

# Appendix E. VMT Analysis



## MEMORANDUM

**To:** Jacob Armstrong, County of San Diego  
Damon Davis, County of San Diego  
**From:** Stephen Cook, TE, Intersecting Metrics  
**Date:** January 21, 2025  
**Regarding:** **County of San Diego Village Area Vehicle Miles Traveled Impact Analysis**

The purpose of this technical memorandum (memo) is to evaluate the magnitude of the vehicle miles traveled (VMT) related impacts associated with the build out of the County of San Diego's (County) Village Areas, and identify potential mitigation strategies to either reduce or fully mitigate the impacts. This information will potentially be used to determine the feasibility of streamlining development within the Village Areas through a specific plan and/or the development of a mitigation program,

### Village Areas

The County of San Diego General Plan identifies a series of areas within the Unincorporated County where higher density development and mixed-use development will be concentrated, known as Village Areas. The main goal of the Village Areas is to support multi-modal and mixed-use travel, as outlined in Goal LU-5.1 of the County of San Diego General Plan:

*Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.*

This makes the Village Areas an ideal location to prioritize development in a sustainable way, as well as to draw and expand more regional transit services and Mobility Hub locations to the Unincorporated County.

### Assumed Growth

To calculate the magnitude of the VMT related impacts that may be associated with the build out of the Village Areas, the potential growth of the areas needs to be calculated first. Majority of the Village Areas have not yet been fully developed, and only a few development projects have been designed and are going through the entitlement process. Therefore, the actual potential growth within the Village Areas has not been derived, so the growth within these areas must be estimated. To estimate the potential growth within the Village Areas, a parcel level analysis was conducted for all parcels located within the village boundaries and was estimated based on the following:

- *Parcel Zoning* - The assumed land uses and maximum densities for each parcel were derived based on the existing zoning of the parcel.
- *Developable Areas* – To determine areas on a parcel that could be developed, the steep slopes, flood plain areas, and environmentally protected areas were all overlaid and removed from the parcels "developable area."



- *Existing Land Uses*– Existing land uses on the site were accounted for and removed from the overall potential development total. Parcels that already had multi-family units were not assumed to be redeveloped; thus, no additional density was assumed.
- *Minimum parcel size*– Small parcels, under 1 acre in developable area, were screened out from the growth analysis. This was assumed that the parcel would be too small for a larger development and would qualify for a small project exemption, or the parcel would be too small for new development to occur.

Based on the criteria outlined above, the developable area and the maximum land use density were multiplied for each qualifying parcel to determine the total number of potential units that could be built on the parcel. The existing uses were then subtracted from the total number of potential units to determine the overall growth.

It should be noted that this analysis only focused on residential development, as land uses such as industrial and office are uncommon within the Village Areas, and other uses such as retail and services would be locally serving, which should have a less than significant VMT related impact. Finally, to be conservative, the maximum density was assumed on all qualifying parcels as it represents a worst-case analysis, from a VMT related impact standpoint.

**Table 1** summarizes the potential growth within each of the Village Areas, the parcel-by-parcel calculations are provided in **Attachment 1**.

**Table 1  
Growth by Village Area**

<b>Row Labels</b>	<b>Existing Units</b>	<b>Total Potential Units</b>	<b>Potential Increase in Units</b>
Alpine	2,236	6,006	4,855
Bonsall	523	1,510	1,312
Boulevard Rural Village	119	1,038	957
Campo and Cameron Corners Rural Village - North	36	369	344
Campo and Cameron Corners Rural Village - South	265	2,282	2,017
Crest Rural Village	535	634	119
Dehesa Rural Village	88	270	183
Descanso Rural Village	354	581	304
East Willows Road	147	2,283	2,142
Fallbrook	2,887	5,814	3,511
Hidden Meadows East	988	1,046	741
Hidden Meadows West	355	1,436	1,127
Jacumba Rural Village	272	3,859	3,629
Jamul Rural Village	278	297	271
Julian Historic District	136	345	230
Lake Morena Rural Village	367	554	420
Lakeside	0	35	35
North County Metro - East	7	4	3
North County Metro - North	0	2	2
Otay	1	803	802



**Table 1  
Growth by Village Area**

<b>Row Labels</b>	<b>Existing Units</b>	<b>Total Potential Units</b>	<b>Potential Increase in Units</b>
Pauma	355	1,765	556
Pine Valley Rural Village	667	1,386	758
Potrero Rural Village	3	109	106
Rainbow Rural Village	130	555	436
Ramona	5,067	8,118	5,809
Spring Valley	0	2	2
Sunshine Summit	50	160	117
Tecate Special Study Area	48	676	631
Valley Center North	46	1,916	1,874
Valley Center South	708	1,398	806
<b>Total</b>	<b>16,668</b>	<b>45,253</b>	<b>35,099</b>

### Vehicle Miles Traveled Analysis

After the potential growth was determined within the Village Areas, a VMT impact analysis was conducted to determine the magnitude of the VMT related impacts associated with the potential growth. This section identifies the threshold, methods, sources, and calculations used to identify these impacts.

#### Significance Thresholds

The County of San Diego adopted its Transportation Study Guidelines (TSG) in September 2022. Section 3.3.1 of the TSG identifies a series of screening criteria in which projects are exempt from conducting a CEQA VMT analysis and are assumed to have a less significant impact. The following screening criteria were used to screen out Village Area parcels from the VMT analysis:

- *Projects Located in a VMT Efficient Area* – Parcels located in Traffic Analysis Zones (TAZs) in which the VMT / capita is at least 15% below the regional mean were assumed to have a less than significant impact.
- *Projects located in Infill Village Area* - Parcels located in an identified Infill Village Area are assumed to have a less than significant impact (see Appendix D of the TSG for the definition of an Infill Village Area).

The TSG also includes a screening criteria for small projects that generate less than 110 vehicular trips per day, as well as for projects in which all housing units provided are affordable. To be conservative, these were not applied in the analysis as it is not known if parcels would be combined to create larger developments, which would exceed the small project thresholds, or if affordable units would be provided.

For parcels that are not screened out from conducting a VMT analysis, Section 3.3.2 of the TSG prescribes the following impact threshold for residential uses:

- *Residential:* 15 percent below the County Regional average VMT per Resident. This includes the entire San Diego County region, including the incorporated cities.



Thus, any VMT / capita that is generated beyond this threshold is considered an impact and would need to be reduced to the 15% below the regional mean to reduce the impact to a less than significant level.

**Modeling Data**

The VMT data used in the impact analysis was derived from the base year conditions of the SANDAG Series 14 Activity Based Model (ABM 2+) Scenario ID 458<sup>1</sup>. The VMT / capita for each parcel was extracted from the model based on the TAZ in which it is located. Based on modeling data, the regional mean for VMT / capita is 18.9 miles. Therefore, the County’s significance threshold would be 16.1 miles (18.9 miles X 85%).

