

# ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

Date: November 13, 2023  
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To: Ms. Carissa Savant  
Site: 430 West Foothill Parkway  
Subject: Vehicle Miles Traveled (VMT) Screening Analysis for the Oakmont Senior Living Facility

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This technical memorandum evaluates the trip generation and need to prepare a vehicle miles traveled (VMT) analysis for the proposed Oakmont Senior Living Facility project (proposed project) located at 430 West Foothill Parkway in the City of Corona. The proposed project would include development of a one-story, 109,551 SF residential care facility with 24-hour care assistance. The proposed project would consist of 107 units on a 5.16-acre site and would include landscaping, parking, sidewalks, and recreation facilities. The proposed site plan is shown in Figure 1.

## **VMT Screening Analysis**

Senate Bill (SB) 743 was signed by Governor Brown in 2013 and required the Governor's Office of Planning and Research (OPR) to amend the CEQA Guidelines to provide an alternative to LOS for evaluating Transportation impacts. SB743 specified that the new criteria should promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks and a diversity of land uses. The bill also specified that delay-based level of service could no longer be considered an indicator of a significant impact on the environment. In response, Section 15064.3 was added to the CEQA Guidelines beginning January 1, 2019. Section 15064.3 - Determining the Significance of Transportation Impacts states that Vehicle Miles Traveled (VMT) is the most appropriate measure of transportation impacts and provides lead agencies with the discretion to choose the most appropriate methodology and thresholds for evaluating VMT. Section 15064.3(c) states that the provisions of the section shall apply statewide beginning on July 1, 2020.

The *Draft City of Corona CEQA Assessment-VMT Analysis Guidelines* states impact thresholds and screening thresholds to determine if land use projects would require a VMT analysis. The City's Guidelines provide criteria for projects that would be considered to have a less-than significant impact on VMT and therefore could be screened out from further analysis. If a project meets one of the following criteria, then the VMT impact of the project is considered less-than significant and no further analysis of VMT would be required:

1. The project serves the local community.
2. The project is located within a Transit Priority Area (TPA).
3. The project is located in a low VMT generating TAZ.

The applicability of each criterion to the proposed project is discussed below.

**Screening Criteria 1 – Locally Serving Land Use:** According to the City's guidelines, projects that serve the local community have the potential to reduce VMT and would not be required to complete a VMT assessment. The proposed project consists of a senior residential care facility, which involves people with limited mobility, meaning they will be utilizing local shops and facilities when travelling off site. For those who travel off site, chauffeur services are provided, further reducing the number of individual trips. Additionally, while the City of Corona does not specify assisted living facilities for project type screening, many jurisdictions (I.E City of Menifee and City of Covina) specifically call out assisted living facilities as land uses which aim to serve the local community. Therefore, the proposed project would screen as per Screening Criteria 1.

Screening Criteria 2 - Transit Priority Area (TPA): The City's guidelines state that projects located within High Quality Transit Areas (HQTAs) would screen from requiring a VMT analysis. As per Figure 2 (*Figure 5.10-1 of the City of Corona CEQA Assessment-VMT Analysis Guidelines*), the proposed project is not located within a TPA. Therefore, the proposed project would not screen as per Screening Criteria 2.

Screening Criteria 3 – Located in a Low VMT Area: The City guidelines state that projects located in low VMT generating TAZ will screen from requiring a full VMT analysis. As per the WRCOG VMT Screening Tool, the proposed project is not located in a low VMT generating area. Therefore, the proposed project would not screen as per Screening Criteria 3. The proposed project's WRCOG VMT screening inputs and results are shown in Figure 3.

### **Summary**

The *City of Corona CEQA Assessment-VMT Analysis Guidelines* states impact thresholds and screening thresholds to determine if projects would require a vehicle-miles traveled (VMT) analysis. The proposed project would not meet Screening Criteria 2 or 3. However, the project proposes a senior residential care facility which aims to serve the local community; therefore, Screening Criteria 1 is met. Therefore, VMT impacts would be considered less than significant and further analysis of VMT would not be required.

