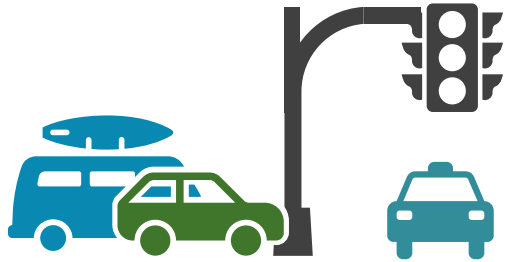
Aligning County VMT Policy With CEQA SB 743 and OPR Technical Guidance

Background - Senate Bill 743

Prohibits the use of Level of Service (LOS) to analyze CEQA impacts

- Road congestion and vehicle delay
- Mitigation involved increasing road capacity



Requires Vehicle Miles Traveled (VMT) analysis for CEQA review

- Distance and number of trips a car travels
- Mitigation involves reducing vehicle trips



SB 743 Signed Into Law
2013

OPR Guidance Released
Jan. 20, 2016

Board of Supervisors Adopts VMT Standards
June 24, 2020

Required Implementation of SB 743
July 1, 2020

Background - Senate Bill 743

Governor's Office of Planning and Research (OPR) Releases Guidance for Local Jurisdictions to Implement SB 743

-15 %

The per capita or per employee VMT should be 15% below existing development

< 110

Projects should generate less than 110 trips per day



SB 743 Signed Into Law
2013

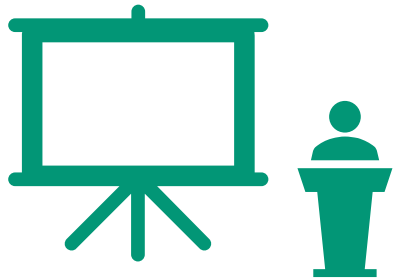
OPR Guidance Released
Jan. 20, 2016

Board of Supervisors Adopts VMT Standards
June 24, 2020

Required Implementation of SB 743
July 1, 2020

Background - Senate Bill 743

Board of Supervisors Adopts Options to Implement SB 743



On June 24th, 2020, the Board of Supervisors considered options to implement SB 743.

SB 743 Signed Into Law
2013

OPR Guidance Released
Jan. 20, 2016

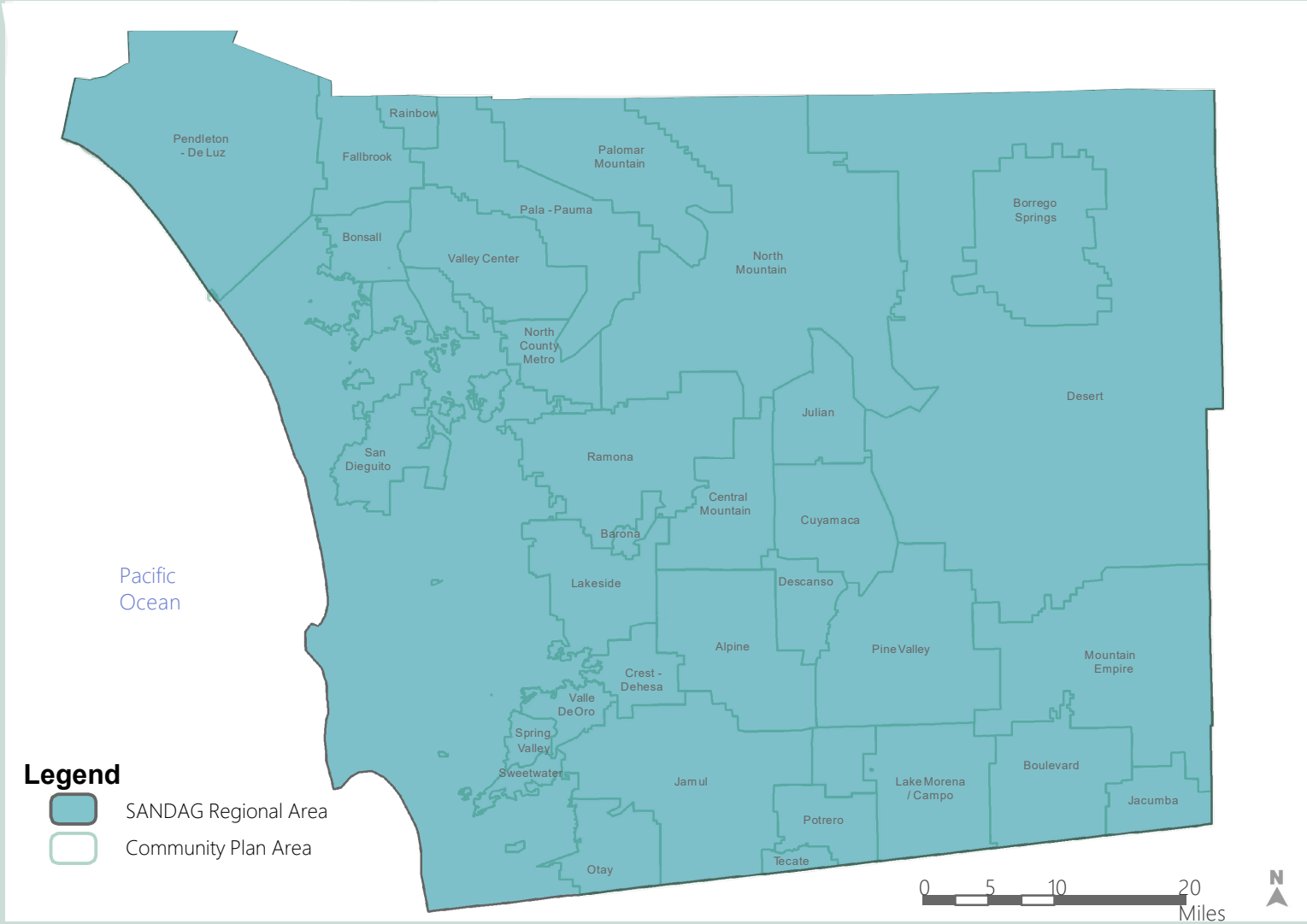
Board of Supervisors Adopts VMT Standards
June 24, 2020

Required Implementation of SB 743
July 1, 2020

Overview of Board's Current Adoptions for SB 743

Geographic Boundary

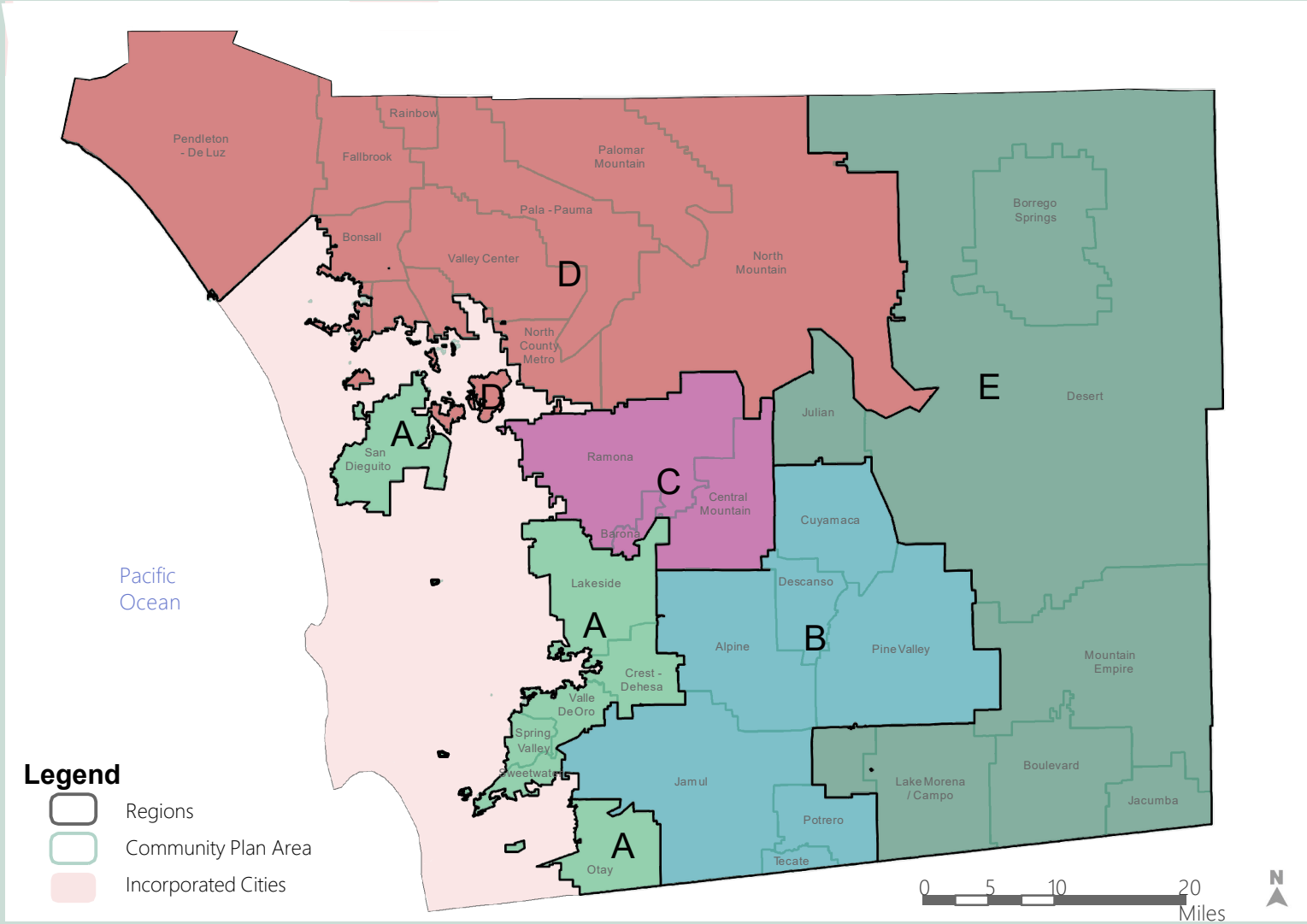
- San Diego (SANDAG) region
- Five sub-regions within the Unincorporated County
- Unincorporated County only



Overview of Board's Current Adoptions for SB 743

Geographic Boundary

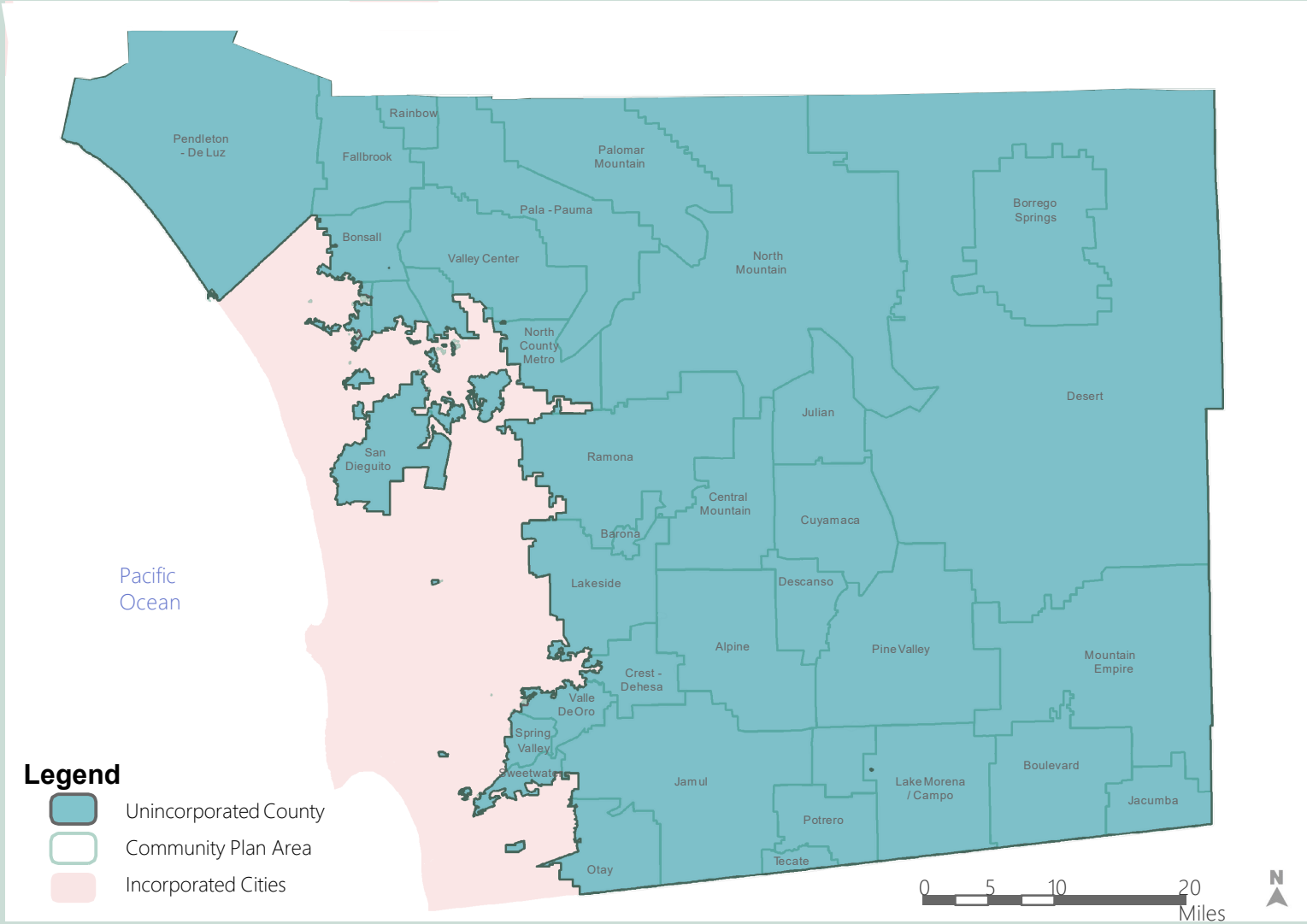
- San Diego (SANDAG) region
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Overview of Board's Current Adoptions for SB 743