**VMT Calculation**

VMT related impacts were evaluated at the parcel level. Parcels that have the potential for growth that were not screened out from conducting a VMT analysis, and generate a VMT / capita higher than the County’s threshold (16.1 miles) were identified to have a VMT related impact. The magnitude of the impact for these parcels were calculated based on the following process:

$$\text{Parcel VMT / Capita} - 16.1 \text{ (Threshold)} = \text{Excess VMT / Capita}$$

$$\text{Excess VMT / Capita} \times \text{Parcel Unit Growth} \times 2.67^2 \text{ (Average People Per Household)} = \text{Excess VMT Generated}$$

The excess VMT generated is assumed to be the total VMT that would need to be mitigated to reduce the impacts of the potential developments to a less than significant level.

**Analysis Results**

The analysis process outlined above was applied to every parcel within the Village Areas. **Table 2** summarizes the results of the analysis by Village Area. The parcel-by-parcel calculations are provided in **Attachment 2**.

**Table 2**  
**Projected VMT Impact by Village Area**

Row Labels	Potential Increase in Units	Excess VMT	Excess VMT per Unit
Alpine	4,855	229,055.1	47.2
Bonsall	1,312	54,068.4	41.2
Boulevard Rural Village	957	111,170.7	116.2
Campo and Cameron Corners Rural Village - North	344	38,568.6	112.1
Campo and Cameron Corners Rural Village - South	2,017	211,982.1	105.1
Crest Rural Village	119	3,734.4	31.4
Dehesa Rural Village	183	5,956.6	32.5
Descanso Rural Village	304	30,691.8	101.0
East Willows Road	2,142	98,773.1	46.1
Fallbrook	3,511	52,344.3	14.9
Hidden Meadows East	741	32,465.9	43.8

<sup>1</sup> <https://sandag.maps.arcgis.com/apps/webappviewer/index.html?id=bb8f938b625c40cea14c825835519a2b>

<sup>2</sup> <https://data.census.gov/table/ACSST1Y2023.S1101?q=household%20size&g=050XX00US06073>



**Table 2  
Projected VMT Impact by Village Area**

<b>Row Labels</b>	<b>Potential Increase in Units</b>	<b>Excess VMT</b>	<b>Excess VMT per Unit</b>
Hidden Meadows West	1,127	52,215.6	46.3
Jacumba Rural Village	3,629	207,578.2	57.2
Jamul Rural Village	271	8,762.3	32.3
Julian Historic District	230	7,133.4	31.0
Lake Morena Rural Village	420	44,449.1	105.8
Lakeside	35	0.0	0.0
North County Metro - East	3	48.9	16.3
North County Metro - North	2	2.2	1.1
Otay	802	1,113.1	1.4
Pauma	1,556	122,932.3	79.0
Pine Valley Rural Village	758	78,949.0	104.2
Potrero Rural Village	106	10,251.1	96.7
Rainbow Rural Village	436	25,708.4	59.0
Ramona	5,809	101,720.2	17.5
Spring Valley	2	0.0	0.0
Sunshine Summit	117	18,784.7	160.6
Tecate Special Study Area	631	52,759.6	83.6
Valley Center North	1,874	77,055.4	41.1
Valley Center South	806	28,172.5	35.0
<b>Total</b>	<b>35,099</b>	<b>1,706,447.0</b>	<b>48.6</b>

As shown in the table, both the average VMT / capita and the Total VMT impact vary widely between the different Village Areas. As such, mitigation solutions may be more feasible in the Village Areas with a lower projected impact than in the higher impact areas.

### **Mitigation Recommendations**

As outlined in the previous section, most Village Areas that have the potential for growth will experience VMT related impacts as that growth occurs. As such, the following identifies potential mitigation solutions that may help to partially, or possibly fully, mitigate the potential impacts:

*Develop a Local VMT Mitigation Program* – While majority of the unincorporated areas of the County are rural in nature and VMT reducing facilities would have little to no effect, the Village Areas are the specific places in which urban style development is projected to occur. Thus, the County could develop a Local VMT Mitigation Program (either a fee or exchange program) that focuses on developing multi-modal infrastructure, specifically in the more efficient Village Areas where it has the most potential to be the most effective.

*Participate in the Upcoming Regional VMT Mitigation Program* – SANDAG and the County of San Diego are currently working with the other jurisdictions in the San Diego Region to develop a Regional VMT Mitigation Program. The main goal of the program will be to encourage jurisdictions in the San Diego Region to work together and share resources to implement the most effective VMT reducing infrastructure and programs, regardless of their location. By targeting the most



effective infrastructure, regardless of location, the region will get its highest return on its investment and allow new development a more feasible path to mitigate their VMT related impacts. The Regional VMT Mitigation Program is still in development, so its scope and effectiveness within the unincorporated areas of the County has not yet been determined. However, it is recommended that the County continue to pursue the regional program and incorporate it into any future mitigation strategies.

*Partner with Other Jurisdictions in the Region* – Some jurisdictions within the San Diego Region have already implemented, or are in the process of implementing, VMT Mitigation Programs. In November of 2020, the City of San Diego implemented their Active Transportation In-Lieu Fee (ATILF) program that established the cost to reduce one mile of vehicular travel within the City to be \$1,769.11 (Year 2025 dollars). Due to the size and urban nature of the City of San Diego, it has a large capacity to implement VMT reducing infrastructure. Thus, its capacity to reduce VMT may exceed its needs for new development. Therefore, the County could partner with the City of San Diego to allow development within the Village Areas to participate in the City of San Diego’s ATILF to offset some or all of its VMT related impacts. Note, this recommendation would not be limited to just the City of San Diego. The County could partner with other urban jurisdictions such as the Port of San Diego, City of Solana Beach, and the City of National City, as well.

*Include an Affordable Housing Requirement* – As outlined in Appendix G of the TSM, affordable housing units generate less trips than market rate housing, resulting in lower VMT generation rate. Therefore, to reduce the total VMT associated with the potential growth within the Village Areas an affordable housing requirement could be placed on all projects that are seeking streamline growth. Additionally, the County could develop an affordable housing in-lieu fee program, which would offset a developments affordable housing requirements by paying a fee or allow a development to offset its overall VMT impact by paying an additional fee, if needed.

*Develop a Program that Reduces Existing VMT to Help Offset Future Impacts* – The County could develop a grant to help fund the implementation of VMT reducing Transportation Demand Management (TDM) measures for existing businesses. Under this program, businesses could apply for grant funding to implement TDM measures such as carpool programs (infrastructure and incentives), leases for van pools, the implementation of bike racks, repair stations, lockers, and showers within their business, and potential funding sources for parking cashout and transit pass subsidy programs. The grant programs would be funded through VMT credits that are sold to new development, which would offset their VMT related impacts. The program could prioritize businesses that are located within the unincorporated portions of San Diego County, but could also be expanded to include the incorporated areas as well.

