

# **APPENDIX N**

*SACOG Letter*





October 10, 2013

Jim McDonald, AICP, CFM  
Senior Planner  
Department of Community Development, Planning Division  
City of Sacramento  
300 Richards Boulevard, Room 300  
Sacramento, CA 95811

Dear Mr. McDonald:

You requested SACOG's confirmation that the proposed McKinley Village project is consistent with the Metropolitan Transportation Plan/Sustainable Communities Strategy for 2035 (MTP/SCS). It is important to note that it is the responsibility of the lead agency to make the final determination on a project's consistency with the MTP/SCS and that SACOG will provide a consistency determination only at the request of the lead agency. This letter concurs with the city's determination that the McKinley Village project is consistent with the MTP/SCS.

The McKinley Village project as defined in the city's SCS consistency analysis and the project documents consists of the following land uses on approximately 48 acres: 328 single-family residential units (approximately 818,164 residential square feet) of varying density and product type, 4,200 square feet of recreation center, parks and open space areas. The average residential density is 10.9 dwelling units per acre. Over 75 percent of the total building square footage of the project consists of residential use (818,164 residential square feet ÷ 822,364 total building square feet). Given this mix of land uses, the McKinley Village project is considered a Mixed-Use Residential project, as defined by SB 375 (PRC § 21159.28(d)).

SACOG reviewed the city's SCS consistency analysis (Attachment) and the land use documentation in Appendix E-3 of the MTP/SCS to determine that the McKinley Village project is consistent with the general use designation, density and intensity, and applicable policies of the MTP/SCS. The McKinley Village project is located in the Central City Center/Corridor Community designation of the MTP/SCS for the City of Sacramento, which is anticipated to add 27,000 new housing units and 54,000 new jobs by 2035. Within this Community Type, the MTP/SCS includes a range of very low to high density residential, commercial, office and industrial uses (see Appendix E-3, pp. 34-35 for definitions of these uses). The McKinley Village land uses fall within this range of general uses, densities and intensities. The policies of the MTP/SCS are embedded in the metrics and growth forecast assumptions of the MTP/SCS. For the purposes of determining SCS consistency, projects consistent with the growth forecast assumptions of the MTP/SCS are consistent with these policies. The proposed McKinley Village project is consistent with these growth forecast assumptions because it is located within the Central City Center/Corridor Community designation for the City of Sacramento and is consistent with the uses, densities and intensities of the forecasted housing and job growth.

Auburn  
Citrus Heights  
Colfax  
Davis  
El Dorado County  
Elk Grove  
Folsom  
Galt  
Isleton  
Lincoln  
Live Oak  
Loomis  
Marysville  
Placer County  
Placerville  
Rancho Cordova  
Rocklin  
Roseville  
Sacramento  
Sacramento County  
Sutter County  
West Sacramento  
Wheatland  
Winters  
Woodland  
Yolo County  
Yuba City  
Yuba County

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Our confirmation of the project's consistency with the MTP/SCS is not intended to express any opinion on the site design or the appropriate conditions of approval of the project.

Thank you for inviting SACOG's input as to the consistency of the McKinley Village project with the MTP/SCS for 2035. If you have further questions or need further assistance, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike McKeever", written in a cursive style.

Mike McKeever  
Chief Executive Officer

cc: Steve Cohn, Councilmember, City of Sacramento  
Dana Allen, City of Sacramento  
David Kwong, City of Sacramento  
Gregory Bitter, City of Sacramento  
Tom Buford, City of Sacramento

**DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET**  
**For Qualifying Transit Priority Projects and Residential/Mixed-Use**  
**Residential Projects**  
*As of July 31, 2012<sup>i</sup>*

**Background:** Pursuant to SB 375, streamlined CEQA review and analysis is available to Transit Priority Projects (TPPs) and residential or mixed-use residential projects that are consistent with the SCS. The SCS was adopted by the Sacramento Area Council of Governments (SACOG) Board as part of the Metropolitan Transportation Plan/Sustainable Communities Strategy for 2035 on April 19, 2012. The California Air Resources Board issued an Acceptance of GHG Quantification Determination for the SACOG SCS on June 12, 2012.