Geographic Boundary

- San Diego (SANDAG) region
- Five sub-regions within the Unincorporated County
- Unincorporated County only



Overview of Board's Current Adoptions for SB 743

Geographic Boundary

- San Diego (SANDAG) region
- Five sub-regions within the Unincorporated County
- Unincorporated County only

Significance Threshold

- Less than 15% below the geographic boundary average
- 15% below the adopted geographic boundary average

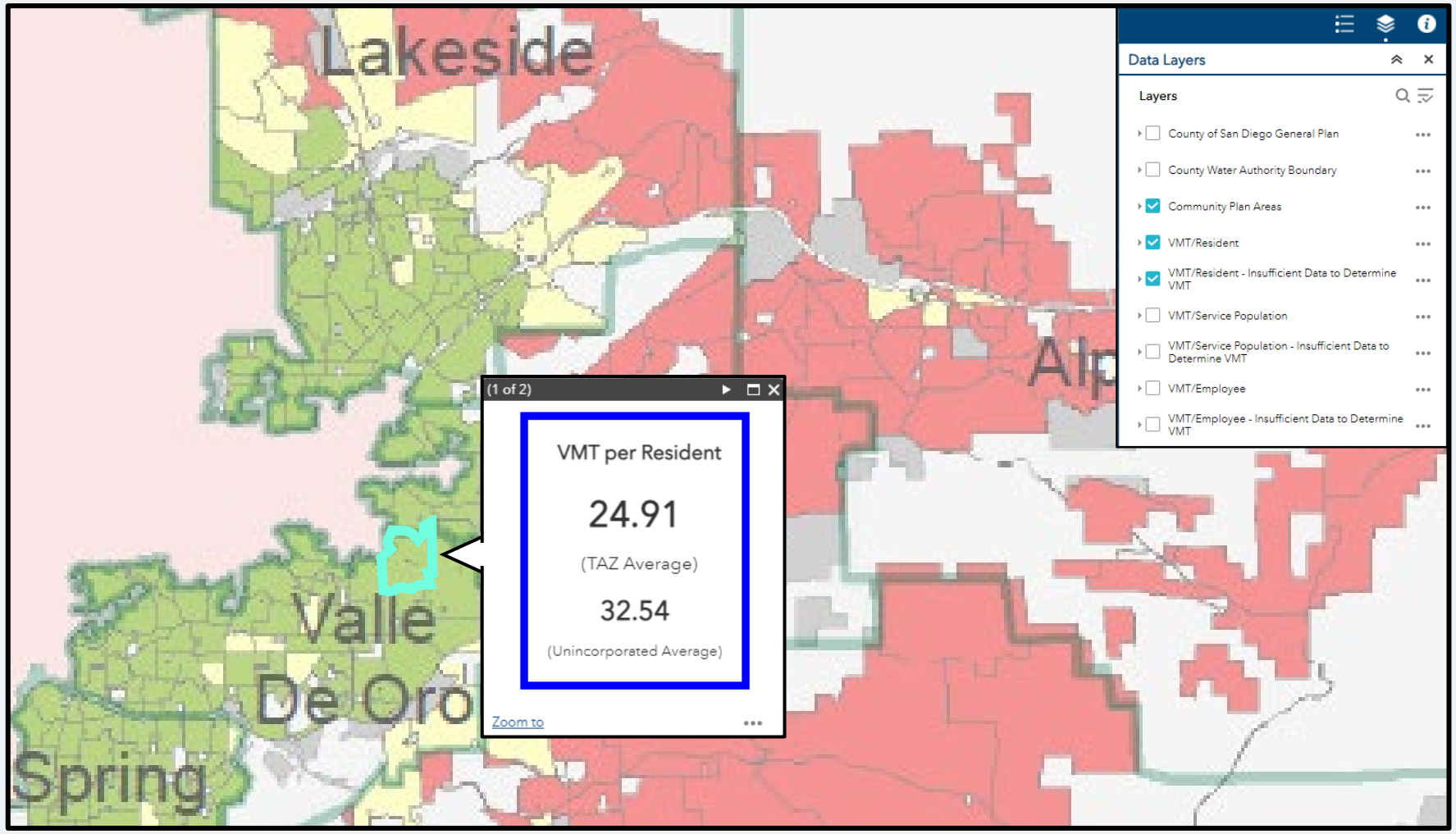
Small-Project Screening Criteria

- Projects with less than 200 ADT.
- Projects with less than 110 ADT.

Local Mobility Analysis

- No roadway operations analysis required
- Requirement of operation analysis (LOS) outside of CEQA

County SB 743 Interactive Map

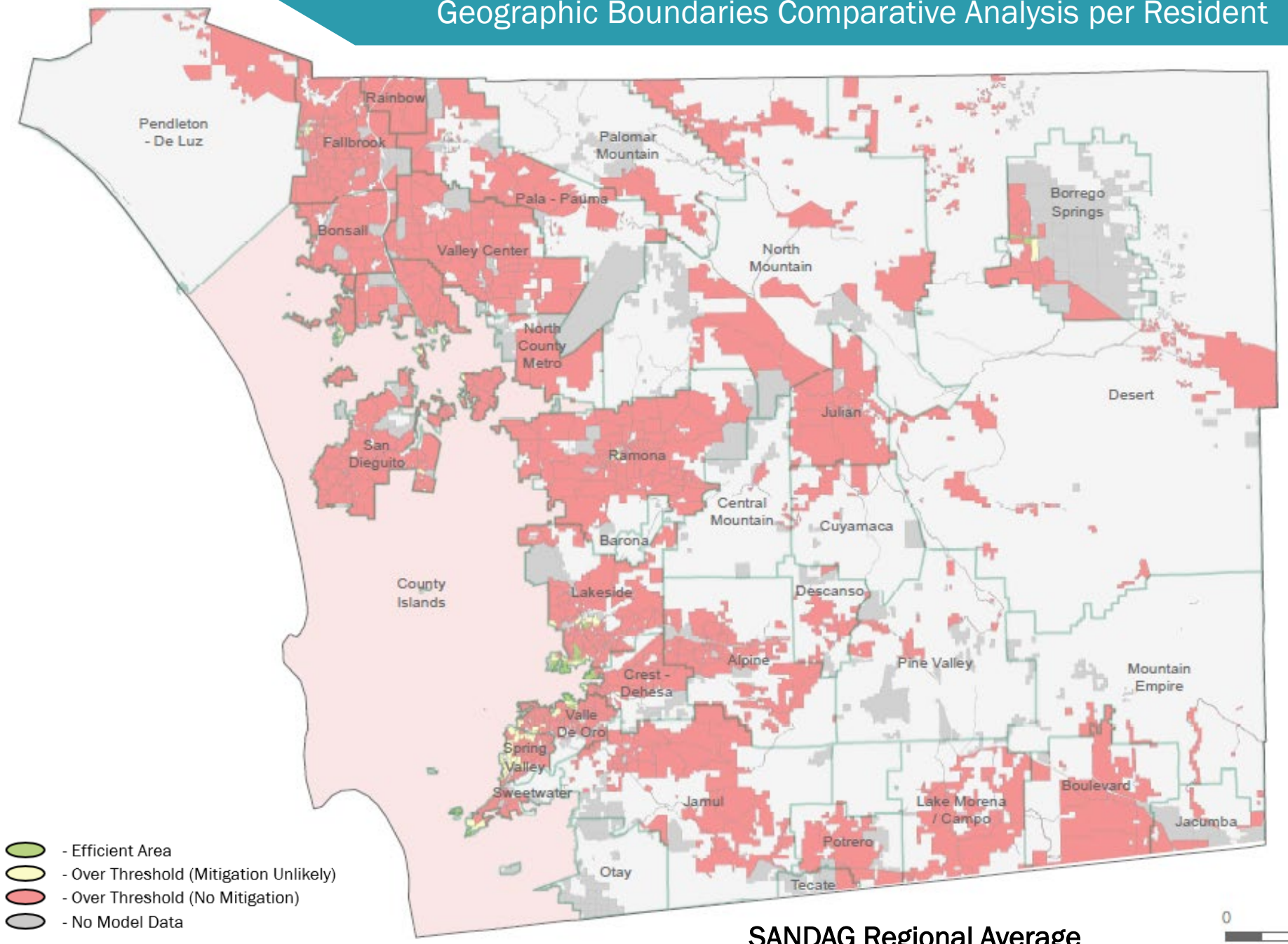


SB 743 Interactive Mapping Tool

Analysis available for projects

- Determine project VMT
- Verify VMT Efficient Locations
- Screening Analysis

Geographic Boundaries Comparative Analysis per Resident



Average VMT:

21.85 miles per Resident

Efficient Area:

2,467 Acres

0.34% of Unincorporated County

GP Dwelling Unit Capacity:

1,087 Units

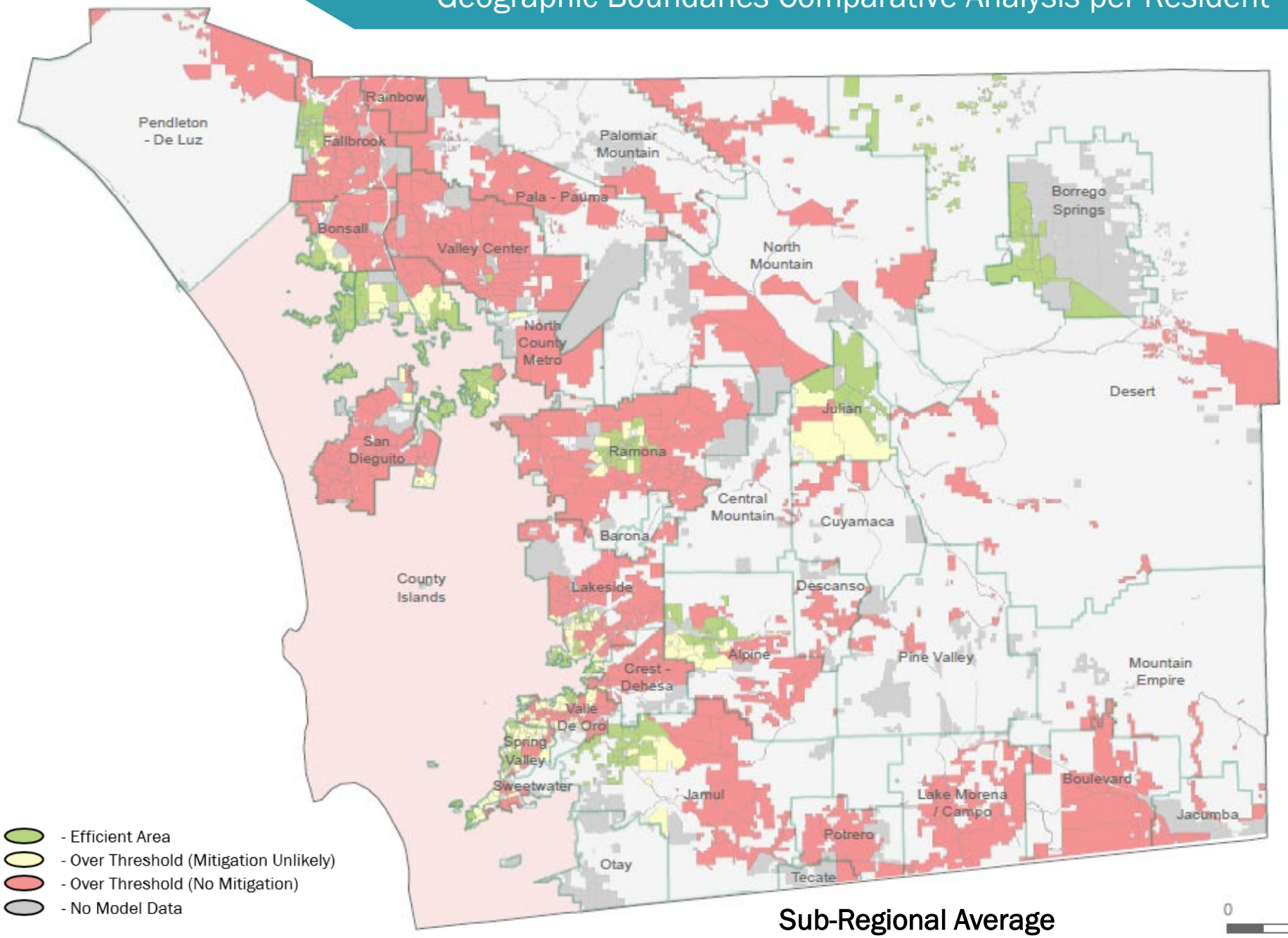
1.8% of Dwelling Unit Capacity

RHNA Cycle 6 Allocation:

