



TJW ENGINEERING, INC.
TRAFFIC ENGINEERING &
TRANSPORTATION PLANNING
CONSULTANTS

May 3, 2021

Mr. Steve Powell
WOODCREST COMPANIES
1410 Main Street, Suite C
Ramona, CA 92065

Subject: Vehicle Miles Traveled Memorandum - Tractor Supply Store, City of Highland

Dear Mr. Powell:

TJW ENGINEERING, INC. (TJW) is pleased to present you with this Vehicle Miles Traveled (VMT) Memorandum for the proposed Tractor Supply Store project located at the intersection of Base Line and Church Avenue in the City of Highland.

The proposed project consists of the following land uses:

- 38,940 square foot Tractor Supply Store;
- 6,610 square feet of fast food restaurant with drive-thru;
- 28,040 square feet of retail;
- 22 multi-family dwelling units; and
- 2 single-family dwelling units.

Appendix A contains the proposed project site plan.

Vehicle Miles Traveled (VMT)

Senate Bill (SB) 743 was adopted in 2013 requiring the Governor's Office of Planning and Research (OPR) to identify new metrics for identifying and mitigating transportation impacts within the California Environmental Quality Act (CEQA). For land use projects, OPR has identified Vehicle Miles Traveled (VMT) as the new metric for transportation analysis under CEQA. The regulatory changes to the CEQA guidelines that implement SB 743 were approved on December 28th, 2018 with an implementation date of July 1st, 2020 as the new metric.

Currently, VMT guidelines have not yet been adopted by the City of Highland. Coordination with City staff determined the San Bernardino County Transit Authority (SBCTA) Screening Tool could be used to determine whether a comprehensive VMT analysis is needed. If a proposed project passes the SBCTA Screening Tool

process, the project can be assumed to have a less than significant impact and a comprehensive VMT analysis will not be required.

The results of the SBCTA Screening Tool show the proposed project is completely within a transit priority area (TPA) and is within a low VMT generating traffic analysis zone. Appendix A contains the results of the SBCTA Screening Tool. Since the proposed project passes the SBCTA Screening process, the proposed project is assumed to have a less than significant impact and no further VMT analysis is needed.

Conclusion

This memorandum provides an overview of the VMT Analysis for the proposed project for consistency with new CEQA Guidelines. As the City has yet to adopt VMT guidelines, it was determined the SBCTA Screening Tool could be used to identify the need for a comprehensive VMT Analysis. The proposed project passes the SBCTA Screening process and is presumed to have a less than significant transportation impact and does not require further VMT Analysis.

Please contact us at (949) 878-3509 if you have any questions regarding this memorandum.

Sincerely,

Thomas Wheat, PE, TE
President

David Chew, PTP
Transportation Planner

Registered Civil Engineer #69467
Registered Traffic Engineer #2565

Jeffrey Chinchilla, PE
Project Engineer

