



TRANSPORTATION ANALYSIS GUIDELINES UPDATE

Planning Commission
Regular Meeting | September 9, 2026

Why transportation analysis matters



- The City (including the Design Review Board and Planning Commission) reviews proposed development projects
- Projects may require environmental and technical studies
- Transportation analysis identifies potential impacts
- Findings can inform project changes, conditions, or mitigation

The purpose is to understand and address impacts before a decision is made.

Senate Bill 743 changed what CEQA measures

LEVEL OF SERVICE (LOS)

How long are cars delayed?



VEHICLE MILES TRAVELED (VMT)

How much do people drive?



The focus shifted from managing congestion to reducing driving and related greenhouse gas (GHG) emissions.



Vallejo adopted interim guidelines in 2020

2020



Interim Guidelines

Adopted to meet the State's VMT implementation deadline.

Since then



Staff gained experience applying VMT, while methods and guidance continued to evolve.

Now



Updated Guidelines

Will combine LOS and VMT procedures in one clear and current document.



How the guidelines apply to development projects

	Non-CEQA Traffic Impact Analysis (LOS)	CEQA Transportation Assessment (VMT)
Initial Review	Determine whether a Traffic Impact Analysis is needed – generally for larger projects, truck-intensive uses, or projects near strained intersections.	Determine whether the project qualifies for VMT screening based on its type, location in a low-VMT area, or proximity to qualifying transit.
Further Analysis	If required, evaluate intersections, congestion, queues, access, circulation, safety, and multimodal conditions.	If the project does not screen out, model its VMT and compare it with the applicable significance threshold.
Potential Response	Signals or turn lanes, access changes, traffic calming, pedestrian/bicycle improvements, or fair-share contributions.	Modify the project or location; improve land-use mix, transit, walking, or biking; or implement parking and transportation-demand strategies.

A project may require one or both reviews.



Staff Recommendation

Adopt a Resolution recommending City Council approval of the General Plan amendment and adoption of the updated July 2026 Transportation Analysis Guidelines.





QUESTIONS

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