*Restrict the Areas in Which Development is Streamlined* – As shown in Table 2, there are some Village Areas within the County that are projected to have an excess VMT of over 35 miles per unit. The VMT related impacts within these areas will be incredibly difficult to mitigate and would take an unproportional amount of the County’s resources to do so. Therefore, it is recommended that the County limit the Village Areas that are included within the streamlining process to the areas that have an excess VMT of less than 35 miles. Should a portion of these highly impacted areas be identified as critical for County, it is recommended that the County seek a separate CEQA action to override the VMT impacts within these areas. **Table 3** identifies the Village Areas which have an excess VMT per unit below 35 miles.



**Table 3  
Projected VMT Impact by Village Area - Under 35 Miles**

<b>Row Labels</b>	<b>Potential Increase in Units</b>	<b>Excess VMT</b>	<b>Excess VMT per Unit</b>
Crest Rural Village	119	3,734.4	31.4
Dehesa Rural Village	183	5,956.6	32.5
Fallbrook	3,511	52,344.3	14.9
Jamul Rural Village	271	8,762.3	32.3
Julian Historic District	230	7,133.4	31.0
Lakeside	35	0.0	0.0
North County Metro - East	3	48.9	16.3
North County Metro - North	2	2.2	1.1
Otay	802	1,113.1	1.4
Ramona	5,809	101,720.2	17.5
Spring Valley	2	0.0	0.0
Valley Center South	806	28,172.5	35.0
<b>Total</b>	<b>11,773</b>	<b>208,988</b>	<b>17.8</b>

As shown in the Table, the Village Areas that have an excess VMT per unit of 35.0 miles or less, would still include almost a third of the potential development (11,773 units), but would only need to mitigate about 12% of the excess VMT (208,988 miles). Focusing on a VMT mitigation program specifically within these Village Areas might provide the best value and the most feasible path word for development.

### **Conclusion**

Based on the current zoning and physical land constraints, there is potential to develop approximately 35,000 units within the existing Village Areas. The development of these units would result in a VMT related impact of over 1.8 million excess miles of travel. While there are several VMT mitigation strategies, both locally and regionally, that can be implemented to reduce a portion of the excess VMT generated, it will most likely not be feasible to reduce 1.7 million excess miles of VMT within the County. Therefore, it is recommended that the focus be placed on Village Areas that are projected to have an excess VMT of 35 miles or less. This will allow for the feasible mitigation measures to be concentrated in the areas that have the best chance of mitigating their VMT-related impacts. Focusing on the more efficient areas will also ensure that the potential VMT mitigation will be applied in the most efficient ways and will be spread across the highest number of units, instead of potentially being unproportionally allocated to the areas which have the highest impact.

Therefore, the following measures are recommended:

1. Focus on Village Areas who have an excess VMT per unit below 35 miles.
2. Implement affordable housing requirements within the Village Areas. Requiring developments to include 10% of their units as affordable would reduce their VMT impact by 12% and would reduce the overall excess VMT for the focused Village Areas by almost 25,000 miles.



3. Develop a Local VMT Mitigation Program that focuses on implementing VMT reducing infrastructure in the focused Village Areas that could potentially offer grant assistance to existing businesses to implement VMT reducing TDM measures.
4. Work with other jurisdictions to identify the potential for participating in their VMT Mitigations Programs.
5. Continue to pursue a Regional VMT Mitigation Program.