6,700 Units

SANDAG Regional Average

Geographic Boundaries Comparative Analysis per Resident



Sub-Regional Average

Average VMT:

1) 24.52 Miles per Resident
2) 46.91 Miles per Resident
3) 38.35 Miles per Resident
4) 37.57 Miles per Resident
5) 58.04 Miles per Resident

Efficient Area:

74,049 Acres

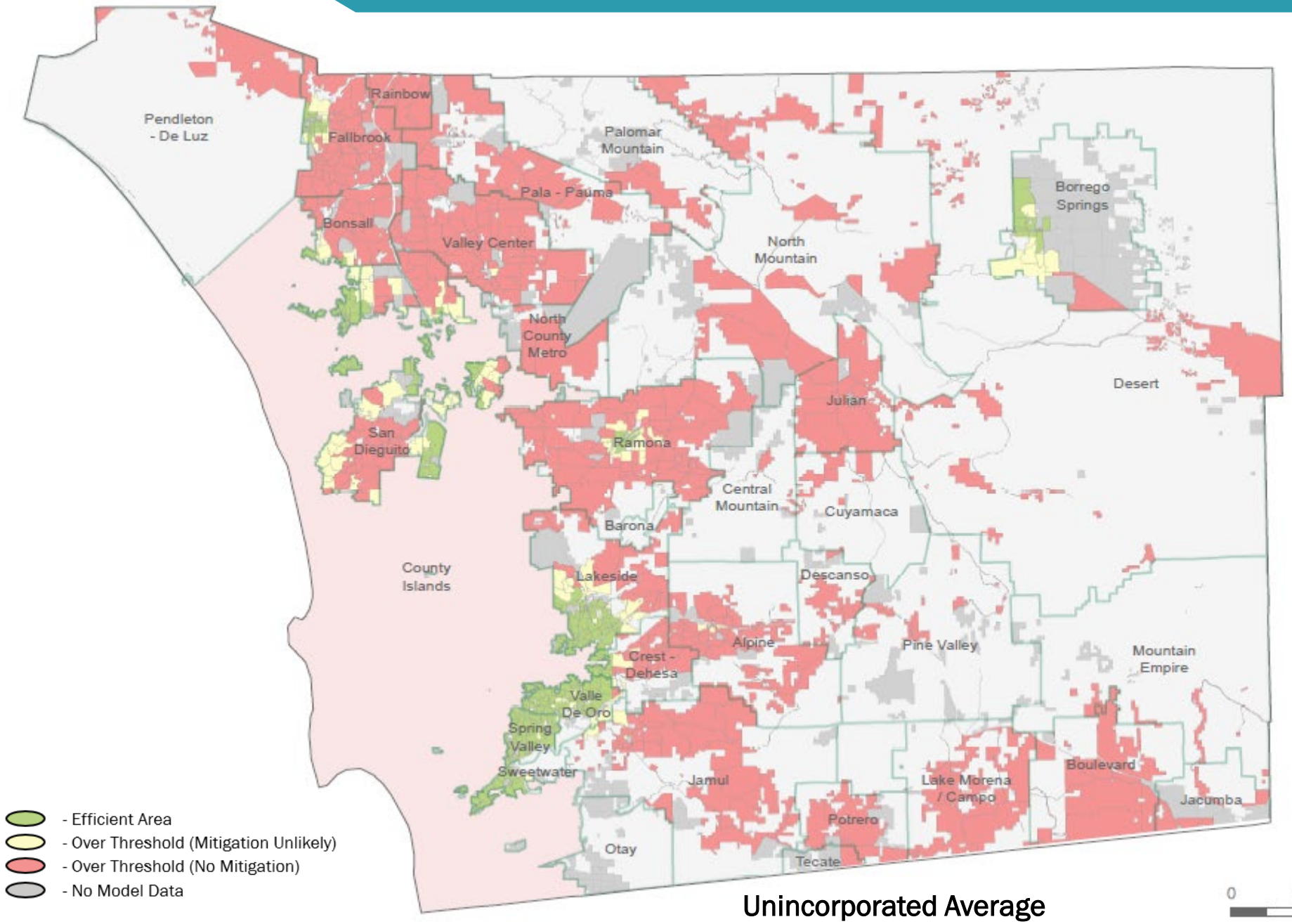
10.1% of Unincorporated County

GP Dwelling Unit Capacity:

17,675 Units

29.4% of Dwelling Unit Capacity

Geographic Boundaries Comparative Analysis per Resident



Unincorporated Average

Average VMT:

32.54 miles per Resident

Efficient Area:

45,444 Acres

6.2% of Unincorporated County

GP Dwelling Unit Capacity:

18,804 Units

31.1% of Dwelling Unit Capacity

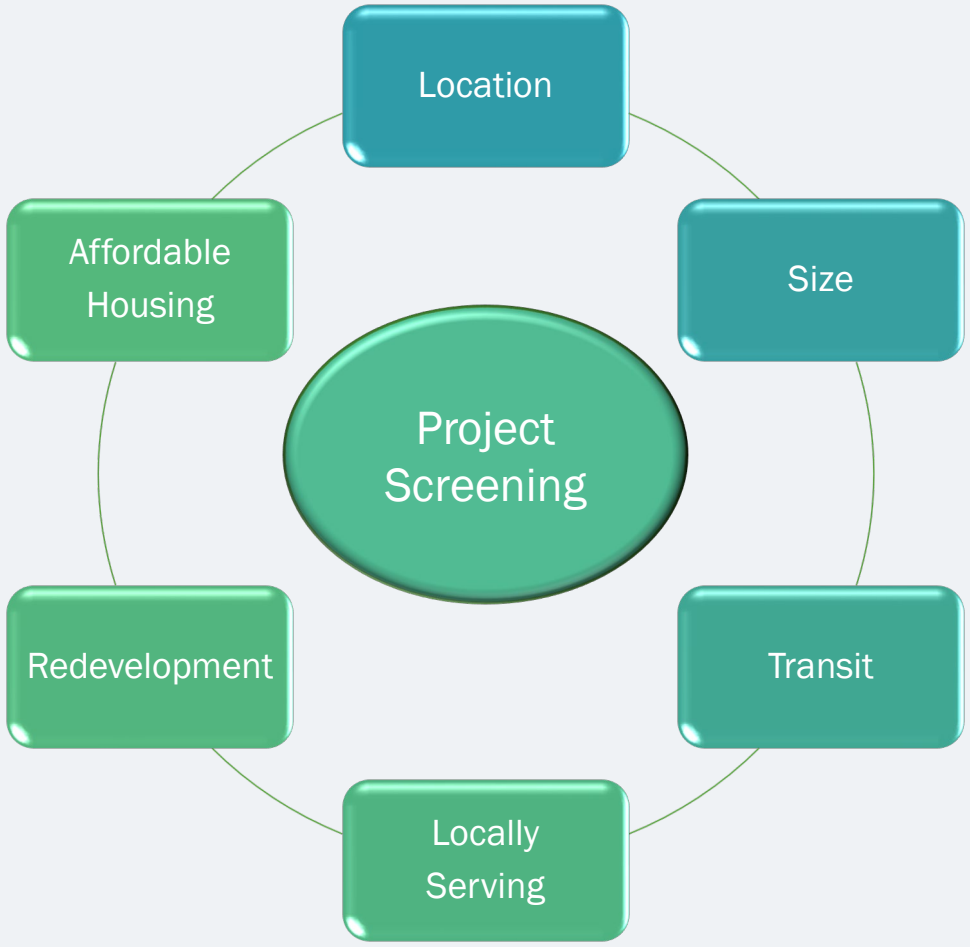
Small Project Screening Options

110 ADT (11 SFDs)	• Categorical Exemption based on ITE (9th Edition) trip rates
200 ADT (21 SFDs)	• Categorical Exemption based on SANDAG trip rates
100 ADT (10 SFDs)	• Categorical Exemption based on ITE (10th Edition) trip rates
72 ADT (7 SFDs)	• Urban trip length conversion using California Household Survey data
66 ADT (6 SFDs)	• Urban trip length conversion using SANDAG model
38 ADT (4 SFDs)	• Minor subdivision
29 ADT (3 SFDs)	• CEQA exemption language from section 15303 of CEQA guidelines
0 ADT (0 SFDs)	• Remove small project screening

Project Screening

6 Screening Criteria

- Located in a VMT Efficient Area (maps)
- Small Project (less than 110 ADT)
- Location in a Transit Accessible Area
- Locally Serving (retail, service, or public facility)
- Redevelopment Facility with greater VMT Efficiency
- 100% Affordable Housing Projects



VMT Mitigation

What VMT Mitigation IS.....









What VMT Mitigation is NOT.....