If you have any questions about this information, please contact me at (949) 794-1180 or [hashem@epdsolutions.com](mailto:hashem@epdsolutions.com).

Figure 1: Project Site Plan

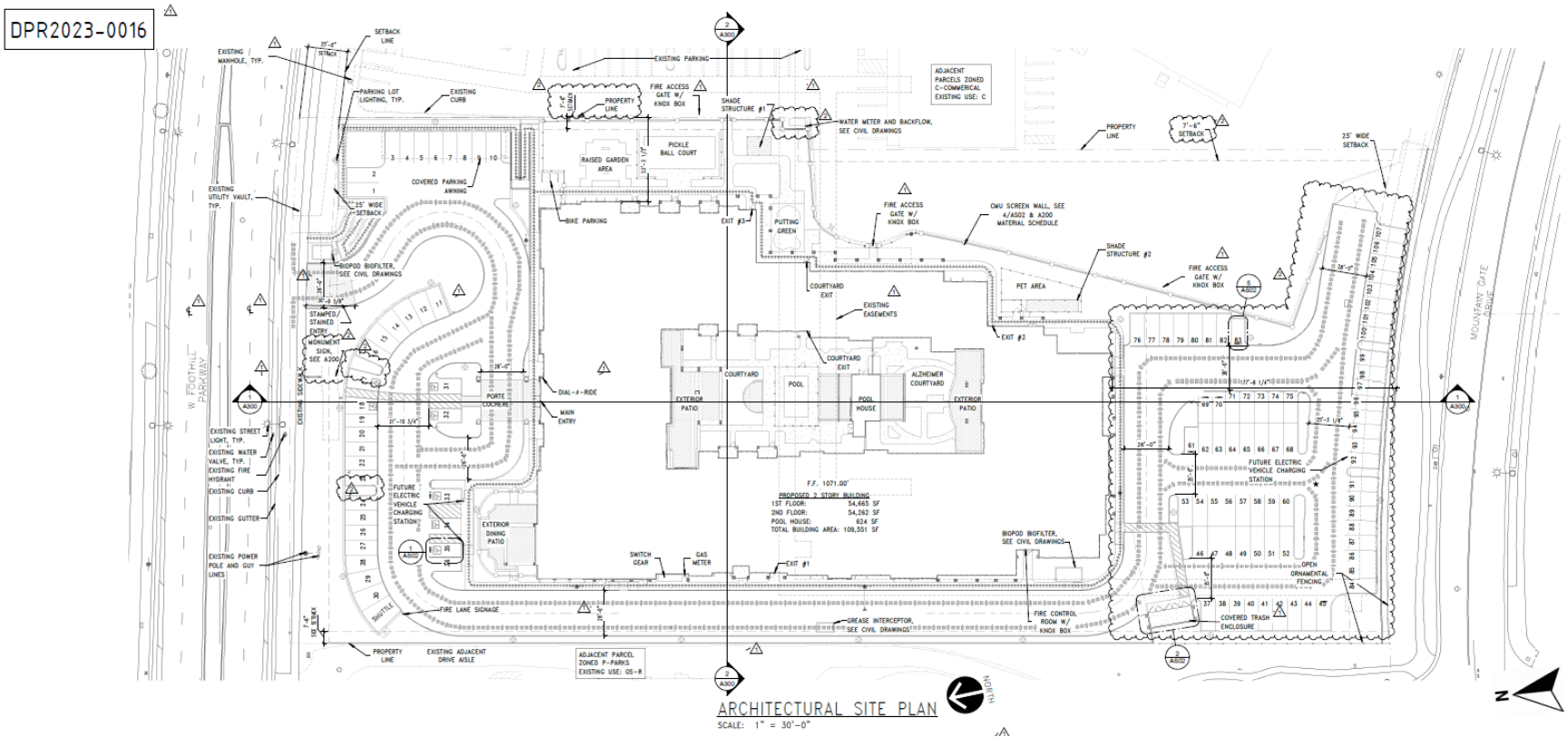
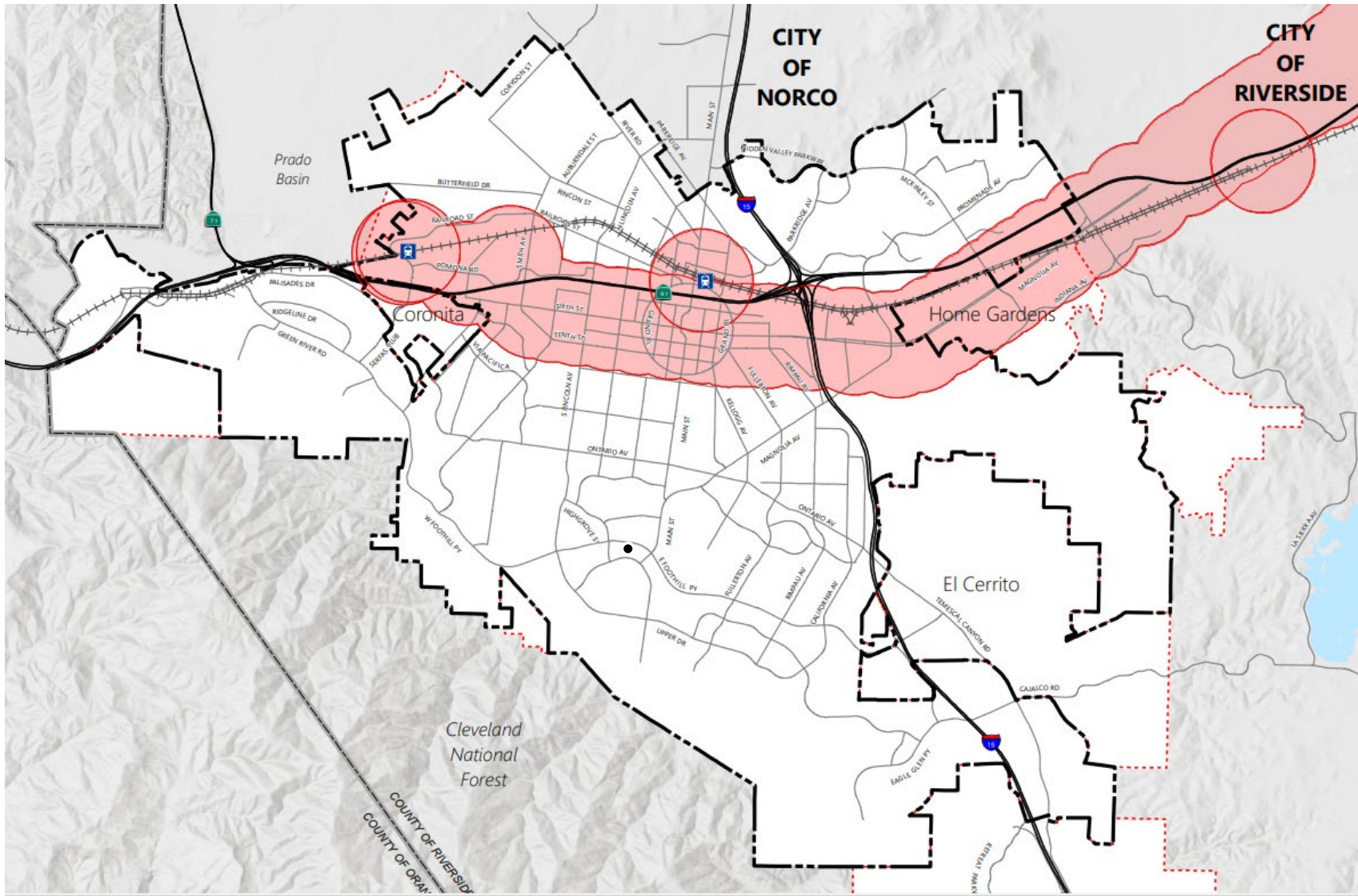


Figure 2: City of Corona TPA Map



● Project Location

Figure 3: Project VMT Screening