# **Attachment 3**

## **VMT Analysis**

APN	Existing Units	TAZ	CPA	Area	VMT Per Capita	Excess VMT	Proposed Zone	Proposed Density	Unit Potetnial	Net Unit	Population Increase	VMT Impact	VMT Reduction	Reduced VMT	Reduced Excess VMT	Reduced VMT Impact
1057104400	0	816	Fallbrook	6.8	15.88	1.64	VR-2.9	2.9	19	19	53	86.9	0	15.88	1.64	86.92
1043502300	0	732	Fallbrook	2.43	17.29	3.05	VR-4.3	4.3	10	10	28	85.4	0	17.29	3.05	85.4
1043502400	0	732	Fallbrook	2.65	17.29	3.05	VR-4.3	4.3	11	11	31	94.6	0	17.29	3.05	94.55
2371300700	1	3501	North County Metro	10.69	18.64	4.4	VR-4.3	4.3	45	44	122	536.8	0	18.64	4.4	536.8
1062530500	1	887	Fallbrook	2.3	26.09	11.85	VR-4.3	4.3	9	8	22	260.7	0	26.09	11.85	260.7
1062530400	0	887	Fallbrook	1.84	26.09	11.85	VR-4.3	4.3	7	7	19	225.2	0	26.09	11.85	225.15
1062530300	1	887	Fallbrook	3.4	26.09	11.85	VR-4.3	4.3	14	13	36	426.6	0	26.09	11.85	426.6
1062530100	2	887	Fallbrook	4.85	26.09	11.85	VR-4.3	4.3	20	18	50	592.5	0	26.09	11.85	592.5
1862702100	1	3600	Valley Center	0.45	24.97	10.73	VR-4.3	4.3	1	0	0	0	0	24.97	10.73	0
1862702900	1	3600	Valley Center	1.11	24.97	10.73	VR-4.3	4.3	4	3	8	85.8	0	24.97	10.73	85.84
1862702800	1	3600	Valley Center	1.67	24.97	10.73	VR-4.3	4.3	7	6	17	182.4	0	24.97	10.73	182.41
1043502200	1	732	Fallbrook	16.28	17.29	3.05	VR-4.3	4.3	9	8	22	67.1	0	17.29	3.05	67.1
2342100700	0	3521	North County Metro	1.16		2.04	VR-4.3	4.3	4	4	11	22.4	0	16.28	2.04	22.44
2342104800	1	3521	North County Metro	0.99	16.28	2.04	VR-4.3	4.3	4	3	8	16.3	0	16.28	2.04	16.32
2342104900	1	3521	North County Metro	1.02	16.28	2.04	VR-4.3	4.3	4	3	8	16.3	0	16.28	2.04	16.32
2341600700	1	3412	North County Metro	1.84	15.31	1.07	VR-4.3	4.3	7	6	17	18.2	0	15.31	1.07	18.19
2342104600	1	3521	North County Metro	0.96	16.28	2.04	VR-4.3	4.3	4	3	8	16.3	0	16.28	2.04	16.32
2342104700	1	3521	North County Metro	1.09	16.28	2.04	VR-4.3	4.3	4	3	8	16.3	0	16.28	2.04	16.32
2342105000	1	3521	North County Metro	1.3	16.28	2.04	VR-4.3	4.3	5	4	11	22.4	0	16.28	2.04	22.44
2341602500	1	3412	North County Metro	10.74	15.31	1.07	VR-4.3	4.3	46	45	125	133.8	0	15.31	1.07	133.75
3981102700	0	4637	Lakeside	3.89	24	9.76	VR-4.3	4.3	16	16	44	429.4	0	24	9.76	429.44
2341601900	1	3412	North County Metro	0.56	15.31	1.07	VR-4.3	4.3	2	1	3	3.2	0	15.31	1.07	3.21
2341803400	1	3412	North County Metro	0.57	15.31	1.07	VR-4.3	4.3	2	1	3	3.2	0	15.31	1.07	3.21
2341803500	1	3412	North County Metro	0.53	15.31	1.07	VR-4.3	4.3	2	1	3	3.2	0	15.31	1.07	3.21
2341803600	1	3412	North County Metro	0.57	15.31	1.07	VR-4.3	4.3	2	1	3	3.2	0	15.31	1.07	3.21
2341600300	3	3412	North County Metro	1.51	15.31	1.07	VR-4.3	4.3	6	3	8	8.6	0	15.31	1.07	8.56
2341600600	1	3412	North County Metro	1.07	15.31	1.07	VR-4.3	4.3	4	3	8	8.6	0	15.31	1.07	8.56
2341602000	1	3412	North County Metro	0.5	15.31	1.07	VR-4.3	4.3	2	1	3	3.2	0	15.31	1.07	3.21
2341602900	1	3412	North County Metro	2.15	15.31	1.07	VR-4.3	4.3	9	8	22	23.5	0	15.31	1.07	23.54
2341603200	1	3412	North County Metro	2	15.31	1.07	VR-4.3	4.3	8	7	19	20.3	0	15.31	1.07	20.33
2341603300	1	3412	North County Metro	1.4	15.31	1.07	VR-4.3	4.3	6	5	14	15	0	15.31	1.07	14.98
2341603400	1	3412	North County Metro	0.97	15.31	1.07	VR-4.3	4.3	4	3	8	8.6	0	15.31	1.07	8.56
2341603500	2	3412	North County Metro	1.11	15.31	1.07	VR-4.3	4.3	4	2	6	6.4	0	15.31	1.07	6.42
2341603600	1	3412	North County Metro	1.07	15.31	1.07	VR-4.3	4.3	4	3	8	8.6	0	15.31	1.07	8.56
1890920400	1	3793	Valley Center	1.35	24.66	10.42	VR-4.3	4.3	5	4	11	114.6	0	24.66	10.42	114.62
1890922900	1	3793	Valley Center	1.46	24.66	10.42	VR-4.3	4.3	6	5	14	145.9	0	24.66	10.42	145.88
1890923200	1	3793	Valley Center	0.44	24.66	10.42	VR-4.3	4.3	1	0	0	0	0	24.66	10.42	0
1890920600	1	3793	Valley Center	2.89	24.66	10.42	VR-4.3	4.3	12	11	31	323	0	24.66	10.42	323.02
1890923600	1	3793	Valley Center	1.45	24.66	10.42	VR-4.3	4.3	6	5	14	145.9	0	24.66	10.42	145.88
1890923700	1	3793	Valley Center	1.47	24.66	10.42	VR-4.3	4.3	6	5	14	145.9	0	24.66	10.42	145.88
1890923800	1	3793	Valley Center	1.2	24.66	10.42	VR-4.3	4.3	5	4	11	114.6	0	24.66	10.42	114.62
1890924000	1	3793	Valley Center	1.34	24.66	10.42	VR-4.3	4.3	5	4	11	114.6	0	24.66	10.42	114.62