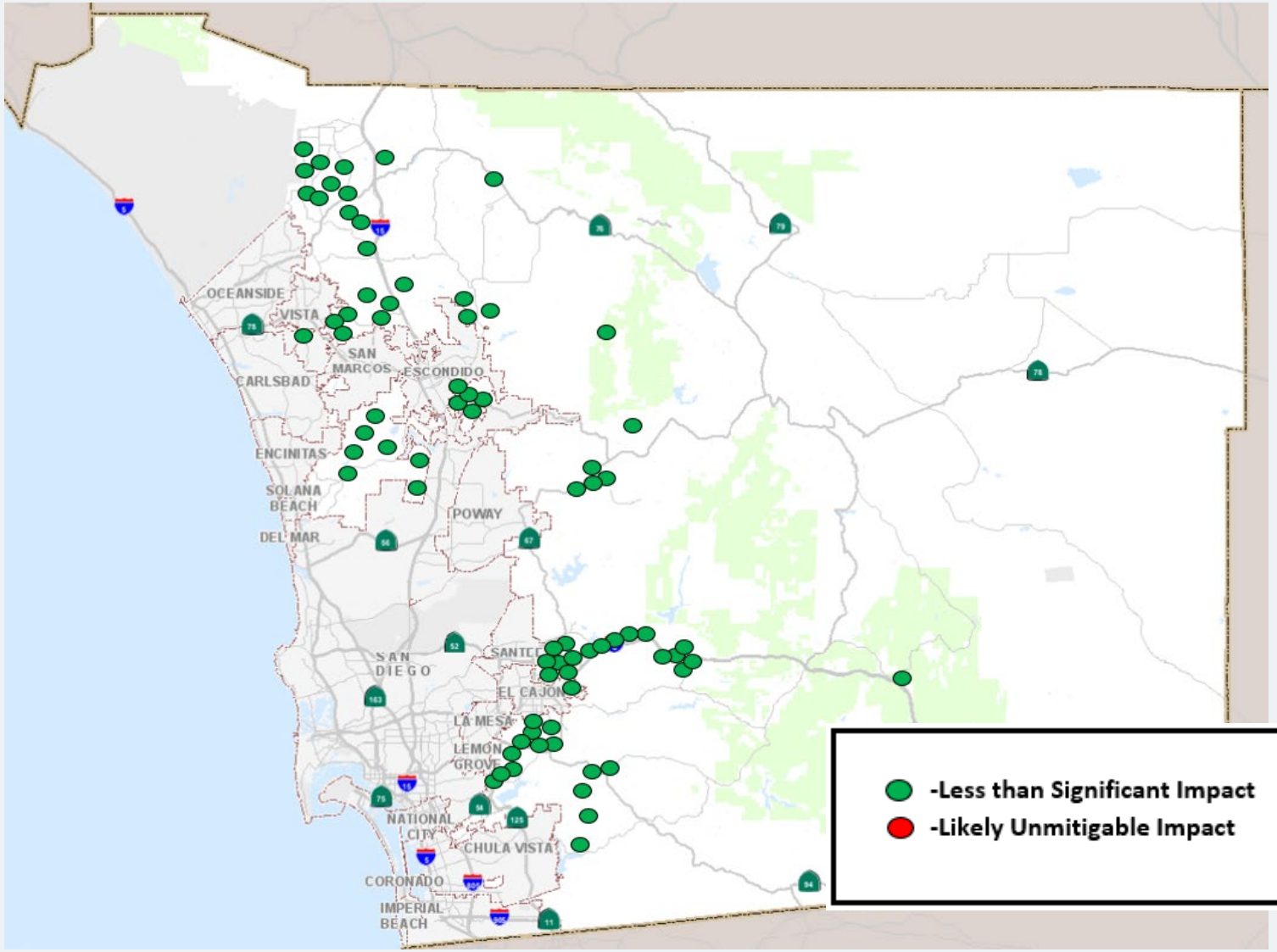


Approved Residential Projects 2013-2020 Comparative Analysis

2013-2020

76 Approved Projects

6,803 units



Approved Residential Projects 2013-2020 Comparative Analysis

2013-2020

76 Approved Projects

6,803 units

Adopted VMT Guidelines

Less than Significant Impacts

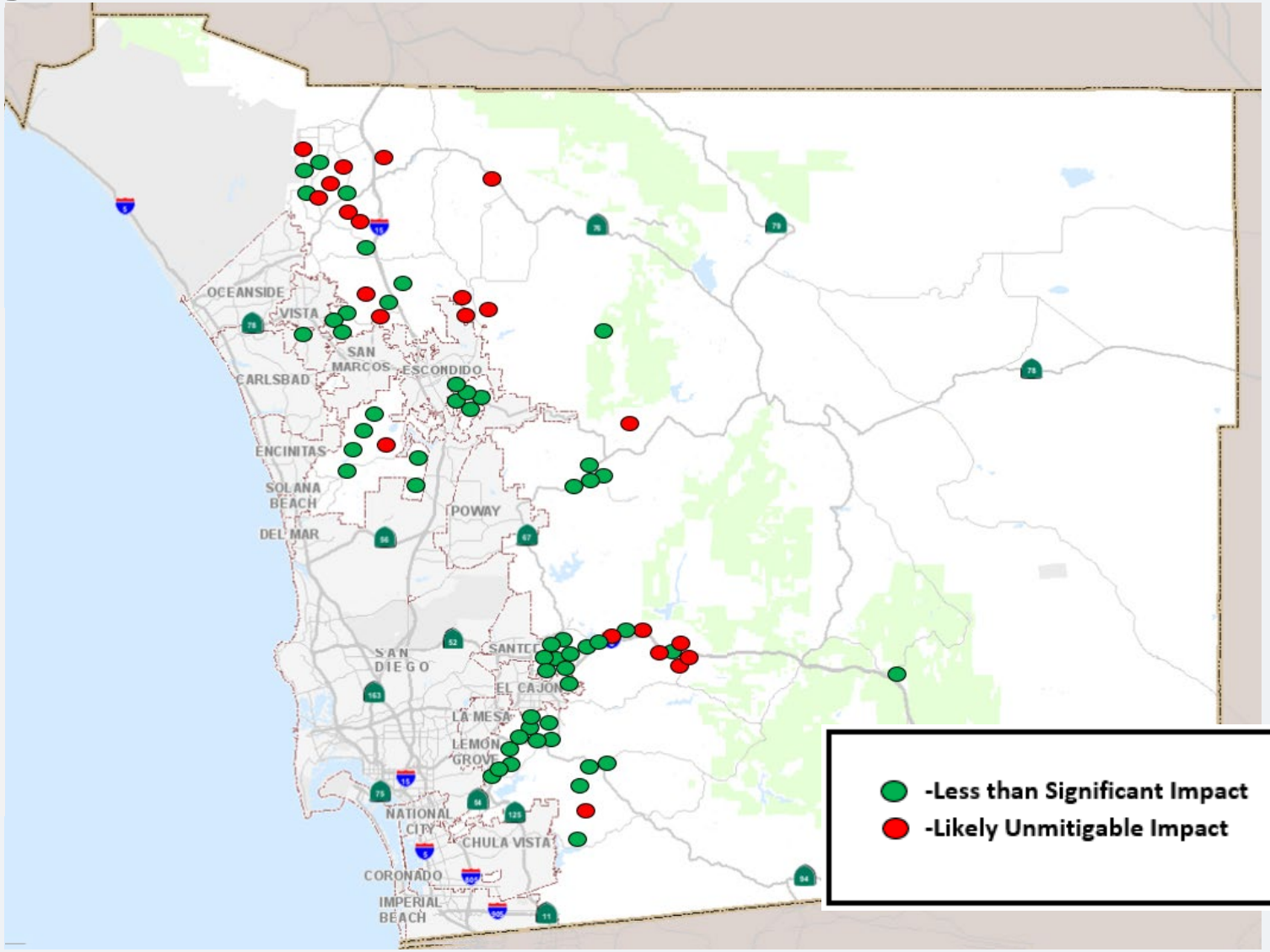
54 projects

3,883 units

Likely Significant and Unmitigable Impacts

22 projects

2,920 units



Approved Residential Projects 2013-2020 Comparative Analysis

2013-2020

76 Approved Projects

6,803 units

Regional Average w/Small Project Screening

<u>Less than Significant Impacts</u>

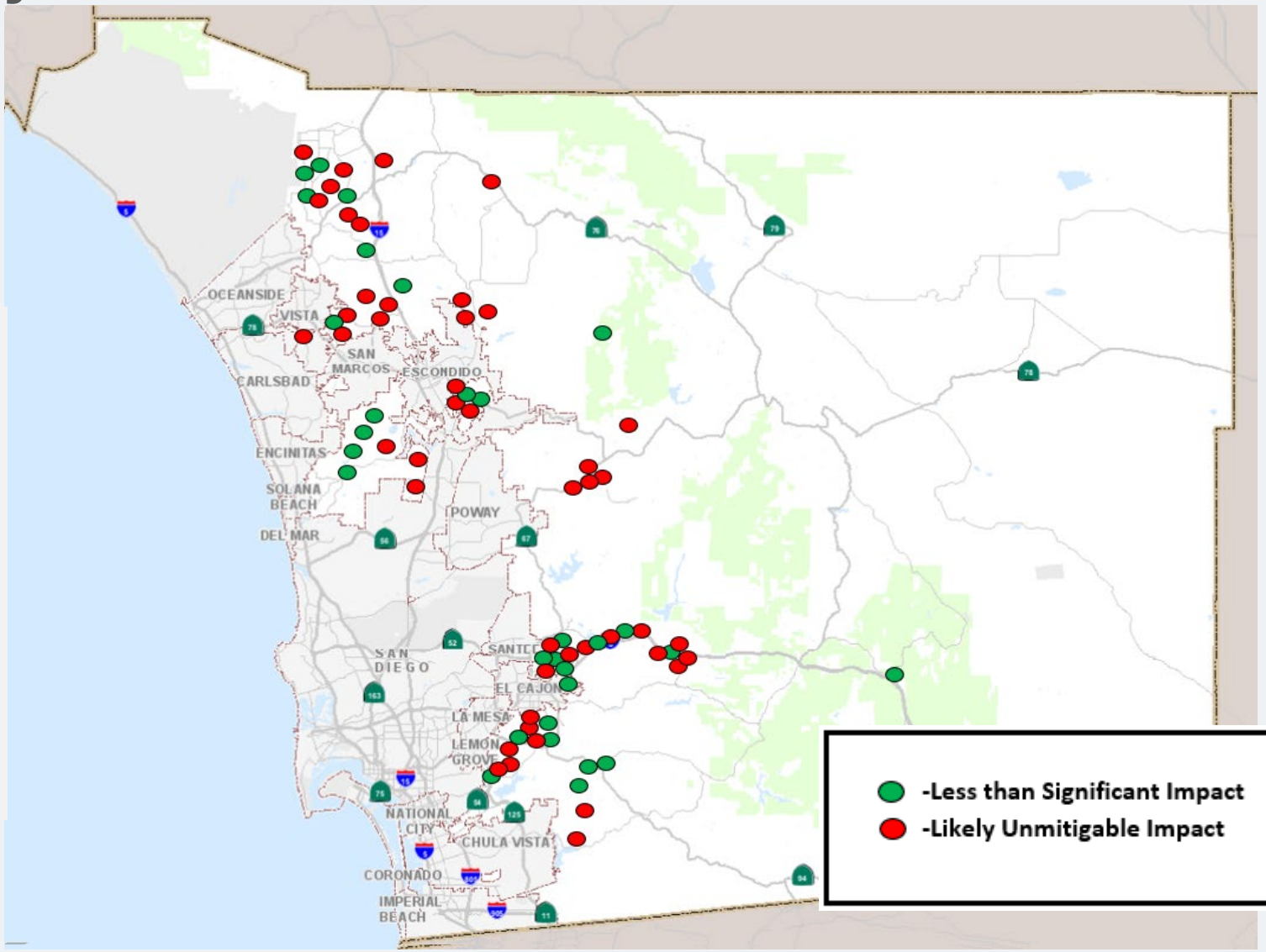
29 projects

97 units

<u>Likely Significant and Unmitigable Impacts</u>

47 projects

6,706 units



Approved Residential Projects 2013-2020 Comparative Analysis

2013-2020

76 Approved Projects

6,803 units

Regional Average w/o Small Project Screening

<u>Less than Significant Impacts</u>

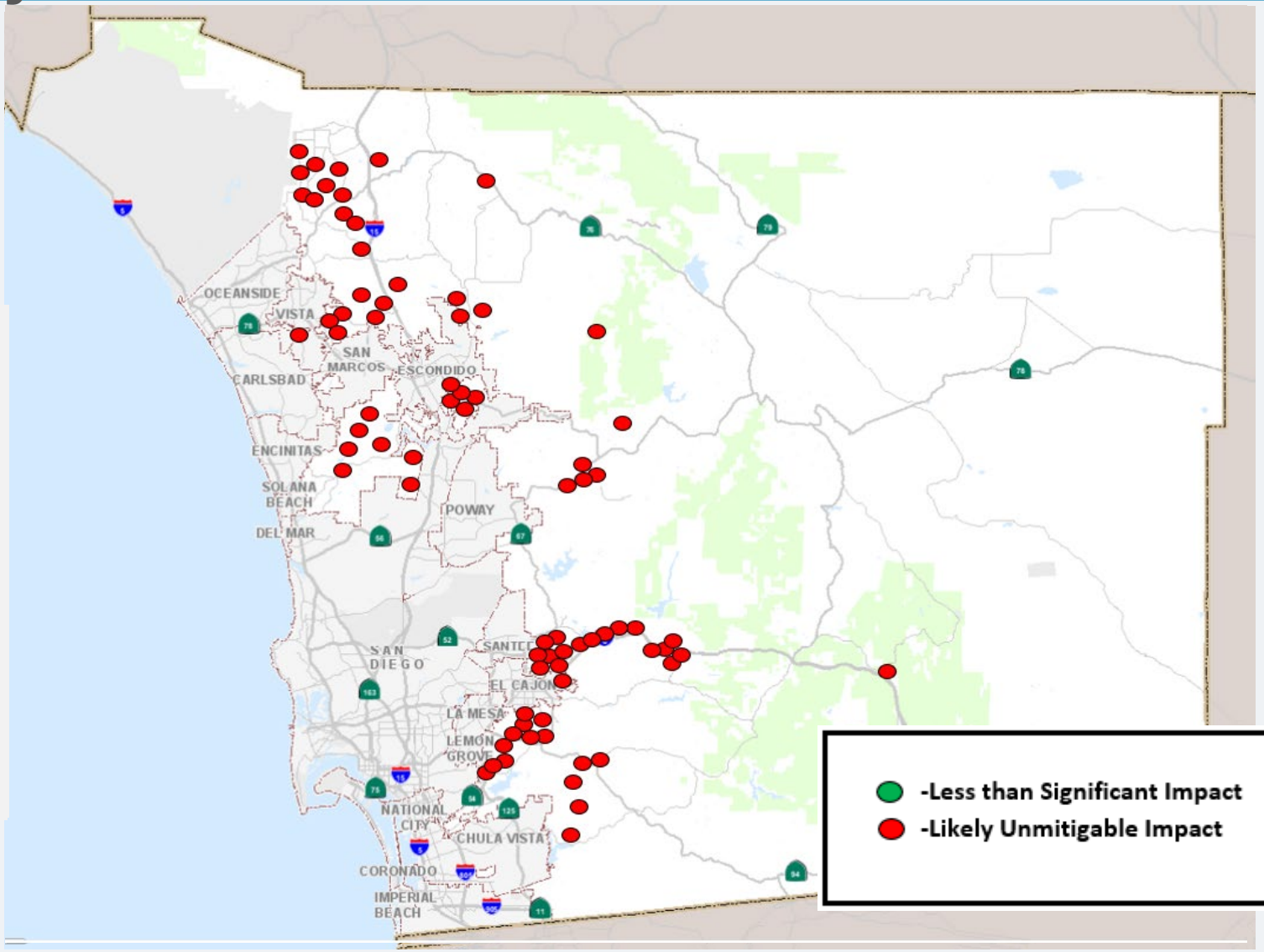
0 projects

0 units

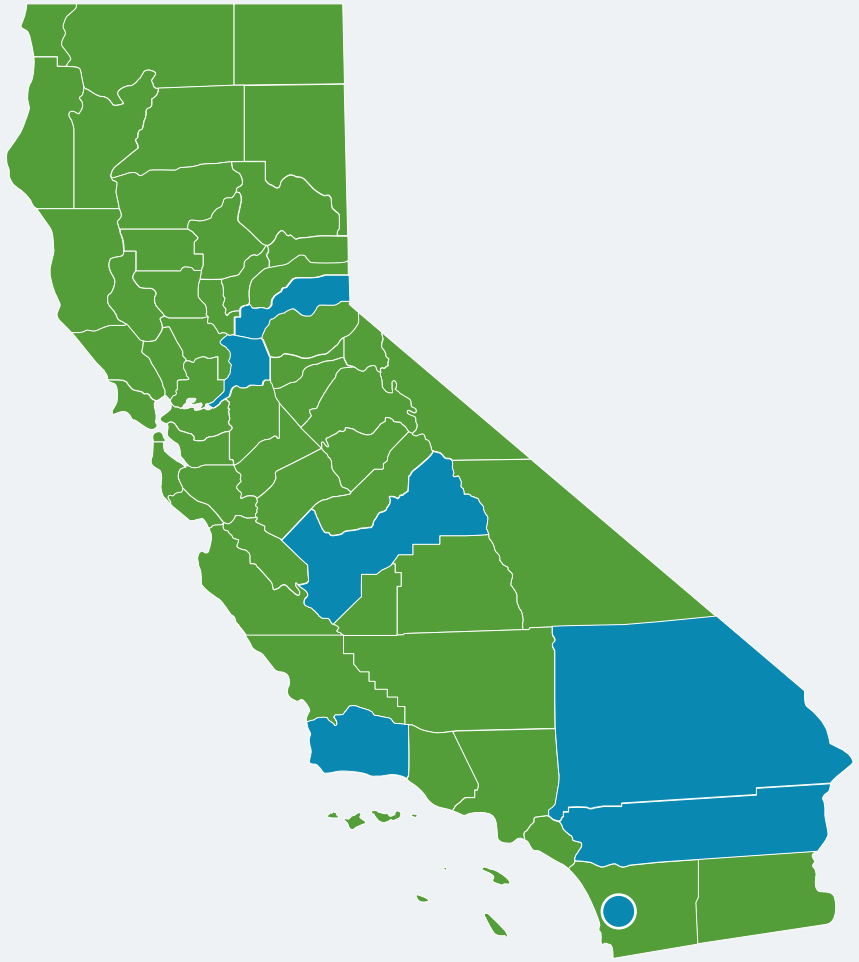
<u>Likely Significant and Unmitigable Impacts</u>

76 projects

6,803 units



What did other jurisdictions do?



Jurisdiction	Threshold Geography	Threshold for VMT Generated	Small Project Screening
City of San Diego	Regional Average	15% below existing average	300 trips/day
Riverside County	Countywide	Existing average by land use type	3000 $MTCO^2e$ per year or 110 trips/day
