



CITY OF TUSTIN VMT SCREENING FORM FOR LAND USE PROJECTS

This form acknowledges the City of Tustin requirements for the evaluation of vehicle miles traveled (VMT) under CEQA. The analysis provided in this form should follow the City of Tustin approved VMT Guidelines, dated February 13, 2024.

I. Project Description

Case Number:

Project Name:

Project Location:

Project Description:

Current GP Land Use:

Proposed GP Land Use:

Current Zoning:

Proposed Zoning:

Does the Project require a General Plan Amendment and/or Zone Change?

YES	X	NO	
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II. VMT Screening Criteria

- A. Is the Project 100% affordable housing?

YES		NO	X
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 Attachments:
- B. Is the Project within 1/2 mile of qualifying transit?

YES		NO	X
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 Attachments:
- C. Is the Project a local serving land use?

YES		NO	X
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 Attachments:
- D. Is the Project in a low VMT area?

YES	X	NO	
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 Attachments:
- E. Are the Project's Net Daily Trips less than 500 ADT?

YES	X	NO	
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 Attachments:

Low VMT Area Evaluation:

City of Tustin VMT Thresholds		
Citywide Average Home-Based VMT ¹ =	15.0	VMT/Capita
Citywide Average Employment VMT ¹ =	25.1	VMT/Employee

¹ OCTAM 5.0 v.6.22.23 base year (2016) statistics.

Project Traffic Analysis Zone (TAZ)	VMT Rate for Project TAZ ¹		Type of Project	
853	11.6	VMT/Capita	Residential:	X
		VMT/Employee	Non-Residential:	

Trip Generation Evaluation:

Source of Trip Generation:

* Use trip rates from the latest edition of the ITE Trip Generation Manual or as approved by City Staff.

Project Trip Generation:

1144	Average Daily Trips (ADT)
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Internal Trip Credit:	YES	<input type="text"/>	NO	<input type="text"/>	% Trip Credit:	<input type="text"/>
Pass-By Trip Credit:	YES	<input type="text"/>	NO	<input type="text"/>	% Trip Credit:	<input type="text"/>
Affordable Housing Credit:	YES	<input type="text"/>	NO	<input type="text"/>	% Trip Credit:	<input type="text"/>
Existing Land Use Trip Credit:	YES	X	NO	<input type="text"/>	Trip Credit:	2092

Net Project Trip Generation:

-948	Average Daily Trips (ADT)
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 Attachments:

Does project trip generation warrant an LOS evaluation outside of CEQA?

YES		NO	X
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III. VMT Analysis Summary

A. Is additional VMT modeling required to evaluate impacts?

YES		NO		X
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Projects that do not satisfy at least one (1) of the VMT screening criteria AND generate 2,400 or more net daily trips AND require a zone change/general plan amendment may require additional VMT modeling using OCTAM. Project that generates less than 2,400 daily trips may use the base TAZ rate for VMT analysis and mitigation purposes.

B. City of Tustin VMT Threshold of Significance:

15.0 VMT/Capita

C. Unmitigated Project VMT Rate:

11.6 VMT/Capita

D. Does Unmitigated Project VMT Rate Exceed VMT Threshold?

YES		NO		X
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E. Is mitigation required?

YES		NO		X
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F. Percentage Reduction Required to Achieve the Citywide Average VMT:

0%

G. Mitigation Measures:

Source:	VMT Reduction Mitigation Measure:	Estimated VMT Reduction (%)
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
Total VMT Reduction (%)		

All mitigation measures are subject to become Conditions of Approval of the project. Provide attachments showing all VMT reduction calculations.

H. Mitigated Project TAZ VMT Rate:

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I. Significance Finding:

(Less than significant, less than significant with mitigation, potential significant, etc.)

Less than significant

Prepared By	Developer/Applicant																								
<table border="1" style="width: 100%;"> <tr><td>Company:</td><td>EPD Solutions, Inc</td></tr> <tr><td>Contact:</td><td>Simon Lin</td></tr> <tr><td>Address:</td><td>3333 Michelson Dr #500, Irvine, CA 92612</td></tr> <tr><td>Phone:</td><td>805-471-5232</td></tr> <tr><td>Email:</td><td>techservices@epdsolutions.com</td></tr> <tr><td>Date:</td><td>05/07/25</td></tr> </table>	Company:	EPD Solutions, Inc	Contact:	Simon Lin	Address:	3333 Michelson Dr #500, Irvine, CA 92612	Phone:	805-471-5232	Email:	techservices@epdsolutions.com	Date:	05/07/25	<table border="1" style="width: 100%;"> <tr><td>Company:</td><td>Kingsbarn Realty Capital</td></tr> <tr><td>Contact:</td><td>Philip Mader</td></tr> <tr><td>Address:</td><td>2500 Sand Hill Road, Suite 320 Menlo Park, CA 94025</td></tr> <tr><td>Phone:</td><td></td></tr> <tr><td>Email:</td><td>pmader@kingsbarn.com</td></tr> <tr><td>Date:</td><td>2/14/25</td></tr> </table>	Company:	Kingsbarn Realty Capital	Contact:	Philip Mader	Address:	2500 Sand Hill Road, Suite 320 Menlo Park, CA 94025	Phone:		Email:	pmader@kingsbarn.com	Date:	2/14/25
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Approved by:																									
Tustin Public Works Engineering	Tustin Community Development Planning																								
Date	Date																								

Development review and processing fees should be submitted with, or prior to the submittal of this Form.
The Public Works and/or Planning Division staff will not process the Form prior to fees being paid to the City.