APN	Existing Units	TAZ	CPA	Area	VMT Per Capita	Excess VMT	Proposed Zone	Proposed Density	Unit Potetnial	Net Unit	Population Increase	VMT Impact	VMT Reduction	Reduced VMT	Reduced Excess VMT	Reduced VMT Impact
1890920100	1	3793	Valley Center	1.83	24.66	10.42	VR-4.3	4.3	7	6	17	177.1	0	24.66	10.42	177.14
1890922500	1	3793	Valley Center	1.64	24.66	10.42	VR-4.3	4.3	7	6	17	177.1	0	24.66	10.42	177.14
1890922600	1	3793	Valley Center	0.58	24.66	10.42	VR-4.3	4.3	2	1	3	31.3	0	24.66	10.42	31.26
1890921600	1	3793	Valley Center	3	24.66	10.42	VR-4.3	4.3	12	11	31	323	0	24.66	10.42	323.02
1890910400	1	3793	Valley Center	2.91	24.66	10.42	VR-4.3	4.3	12	11	31	323	0	24.66	10.42	323.02
1890912000	1	3793	Valley Center	0.99	24.66	10.42	VR-4.3	4.3	4	3	8	83.4	0	24.66	10.42	83.36
1890912400	1	3793	Valley Center	0.94	24.66	10.42	VR-4.3	4.3	4	3	8	83.4	0	24.66	10.42	83.36
1890912500	1	3793	Valley Center	1.55	24.66	10.42	VR-4.3	4.3	6	5	14	145.9	0	24.66	10.42	145.88
1890912600	1	3793	Valley Center	0.71	24.66	10.42	VR-4.3	4.3	3	2	6	62.5	0	24.66	10.42	62.52
1890912900	1	3793	Valley Center	0.9	24.66	10.42	VR-4.3	4.3	3	2	6	62.5	0	24.66	10.42	62.52
1890921800	1	3793	Valley Center	3.04	24.66	10.42	VR-4.3	4.3	13	12	33	343.9	0	24.66	10.42	343.86
1890922000	1	3793	Valley Center	3.13	24.66	10.42	VR-4.3	4.3	13	12	33	343.9	0	24.66	10.42	343.86
1890923500	1	3793	Valley Center	2.07	24.66	10.42	VR-4.3	4.3	8	7	19	198	0	24.66	10.42	197.98
1890912700	1	3793	Valley Center	0.54	24.66	10.42	VR-4.3	4.3	2	1	3	31.3	0	24.66	10.42	31.26
1890923400	1	3793	Valley Center	0.99	24.66	10.42	VR-4.3	4.3	4	3	8	83.4	0	24.66	10.42	83.36
2341603800	1	3412	North County Metro	1.2	15.31	1.07	VR-4.3	4.3	5	4	11	11.8	0	15.31	1.07	11.77
5780723600	0	3980	Spring Valley	1.5	16.24	2	VR-4.3	4.3	6	6	17	34	0	16.24	2	34
5780723700	0	3980	Spring Valley	2	16.24	2	VR-4.3	4.3	8	8	22	44	0	16.24	2	44
5780722700	0	4007	Spring Valley	2.73	17.27	3.03	VR-4.3	4.3	11	11	31	93.9	0	17.27	3.03	93.93
2342102700	0	3521	North County Metro	1.26	16.28	2.04	VR-4.3	4.3	5	5	14	28.6	0	16.28	2.04	28.56
2342101200	0	3521	North County Metro	10.21	16.28	2.04	VR-4.3	4.3	43	43	120	244.8	0	16.28	2.04	244.8
2342101100	0	3521	North County Metro	0.59	16.28	2.04	VR-4.3	4.3	2	2	6	12.2	0	16.28	2.04	12.24
2341803300	1	3412	North County Metro	0.49	15.31	1.07	VR-4.3	4.3	2	1	3	3.2	0	15.31	1.07	3.21
2341803200	1	3412	North County Metro	0.35	15.31	1.07	VR-4.3	4.3	1	0	0	0	0	15.31	1.07	0
1890911900	0	3793	Valley Center	1.97	24.66	10.42	VR-4.3	4.3	8	8	22	229.2	0	24.66	10.42	229.24
1890921900	0	3793	Valley Center	2.96	24.66	10.42	VR-4.3	4.3	12	12	33	343.9	0	24.66	10.42	343.86
1890924100	0	3793	Valley Center	1.01	24.66	10.42	VR-4.3	4.3	4	4	11	114.6	0	24.66	10.42	114.62
1890923300	0	3793	Valley Center	1	24.66	10.42	VR-4.3	4.3	4	4	11	114.6	0	24.66	10.42	114.62
1890920800	1	3793	Valley Center	2.88	24.66	10.42	VR-4.3	4.3	12	11	31	323	0	24.66	10.42	323.02
1862801800	0	3600	Valley Center	0.93	24.97	10.73	VR-4.3	4.3	3	3	8	85.8	0	24.97	10.73	85.84
2842440100	0	4697	Ramona	8.55	18.52	4.28	VR-4.3	4.3	36	36	100	428	0	18.52	4.28	428
2842030800	1	4697	Ramona	7.39	18.52	4.28	VR-4.3	4.3	31	30	83	355.2	0	18.52	4.28	355.24
2341604400	1	3412	North County Metro	2.09	15.31	1.07	VR-4.3	4.3	8	7	19	20.3	0	15.31	1.07	20.33
2341603700	1	3412	North County Metro	1.05	15.31	1.07	VR-4.3	4.3	4	3	8	8.6	0	15.31	1.07	8.56
2341604500	1	3412	North County Metro	1.17	15.31	1.07	VR-4.3	4.3	5	4	11	11.8	0	15.31	1.07	11.77
5701204100	0	3406	Sweetwater	2.59	16.75	2.51	VR-4.3	4.3	11	11	31	77.8	0	16.75	2.51	77.81
2341604200	1	3412	North County Metro	0.49	15.31	1.07	VR-4.3	4.3	2	1	3	3.2	0	15.31	1.07	3.21
2341604300	1	3412	North County Metro	0.82	15.31	1.07	VR-4.3	4.3	3	2	6	6.4	0	15.31	1.07	6.42
2341604600	1	3412	North County Metro	1.08	15.31	1.07	VR-4.3	4.3	4	3	8	8.6	0	15.31	1.07	8.56
3981108100	0	4637	Lakeside	10.4	24	9.76	VR-4.3	4.3	44	44	122	1190.7	0	24	9.76	1190.72
1862800500	0	3600	Valley Center	1.86	24.97	10.73	VR-4.3	4.3	7	7	19	203.9	0	24.97	10.73	203.87
2342318200	2	3508	North County Metro	2.08	18.32	4.08	VR-4.3	4.3	8	6	17	69.4	0	18.32	4.08	69.36

