

DATE: July 28, 2023
TO: Brian Foote, City of Redlands
FROM: Alex So, Urban Crossroads, Inc.
JOB NO: 15517-04 VMT

1101 CALIFORNIA VEHICLE MILES TRAVELED (VMT) SCREENING EVALUATION

Urban Crossroads, Inc. is pleased to provide the following Vehicle Miles Traveled (VMT) Screening Evaluation for the 1101 California (**Project**), which is located at 1101 California Street in the City of Redlands.

PROJECT OVERVIEW

The proposed Project consists of a 357,610 square foot warehouse building on a site that was previously occupied by a local amusement park (formerly Splash Kingdom) which has been removed from the project site. A preliminary land use plan for the proposed Project is found in Attachment A.

BACKGROUND

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 City of Redlands developed and adopted their [CEQA Assessment VMT Analysis Guidelines](#) (July 2020) (**City Guidelines**) (1). This VMT screening evaluation has been developed based on the adopted City Guidelines.

VMT SCREENING

The City Guidelines provides details on appropriate “screening thresholds” that can be used to identify when a proposed land use project is anticipated to result in a less than significant impact without conducting a more comprehensive analysis. It is our understanding the City of Redlands utilizes the San Bernardino County Transportation Authority (SBCTA) VMT Screening Tool (**Screening Tool**). The Screening Tool allows users to select an assessor’s parcel number (APN) to determine if a project’s location meets one or more of the screening thresholds for land use projects identified in the City Guidelines. Screening thresholds are broken into the following three steps:

- Step 1: Transit Priority Area (TPA) Screening
- Step 2: Low VMT Area Screening
- Step 3: Project Type Screening

STEP 1: TPA SCREENING

Consistent with 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.

Based on the Screening Tool results presented in Attachment B, the Project site is not located within a ½ mile of an existing major transit stop or along a high-quality transit corridor. In addition, the Project does not meet the secondary criteria of having a FAR at or above 0.75.

TPA Screening step is not met.

STEP 2: LOW VMT AREA SCREENING

As noted in the City Guidelines, residential and office projects that locate in areas with low VMT and that incorporate similar features (density, mix of uses, and transit accessibility) will tend to exhibit similarly low VMT.

City Guidelines identifies VMT per service population as the appropriate VMT metric for industrial projects and an impact threshold of “15% less than the baseline level for the County.”

The San Bernardino Transportation Analysis Model (SBTAM) has been utilized to determine the existing VMT per service population generated by the TAZ in which the Project is located (TAZ 53824601). TAZ 53824601 was found to generate 16.1 VMT per service population, as compared to 15% less than the baseline level for the County or 28.4. The Project is located in a low VMT generating TAZ.

Low VMT Area Screening step is met.

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.”).

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.”).

STEP 3: PROJECT TYPE SCREENING

City Guidelines states projects that are consistent with the current Sustainable Communities Strategy (SCS) or general plan, and that generate less than 3,000 metric tons of CO₂e per year can be presumed to have a less than significant impact on VMT. Based on substantial evidence provided in the City Guidelines, Warehousing of less than 463,000 square feet is presumed to have a less than significant impact on VMT. The proposed Project consists of a 357,610 square foot warehouse building and therefore is below the threshold identified in the City Guidelines. In addition, the Project is located in an area designated for Commercial/Industrial uses and thus is consistent with the City of Redlands General Plan underlying land use assumptions.

Project Type Screening step is met.

