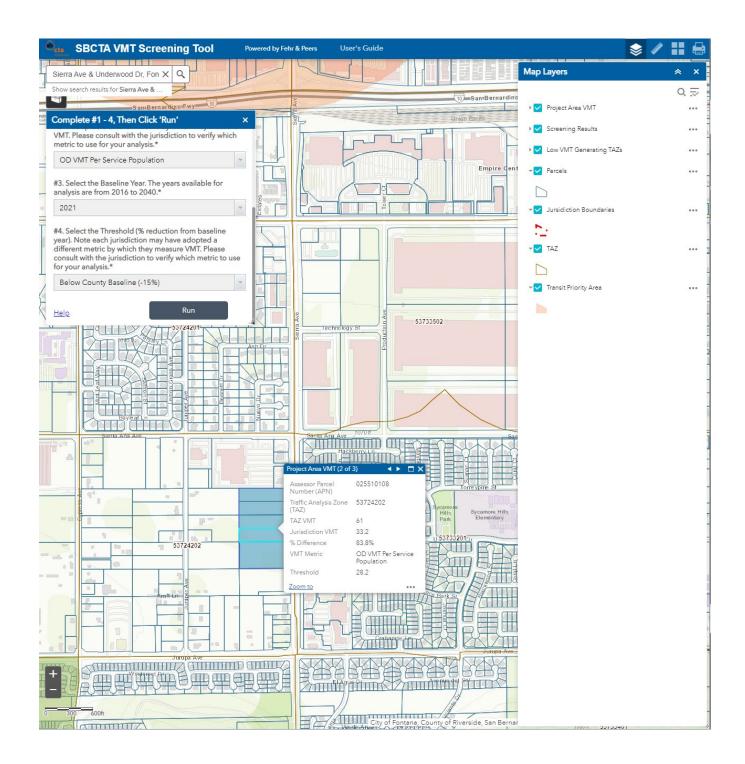
URBAN CROSSROADS, INC.

Alex So Senior Analyst

REFERENCES

- 1. Office of Planning and Research. *Technical Advisory on Evaluating Transportation Impacts in CEQA.* State of California : s.n., December 2018.
- 2. City of Fontana Traffic Engineering Division. *Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment*. City of Fontana : s.n., October 2020.
- 3. Institute of Transportation Engineers. *Trip Generation Manual.* 11th Edition. 2021.

ATTACHMENT A SBCTA SCREENING TOOL



ATTACHMENT B PROJECT TRIP GENERATION

TABLE 1: PROJECT TRIP GENERATION SUMMARY

	ITE LU		AM	l Peak H	our	PM	Peak He	our	
Land Use ¹	Code	Units ²	In	Out	Total	In	Out	Total	Daily
Trip Generation Rates:									
Junior/Community College	540	STU	0.09	0.02	0.11	0.06	0.05	0.11	1.15

		AN	l Peak H	our	PM	Peak Ho	our	
Land Use ¹	Quantity Units ²	In	Out	Total	In	Out	Total	Daily
Project Trip Generation Summary:								
Chaffey College - Fontana (Phase 1)	4,295 STU	383	90	473	265	208	473	4,940
Phase 1 - Net Increase	654 STU	58	14	72	40	32	72	752
Chaffey College - Fontana (Buildout)	4,495 STU	401	94	495	277	218	495	5,170
Project Buildout - Net Increase	854 STU	76	18	94	53	41	94	982

Note: Baseline enrollment at the Fontana Campus was 3,641 unduplicated students in 2019.

¹ Trip Generation Source: Institute of Transportation Engineers (ITE), <u>Trip Generation Manual</u>, Eleventh Edition (2021).

² STU = Students

ATTACHMENT C CHAFFEY COLLEGE STUDENTS HOME RESIDENCE AND DISTANCE FROM CHAFFEY COLLEGE CAMPUSES



Chaffey College Students Enrolled at the Fontana Campus, Spring 2020 Semester Home Residence and Distance from Chaffey College Campuses

Overview. At the request of the Chaffey College Measure P Bond Manager, the Office of Institutional Research (OIR) generated a report similar to one created for the Rancho Campus in June 2021. The current report examines all students who were enrolled in one or more courses at the Fontana Campus in the Spring 2020 semester (the last pre-pandemic primary term). Restricting analyses to only students who enrolled in one or more courses at the Fontana Campus (i.e., students who were exclusively enrolled at other campus locations or only online are not included in the study), the current report examines location of home residence and distance to the nearest Chaffey College campuses (Fontana, Rancho, or Chino Campuses). The report also includes the proposed sites for the new Ontario and Fontana Campuses. The report includes students who withdrew from all courses prior to first census date.

