

# Appendix TRA

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VMT Impact Assessment Memorandum

# Technical Memorandum

March 1, 2022

Project# 25767

To: Mark Spencer, Barry Bergman, W-Trans  
Cc: Darcy Kremin, Rincon Consultants, Inc.  
From: Damian Stefanakis, Anusha Musunuru, Kittelson & Associates, Inc.  
RE: **Belmont Housing Element Update EIR – VMT Impact Assessment Memorandum**

## INTRODUCTION

Kittelson and Associates (Kittelson) has provided this vehicle miles traveled (VMT) impact assessment for the Belmont Housing Element Update. This is based on the travel modeling Kittelson conducted using the C/CAG-VTA Countywide Model of the Regional Housing Needs Allocation (RHNA) housing units developed by the City of Belmont and Rincon. The VMT assessment is based on the SB 743 requirements and City of Belmont VMT Guidelines.

The 2023-2031 Draft RHNA estimates include a total of 3,300 units located in 144 selected opportunity sites around the City. In the travel model context, these housing units are included in 11 of the 14 travel analysis zones (TAZs) that cover the city. Travel forecasts were prepared for both existing 2019 and future 2040 conditions. VMT results were extracted at the citywide and the individual TAZ level based on the efficiency metric, VMT per Capita. The results were compared to the Countywide average to determine if the additional housing units contribute to a VMT impact under SB 743 and City guidelines.

The overall effect of adding 3,300 units in Belmont in the locations identified by the opportunity sites on the city and county level VMT is to shorten trip lengths, promote mode choice to transit-related modes and reduce VMT per capita for the City under both 2019 plus project and 2040 plus project conditions. However, reaching the 15% below existing level VMT goal may not be feasible when evaluating the Housing Element Update at the programmatic level using an overall systemwide VMT assessment as this accounts for an overall impact for all the opportunity sites. To more precisely assess VMT for the opportunity sites, screening criteria were applied at both the TAZ and opportunity site level.

## VMT THRESHOLDS

VMT thresholds are defined using recommendations from the California Office of Planning and Research (OPR) based on their final report, dated December 2018. Cities and counties can opt to develop their own methods, but CEQA impact criteria are consistent with OPR recommendations. The Belmont City Council adopted a VMT policy on February 23, 2021. This CEQA analysis is based on the City policy and supplemented with OPR recommendations (where applicable and necessary).

The City of Belmont has opted to compare VMT to the Countywide average. Based on OPR and City guidelines, any development that does not screen out for a VMT assessment should produce a VMT per capita of 15% less than the County average.

Screening criteria for CEQA Exemptions include the following housing projects or mixed-use projects with at least 75% housing that are:

1. Within the Belmont Village Specific Plan (BVSP)

2. Within ½ mile of the Caltrain station
3. Within a ¼ mile of El Camino Real which has 15-minute frequency bus service
4. Contains at least 50% affordable housing
5. All projects (housing or non-housing) expected to generate less than 110 daily trips (usually around 12 multi-family or 10 single-family residential units) are also exempt.

## VMT RESULTS

For Belmont, VMT metrics are compared to the countywide average and an impact is assessed if the project VMT per capita is higher than the established 15% below the county average threshold. At the aggregate level, Table 1 indicates that the Housing Element Update project's overall VMT per capita produces higher VMT than 15% below the countywide average (13.9 vs 12.40 in 2019, and 13.88 vs 11.85 in 2040), and in aggregate may initially be considered impacted for VMT under CEQA.

While the RHNA units are scattered around the city, many sites are strategically concentrated near high quality transit and would therefore screen out for VMT per City Guidelines. Based on the VMT modeling of the Draft Housing Opportunity Sites, 3,262 of the 3,300 proposed housing units are located in low-VMT TAZs or screen out due to transit proximity or small project status. Of the 38 units that would not screen out, 23 are located in TAZ 1989, which is located to the west in the residential hills, has higher VMT in both 2019 and 2040 than the county average and does not screen out for proximity to transit.

Tables and figures of the VMT analysis are summarized below.

