

March 15, 2022

c/o Jessica Haughton, Manager
JOSHUA TREE FUND, LLC
410 Patti Ann Woods Drive
Henderson, NV 89002

**Subject: Tentative Tract Map (TTM) 20471 Vehicles Miles Traveled
Screening Analysis, City of Adelanto, CA**

Dear Ms. Haughton:

A. Introduction

RK ENGINEERING GROUP, INC. (RK) is pleased to provide this Vehicle Miles Traveled (VMT) screening analysis for the proposed Tentative Tract Map (TTM) 20471 residential project located near the northeast corner of Koala Road and Chamberlaine Way, in the City of Adelanto.

The City of Adelanto has adopted the *City of Adelanto Traffic Impact Analysis Guidelines for Vehicles Miles Traveled (VMT) and Level of Service Assessment (LOS), July 2020* (Guidelines) which establish uniform analysis methodology and thresholds of significance for determining VMT impacts under the California Environmental Quality Act (CEQA).

Pursuant to the City of Adelanto Guidelines, the proposed project is located in a Low VMT Area and may be presumed to have a less than significant impact to VMT without the need for a detailed VMT modeling analysis.

B. Project Description

The proposed project consists of a tentative tract map (TTM) that would allow for the construction and operation of 171 units of single family homes on approximately 42.44 acres.

The project site is currently vacant.

C. Low VMT Area Screening

The City's Guidelines indicate that residential projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary, and if the project would not significantly alter the existing built environment in such a way as to increase the rate of length of vehicle trips.

To identify if the project is in a low VMT-generating area, the San Bernardino County Transit Authority (SBCTA) screening tool is used to compare the appropriate baseline project TAZ VMT to the City's adopted threshold of significance of 32.7 VMT/Service Population.

The results of the VMT screening analysis are summarized in Table 1.

Table 1
VMT Screening Analysis¹

Project TAZ	Baseline Year	VMT/Service Population
53895101	2022	28.9
City of Adelanto Threshold of Significance		32.7
Potentially Significant Impact? (Yes/No)		No

¹. San Bernardino County Transit Authority. SBCTA VMT Screening Tool. Website:
<https://sbcta.maps.arcgis.com/apps/webappviewer/index.html?id=779a71bc659041ad995cd48d9ef4052b>.
Accessed: March 2022.

Based on the results of SBCTA VMT Screening Tool (as provided in Attachment A), the proposed project's TAZ VMT is calculated to be 28.9 VMT per service population. Since the project's TAZ VMT is less than the City of Adelanto Threshold of Significance of 32.7 VMT per service population, the proposed project satisfies the Low VMT Area Screening procedure.

The project may be presumed to have a less than significant impact to VMT.

No further VMT analysis would be required to satisfy the City of Adelanto and CEQA requirements.

E. Conclusions

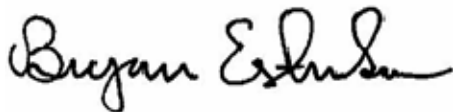
RK Engineering Group, Inc. has completed this Vehicle Miles Traveled (VMT) Screening Analysis for the proposed TTM 20471 residential project.

Based on the City of Adelanto VMT Guidelines and the SBCTA VMT Screening Tool, the proposed project is located in a Low VMT Area Screening and may be presumed to have a less than significant impact to VMT under CEQA. Therefore, no additional VMT analysis will be required.

RK Engineering Group, Inc. appreciates this opportunity to assist JOSHUA TREE FUND, LLC with this project. If you have any questions regarding this study, please do not hesitate to contact us at (949) 474-0809.

Sincerely,

RK ENGINEERING GROUP, INC.



Bryan Estrada, AICP
Principal



Michael Torres, EIT
Engineer II

Attachment A

SBCTA VMT Screening Tool Printout