Santa Barbara County	Unincorporated County	15% below existing average	110 trips/ day
Placer County	Unincorporated County	15% below existing average	880 VMT / day
Sacramento County	Regional Average	15% below existing average	237 trips / day
San Bernardino County	Unincorporated County	4% below existing average	110 trips /day
Fresno County	Unincorporated (Residential) County (Commercial)	15% below existing average	500 trips / day

SB 743 Implementation “Phase 2”

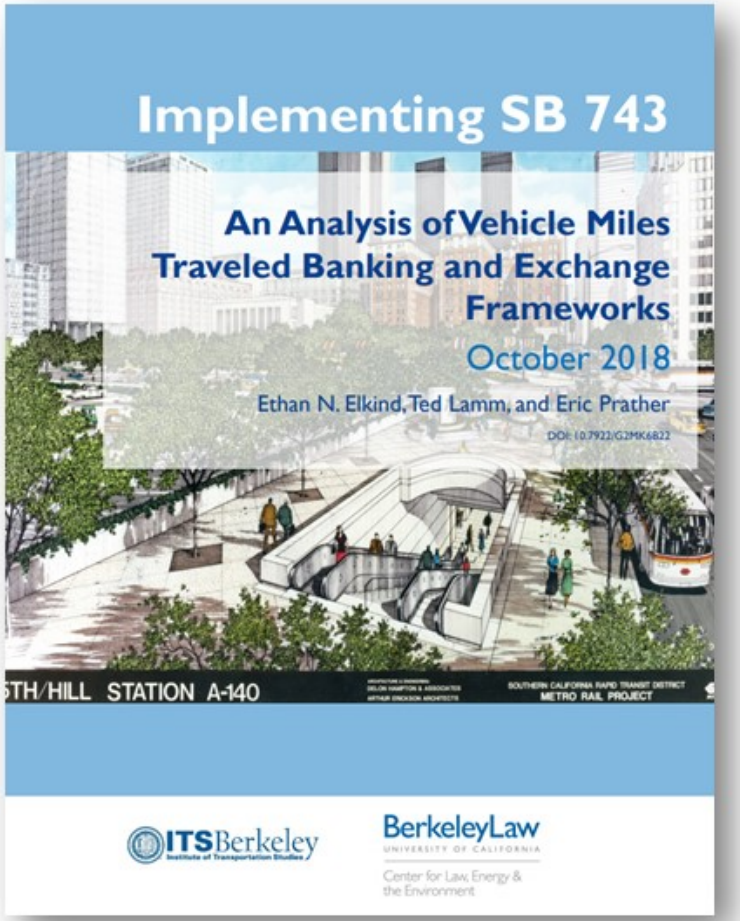
Phase 2:

- Considered options for mitigation programs to assist projects in reducing VMT impacts such as measures by exploring regional mitigation banks, mitigation exchanges, and impact fees.

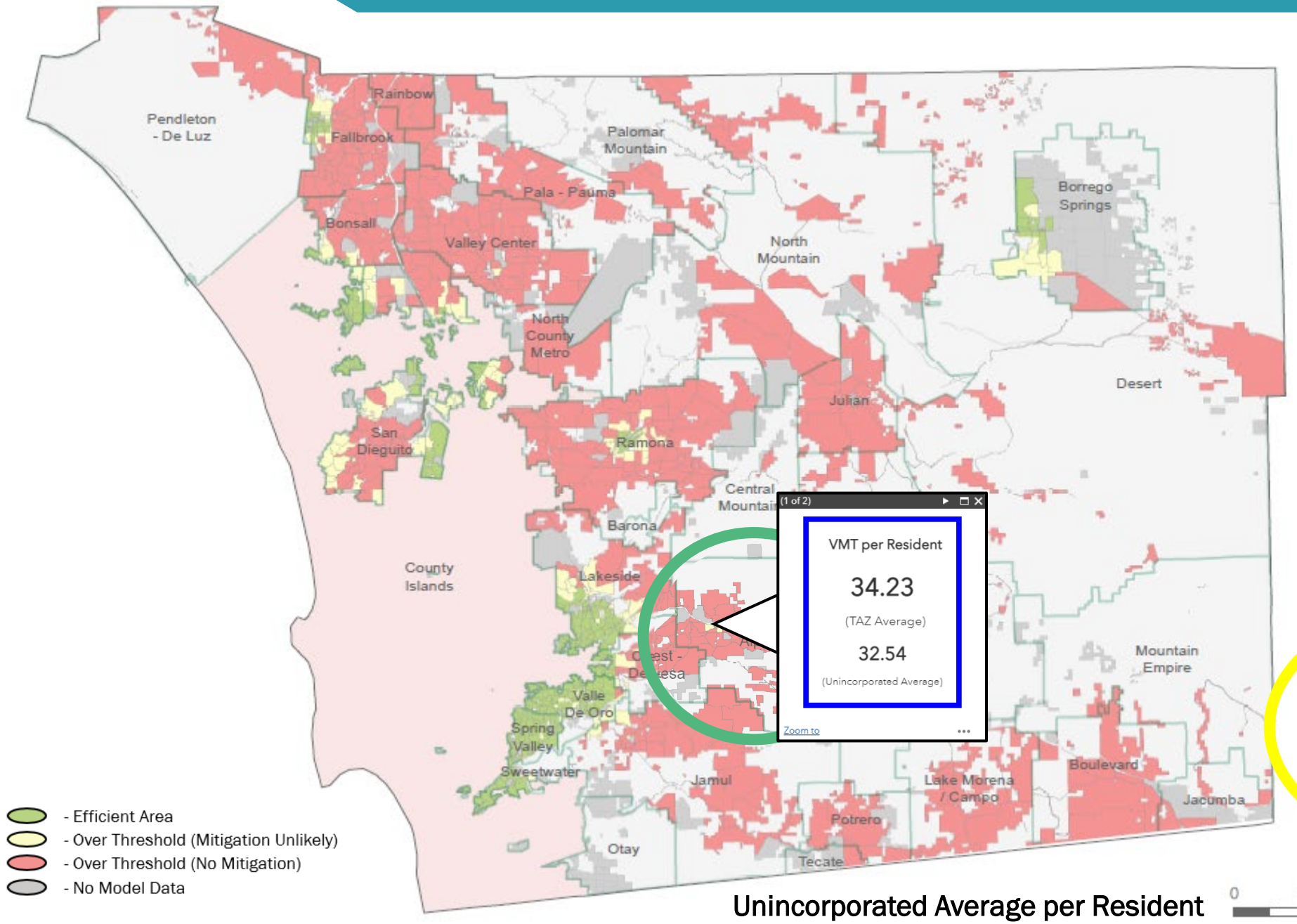
- Considered revisions to the Transportation Impact Fee (TIF) Program for use other than mitigating LOS impacts determined under CEQA.

- Developed hypothetical cost assumptions to fully or partially mitigate for VMT.

- County staff anticipates bringing Phase 2 options for the Board’s consideration towards the end of 2021.



VMT Mitigation Case Study District 2 - Alpine



Programmatic Mitigation Cost:

$10,000-$22,000 per VMT

Project Description:

20 Single Family Units

CPA – Alpine

Village Designation

VMT Analysis:

Threshold = 27.66 miles

Project VMT = 34.23 miles

Miles to Mitigate = 341.64

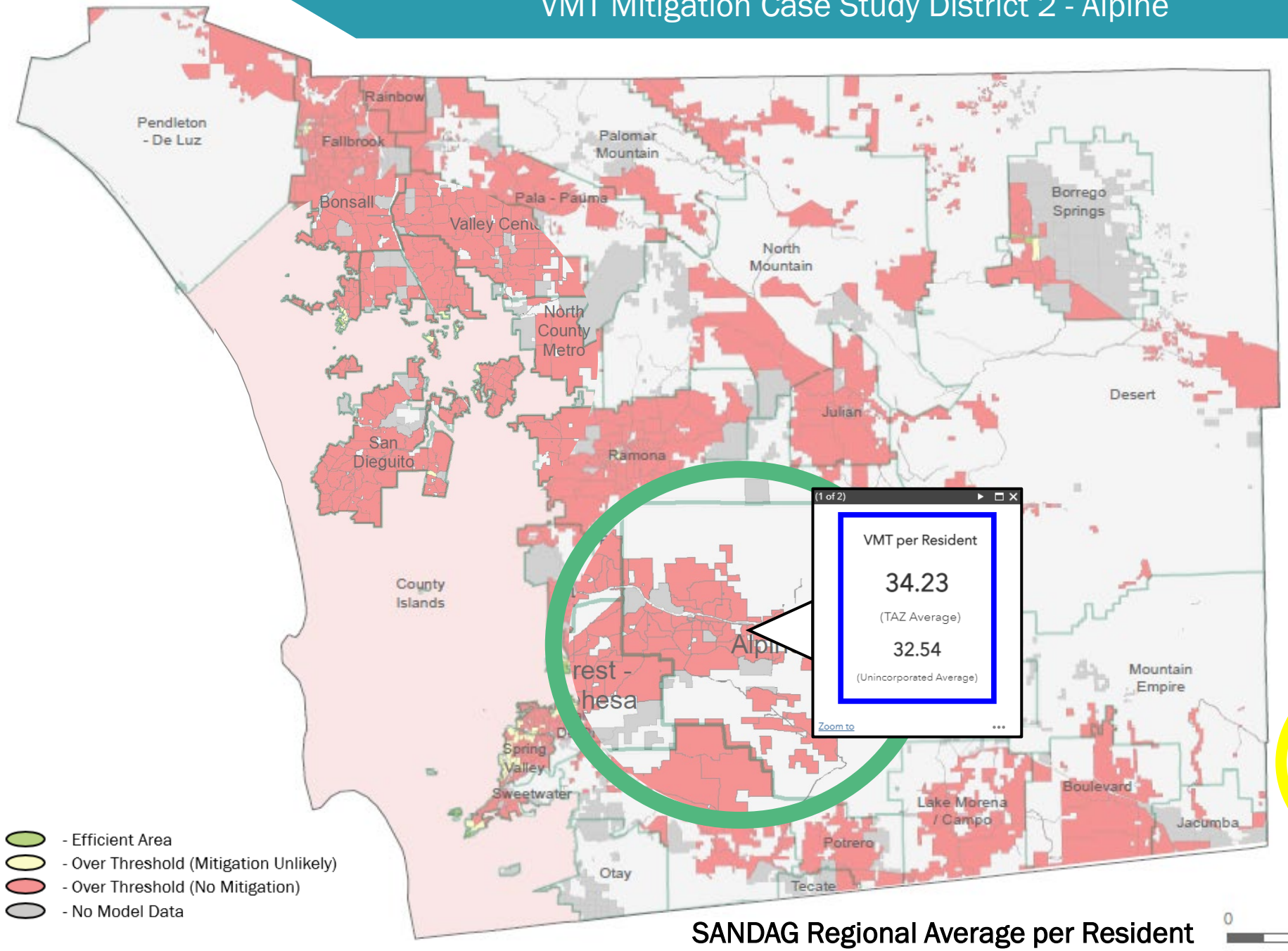
Mitigation Cost:

