



CITY OF TUSTIN VMT SCREENING FORM FOR LAND USE PROJECTS

This form acknowledges the City of Tustin requirements for the evaluation of vehicle miles traveled (VMT) under CEQA. The analysis provided in this form should follow the City of Tustin approved VMT Guidelines, dated February 13, 2024.

I. Project Description

Case Number:

Project Name:

Project Location:

Project Description:

Current GP Land Use:

Proposed GP Land Use:

Current Zoning:

Proposed Zoning:

Does the Project require a General Plan Amendment and/or Zone Change?

YES	X	NO	
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II. VMT Screening Criteria

- A. Is the Project 100% affordable housing?

YES		NO	X
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 Attachments:
- B. Is the Project within 1/2 mile of qualifying transit?

YES		NO	X
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 Attachments:
- C. Is the Project a local serving land use?

YES		NO	X
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 Attachments:
- D. Is the Project in a low VMT area?

YES	X	NO	
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 Attachments:
- E. Are the Project's Net Daily Trips less than 500 ADT?

YES	X	NO	
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 Attachments:

Low VMT Area Evaluation:

City of Tustin VMT Thresholds		
Citywide Average Home-Based VMT ¹ =	15.0	VMT/Capita
Citywide Average Employment VMT ¹ =	25.1	VMT/Employee

¹ OCTAM 5.0 v.6.22.23 base year (2016) statistics.

Project Traffic Analysis Zone (TAZ)	VMT Rate for Project TAZ ¹		Type of Project	
853	11.6	VMT/Capita	Residential:	X
		VMT/Employee	Non-Residential:	

Please find the modeling data from OCTAM 5.0 v6.22.23 Base Model Year 2016 VMT Statistics provided by RK Engineering attached.

Trip Generation Evaluation:

Source of Trip Generation:

* Use trip rates from the latest edition of the ITE Trip Generation Manual or as approved by City Staff.

Project Trip Generation:

1144	Average Daily Trips (ADT)
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Internal Trip Credit:	YES	<input type="text"/>	NO	<input type="text"/>	% Trip Credit:	<input type="text"/>
Pass-By Trip Credit:	YES	<input type="text"/>	NO	<input type="text"/>	% Trip Credit:	<input type="text"/>
Affordable Housing Credit:	YES	<input type="text"/>	NO	<input type="text"/>	% Trip Credit:	<input type="text"/>
Existing Land Use Trip Credit:	YES	X	NO	<input type="text"/>	Trip Credit:	2092

Net Project Trip Generation:

-948	Average Daily Trips (ADT)
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 Attachments:

Does project trip generation warrant an LOS evaluation outside of CEQA?

YES		NO	X
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III. VMT Analysis Summary

A. Is additional VMT modeling required to evaluate impacts?

YES		NO	X
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Projects that do not satisfy at least one (1) of the VMT screening criteria AND generate 2,400 or more net daily trips AND require a zone change/general plan amendment may require additional VMT modeling using OCTAM. Project that generates less than 2,400 daily trips may use the base TAZ rate for VMT analysis and mitigation purposes.

B. City of Tustin VMT Threshold of Significance:

15.0 VMT/Capita

C. Unmitigated Project VMT Rate:

11.6 VMT/Capita

D. Does Unmitigated Project VMT Rate Exceed VMT Threshold?

YES		NO	X
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E. Is mitigation required?

YES		NO	X
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F. Percentage Reduction Required to Achieve the Citywide Average VMT:

0%

G. Mitigation Measures:

Source:		
	VMT Reduction Mitigation Measure:	Estimated VMT Reduction (%)
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
Total VMT Reduction (%)		

All mitigation measures are subject to become Conditions of Approval of the project. Provide attachments showing all VMT reduction calculations.

H. Mitigated Project TAZ VMT Rate:

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I. Significance Finding:

(Less than significant, less than significant with mitigation, potential significant, etc.)

Less than significant

Prepared By		Developer/Applicant	
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Approved by:			
Tustin Public Works Engineering	Date	Tustin Community Development Planning	Date

Development review and processing fees should be submitted with, or prior to the submittal of this Form. The Public Works and/or Planning Division staff will not process the Form prior to fees being paid to the City.

From: [Bryan Estrada](#)
To: [Abby Pal](#); [Simon Lin](#)
Cc: [Tao, Kyra](#)
Subject: Cypress Grove VMT Screening
Date: Wednesday, March 12, 2025 10:52:30 AM

[NON-EPD]

Hi Abby,

I spoke with Kyra about the issue with the Cypress Grove project and the zone not being in the VMT Screening Tool. After further discussion, we would like to have you use the 2016 VMT statistics from the previous model to be consistent with the screening tool and guidelines. FYI, we will be updating the screening tool in the near future with the current model data, but for now please use the previous version.

Here are the 2016 VMT Statistics for Zone 853 from the previous OCTAM:

Zone ID	Time Period	Home-Based VMT (PA)	Home-Based Work VMT (PA)	Population	Employment	HBVMT_per_Pop (PA)	HBWVMT_per_Emp (PA)
853	Daily	18139.63	23435.86	1564	894	11.60	26.21

Please update the VMT screening with this information.

Thanks,

BRYAN ESTRADA, T.E.

PRINCIPAL



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