Methodology. Extracting data from the District's student information system (Colleague), the Office of Institutional Research identified all student enrollments that occurred in the Spring 2020 semester. In total, 91,390 unique enrollment records were identified. Excluding students who withdrew from courses prior to the start of the semester or were enrolled in sections that were subsequently cancelled, 71,184 enrollment records were included in the analysis. For each enrollment record, a corresponding location (Fontana, Rancho, Chino, Online, or Other Location) was identified. *NOTE: location was based upon pre-Coronavirus location where the section was offered.* Enrollment records were further restricted to only enrollments generated at the Fontana Campus, reducing the record count to 5,656. Unduplicating enrollments by unique student identification number, 3,455 unduplicated students were identified as having taken one or more courses at the Fontana Campus in the Spring 2020 semester.

In order to geocode addresses of students taking one or more courses at the Fontana Campus, the OIR merged in the most recent address information provided by each student. Addresses (street address, city, state, and zip code) were then loaded into an online program (GPS Visualizer; <u>https://www.gpsvisualizer.com/geocoder/</u>) to calculate the longitude and latitude of each address. Once longitude and latitude was calculated for each unduplicated student address, the OIR used ARC GIS to geocode addresses. Multiple maps were then generated, including maps that examined: 1) a four-county region (San Bernardino, Riverside, Los Angeles, and Orange Counties); 2) the Chaffey College District boundaries; and 3) for students who live outside of the Chaffey College District, four-county and district maps that geocode student residences for out-of-district students only.

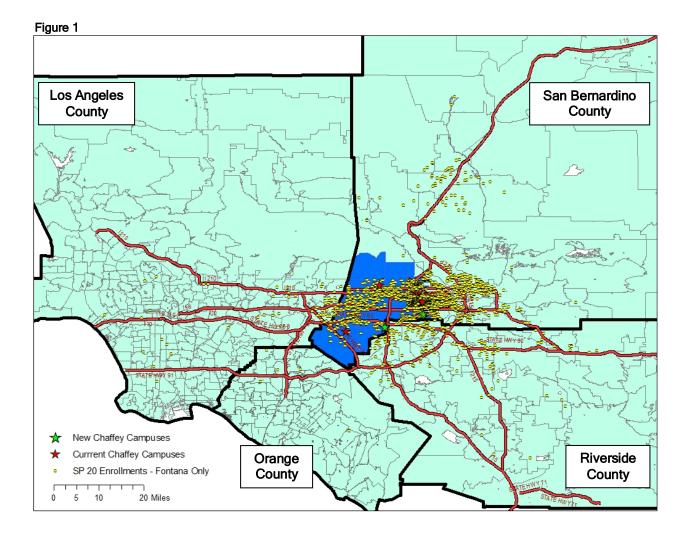
In addition to geocoding addresses, the OIR also examined distance from students' home address to Chaffey College locations (Fontana, Rancho, and Chino Campuses and the proposed new campus site in Ontario and Fontana). The OIR was interested in identifying whether the proposed new Ontario and Fontana Campus locations might be a closer physical location for students who took courses at the Fontana Campus in the Spring 2020 semester.

Findings:

Enrollment Patterns - All Students

As the following maps and tables indicate, the majority of students who took courses at the Fontana Campus were Chaffey College District residents. Among the 3,455 students who enrolled at the Fontana Campus in the Spring 2020 semester, 2,231 (64.6%) resided within the Chaffey Community College District boundaries. To illustrate the home residencies of students who enrolled at the Fontana Campus, figure 1 provides home addresses for all students over a four-county region, while figure 2 focuses on the Chaffey Community College District, examining student residences within the district and in immediate proximity to the district boundaries.

HOME RESIDENCE of SPRING 2020 FONTANA CAMPUS STUDENTS Southern California Four-County Region



HOME RESIDENCE of SPRING 2020 FONTANA CAMPUS STUDENTS Chaffey Community College District

