

DATE: December 21, 2023
TO: Nicole Criste, Terra Nova Planning & Research, Inc.
FROM: John Kain and Marlie Whiteman, Urban Crossroads, Inc.
JOB NO: 15581-02 VMT.docx

TENTATIVE TRACT MAP 38483 VEHICLE MILES TRAVELED (VMT) SCREENING EVALUATION

Urban Crossroads, Inc. is pleased to provide the following Vehicle Miles Traveled (VMT) Screening Evaluation for the Tentative Tract Map 38483 (**Project**), which is located east of Eucalyptus Road, west of Holcomb Road, and south of Holland Road in the County of Riverside. The Project location is shown on Exhibit A.

PROJECT OVERVIEW

The Project consists of up to 98 single family dwelling units and common area amenities. Exhibit B presents the Project site plan.

The California Environmental Quality Act (CEQA) requires all lead agencies to adopt VMT as the measure for identifying transportation impacts for land use projects. To comply with CEQA, the County of Riverside adopted analytical procedures, screening tools, and impact thresholds for VMT, which are documented in their Riverside County Transportation Analysis Guidelines for Level of Service, Vehicle Miles Traveled (December 2020) (**County Guidelines**) (1). The adopted County Guidelines were used to prepare this VMT screening evaluation. In addition, a review of the County Guidelines indicates that Single Family Residential tracts of less than 100 lots are excluded from Level of Service (LOS) analysis.