Streamlined CEQA review available to TPPs consists of one of the following: 1) a Sustainable Communities Environmental Assessment (SCEA) pursuant to Public Resources Code (PRC) § 21155.2(b) or 2) an EIR pursuant to PRC § 21155.2(c).<sup>ii</sup>

Streamlined CEQA review available to residential or mixed-use residential projects consists of an EIR pursuant to PRC § 21159.28(a).

**Purpose:** The purpose of this worksheet is to provide lead agencies with assistance on three issues:

1. Whether a proposed project qualifies as a TPP;
2. Whether a proposed project qualifies as a residential or mixed-use residential project (at least 75 percent of the total building square footage is residential);
3. Whether the TPP or residential/mixed-use residential project is consistent with the general land use designation, density, intensity and applicable policies of the MTP/SCS for 2035 adopted by the Sacramento Area Council of Governments (SACOG).

**The lead agency has responsibility to make the final determination on these matters and to determine the applicable and appropriate CEQA streamlining, if any.**

**Directions:** This worksheet should be completed by the lead agency, relying on the project description of the proposed project, MTP/SCS Chapters 3 and 4, and MTP/SCS Appendix E-3. Regardless of whether this worksheet is used, pursuant to PRC § 21155(a) and PRC § 21159.28(a), a project can only be consistent with the MTP/SCS if it is consistent with the general land use designation, density, building intensity, and applicable policies specified for the project area in the adopted SCS. This worksheet only applies to the MTP/SCS for 2035 (adopted April 19, 2012); subsequent MTP/SCS adoptions may require updates to this form.

Lead agencies are welcome to contact SACOG for assistance in completing this worksheet. For assistance, contact Kacey Lizon at [klizon@sacog.org](mailto:klizon@sacog.org) or 916-340-6265.

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**Project Title:** McKinley Village Project

**Proposed project is located in (city/county name):** City of Sacramento/County of Sacramento

## DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

As of July 31, 2012

\*McKinley Village is not seeking to qualify as a Transit Priority Project (TPP). Only Section 2 of this worksheet has been completed.

### 1. Transit Priority Project Designation (PRC § 21155(b))

A project must meet the requirements of items 1.A, 1.B, 1.C, and 1.D, below, to qualify as a Transit Priority Project. For items 1.C and 1.D, the definition of an MTP/SCS Transit Priority Area is: the area within one-half mile of a rail station stop or a high-quality transit corridor included in the MTP/SCS. A high-quality transit corridor has fixed route bus service with service intervals of 15 minutes or less during peak commute hours. See MTP/SCS Chapter 3 for the map of Transit Priority Areas.

**1.A.** [ ] The Project has a minimum net density<sup>iii</sup> of 20 dwelling units per acre.

Calculation:

Total housing units proposed in Project \_\_\_ ÷ Total Project parcel area (in net<sup>ii</sup> acres)\_\_\_  
= \_\_\_\_\_ (Should be ≥20 du/ac)

**1.B.** [ ] At least 50 percent of the Project's total building square footage is in residential use, **AND**,

[ ] The total building square footage of the Project has 25 percent or less non-residential use, or, if it has between 26 and 50 percent in non-residential use, has a minimum FAR of 0.75.

Calculations:

Total Project residential square footage \_\_\_ ÷ Total Project building square footage \_\_\_  
= \_\_\_\_\_ (Should be ≥ 50%)

Total Project building square footage \_\_\_ ÷ Total Project parcel(s) area square footage \_\_\_  
= \_\_\_\_\_ (Should be ≥ 0.75)

**1.C.** [ ] The Project is located within an MTP/SCS Transit Priority Area and the qualifying transit service is (*transit route name/applicable street name/number or light rail stop name as identified in the adopted MTP/SCS*): \_\_\_\_\_

**1.D.** [ ] No more than 25 percent of the area of the Project parcels are farther than one-half mile from the TPA transit stop/corridor and no more than 10 percent of the residential units or 100 units, whichever is less, in the project are farther than one-half mile from the TPA transit stop/corridor.