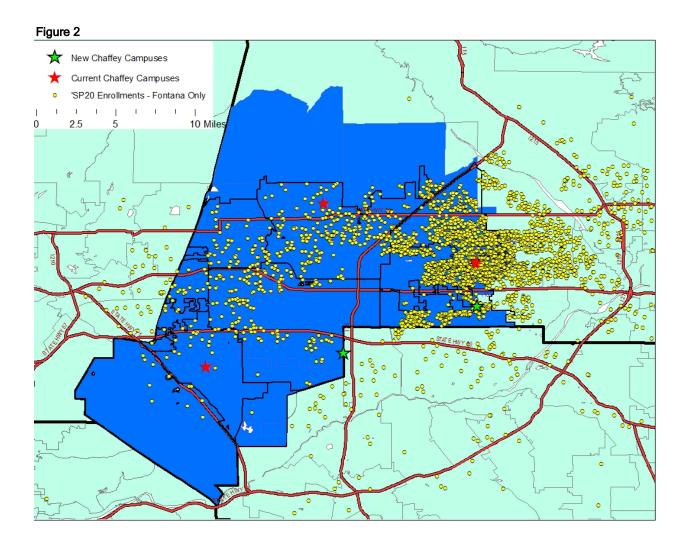


Table 1 identifies the mean and median distance (in miles) from students' homes to the various campus locations, including the two proposed new campus locations in Fontana and Ontario.

	Distance	(in miles)
Primary Campus Location(s)*	Mean	Median
Rancho Campus	15.57	9.13
Chino Campus	21.51	15.77
Fontana Campus	11.27	3.75
New Fontana Campus	12.23	4.88
New Ontario Campus	16.48	9.92

Table 1: Distance From Home Residence to Primary Campus Location, Students Enrolled at Fontana Campus in Spring 2020 Semester

As table 1 indicates, students who enrolled in one or more courses at the Fontana Campus had a median commute distance of 3.75 miles. For these same students, the median commute distance to the new Fontana Campus will only be slightly longer (4.88 miles). As the median distances reported in table 1 also indicate, the median distances to the Rancho Campus (9.13 miles) and proposed new Ontario Campus (9.92 miles) are approximately two and a half times the distance from Fontana Campus students' home addresses, while the Chino Campus is over four times the distance from Fontana Campus students' home addresses.

The Chaffey Community College District has identified a location for the new Fontana Campus (11070 Sierra Avenue; (Latitude: 34.0523924; Longitude: -117.4356771) and an approximate location for the Ontario Campus (Ontario Ranch Road and Hamner Avenue; Latitude: 34.000089; Longitude: -117.557900). For students taking one or more courses at the Fontana Campus, the OIR examined the mean and median distance from current home residence to the new Fontana and Ontario Campuses and identified the number and percentage of students for whom the new Fontana and Ontario Campuses would be closer to their home residence than the current Fontana Campus (table 3). As table 3 indicates, the new Fontana Campus is closer to home residence for 759 students (22.3%) currently taking one or more courses at the Fontana Campus. Examining the new Ontario Campus location, 559 students (16.2%) who take at least one course at the Fontana Campus would have a shorter commute to the Ontario Campus.

Home Residence Than Current Fontana Campus						
New Fontana Campus Closer Ontario Campus Closer						
Ν	%	Ν	%			
769	22.3	559	16.2			

Table 3: Distance to New Fontana and Ontario Campuses Closer to

Tables 5 and 6 identify the number of students enrolled in one or more courses at the Fontana Campus in the Spring 2020 semester who live within 1, 3, 5, and 7 miles of the new Fontana (Table 5) and Ontario (Table 6) Campuses.

Table 5: Spring 2020 Students Taking Courses at the Fontana Campus Who Live in Proximity to the New Fontana Campus

Distance From Students' Home to New Fontana Campus	Unduplicated Students	Cumulative Students
Live Within One Mile of New Fontana Campus	82	82
Live 1.01 - 3.00 Miles of New Fontana Campus	709	791
Live 3.01 - 5.00 Miles of New Fontana Campus	983	1,774
Live 5.01 - 7.00 Miles of New Fontana Campus	568	2,342

Table 6: Spring 2020 Students Taking Courses at the Fontana Campus Who Live in Proximity to the New Ontario Campus

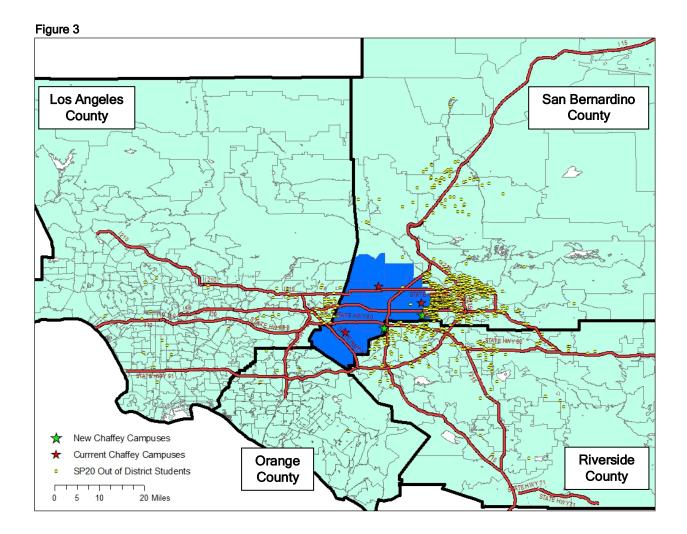
Distance From Students' Home to New Ontario Campus	Unduplicated Students	Cumulative Students
Live Within One Mile of New Ontario Campus	1	1
Live 1.00 - 3.00 Miles of New Ontario Campus	45	46
Live 3.01 - 5.00 Miles of New Ontario Campus	123	169
Live 5.01 - 7.00 Miles of New Ontario Campus	225	394