APN	Existing Units	TAZ	CPA	Area	VMT Per Capita	Excess VMT	Proposed Zone	Proposed Density	Unit Potetnial	Net Unit	Population Increase	VMT Impact	VMT Reduction	Reduced VMT	Reduced Excess VMT	Reduced VMT Impact
2342318100	1	3508	North County Metro	2	18.32	4.08	VR-4.3	4.3	8	7	19	77.5	0	18.32	4.08	77.52
2342310100	0	3508	North County Metro	10.1	18.32	4.08	VR-4.3	4.3	43	43	120	489.6	0	18.32	4.08	489.6
3981107200	0	4637	Lakeside	1.74	24	9.76	VR-4.3	4.3	7	7	19	185.4	0	24	9.76	185.44
1890912800	1	3793	Valley Center	1.01	24.66	10.42	VR-4.3	4.3	4	3	8	83.4	0	24.66	10.42	83.36
1063404500	2	1098	Fallbrook	2.33	19.12	4.88	VR-7.3	7.3	17	15	42	205	0	19.12	4.88	204.96
3942902800	2	4533	Lakeside	16.65	17.8	3.56	VR-7.3	7.3	121	119	331	1178.4	0	17.8	3.56	1178.36
3944210200	1	4533	Lakeside	0.67	17.8	3.56	VR-7.3	7.3	4	3	8	28.5	0	17.8	3.56	28.48
3944210300	1	4533	Lakeside	1.5	17.8	3.56	VR-7.3	7.3	10	9	25	89	0	17.8	3.56	89
3944210400	1	4533	Lakeside	3.47	17.8	3.56	VR-7.3	7.3	25	24	67	238.5	0	17.8	3.56	238.52
3921500900	1	4594	Lakeside	10.17	21.59	7.35	VR-7.3	7.3	74	73	203	1492.1	0	21.59	7.35	1492.05
1063404400	1	1098	Fallbrook	2.02	19.12	4.88	VR-7.3	7.3	14	13	36	175.7	0	19.12	4.88	175.68
1063404600	1	1098	Fallbrook	1.8	19.12	4.88	VR-7.3	7.3	13	12	33	161	0	19.12	4.88	161.04
3820400300	1	4413	Lakeside	2.39	14.73	0.49	VR-7.3	7.3	17	16	44	21.6	0	14.73	0.49	21.56
3822102400	1	4413	Lakeside	1.54	14.73	0.49	VR-7.3	7.3	11	10	28	13.7	0	14.73	0.49	13.72
5051402000	0	4196	Spring Valley	1.16	17.13	2.89	VR-7.3	7.3	8	8	22	63.6	0	17.13	2.89	63.58
3981203000	2	4671	Lakeside	16.46	21.65	7.41	VR-7.3	7.3	120	118	328	2430.5	0	21.65	7.41	2430.48
3822102500	1	4413	Lakeside	1.57	14.73	0.49	VR-7.3	7.3	11	10	28	13.7	0	14.73	0.49	13.72
3822100800	1	4413	Lakeside	1.75	14.73	0.49	VR-7.3	7.3	12	11	31	15.2	0	14.73	0.49	15.19
3822102600	0	4413	Lakeside	1.75	14.73	0.49	VR-7.3	7.3	12	12	33	16.2	0	14.73	0.49	16.17
3822104300	1	4413	Lakeside	0.93	14.73	0.49	VR-7.3	7.3	6	5	14	6.9	0	14.73	0.49	6.86
3822104400	0	4413	Lakeside	1.03	14.73	0.49	VR-7.3	7.3	7	7	19	9.3	0	14.73	0.49	9.31
3822102700	0	4413	Lakeside	1.31	14.73	0.49	VR-7.3	7.3	9	9	25	12.3	0	14.73	0.49	12.25
3944210500	0	4533	Lakeside	4.07	17.8	3.56	VR-7.3	7.3	29	29	81	288.4	0	17.8	3.56	288.36
3822103400	0	4413	Lakeside	3.68	14.73	0.49	VR-7.3	7.3	26	26	72	35.3	0	14.73	0.49	35.28
3822103600	0	4413	Lakeside	3.51	14.73	0.49	VR-7.3	7.3	25	25	70	34.3	0	14.73	0.49	34.3
3950142400	0	4594	Lakeside	10.47	21.59	7.35	VR-7.3	7.3	76	76	211	1550.9	0	21.59	7.35	1550.85
1890126000	0	3802	Valley Center	5.32	27.46	13.22	VR-7.3	7.3	38	38	106	1401.3	0	27.46	13.22	1401.32
1892811800	0	3802	Valley Center	2.48	27.46	13.22	VR-7.3	7.3	18	18	50	661	0	27.46	13.22	661
1890125900	0	3802	Valley Center	12.31	27.46	13.22	VR-7.3	7.3	89	89	247	3265.3	0	27.46	13.22	3265.34
1890128900	0	3948	Valley Center	27.36	29.53	15.29	VR-7.3	7.3	199	199	553	8455.4	0	29.53	15.29	8455.37
1890128700	0	3802	Valley Center	8.16	27.46	13.22	VR-7.3	7.3	59	59	164	2168.1	0	27.46	13.22	2168.08
1250507700	0	1957	Fallbrook	6.05	33.77	19.53	VR-10.9	10.9	65	65	181	3534.9	0.044	32.28	18.04	3265.24
1250903800	0	1930	Fallbrook	14.78	36.6	22.36	VR-10.9	10.9	161	161	448	10017.3	0.044	34.99	20.75	9296
1250902600	0	1930	Fallbrook	7.07	36.6	22.36	VR-10.9	10.9	77	77	214	4785	0.044	34.99	20.75	4440.5
1250903500	0	1930	Fallbrook	3.27	36.6	22.36	VR-10.9	10.9	35	35	97	2168.9	0.044	34.99	20.75	2012.75
3981800200	1	4593	Lakeside	6.88	21.38	7.14	VR-10.9	10.9	74	73	203	1449.4	0.044	20.44	6.2	1258.6
1250507600	0	1957	Fallbrook	3.27	33.77	19.53	VR-10.9	10.9	35	35	97	1894.4	0.044	32.28	18.04	1749.88
4001304100	0	4617	Lakeside	1.42	22.47	8.23	VR-15	15	21	21	58	477.3	0.143	19.26	5.02	291.16
4001304700	0	4617	Lakeside	4.82	22.47	8.23	VR-15	15	72	72	200	1646	0.143	19.26	5.02	1004
4001304600	1	4617	Lakeside	2.51	22.47	8.23	VR-15	15	37	36	100	823	0.143	19.26	5.02	502
4001304800	1	4617	Lakeside	1.81	22.47	8.23	VR-15	15	27	26	72	592.6	0.143	19.26	5.02	361.44
5643104000	0	3402	Sweetwater	0.92	15.96	1.72	VR-15	15	13	13	36	61.9	0.143	13.68	0	0

APN	Existing Units	TAZ	CPA	Area	VMT Per Capita	Excess VMT	Proposed Zone	Proposed Density	Unit Potetnial	Net Unit	Population Increase	VMT Impact	VMT Reduction	Reduced VMT	Reduced Excess VMT	Reduced VMT Impact
5643104100	0	3402	Sweetwater	0.98	15.96	1.72	VR-15	15	14	14	39	67.1	0.143	13.68	0	0
5781423500	0	3980	Spring Valley	4.79	16.24	2	VR-15	15	71	71	197	394	0.143	13.92	0	0
1882311900	0	3817	Valley Center	2.68	30.62	16.38	VR-15	15	40	40	111	1818.2	0.143	26.24	12	1332
2822810100	0	4674	Ramona	2.96	21.62	7.38	VR-15	15	44	44	122	900.4	0.143	18.53	4.29	523.38
2822810200	0	4674	Ramona	4	21.62	7.38	VR-15	15	60	60	167	1232.5	0.143	18.53	4.29	716.43
2822810300	0	4674	Ramona	5	21.62	7.38	VR-15	15	75	75	209	1542.4	0.143	18.53	4.29	896.61
2822820100	0	4674	Ramona	3.51	21.62	7.38	VR-15	15	52	52	145	1070.1	0.143	18.53	4.29	622.05
2822820200	0	4674	Ramona	4.4	21.62	7.38	VR-15	15	66	66	183	1350.5	0.143	18.53	4.29	785.07
2822820300	0	4674	Ramona	4.92	21.62	7.38	VR-15	15	73	73	203	1498.1	0.143	18.53	4.29	870.87
2822820400	0	4674	Ramona	4.98	21.62	7.38	VR-15	15	74	74	206	1520.3	0.143	18.53	4.29	883.74
2822820500	0	4674	Ramona	5	21.62	7.38	VR-15	15	75	75	209	1542.4	0.143	18.53	4.29	896.61
2822820600	0	4674	Ramona	4.51	21.62	7.38	VR-15	15	67	67	186	1372.7	0.143	18.53	4.29	797.94
4033704800	1	4777	Alpine	1.72	27.56	13.32	VR-15	15	25	24	67	892.4	0.143	23.62	9.38	628.46
1890942103	1	3814	Valley Center	5.23	26.21	11.97	VR-15	15	78	77	214	2561.6	0.143	22.46	8.22	1759.08
4001304900	0	4617	Lakeside	2.4	22.47	8.23	VR-15	15	36	36	100	823	0.143	19.26	5.02	502
1882313700	0	3817	Valley Center	1.57	30.62	16.38	VR-15	15	23	23	64	1048.3	0.143	26.24	12	768
1862301600	1	3692	Valley Center	2.32	27.38	13.14	VR-20	20	46	45	125	1642.5	0.264	20.15	5.91	738.75
2823700100	1	4665	Ramona	1.41	16.68	2.44	VR-20	20	28	27	75	183	0.264	12.28	0	0
1862301800	1	3692	Valley Center	1.04	27.38	13.14	VR-20	20	20	19	53	696.4	0.264	20.15	5.91	313.23
1862301900	1	3692	Valley Center	1.02	27.38	13.14	VR-20	20	20	19	53	696.4	0.264	20.15	5.91	313.23
1862305100	1	3692	Valley Center	2.33	27.38	13.14	VR-20	20	46	45	125	1642.5	0.264	20.15	5.91	738.75
1862307600	1	3692	Valley Center	0.66	27.38	13.14	VR-20	20	13	12	33	433.6	0.264	20.15	5.91	195.03
1862304000	0	3692	Valley Center	0.45	27.38	13.14	VR-20	20	9	9	25	328.5	0.264	20.15	5.91	147.75
2823700200	0	4665	Ramona	5.12	16.68	2.44	VR-20	20	102	102	284	693	0.264	12.28	0	0
2823702000	0	4665	Ramona	3.1	16.68	2.44	VR-20	20	62	62	172	419.7	0.264	12.28	0	0
2823701900	0	4665	Ramona	4.71	16.68	2.44	VR-20	20	94	94	261	636.8	0.264	12.28	0	0
2822610600	1	4665	Ramona	4.18	16.68	2.44	VR-20	20	83	82	228	556.3	0.264	12.28	0	0
1862302200	1	3692	Valley Center	3.05	27.38	13.14	VR-20	20	61	60	167	2194.4	0.264	20.15	5.91	986.97
1862308400	0	3692	Valley Center	0.12	27.38	13.14	VR-20	20	2	2	6	78.8	0.264	20.15	5.91	35.46
1862302000	1	3692	Valley Center	0.86	27.38	13.14	VR-20	20	17	16	44	578.2	0.264	20.15	5.91	260.04
1862306400	0	3692	Valley Center	6.69	27.38	13.14	VR-20	20	133	133	370	4861.8	0.264	20.15	5.91	2186.7
1862400500	1	3692	Valley Center	0.96	27.38	13.14	VR-20	20	19	18	50	657	0.264	20.15	5.91	295.5
1862400400	2	3692	Valley Center	1.03	27.38	13.14	VR-20	20	20	18	50	657	0.264	20.15	5.91	295.5
5031922400	1	3975	Spring Valley	1.23	15.45	1.21	VR-24	24	29	28	78	94.4	0.3	10.82	0	0
5031921100	1	3975	Spring Valley	0.72	15.45	1.21	VR-24	24	17	16	44	53.2	0.3	10.82	0	0
2822613400	0	4665	Ramona	2.29	16.68	2.44	VR-24	24	54	54	150	366	0.3	11.68	0	0
1043502100	0	801	Fallbrook	3.81	19.07	4.83	VCMU	30	114	114	317	1531.1	0.3	13.35	0	0
1043501000	0	732	Fallbrook	1.15	17.29	3.05	VCMU	30	34	34	95	289.8	0.3	12.1	0	0
1042503500	1	801	Fallbrook	2.56	19.07	4.83	VCMU	30	76	75	209	1009.5	0.3	13.35	0	0
1043503000	0	801	Fallbrook	1.33	19.07	4.83	VCMU	30	39	39	108	521.6	0.3	13.35	0	0
1042503400	1	801	Fallbrook	4.18	19.07	4.83	VCMU	30	125	124	345	1666.4	0.3	13.35	0	0
1890913800	0	3793	Valley Center	0.82	24.66	10.42	VCMU	30	24	24	67	698.1	0.3	17.26	3.02	202.34