- Table 1 provides a summary of 2019 VMT per capita at the City and County level.
- Table 2 provides a summary of 2040 VMT per capita at the City and County level.
- Table 3 lists by TAZ the number of sites that would screen out for VMT analysis based on their proximity to the Caltrain station or El Camino Real.
- Figure 1 displays the Draft Housing Opportunity Sites for the City of Belmont.
- Figure 2 displays a more detailed view of the downtown/El Camino Real housing opportunity sites.
- Figure 3 displays the VMT/Capita averages for 2019 plus Project by TAZ and color coded based on the VMT thresholds for the City of Belmont.
- Figure 4 displays the 2019 TAZ number color coded by VMT.
- Figure 5 displays the VMT/Capita averages for 2040 Cumulative plus Project by TAZ and color coded based on the VMT thresholds for the City of Belmont.
- Figure 6 displays the 2040 TAZ number color coded by VMT.
- Appendix Table A1 summarizes the detailed demographics and VMT tables for 2019.
- Appendix Table A2 summarizes the detailed demographics and VMT tables for 2040.

**Table 1. 2019 City and County VMT per capita**

Scenario	Households	Population	VMT	VMT/capita	15% Below
<b>2019 No-Project</b>					
City	12,274	31,917	447,103	14.01	
County	270,931	780,949	11,395,150	14.59	12.40
<b>2019 Plus Project</b>					
City	15,574	40,170	558,508	13.90	
County	274,231	789,202	11,613,083	14.71	

SOURCE: KITTELSON & ASSOCIATES, INC., 2021

NOTE: NET CHANGE IN METRICS IS ASSOCIATED WITH HOUSING ELEMENT UPDATE  
 2019 PLUS PROJECT VMT REDUCES COMPARED TO NO-PROJECT BUT IS HIGHER THAN 15% BELOW COUNTYWIDE AVERAGE

**Table 2. 2040 City and County VMT per capita**

Scenario	Households	Population	VMT	VMT/capita	15% Below
<b>2040 No-Project</b>					
City	15,202	37,912	536,865	14.16	
County	322,391	928,918	12,945,806	13.94	11.85
<b>2040 Plus Project</b>					
City	18,502	46,165	640,962	13.88	
County	325,691	937,171	13,087,603	13.97	