$3,400,000 - $7,500,000

or

$170,000 - $375,000

VMT Mitigation Case Study District 2 - Alpine



Programmatic Mitigation Cost:

$10,000-$22,000 per VMT

Project Description:

20 Single Family Units

CPA – Alpine

Village Designation

VMT Analysis:

Threshold = 18.57 miles

Project VMT = 34.23 miles

Miles to Mitigate = 814.32

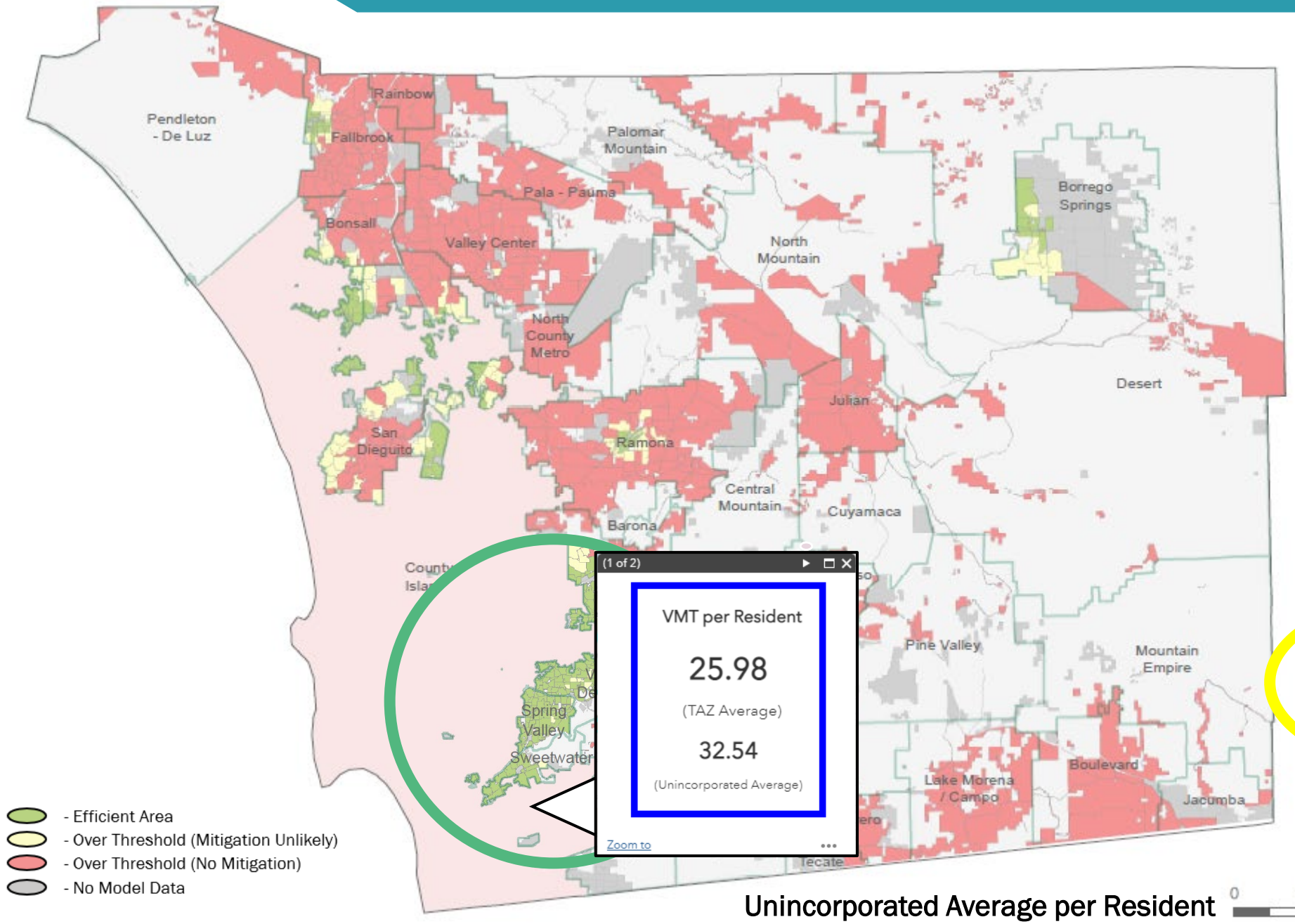
Mitigation Cost:

$8,000,000 – $18,000,000

or

$400,000 – $900,000 per unit

VMT Mitigation Case Study District 1 – Sweetwater



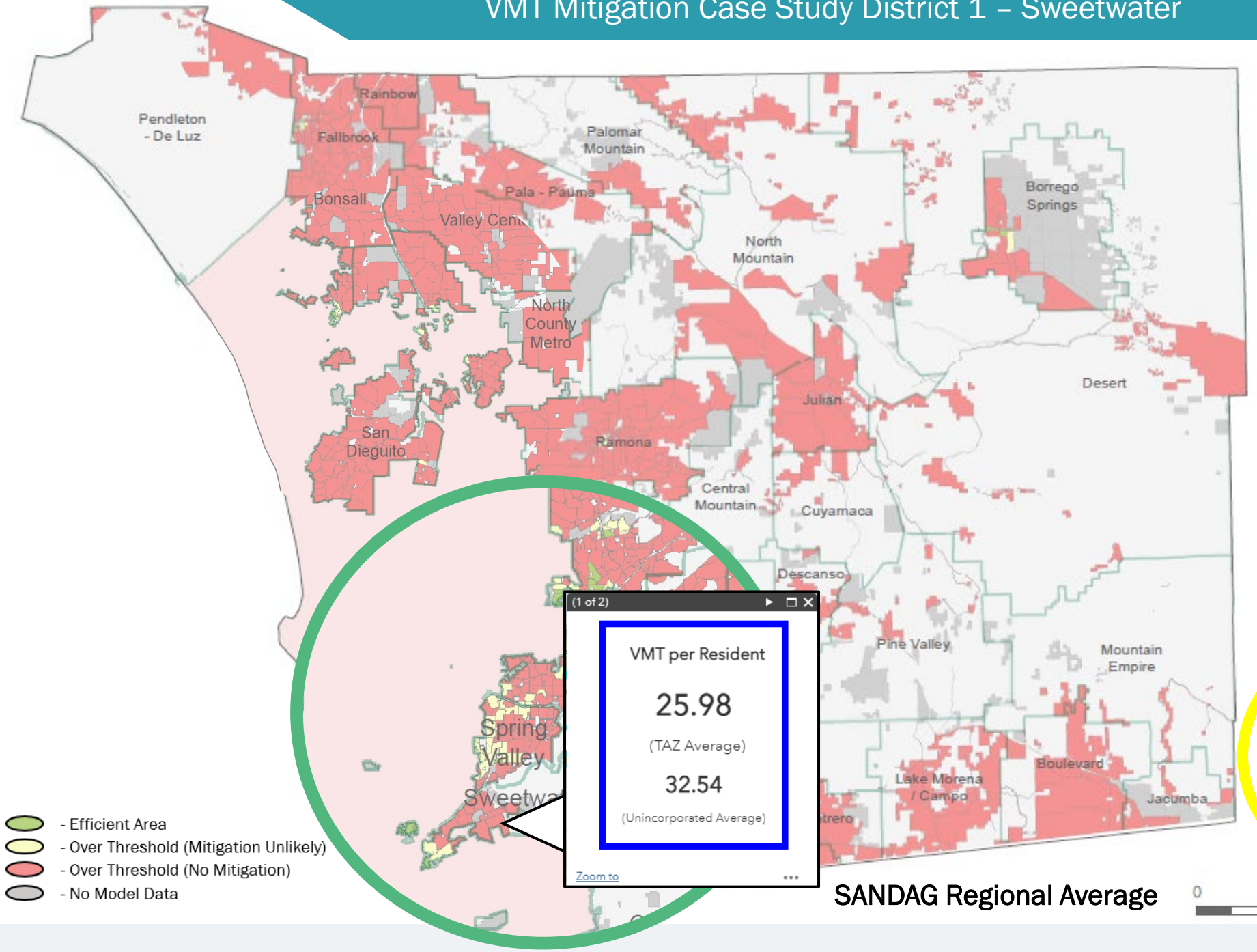
Programmatic Mitigation Cost:
$10,000-$22,000 per VMT

Project Description:
20 Single Family Units
CPA – Sweetwater
Village Designation

VMT Analysis:
Threshold = 27.66 miles
Project VMT = 25.98 miles
Miles to Mitigate = 0.0

Mitigation Cost:
$0.00 Screened

VMT Mitigation Case Study District 1 – Sweetwater



Programmatic Mitigation Cost:

$10,000-$22,000 per VMT

Project Description:

20 Single Family Units

CPA – Sweetwater

Village Designation

VMT Analysis:

Threshold = 18.57 miles

Project VMT = 25.98 miles

Miles to Mitigate = 385.32

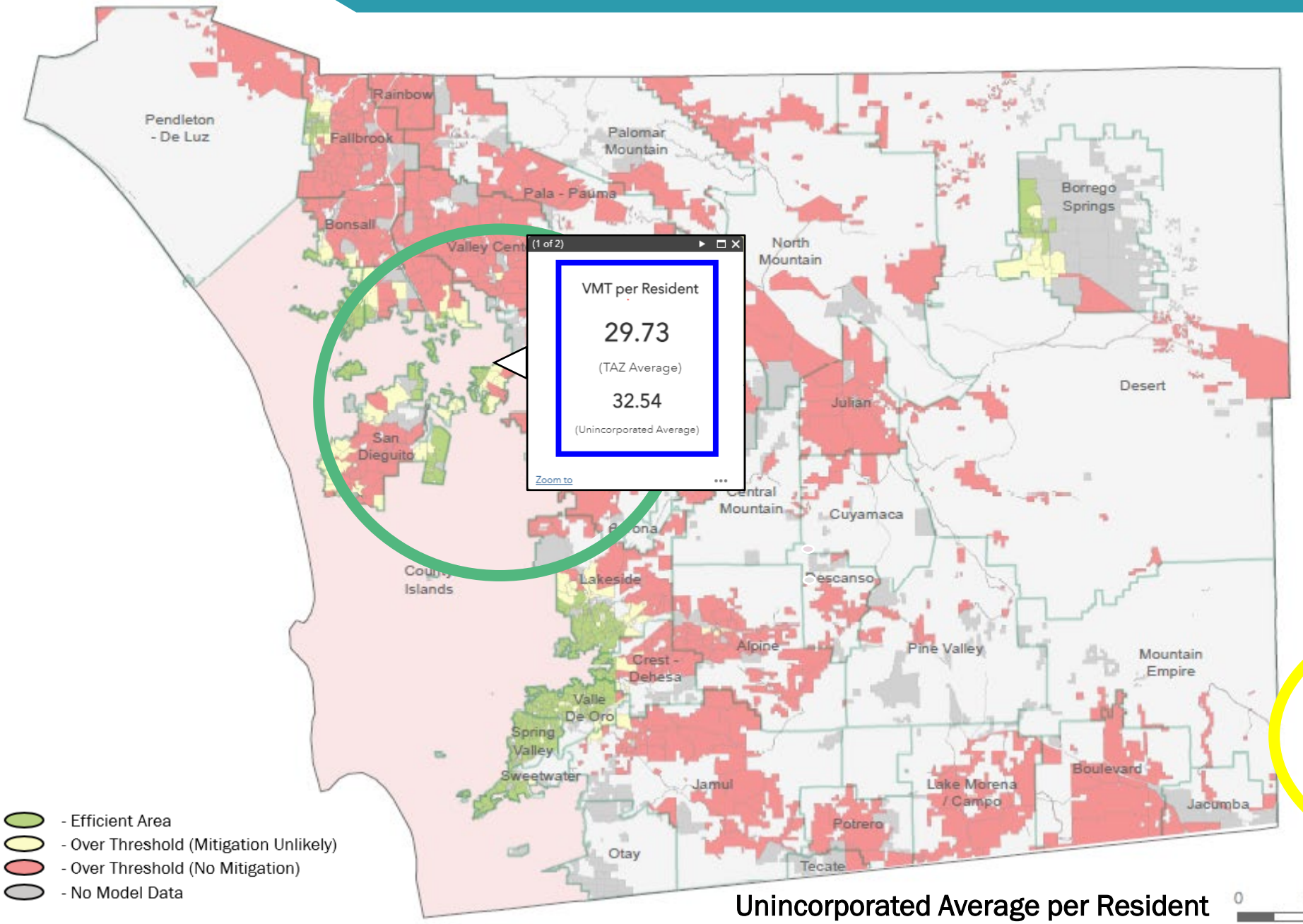
Mitigation Cost:

$3,800,000 – $8,500,000

or

$190,000 – $425,000 per unit

VMT Mitigation Case Study District 3 – N. County Metro



Programmatic Mitigation Cost:

$10,000-$22,000 per VMT

Project Description:

20 Single Family Units

CPA - North County Metro

Semi-Rural Designation

VMT Analysis:

Threshold = 27.66 miles

Project VMT = 29.73 miles

Miles to Mitigate = 107.64

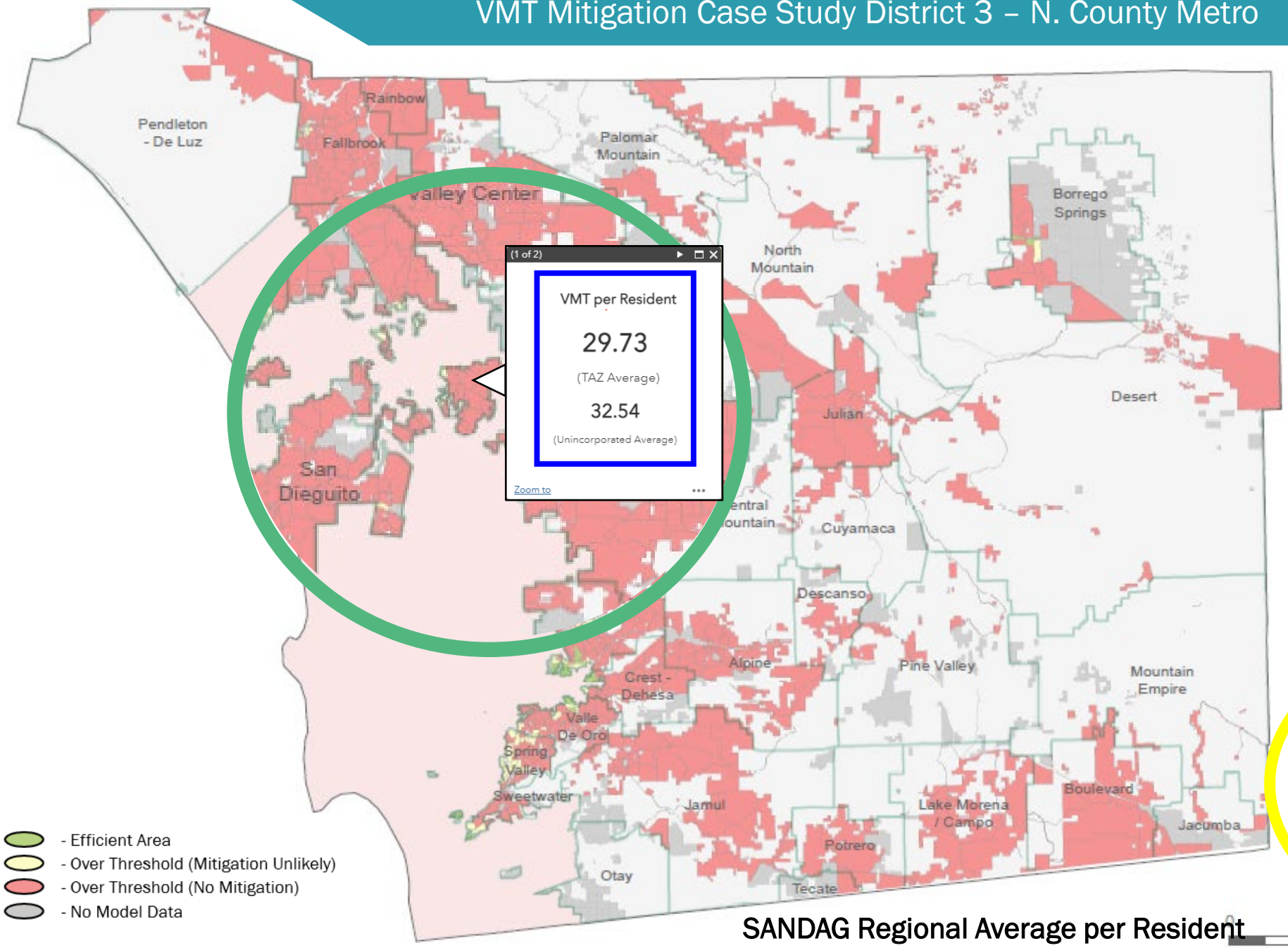
Mitigation Cost:

$1,000,000 – $2,400,000

or

$50,000 – $120,000 per unit

VMT Mitigation Case Study District 3 – N. County Metro



Programmatic Mitigation Cost:

$10,000-$22,000 per VMT

Project Description:

20 Single Family Units

CPA - North County Metro

Semi-Rural Designation

VMT Analysis:

Threshold = 18.57 miles

Project VMT = 29.73 miles

Miles to Mitigate = 580.32

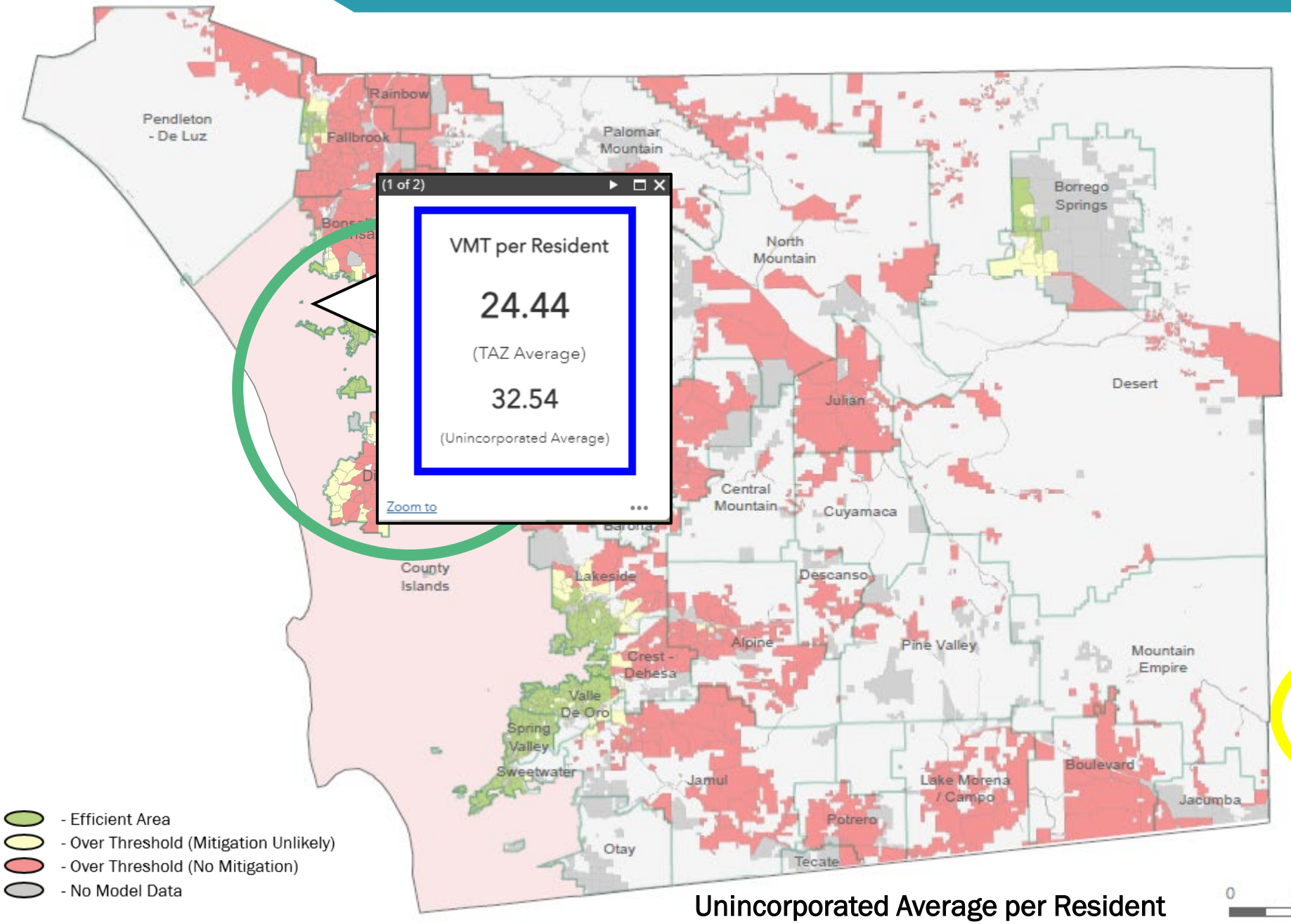
Mitigation Cost:

$5,800,000 – $12,700,000

or

$290,000 – $640,000 per unit

VMT Mitigation Case Study District 5 – N. County Metro



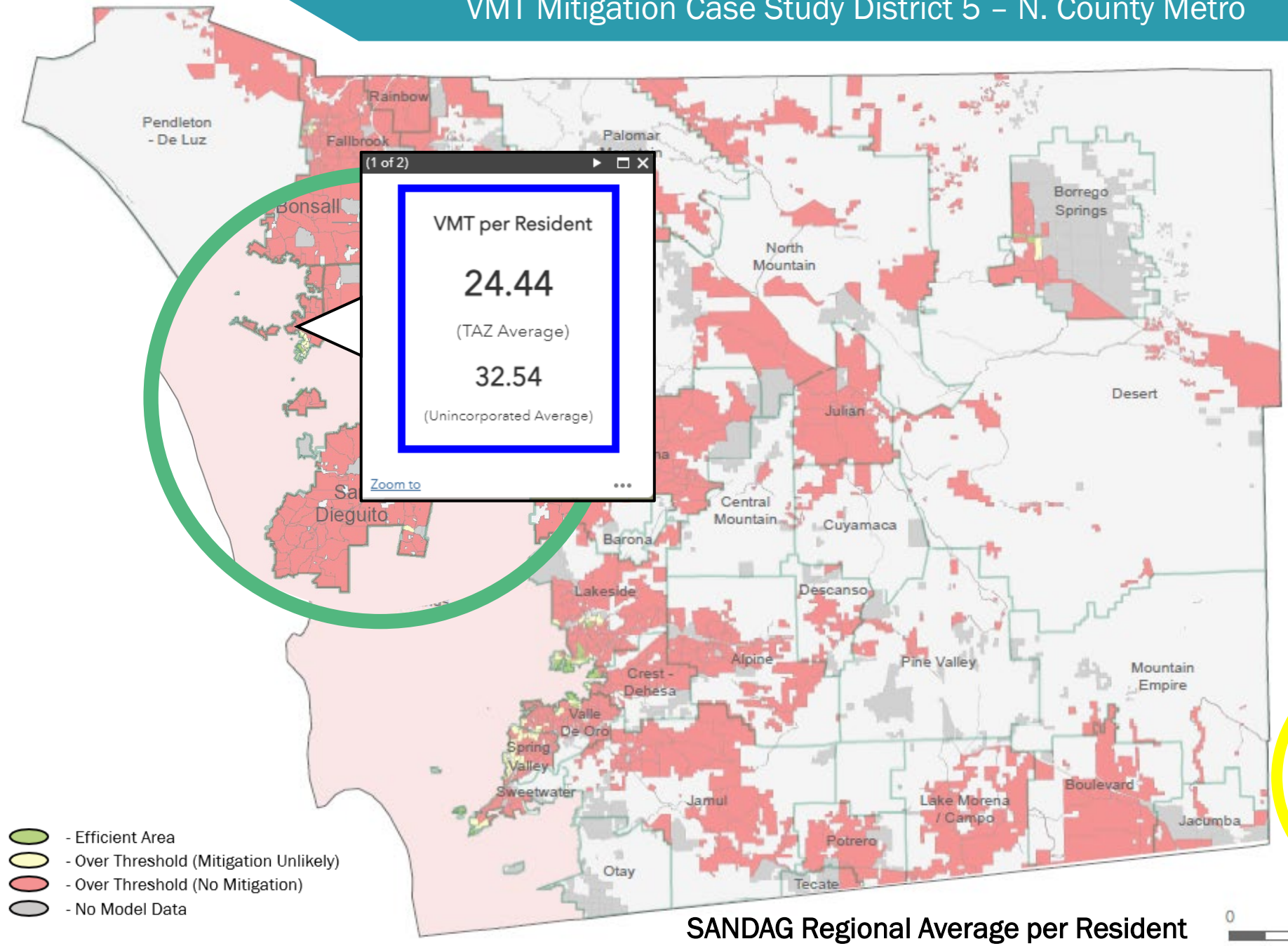
Programmatic Mitigation Cost:
$10,000-$22,000 per VMT

Project Description:
20 Single Family Units
CPA - North County Metro
Village Designation