As tables 5 and 6 indicate, 2,342 and 394 students who took one or more courses at the Fontana Campus in the Spring 2020 semester lived within seven (7) miles of the new Fontana and Ontario Campuses, respectively. This represents 67.8% of the Spring 2020 semester students who took one or more courses at the existing Fontana Campus who live within seven miles of the proposed new Fontana Campus, while 11.4% live within seven miles of the proposed new Ontario Campus.

Enrollment Patterns - Out-of-District Students

Similar to the previous study, the OIR also examined the impact the new campus locations would have on out-of-district students who enrolled in one or more courses at the Fontana Campus in the Spring 2020 semester. In Spring 2020, 1,224 students taking one or more courses at the Fontana Campus (35.4%) resided outside the Chaffey Community College District. To illustrate the home residency range of out-of-district students who enrolled in one more courses at the Fontana Campus in the Spring 2020 semester, figure 3 provides home addresses for out-of-district students over a four-county region, while figure 4 focuses on student out-of-district residences in proximity to the Chaffey Community College District, examining student residences in immediate proximity to the district boundaries.

HOME RESIDENCE of OUT-OF-DISTRICT SPRING 2020 CHAFFEY COLLEGE STUDENTS WHO TOOK COURSES AT THE FONTANA CAMPUS Southern California Four-County Region



HOME RESIDENCE of OUT-OF-DISTRICT SPRING 2020 CHAFFEY COLLEGE STUDENTS WHO TOOK COURSES AT THE FONTANA CAMPUS Chaffey Community College District

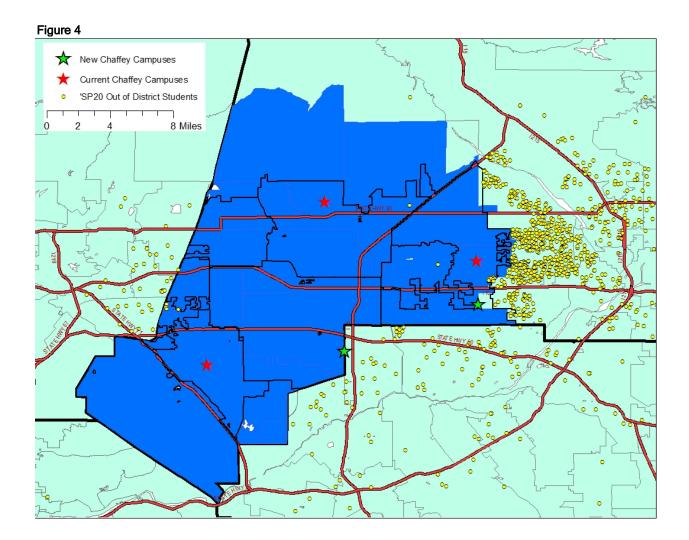


Table 7 identifies the top ten out-of-district cities where students who were enrolled in one or more courses at the Fontana Campus in the Spring 2020 semester resided. While out-of-district students who enrolled in courses at the Fontana Campus lived in 74 unique cities, the top ten out-of-district cities constitute 84.6% of the total out-of-district unduplicated student headcount taking one or more courses at the Fontana Campus in Spring 2020.

	Spring 2020	
Out-of-District City	N	%
Rialto	401	32.8
San Bernardino	218	17.8
Bloomington	147	12.0
Riverside	77	6.3
Colton	66	5.4
Pomona	33	2.7
Moreno Valley	29	2.4
Victorville	26	2.1
Highland	22	1.8
Jurupa Valley	17	1.4

Table 7: Top Out-of-District Cities of Residence of Student Taking One or More Courses	5
at the Fontana Campus in the Spring 2020 Semester	

In addition to examine specific city of residency, the OIR also examined out-of-district student residency for students taking one or more courses at the Fontana Campus as compass points (N, S, SE, NW, etc.) relative to the city's location to the Fontana Campus. Table 8 identifies unduplicated out-of-district student headcount relative to the Fontana Campus. As table 8 illustrates, while almost 71% of out-of-district students reside in communities due east of the Fontana Campus, significant pockets of students reside to the southeast of the Fontana Campus (in Riverside, Moreno Valley, etc.); southwest of the Fontana Campus (e.g., Jurupa Valley, Eastvale, Corona, etc.); north of the Fontana Campus (primarily in high desert communities); and to the west of the Fontana Campus (Pomona, Claremont and other Los Angeles County communities).