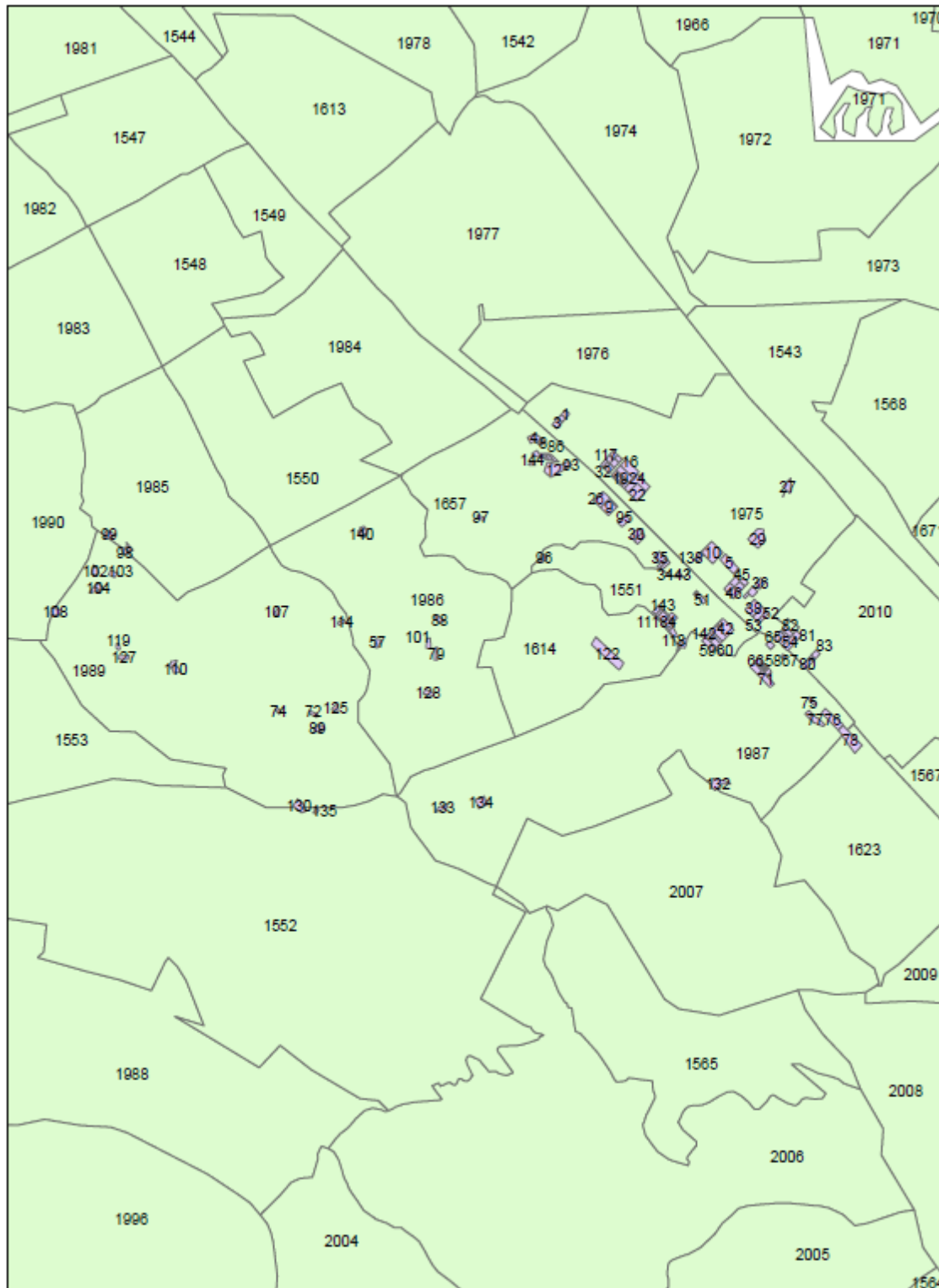
SOURCE: KITTELSON & ASSOCIATES, INC., 2021

NOTE: NET CHANGE IN METRICS IS ASSOCIATED WITH HOUSING ELEMENT UPDATE  
 2040 PLUS PROJECT VMT REDUCES COMPARED TO NO-PROJECT BUT IS HIGHER THAN 15% BELOW COUNTYWIDE AVERAGE

**Table 3. Units Not Screening Out for VMT Analysis by TAZ**

TAZ	Number of Units
1551	1
1552	1
1657	2
1975	1
1985	2
1986	5
1987	3
1989	23
<b>TOTAL</b>	<b>38</b>