APN	Existing Units	TAZ	CPA	Area	VMT Per Capita	Excess VMT	Proposed Zone	Proposed Density	Unit Potetnial	Net Unit	Population Increase	VMT Impact	VMT Reduction	Reduced VMT	Reduced Excess VMT	Reduced VMT Impact
2821913200	1	4625	Ramona	1.14	22.64	8.4	VCMU	30	34	33	92	772.8	0.3	15.85	1.61	148.12
2821913000	1	4625	Ramona	1.01	22.64	8.4	VCMU	30	30	29	81	680.4	0.3	15.85	1.61	130.41
2822010100	1	4633	Ramona	0.88	17.04	2.8	VCMU	30	26	25	70	196	0.3	11.93	0	0
2822010200	0	4633	Ramona	0.87	17.04	2.8	VCMU	30	26	26	72	201.6	0.3	11.93	0	0
4032911000	1	4802	Alpine	0.3	24.25	10.01	VCMU	30	9	8	22	220.2	0.3	16.98	2.74	60.28
4032911100	3	4802	Alpine	0.67	24.25	10.01	VCMU	30	20	17	47	470.5	0.3	16.98	2.74	128.78
4032911200	3	4802	Alpine	0.39	24.25	10.01	VCMU	30	11	8	22	220.2	0.3	16.98	2.74	60.28
4032911400	1	4802	Alpine	0.38	24.25	10.01	VCMU	30	11	10	28	280.3	0.3	16.98	2.74	76.72
4032913200	2	4802	Alpine	0.25	24.25	10.01	VCMU	30	7	5	14	140.1	0.3	16.98	2.74	38.36
4032913600	2	4802	Alpine	0.64	24.25	10.01	VCMU	30	19	17	47	470.5	0.3	16.98	2.74	128.78
4032912900	1	4802	Alpine	0.55	24.25	10.01	VCMU	30	16	15	42	420.4	0.3	16.98	2.74	115.08
4032910800	1	4802	Alpine	0.46	24.25	10.01	VCMU	30	13	12	33	330.3	0.3	16.98	2.74	90.42
4032910900	1	4802	Alpine	0.26	24.25	10.01	VCMU	30	7	6	17	170.2	0.3	16.98	2.74	46.58
4033101000	1	4802	Alpine	1.67	24.25	10.01	VCMU	30	50	49	136	1361.4	0.3	16.98	2.74	372.64
4033101100	1	4802	Alpine	0.22	24.25	10.01	VCMU	30	6	5	14	140.1	0.3	16.98	2.74	38.36
5051402200	1	4196	Spring Valley	2.34	17.13	2.89	VCMU	30	70	69	192	554.9	0.3	11.99	0	0
5060202600	0	4434	Valle De Oro	1.7	16.32	2.08	VCMU	30	51	51	142	295.4	0.3	11.42	0	0
2821913600	1	4625	Ramona	0.91	22.64	8.4	VCMU	30	27	26	72	604.8	0.3	15.85	1.61	115.92
4032913000	0	4802	Alpine	0.53	24.25	10.01	VCMU	30	15	15	42	420.4	0.3	16.98	2.74	115.08
4032913100	0	4802	Alpine	0.84	24.25	10.01	VCMU	30	25	25	70	700.7	0.3	16.98	2.74	191.8
1882604900	0	3761	Valley Center	4.99	23.88	9.64	VCMU	30	149	149	414	3991	0.3	16.72	2.48	1026.72
1882605000	0	3761	Valley Center	6.63	23.88	9.64	VCMU	30	198	198	550	5302	0.3	16.72	2.48	1364
1890913500	0	3793	Valley Center	0.12	24.66	10.42	VCMU	30	3	3	8	83.4	0.3	17.26	3.02	24.16
1890913600	1	3793	Valley Center	0.32	24.66	10.42	VCMU	30	9	8	22	229.2	0.3	17.26	3.02	66.44
1890913200	1	3793	Valley Center	0.23	24.66	10.42	VCMU	30	6	5	14	145.9	0.3	17.26	3.02	42.28
1890913100	0	3793	Valley Center	0.12	24.66	10.42	VCMU	30	3	3	8	83.4	0.3	17.26	3.02	24.16
1890911200	0	3793	Valley Center	0.64	24.66	10.42	VCMU	30	19	19	53	552.3	0.3	17.26	3.02	160.06
1862700500	0	3692	Valley Center	0.39	27.38	13.14	VCMU	30	11	11	31	407.3	0.3	19.17	4.93	152.83
1862700400	0	3692	Valley Center	0.33	27.38	13.14	VCMU	30	9	9	25	328.5	0.3	19.17	4.93	123.25
1890128400	0	3793	Valley Center	3.78	24.66	10.42	VCMU	30	113	113	314	3271.9	0.3	17.26	3.02	948.28
1264520100	0	1138	Bonsall	1.36	27.26	13.02	VR-30	30	40	40	111	1445.2	0.3	19.08	4.84	537.24
1262302200	2	1138	Bonsall	2.52	27.26	13.02	VR-30	30	75	73	203	2643.1	0.3	19.08	4.84	982.52
1262305500	0	1138	Bonsall	4.52	27.26	13.02	VR-30	30	135	135	375	4882.5	0.3	19.08	4.84	1815
1860933900	0	2654	Hidden Meadows	7.3	27.88	13.64	VCMU	30	219	219	609	8306.8	0.3	19.52	5.28	3215.52
5060202500	0	4434	Valle De Oro	1.2	16.32	2.08	VCMU	30	36	36	100	208	0.3	11.42	0	0
5060203500	0	4353	Valle De Oro	4.1	0	0	VR-30	30	123	123	342	0	0.3	0	0	0
2821912800	0	4625	Ramona	0.95	22.64	8.4	VCMU	30	28	28	78	655.2	0.3	15.85	1.61	125.58
2821912900	1	4625	Ramona	0.89	22.64	8.4	VCMU	30	26	25	70	588	0.3	15.85	1.61	112.7
2821913100	0	4625	Ramona	0.94	22.64	8.4	VCMU	30	28	28	78	655.2	0.3	15.85	1.61	125.58
2821913300	0	4625	Ramona	0.95	22.64	8.4	VCMU	30	28	28	78	655.2	0.3	15.85	1.61	125.58
2821913400	0	4625	Ramona	0.97	22.64	8.4	VCMU	30	29	29	81	680.4	0.3	15.85	1.61	130.41
2821913500	0	4625	Ramona	0.98	22.64	8.4	VCMU	30	29	29	81	680.4	0.3	15.85	1.61	130.41