	Spring 2020		
Compass Point in Relation to the Chaffey Community College District	Ν	%	
East (Rialto, San Bernardino, Bloomington, etc.)	868	70.9	
Southeast (Riverside, Moreno Valley, etc.)	120	9.8	
Southwest (Jurupa Valley, Eastvale, Corona, Mira Loma, etc.)	62	5.1	
North (High Desert - Victorville, Apple Valley, Hesperia, etc.)	61	5.0	
West (Pomona, Claremont, and other Los Angeles County cities)	61	5.0	
Northeast (Primarily Mountain Communities)	26	2.1	
South (Primarily Communities Along I-15 (Temecula, Murrieta, etc.)	15	1.2	
Northwest (Primarily Communities Along I-210 and San Fernando Valley)	11	0.9	
TOTAL	1,224	100.0	

Table 8: Out-of-District Residency Relative to Chaffey Community College District

Restricting analyses to only out-of-district students and examining home residency by compass location, table 9 identifies the median distance students are currently commuting to the Fontana Campus and the median distances students would commute to the new Fontana and Ontario Campuses.

Home Residence in	Median Distance From Home Residence to					
Relation to Chaffey District	Fontana Campus	New Fontana Campus	New Ontario Campus			
East	4.62	5.76	13.07			
Southeast	8.47	7.28	10.63			
Southwest	10.09	8.90	4.80			
North	25.84	28.47	32.83			
West	17.66	17.74	12.41			
Northeast	12.49	13.14	21.02			
South	11.09	11.47	19.15			
Northwest	24.60	25.06	19.70			

Table 9: Median Distance to Fontana Campus, New Fontana and Ontario Campuses, Spring 2020 Out-of-District Students Who Took Courses at Fontana Campus

As table 9 identifies, students who attended the Fontana Campus in Spring 2020 and live to the southeast or southwest of the Fontana Campus would have a slightly reduced commute to the new Fontana Campus. Students who live to the southeast or southwest of the Fontana Campus would reduce their median commute distance by an average of 1.19 miles. The median commute distance would be slightly longer for all other students, ranging from a median of 0.08 miles (students to the west) to 2.63 miles (students to the north) longer.

Comparing commute time to the current Fontana Campus and the new Ontario Campus, students who live to the southwest, west, and northwest would experience a significantly reduced commute distance. Students who live to the southwest of the Fontana Campus would see their commute distance reduced by 6.10 miles on average; students who live to the west would experience a 5.25 mile reduction in their median commute distance; and students who live to the northwest would experience a median commute that was 4.90 miles shorter. All other groups would experience fairly significant increases in their median commute distance, ranging from 2.16 miles (students to the southeast) to 8.53 miles (students to the northeast).

Restricting analyses to out-of-district students, tables 10 and 11 identify the number of students enrolled in one or more courses at the Fontana Campus in the Spring 2020 semester who live within 1, 3, 5, and 7 miles of the new Fontana (Table 10) and Ontario (Table 11) Campuses.

Distance From Students' Home to New Fontana Campus	Unduplicated Students	Cumulative Students
Live Within One Mile of New Fontana Campus	2	2
Live 1.01 - 3.00 Miles of New Fontana Campus	130	132
Live 3.01 - 5.00 Miles of New Fontana Campus	257	389
Live 5.01 - 7.00 Miles of New Fontana Campus	271	660

Table 10: Spring 2020 Out-of-District Students Taking Courses at the Fontana Campus Who Live in Proximity to the New Fontana Campus

 Table 11:
 Spring 2020 Out-of-District Students Taking Courses at the Fontana Campus

 Who Live in Proximity to the New Ontario Campus

Distance From Students' Home to New Ontario Campus	Unduplicated Students	Cumulative Students
Live Within One Mile of New Ontario Campus	0	0
Live 1.00 - 3.00 Miles of New Ontario Campus	21	21
Live 3.01 - 5.00 Miles of New Ontario Campus	25	46
Live 5.01 - 7.00 Miles of New Ontario Campus	23	69

As tables 10 and 11 indicate, 660 and 69 out-of-district students who took one or more courses at the Fontana Campus in the Spring 2020 semester lived within seven (7) miles of the new Fontana and Ontario Campuses, respectively.