



Memorandum

Date: May 1, 2025
To: Vincent Ramos, City of Claremont
From: Jolene Hayes, Fehr & Peers
Subject: **Technical Review of 840 South Indian Hill VMT Screening Memo**

OC20-0715.02

This technical memorandum provides an assessment of two conflicting VMT screening memorandums prepared for a proposed project using the City of Claremont's Transportation Study Guidelines and the SGVCOG VMT Evaluation Tool (VMT Tool).

Project Description

The Project Site is located at 840 South Indian Hill Boulevard in the City of Claremont. The proposed project (Project) consists of 70 multi-family dwelling units.

VMT Screening

The City of Claremont adopted VMT thresholds of significance in 2020 pursuant to regulatory requirements of SB 743. The City also approved three independent VMT screening criteria consistent with guidance provided by the Office of Planning & Research (OPR, now known as Office of Land Use and Climate Innovation, or LCI), including:

- 1.) Transit Priority Area Screening,
- 2.) Small and Local Serving Project Screening, and
- 3.) Low VMT Area Screening.

The Transit Priority Area and Low VMT Area screening criteria can be quickly determined by using the VMT Tool, which is based on the most currently available Southern California Association of Governments (SCAG) Regional Travel Demand Model (Model) and transit route/schedule information.

If a project screens out under any one of these three criteria, then the project can move forward without further VMT analysis. If a project does not screen out, next steps consist of a change in the

project (e.g., reduction in size or land use), additional VMT analysis (e.g., preparing model runs using the SCAG model), and/or VMT mitigation.

As a first step for projects that do not screen out, the VMT Tool contains optional mitigation measures derived from the California Air Pollution Control Officers Association (CAPCOA) *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity* (2021 Handbook). The Tool's VMT reduction measures can be identified for the purpose of reducing a project's VMT impact to a less than significant level. The VMT Tool allows users to test a variety of mitigation measures. Project applicants can request the City's approval of mitigation measures to reduce the estimated project-generated VMT to a level below the adopted significance threshold, which can then be incorporated into a mitigated negative declaration.

840 South Indian Hill VMT Findings

According to the VMT assessment prepared for the Project by TJW Engineering, Inc. dated November 11, 2024, the Project does not screen out from VMT analysis based on any of the three criteria, as follows:

- 1.) Transit Priority Area (TPA) Screening,
- 2.) Small and Local Serving Project Screening, and
- 3.) Low VMT Area Screening.

The applicant's memo did not incorporate portions of the site that are located in a Low VMT Area (a portion of American Avenue), which is designated as a Low VMT Area based on both VMT per total service population and home-based VMT per capita. The Project screens out under criterion number 3 above.

Project Details

Timestamp of Analysis May 01, 2025, 03:31:25 PM

Project Name housing

Project Description housing

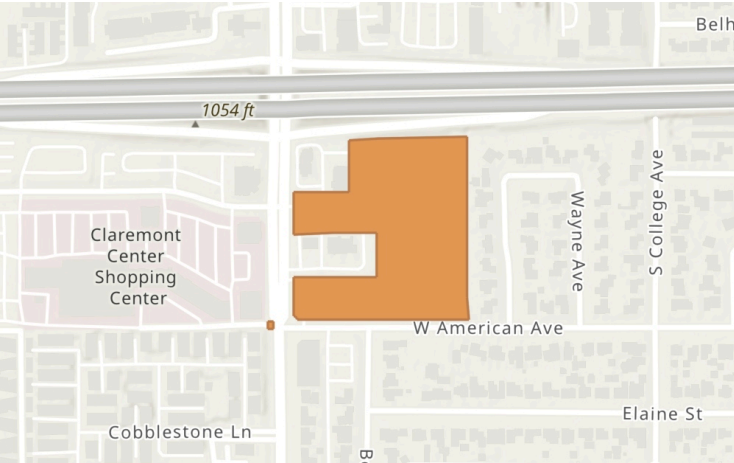
Proximity Transit Screening

Inside a transit priority area? No

Project Location Map

jurisdiction:
Claremont

APN	TAZ
8322006004	22448100
8318020011	22448100
8322006006	22448100



Analysis Details

Data Version SCAG Regional Travel Demand Model 2024

Analysis TAZ

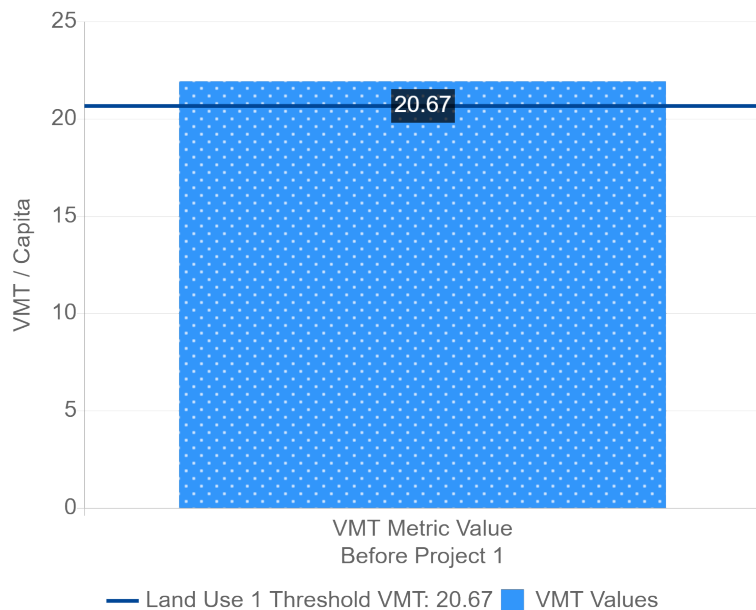
Methodology

Target Baseline Year 2025

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type	Residential
VMT Metric	Home-Based VMT per Capita
VMT Baseline Description	Northeast
VMT Baseline Value	24.32
VMT Threshold Description / Threshold Value	-15% / 20.67

Summary	Baseline Conditions
Project Generated Vehicle Miles Traveled (VMT) Rate	21.94
Screening Results	Yes (Pass)



Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type	Residential
VMT Metric	Total VMT per Service Population
VMT Baseline Description	Northeast
VMT Baseline Value	31.98
VMT Threshold Description / Threshold Value	-15% / 27.19

Summary	Baseline Conditions
Project Generated Vehicle Miles Traveled (VMT) Rate	33.47
Screening Results	Yes (Pass)