Figure 1: Belmont Opportunity Sites



SOURCE: RINCON, 2021

Figure 2: Belmont Opportunity Sites- El Camino Area



SOURCE: RINCON, 2021

**Figure 3: 2019 Plus Project VMT by TAZ**

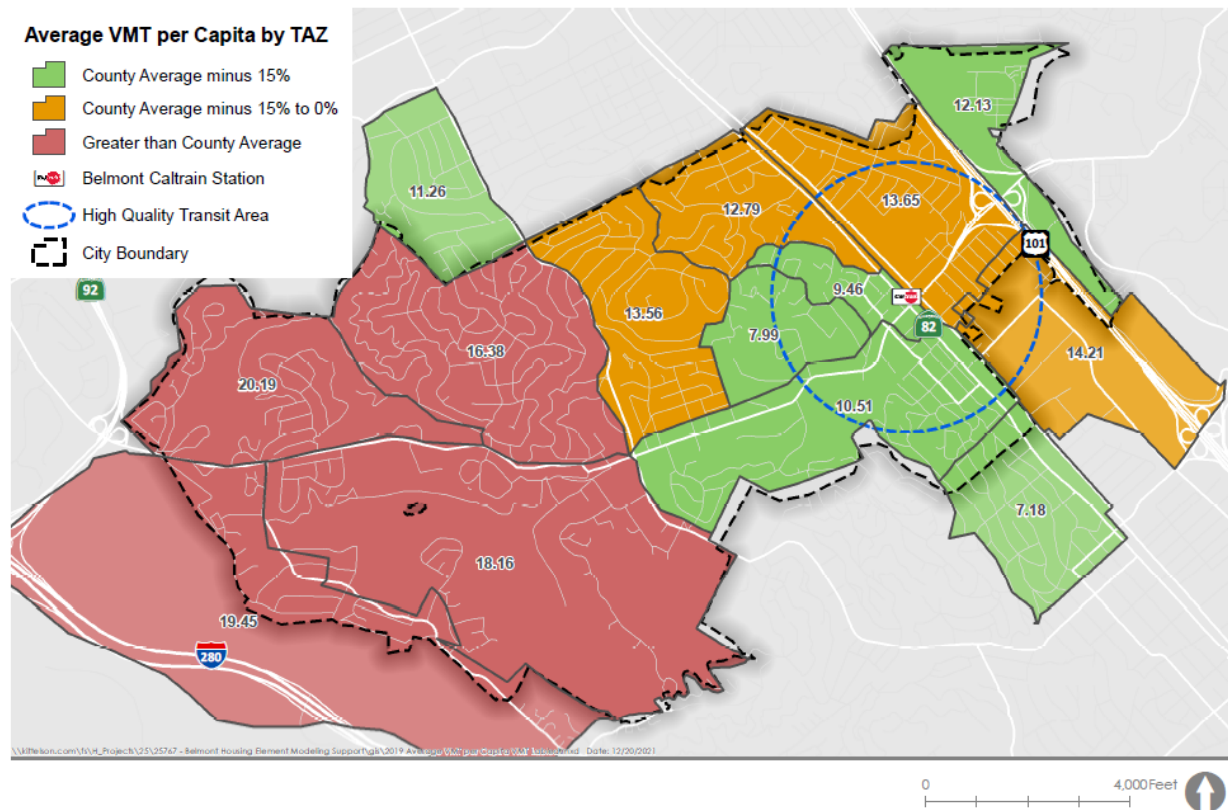


Figure X

**2019 Plus Project Average VMT per Capita  
 VMT Labeled  
 City of Belmont, CA**



SOURCE: KITTELSON & ASSOCIATES, INC., 2021

**Figure 4: 2019 Plus Project VMT labeled by TAZ Number**

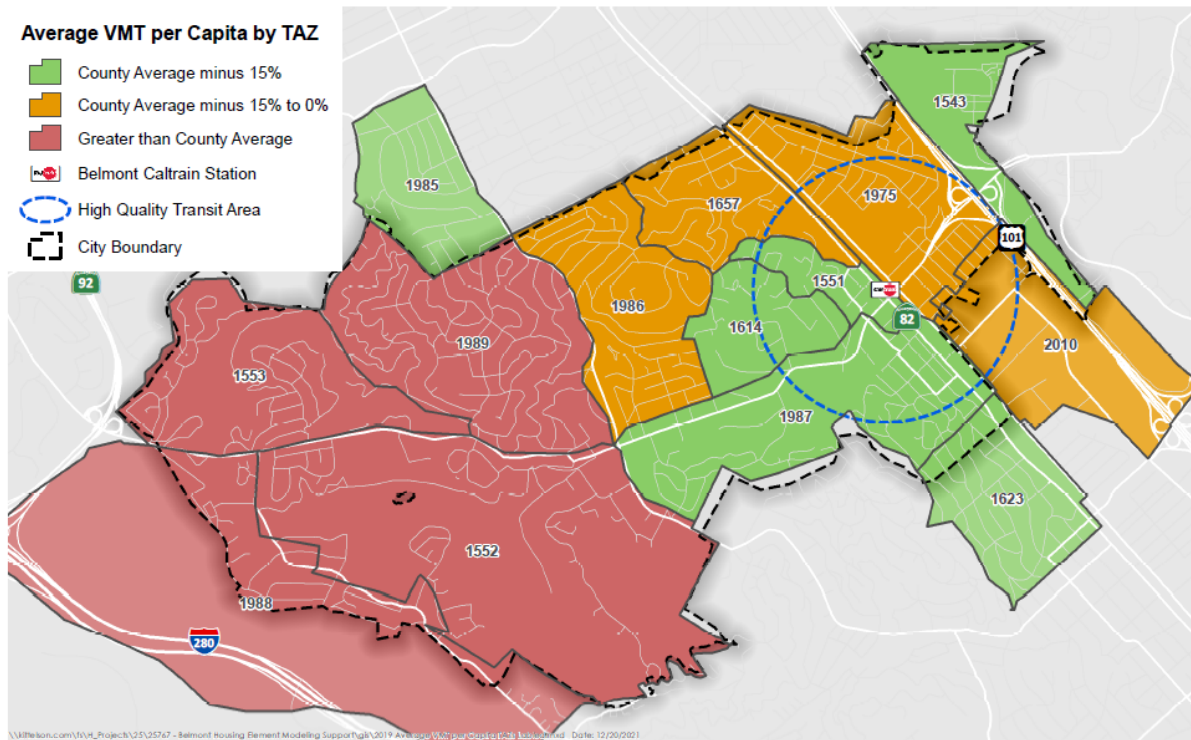


Figure X

**2019 Plus Project Average VMT per Capita  
 TAZ Labeled  
 City of Belmont, CA**



SOURCE: KITTELSON & ASSOCIATES, INC., 2021



**Figure 5: 2040 Plus Project VMT by TAZ**

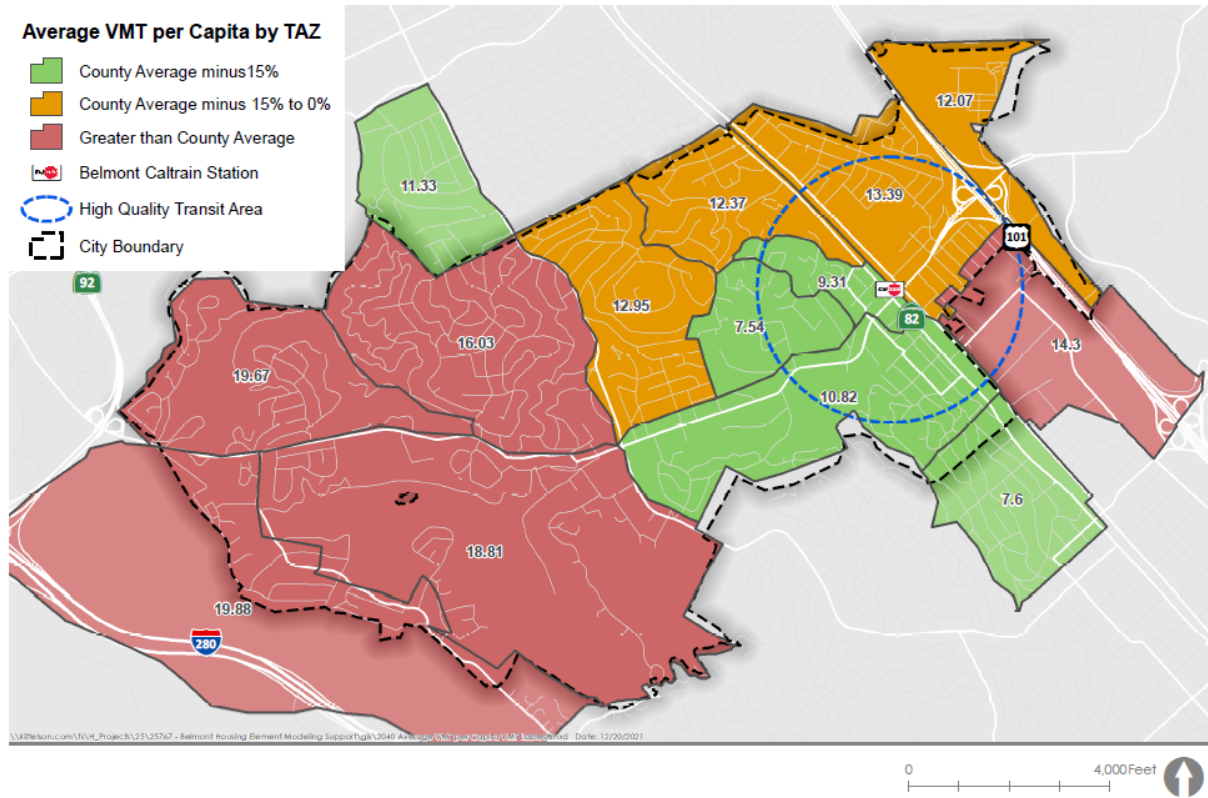


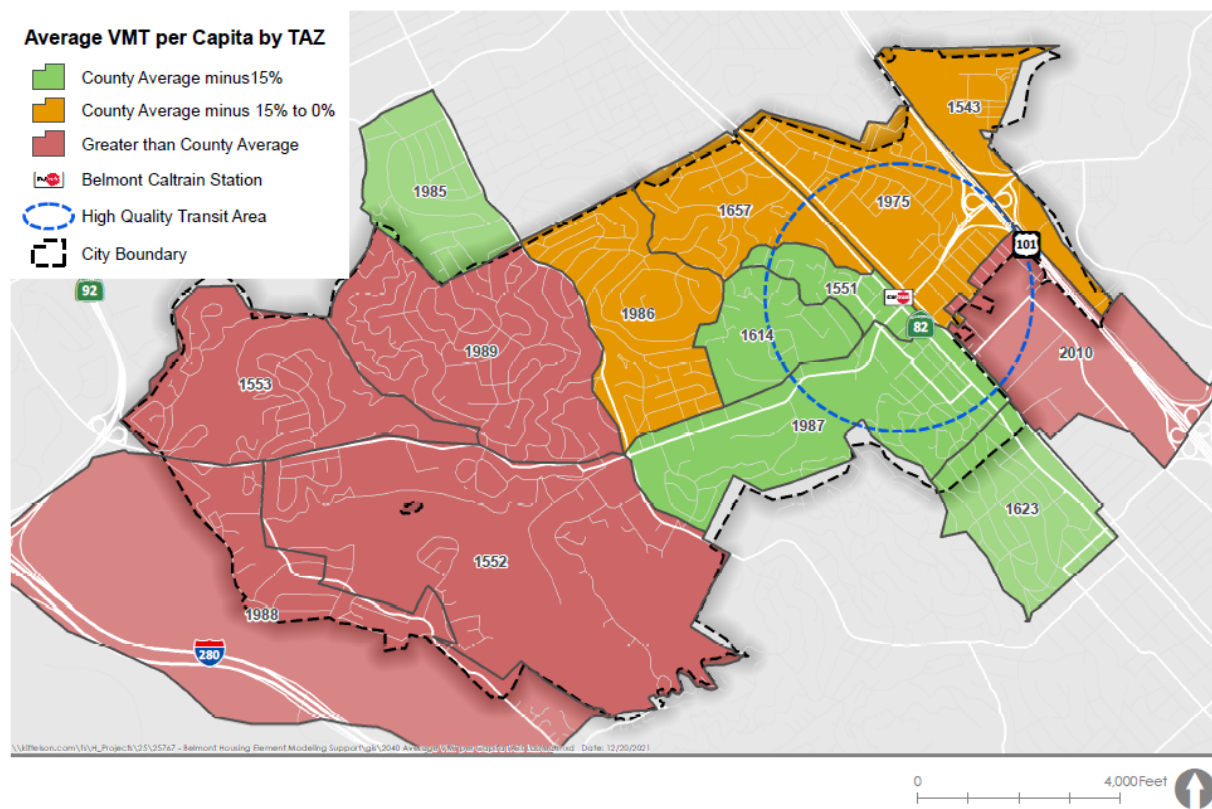