APN	Existing Units	TAZ	CPA	Area	VMT Per Capita	Excess VMT	Proposed Zone	Proposed Density	Unit Potential	Net Unit	Population Increase	VMT Impact	VMT Reduction	Reduced VMT	Reduced Excess VMT	Reduced VMT Impact
2822010300	0	4633	Ramona	0.91	17.04	2.8	VCMU	30	27	27	75	210	0.3	11.93	0	0
2822010400	0	4633	Ramona	0.86	17.04	2.8	VCMU	30	25	25	70	196	0.3	11.93	0	0
2822010500	0	4633	Ramona	0.96	17.04	2.8	VCMU	30	28	28	78	218.4	0.3	11.93	0	0
2822020100	0	4633	Ramona	0.88	17.04	2.8	VCMU	30	26	26	72	201.6	0.3	11.93	0	0
2822020400	0	4633	Ramona	1.83	17.04	2.8	VCMU	30	54	54	150	420	0.3	11.93	0	0
2822020600	1	4633	Ramona	0.45	17.04	2.8	VCMU	30	13	12	33	92.4	0.3	11.93	0	0
2822020500	0	4633	Ramona	1.21	17.04	2.8	VCMU	30	36	36	100	280	0.3	11.93	0	0
1862703100	1	3692	Valley Center	0.73	27.38	13.14	VCMU	30	21	20	56	735.8	0.3	19.17	4.93	276.08
1882310900	0	3817	Valley Center	13.13	30.62	16.38	VCMU	30	393	393	1093	17903.3	0.3	21.43	7.19	7858.67
2821912700	2	4625	Ramona	1.02	22.64	8.4	VCMU	30	30	28	78	655.2	0.3	15.85	1.61	125.58
1890911300	0	3793	Valley Center	0.62	24.66	10.42	VCMU	30	18	18	50	521	0.3	17.26	3.02	151
1890912100	1	3793	Valley Center	0.28	24.66	10.42	VCMU	30	8	7	19	198	0.3	17.26	3.02	57.38
1250610100	0	2138	Fallbrook	96.03	0	0	VCMU	30	2880	2880	8006	0	0.3	0	0	0
1262305700	0	1138	Bonsall	27.05	27.26	13.02	VR-30	30	811	811	2255	29360.1	0.3	19.08	4.84	10914.2
3981101000	0	4658	Lakeside	3.93	20.82	6.58	VCMU	30	117	117	325	2138.5	0.3	14.57	0.33	107.25
3981100900	0	4658	Lakeside	5.04	20.82	6.58	VCMU	30	151	151	420	2763.6	0.3	14.57	0.33	138.6
1882314600	0	3817	Valley Center	1.48	30.62	16.38	VCMU	30	44	44	122	1998.4	0.3	21.43	7.19	877.18
1882314500	0	3817	Valley Center	0.44	30.62	16.38	VCMU	30	13	13	36	589.7	0.3	21.43	7.19	258.84
1882314400	0	3817	Valley Center	4.94	30.62	16.38	VCMU	30	148	148	411	6732.2	0.3	21.43	7.19	2955.09
1882314200	0	3817	Valley Center	1.71	30.62	16.38	VCMU	30	51	51	142	2326	0.3	21.43	7.19	1020.98
1882314300	0	3817	Valley Center	2.7	30.62	16.38	VCMU	30	81	81	225	3685.5	0.3	21.43	7.19	1617.75
1882314100	0	3817	Valley Center	2.66	30.62	16.38	VCMU	30	79	79	220	3603.6	0.3	21.43	7.19	1581.8
1890128500	0	3793	Valley Center	0.89	24.66	10.42	VCMU	30	26	26	72	750.2	0.3	17.26	3.02	217.44
1890913700	0	3793	Valley Center	2.85	24.66	10.42	VCMU	30	85	85	236	2459.1	0.3	17.26	3.02	712.72
4032913500	1	4802	Alpine	0.39	24.25	10.01	VCMU	30	11	10	28	280.3	0.3	16.98	2.74	76.72