CONCLUSION

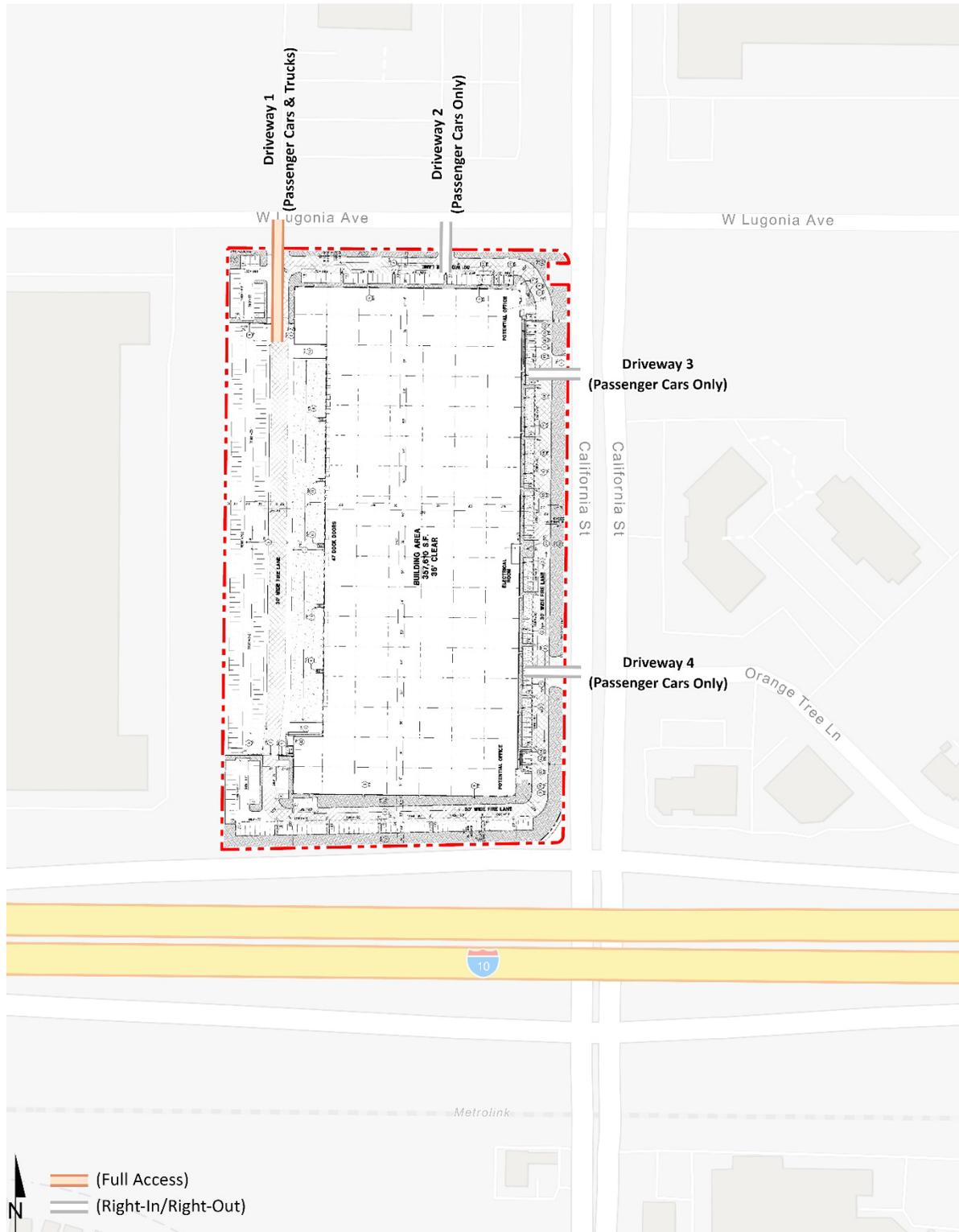
In summary, the Project was evaluated consistent with City Guidelines and was found to meet the Low VMT Area Screening step and the Project Type Screening step. Therefore, the Project is presumed to have a less than significant impact and no further VMT analysis is required.

If you have any questions, please contact me directly at aso@urbanxroads.com.

REFERENCES

1. **City of Redlands.** *CEQA Assessment VMT Analysis Guidelines.* July 2020.

ATTACHMENT A
PRELIMINARY SITE PLAN



ATTACHMENT B
SBCTA SCREENING TOOL FOR TPA

SBCTA VMT Screening Tool Powered by Fehr & Peers User's Guide

1101 California St, Redlands, CA X

Show search results for 1101 Californ...

Complete #1 - 4, Then Click 'Run'

VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*

OD VMT Per Service Population

#3. Select the Baseline Year. The years available for analysis are from 2016 to 2040.*

2023

#4. Select the Threshold (% reduction from baseline year). Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*

Below County Baseline (-15%)

[Help](#) Run

Map Layers

- Project Area VMT
- Screening Results
- Low VMT Generating TAZs
- Parcels
- Jurisdiction Boundaries
- TAZ
- Transit Priority Area

1101 California St, Redlands, CA X

Almond Ave

California St

Kaiser Medical Center

53824601

1153 ft

San Bernardino Fwy

1185 ft

Metrolink

Loma Linda University, City of Redlands, Co