

Summary of Baseline VMT Screening Thresholds

Jurisdiction	Threshold
City of San Jose	<u>Residential</u> : More stringent of: 1) 15% below citywide home-based VMT per resident or 2) 15% below regionwide home-based VMT per resident <u>Office Employment</u> : 15% below existing regionwide home-based work VMT per employee <u>Industrial Employment Uses</u> : No higher than existing regionwide home-based VMT per employee <u>Retail Uses</u> : Net increase in the total regionwide VMT <u>Mixed-Use</u> : Each land use component to be analyzed independently
City of Palo Alto	<u>Residential</u> : 15% below existing countywide home-based VMT per resident <u>Office Employment</u> : 15% below existing regionwide home-based work VMT per employee <u>Retail Uses</u> : Net increase in the total (boundary) VMT <u>Mixed-Use</u> : Each land use component to be analyzed independently
City of Mountain View	<u>Residential</u> : 15% below existing regionwide home-based VMT per resident <u>Office Employment</u> : 15% below existing regionwide home-based work VMT per employee <u>Retail Uses</u> : Net increase in the total (boundary) VMT <u>Mixed-Use</u> : Each land use component to be analyzed independently
City of Sunnyvale	<u>Residential</u> : 15% below existing countywide home-based VMT per resident <u>Office Employment</u> : 15% below existing countywide home-based work VMT per employee
City of Santa Clara	<u>Residential</u> : 15% below existing countywide home-based VMT per resident <u>Office Employment</u> : 15% below existing countywide home-based work VMT per employee <u>Industrial Employment</u> : 15% below existing countywide home-based work VMT per employee <u>Retail Uses</u> : Net increase in the total (boundary) countywide VMT <u>Mixed-Use</u> : Each land use component to be analyzed independently

Local-Serving Retail Projects

Local-serving retail is unlikely to have a substantial influence on local VMT. Smaller retail uses such as grocery stores, dry cleaners, pharmacies, and convenience stores tend to attract visitors from nearby neighborhoods. As an example, consider the effect of a new grocery store in an area without one. Residents of a neighborhood without a grocery store have to travel a great distance to an existing grocery store. Adding the grocery store to that neighborhood will shorten many of the existing grocery shopping trips and reduce the VMT to/from the neighborhood, although it is unlikely to attract visitors who are already near an existing grocery store. While the definition of local-serving retail is somewhat subjective, a reasonable screening criterion may be a grocery store, pharmacy, or shopping center that does not exceed 50,000 square feet of retail space.

- 100,000 square feet or less of retail:
 - The City of San Jose defines 100,000 square feet or less of retail without a drive-through as local serving retail. Similarly, the City of Sunnyvale also defines 100,000 square feet or less of retail without an auto dealership, carwash/repair facility, drive-through restaurant or service, restaurants with banquet halls, hotels, and similar uses with a regional draw.
- 50,000 square feet or less of retail:
 - The City of Mountain View, and City of Santa Clara are using 50,000 square feet or less to define local serving retail.
- 10,000 square feet or less of retail:
 - Palo Alto reviewed its past retail development applications and selected 10,000 square feet or less to define local-serving retail.