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Calculations:

Project area outside of ½ mile TPA \_\_\_\_\_ ÷ Total Project area \_\_\_\_\_  
= \_\_\_\_\_ (Should be ≤ 25%)

Project residential units outside of ½ mile TPA \_\_\_\_\_ ÷ Total Project units \_\_\_\_\_  
= \_\_\_\_\_ (Should be ≤ 10% or less than 100 units)

## SECTION 1 CONCLUSION:

- The proposed project meets the requirements of 1.A, 1.B, 1.C, and 1.D and therefore qualifies as a Transit Priority Project.
- The proposed project does not meet all the requirements of 1.A, 1.B, 1.C, and 1.D and therefore does not qualify as a Transit Priority Project.

## 2. Residential or Mixed-Use Residential Project Designation for Projects Located Outside of an MTP/SCS TPA 21159.28(a)

A residential or mixed-use residential project using the streamlined CEQA review to complete an EIR pursuant to PRC § 21159.28(a) must meet the following requirement:

- 2.A.  At least 75 percent of the total building square footage of the project consists of residential use.

Calculation:

Total Project residential square footage \_\_\_\_\_ ÷ Total Project building square footage \_\_\_\_\_  
= 99% (Should be ≥ 75%) 822,364  
(including recreation ctr.)

## SECTION 2 CONCLUSION:

- The proposed project meets the requirements of 2.A and therefore qualifies as a residential or mixed-use residential project.
- The proposed project does not meet the requirements of 2.A and therefore does not qualify as a residential or mixed-use residential project.

**IF A PROJECT DOES NOT QUALIFY AS EITHER A TRANSIT PRIORITY PROJECT (UNDER SECTION 1) OR A RESIDENTIAL OR MIXED-USE RESIDENTIAL PROJECT (UNDER SECTION**

## DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

As of July 31, 2012

**2), THE PROJECT DOES NOT QUALIFY FOR SB 375 CEQA STREAMLINING. DO NOT PROCEED TO SECTION 3.**

### **3. Required Consistency with the SCS: General Use Designation, Density and Intensity, and Applicable MTP/SCS Policies (PRC § 21155(a) and PRC § 21159.28(a))**

**3.A. Applicable MTP/SCS Policies.** For the purposes of determining SCS consistency, the policies of the MTP/SCS are embedded in the metrics and growth forecast assumptions of the MTP/SCS. Projects consistent with the growth forecast assumptions of the MTP/SCS, as determined by application of items 3.B. and 3.C, are consistent with the MTP/SCS and its policies.

**3.B. Applicable Community Type.** The MTP/SCS land use forecast is illustrated using Community Types. In order to determine the general use designation, density and intensity of the Project area within the MTP/SCS, the Project must be located within a Community Type designated in the MTP/SCS. The MTP/SCS defines density/building intensity in terms of the amount of growth (residential and non-residential) forecasted and the amount of build out potential within each Community Type area. SACOG monitors development activity on an annual basis to check that the amount of development is consistent with the growth forecast of the MTP/SCS.

For the purposes of the lead agency's determination of SCS consistency, use MTP/SCS Appendix E-3 to identify the Community Type for the Project and fill in the applicable information, below for 3.B.1 and 3.B.2.

**3.B.1.** The Project is located in the following Community Type:

- Center and Corridor Community
- Established Community
- Developing Community (*list the specific name of the Developing Community as identified in the jurisdiction narrative in Appendix E-3*): \_\_\_\_\_
- Rural Residential Community

**3.B.2**  Development from the project when added to other entitled projects will not exceed the MTP/SCS build out assumptions for the area within this Community Type, which is 27,000 new housing units and 54,000 new employees<sup>iv</sup>.



## DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

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**3.C. General Use Designation, Density and Building Intensity.** The foundation of the land use designations for the MTP/SCS is adopted and proposed local general plans, community plans, specific plans and other local policies and regulations. A project is consistent with the MTP/SCS if its uses are identified in the applicable MTP/SCS Community Type **and** its uses meet the general density and building intensity assumptions for the Community Type. The proposed project does not have to include all allowed uses in the MTP/SCS.