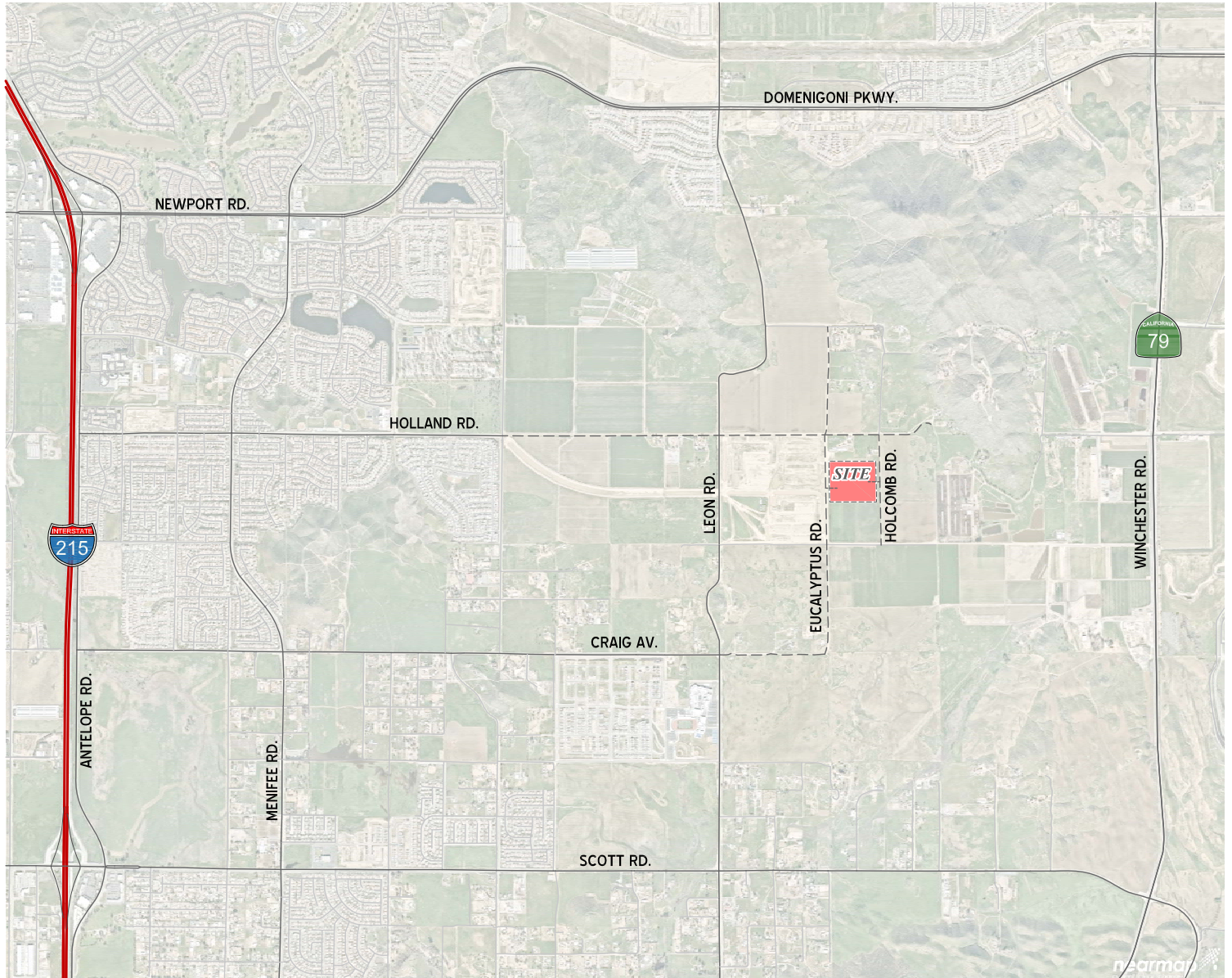
VMT SCREENING

Consistent with County Guidelines, projects should evaluate available screening criteria based on their location and project type to determine if a presumption of a less than significant transportation impact can be made. The following project screening thresholds were selected for review based on their applicability to the proposed Project:

- Small Projects Screening
- High Quality Transit Areas (HQTAs) Screening
- Map-Based Screening

The County's adopted VMT screening steps are described in Table 1 along with a determination of each screening step's applicability to the Project.

EXHIBIT A: LOCATION MAP



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TABLE 1: SCREENING FOR LAND USE PROJECTS EXEMPT FROM VMT ANALYSIS

Screening Steps	Description	Result
1. Small Projects Screening	Housing developments of less than or equal to 110 single family dwelling units or 147 multi-family dwelling units are considered small projects presumed to have a less than significant impact absent substantial evidence to the contrary.	Meets.
2. Transit Priority (TPA) Screening	Projects located within a TPA (i.e., within a half mile of an existing major transit stop or an existing stop along a high-quality transit corridor) are presumed to have less than significant impact on VMT.	Does not meet.
3. Low VMT Area Screening	Land use projects located within a low VMT generating zone that can reasonably be expected to generate VMT per resident that is similar to the existing land uses in the low VMT area are presumed to have a less than significant VMT impact. The Project RIVTAM TAZ is 4084, which experiences existing VMT / capita of 30.43 whereas the County threshold is 15.2 VMT / capita.	Does not meet.

SMALL PROJECTS SCREENING

Housing developments of less than or equal to 110 single family dwelling units or 147 multi-family dwelling units are considered small projects and presumed to have a less than significant impact absent substantial evidence to the contrary.

County Guidelines also identify those projects forecasted to generate greenhouse gas (GHG) emissions below 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO₂e) per year are also assumed to cause a less than significant VMT impact.¹ The County Guidelines provides a list of land use types based on quantity (i.e., dwelling units or square footage) and provides a typical development potential to be below the 3,000 MTCO₂e per year.

The Project includes 98 single family dwelling units, so the Project satisfies the Small Projects screening criteria.

CONCLUSION

Based on the results of this evaluation, the Project satisfies the Small Projects screening criteria and no further analysis is necessary. In addition, because of the Project size, LOS analysis is not required.

If you have any questions, please contact us directly at jkain@urbanxroads.com for John or mwhiteman@urbanxroads.com for Marlie.

¹ County Guidelines; Page 19.

REFERENCES

1. **County of Riverside.** *Transportation Analysis Guidelines for Level of Service, Vehicle Miles Traveled.*
County of Riverside : s.n., December 2020.