VMT Analysis:
Threshold = 27.66 miles
Project VMT = 24.44 miles
Miles to Mitigate = 0.0

Mitigation Cost:
$0.00 - Screened

VMT Mitigation Case Study District 5 – N. County Metro



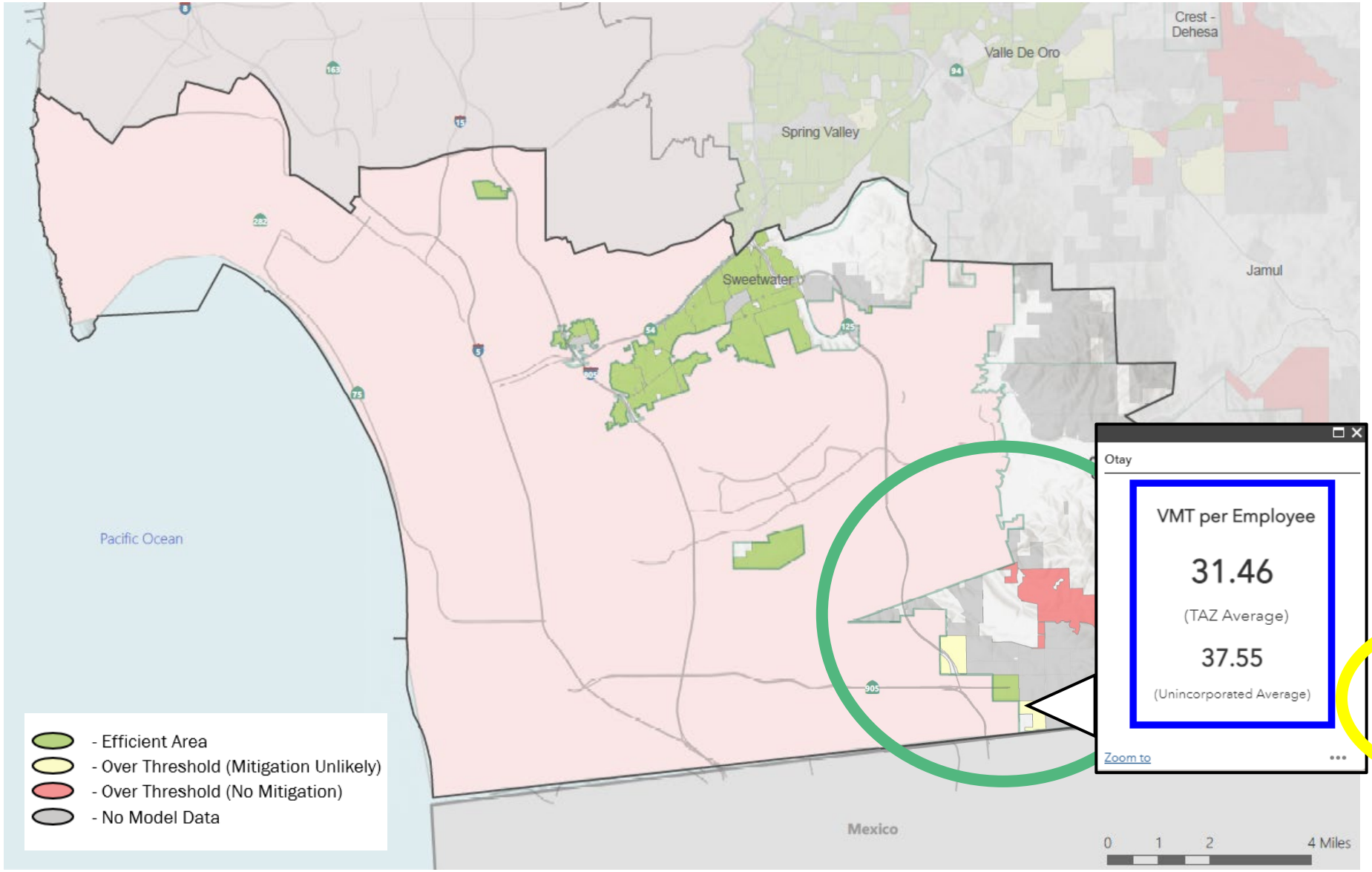
Programmatic Mitigation Cost:
$10,000-$22,000 per VMT

Project Description:
20 Single Family Units
CPA - North County Metro
Village Designation

VMT Analysis:
Threshold = 18.57 miles
Project VMT = 24.44 miles
Miles to Mitigate = 305.24

Mitigation Cost:
$3,000,000 – $6,700,000
or
$150,000 – $335,000 per unit

VMT Mitigation Case Study District 1 – East Otay Mesa



Unincorporated Average per Employee

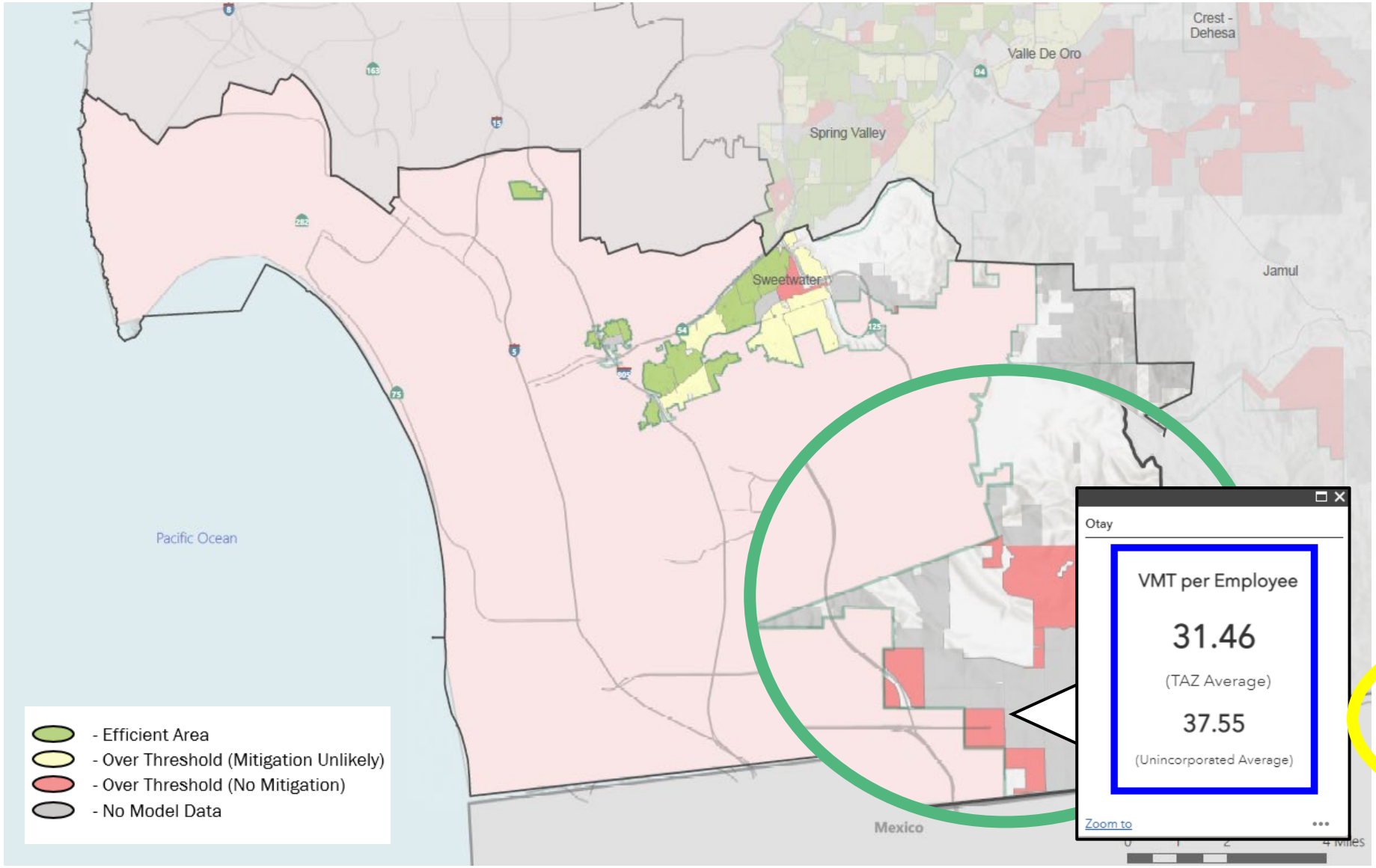
Programmatic Mitigation Cost:
$10,000 - $22,000 per VMT

Project Description:
Warehouse/Distribution Center
50 Employees
CPA – East Otay Mesa

VMT Analysis:
Threshold = 31.92 miles
Project VMT = 31.46 miles
Miles to Mitigate = 0.0

Mitigation Cost:
$0.00 - Screened

VMT Mitigation Case Study District 1 – East Otay Mesa



Programmatic Mitigation Cost:

$10,000 - $22,000 per VMT

Project Description:

Warehouse/Distribution Center

50 Employees

CPA – East Otay Mesa

VMT Analysis:

Threshold = 22.31 miles

Project VMT = 31.46 miles

Miles to Mitigate = 457.5

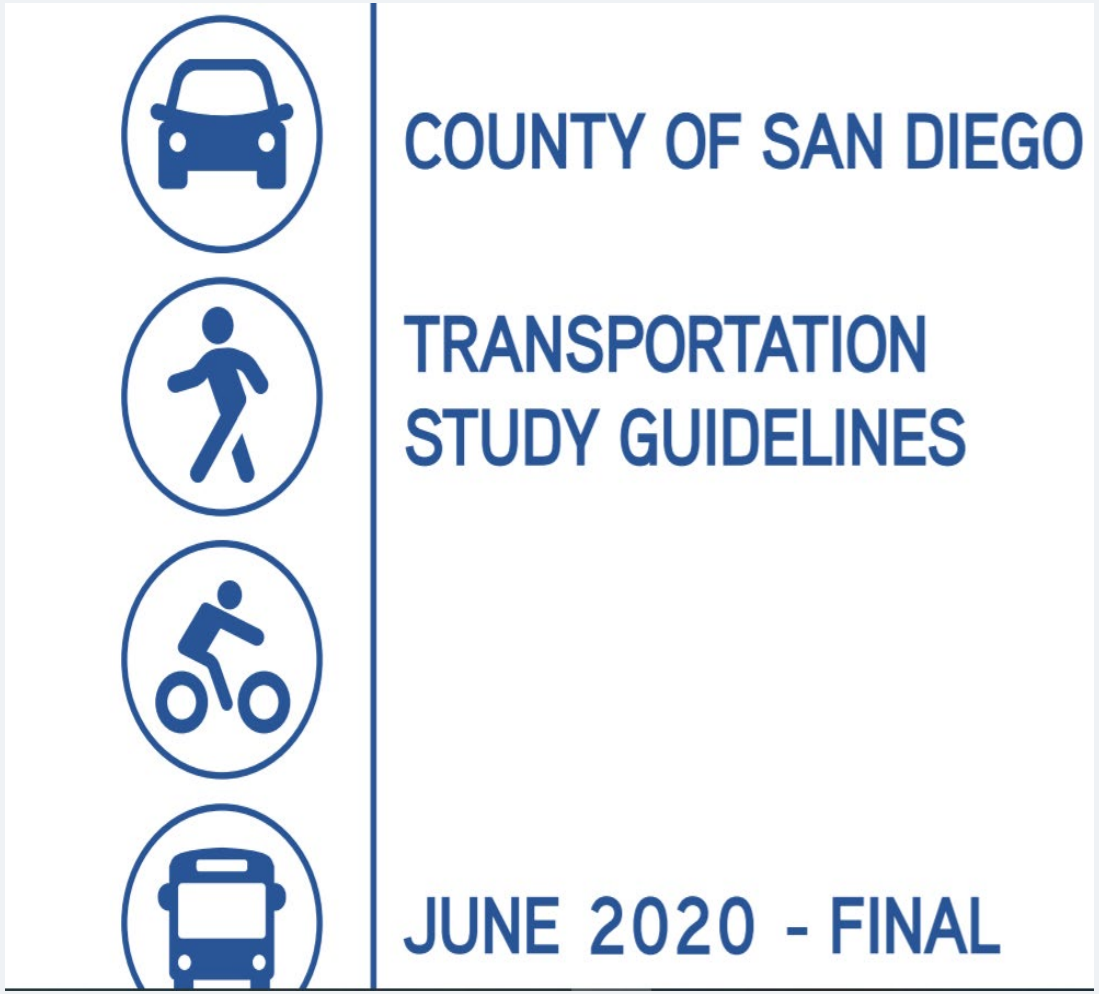
Mitigation Cost:

$4,500,000 – 10,000,000

SANDAG Regional Average per Employee

What's Next?

- Stakeholder Outreach
- Public Meeting April 22
- County Board Of Supervisors Meeting May 19th
- Phase 2 Programmatic Mitigation Options



Questions?

Contacts

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Damon Davis – damon.davis@sdcounty.ca.gov