Figure X

**2040 Plus Project Average VMT per Capita  
 VMT Labeled  
 City of Belmont, CA**



SOURCE: KITTELSON & ASSOCIATES, INC., 2021

**Figure 6: 2040 Plus Project VMT labeled by TAZ Number**



**2040 Plus Project Average VMT per Capita  
 TAZ Labeled  
 City of Belmont, CA**



SOURCE: KITTELSON & ASSOCIATES, INC., 2021

## CONCLUSION/SUMMARY

The VMT assessment for the Housing Element Update was conducted using the C/CAG-VTA countywide model. RHNA housing units were added to the model in each TAZ that represent the 144 opportunity sites. VMT per capita was extracted at the systemwide (City and County) level and at the individual TAZ level.

The results indicate that at the programmatic level, the Housing Element Update would be impacted for VMT because the additional residential units do not reduce the VMT by more than 15% below the existing countywide average.

Since many sites are located near transit, extracting VMT at the TAZ level and applying appropriate screening of the sites indicates most opportunity sites screen out or have lower VMT per capita than the countywide average and are therefore not impacted for VMT under SB 743. Of the 38 proposed units that would not screen out for VMT, 23 are located in TAZ 1989, which is located to the west in the residential hills, has high VMT in both 2019 and 2040 plus project scenarios and does not screen out for proximity to transit.

