

ATTACHMENT 8  
VMT Estimate Memorandum



**MEMORANDUM**

Date: July 13, 2020  
To: Luke Schwartz, City of San Luis Obispo  
From: Joe Fernandez, CCTC  
**Subject: Bullock Ranch VMT Estimate**

This memorandum summarizes the Vehicle Miles Traveled (VMT) estimate prepared for the Bullock Ranch project. In summary the proposed project will have a less-than-significant impact to VMT since it produces VMT per capita below the City’s adopted threshold for residential developments.

**ANALYSIS**

The City’s Travel Demand Model (TDM) was run under base year (2016) conditions both with and without the project using the same underlying roadway network. The project, which proposes 192 total residential units of various types, was added to the model using the same land use assumptions as the project’s Transportation Impact Study (CCTC, April 2020). The VMT estimates were calculated using the methods described in the City’s Transportation Impact Study Guidelines (June 2020).

Table 1 summarizes the total regional VMT with and without the project.

<b>Table 1: Total Regional VMT</b>	
Baseline	8,486,113
Baseline Plus Project	8,482,725
Source: CCTC,2020	

The project would reduce regional VMT. This is likely due to the provision of housing near jobs within the City, which currently has substantially more jobs than residences resulting in significant in-commuting from other areas.

Table 2 summarizes the residential VMT per capita with the project. Residential VMT refers to home-based trip productions only.

<b>Table 2: Residential VMT</b>			
	<b>Residential VMT</b>	<b>Persons</b>	<b>Residential VMT per Capita</b>
Baseline Plus Project	4,648	400	11.63
Source: CCTC,2020			

The residential VMT per capita for the project is 11.63, below the City’s threshold of 14.25 VMT per capita. This is an insignificant impact.

Please let me know if you have any questions.