**3.C.1.** Determine consistency of the Project using one of the methods below:

**Option A:**

The Project is located in a **Center and Corridor Community or an Established Community** and the Project uses are consistent with the allowed uses of the applicable adopted local land use plan as it existed in 2012 and are at least 80 percent of the allowed density or intensity of the allowed uses. Therefore, the Project is consistent with the MTP/SCS.<sup>y</sup>

**OR**

**Option B:**

The Project is located in a **Center and Corridor Community or an Established Community** and the Project uses have been reviewed in the context of, and are found to be consistent with, the general land use, density, and intensity information provided for this Community Type in Appendix E-3 of the MTP/SCS. Therefore, the Project is consistent with the MTP/SCS.

**OR**

**Option C:**

The Project is located in a **Rural Residential Community** and the Project residential density does not exceed the maximum density of one unit per acre as specified in the MTP/SCS, and employment development in the Project is at least 80 percent of the allowed intensity of the land use designations of the adopted general plan. Therefore, the Project is consistent with the MTP/SCS.

**OR**

**Option D:**

The Project is located in a **Developing Community** and the Project's average net density meets or exceed the average net density described for this specific Developing Community (as referenced by name of applicable specific plan,

# DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

As of July 31, 2012

master plan, or special plan in MTP/SCS Appendix E-3) and employment development in the Project is consistent with the general employment land uses described for this specific Developing Community.<sup>vi</sup> Therefore, the Project is consistent with the MTP/SCS.

## SECTION 3 CONCLUSION:

The proposed project is consistent with the General Use Designation, Density and Intensity, and Applicable MTP/SCS Policies for the following reasons (*summarize findings on use designation, density and intensity for the Project evaluation completed in Section 3*):

See overview and conclusion in Attachment A.

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<sup>i</sup> This document may be updated as users provide feedback on its utility.

<sup>ii</sup> If a TPP complies with an additional series of requirements set forth in PRC § 21155.1, it qualifies as a Sustainable Communities Project and becomes eligible for a complete exemption from CEQA. This worksheet does not address Sustainable Communities Projects.

<sup>iii</sup> *Net density* is not defined in PRC §2115(b). In the MTP/SCS, net density is defined as follows: Housing units divided by the acres on which housing is built, exclusive of public rights-of-ways, parks, schools and public areas (MTP/SCS Appendix E-3, pg. 34).

<sup>iv</sup> The MTP/SCS build out for each Community Type assumes development that is entitled as of January 1, 2008. SACOG monitors housing permits on an annual basis and will ensure that housing and employment projects relying on the SB 375 CEQA benefits will not exceed the capacity assumed in the MTP/SCS.

<sup>v</sup> The MTP/SCS general land use, density and intensity in Center and Corridor Communities and Established Communities is based on 80 percent of the allowed density or intensity of the land use designations in adopted general plans as they existed in 2012, unless otherwise noted in Appendix E-3.

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*As of July 31, 2012*

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<sup>vi</sup> The MTP/SCS land use forecast in Developing Communities was modeled according to adopted and proposed specific plans, master plans, and special plans as they existed in 2012, and is based on the housing and employment totals and the average net density of these plans, as outlined in Appendix E-3.

## Attachment A

### DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

#### Option B

##### **Overview**

The general plan designation for the site in 2012 was (and is) Planned Development. The purpose of this designation was to await a project proposal to help determine the final land use designation. The project proposes Traditional Neighborhood Medium Density 8-21 du/na and an implementing zone of R1A.

The Center and Corridor Community type is anticipated to include a range of densities and intensities of development, including medium density residential development. Medium density land uses, as defined by the MTP/SCS, include - Single-family or multi-family (attached) housing that is typically built at a density between 9 and 12 units per acre. Typical building heights are one to two stories.

##### **Conclusion**

The land use of medium density was anticipated to be consistent with the Center and Corridor Community type.

The General Plan density range allowed is 8 to 21 du/na. The R1A maximum density is 15 du/na. The proposal is for 10.9 du/na.

Per staff analysis and consultation with SACOG staff, the project is determined to be consistent with the Center and Corridor Community land use type and density and therefore meets the criteria established for Option B.