APPENDIX

Table A1: 2019 Demographics and VMT Summary

TAZ	2019 No-Project	2019 Plus Project			2019 No-Project	2019 Plus Project			2019 No-Project	2019 Plus Project			2019 No-Project	2019 Plus Project		
	Households	Households	Difference	%	Population	Population	Difference	%	VMT	VMT	Difference	%	VMT/Capita	VMT/Capita	Difference	%
1543	171	171	-	0%	508	508	-	0%	6,023	6,164	141	2%	11.9	12.1	0.3	2%
1551	273	546	273	100%	705	1,388	683	97%	6,412	13,128	6,716	105%	9.1	9.5	0.4	4%
1552	2,550	2,551	1	0%	5,782	5,785	3	0%	103,942	105,070	1,128	1%	18.0	18.2	0.2	1%
1553	640	640	-	0%	1,829	1,829	-	0%	36,519	36,936	417	1%	20.0	20.2	0.2	1%
1614	199	200	1	1%	728	731	3	0%	5,621	5,842	222	4%	7.7	8.0	0.3	4%
1623	1,135	1,309	174	15%	2,655	3,090	435	16%	18,649	22,193	3,544	19%	7.0	7.2	0.2	2%
1657	974	1,511	537	55%	2,484	3,827	1,343	54%	30,893	48,951	18,058	58%	12.4	12.8	0.4	3%
1975	1,647	3,380	1,733	105%	4,234	8,567	4,333	102%	57,574	116,915	59,341	103%	13.6	13.6	0.0	0%
1985	431	433	2	0%	1,252	1,257	5	0%	13,895	14,154	259	2%	11.1	11.3	0.2	1%
1986	1,206	1,211	5	0%	3,528	3,541	13	0%	46,842	48,017	1,175	3%	13.3	13.6	0.3	2%
1987	1,003	1,301	298	30%	2,554	3,298	744	29%	25,759	34,646	8,887	34%	10.1	10.5	0.4	4%
1988	499	499	-	0%	1,269	1,269	-	0%	24,355	24,676	321	1%	19.2	19.4	0.3	1%
1989	1,546	1,569	23	1%	4,389	4,447	58	1%	70,619	72,822	2,203	3%	16.1	16.4	0.3	2%
2010	-	253	253	100%	-	633	633	100%	-	8,995	8,995	100%	0.0	14.2	14.2	100%
sum	12,274	15,574	3,300		31,917	40,170	8,253		447,103	558,508	111,405		169	187	17	

Table A2: 2040 Demographics and VMT Summary

TAZ	2040 No- Project	2040 Plus Project			2040 No- Project	2040 Plus Project			2040 No- Project	2040 Plus Project			2040 No- Project	2040 Plus Project		
	Households	Households	Difference	%	Population	Population	Difference	%	VMT	VMT	Difference	%	VMT/Capita	VMT/Capita	Difference	%
1543	202	202	-	0%	578	578	-	0%	6,951	6,979	28	0%	12.0	12.1	0.0	0%
1551	387	660	273	71%	948	1,631	683	72%	8,833	15,187	6,355	72%	9.3	9.3	0.0	0%
1552	2,998	2,999	1	0%	6,535	6,538	3	0%	122,046	122,969	923	1%	18.7	18.8	0.1	1%
1553	804	804	-	0%	2,205	2,205	-	0%	43,094	43,362	269	1%	19.5	19.7	0.1	1%
1614	282	283	1	0%	977	980	3	0%	7,277	7,392	116	2%	7.4	7.5	0.1	1%
1623	1,189	1,363	174	15%	2,626	3,061	435	17%	19,617	23,250	3,634	19%	7.5	7.6	0.1	2%
1657	1,380	1,917	537	39%	3,337	4,680	1,343	40%	41,605	57,883	16,278	39%	12.5	12.4	-0.1	-1%
1975	1,959	3,692	1,733	88%	4,811	9,144	4,333	90%	65,532	122,436	56,904	87%	13.6	13.4	-0.2	-2%
1985	465	467	2	0%	1,248	1,253	5	0%	14,039	14,193	154	1%	11.2	11.3	0.1	1%
1986	1,708	1,713	5	0%	4,740	4,753	13	0%	60,799	61,561	762	1%	12.8	13.0	0.1	1%
1987	1,302	1,600	298	23%	3,186	3,930	744	23%	34,475	42,537	8,062	23%	10.8	10.8	0.0	0%
1988	584	584	-	0%	1,428	1,428	-	0%	28,231	28,388	157	1%	19.8	19.9	0.1	1%
1989	1,942	1,965	23	1%	5,293	5,351	58	1%	84,367	85,769	1,403	2%	15.9	16.0	0.1	1%
2010	-	253	253	100%	-	633	633	100%	1	9,055	9,054	100%	0.0	14.3	14.3	100%
sum	15,202	18,502	3,300		37,912	46,165	8,253		536,865	640,962	104,097		171	186	15	