

Appendix. Generalized interview script

- 1) Intro question:
 - a) Specific Projects: Could you first start with describing your role in the projects that we've identified for your city?
 - b) Non-specific/general form of question: Could you explain your role / position with your employer?
 - i) If developer, ask what kinds of projects they tend to take on, what role they take on, etc.
- 2) Planners: To what degree would you say that your city is interested in promoting TOD? Has this changed over time, in either direction?
 - a) What criteria does your city use to define what a TOD project is, outside of the TPP criteria?
 - b) Do you know how many TOD projects your city has accomplished or has in process, regardless of whether they qualify for SB 375 streamlining?
- 3) When a TOD project is proposed, how involved is the local government in helping developers find ways to streamline their TOD projects (e.g., does the local government give guidance to developers, or vice versa)?
- 4) Overall, what has been your experience with SB 375 streamlining and utilizing some of the environmental review exemptions set forth in the bill? (capture criticisms)
 - i) Do you feel comfortable implementing SB 375 streamlining? Or are you still learning about it on case-by-case basis?
- 5) Do you feel that SB 375 actually streamlines the review process, in terms of costs, time, and uncertainty of project completion? In other words, does it move the feasibility needle for transit-oriented development?
- 6) Have you found that there are any streamlining types or policies that are more effective than SB 375 at accomplishing transit-oriented development?
 - a) For example, PRC 2551.4, or the 15182 & 15183 exemptions?
- 7) Do you have any resources at the MPO level that help you understand the streamlining provisions at your disposal for any given project? (focus on SB 375 and TOD)
- 8) How could CEQA streamlining options be improved?
- 9) At what stage do TOD/dense infill projects tend to get stalled? Is it the case that developers lose interest or financial benefit while waiting for CEQA review to take place? How do they factor the long review time into the overall costs at the outset?
- 10) To your knowledge, are there any other projects in your jurisdiction that could have pursued 375 streamlining but did not? What were the factors in that decision?

- 11) Has zoning changed in Sustainable Communities Strategies (SCS) areas in ways that have made development easier? If so, do you think the SCS played a role in the zoning change? How did the zoning change make development easier?
- 12) For projects that use SB 375, how do you determine which of the two main options to use (i.e., exemption or SCEA). Has there been confusion about which option is appropriate? If so, how has that been resolved?
- 13) Where does your local government get legal advice? Does your agency consult the city attorney about CEQA matters? If not, does your agency work with a law firm that provides CEQA-related advice? If so, which firm(s)?