

APPENDIX B.3

Determination of MTP/SCS Consistency Worksheet

DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET
For Qualifying Transit Priority Projects and Residential/Mixed-Use
Residential Projects
As of February 20, 2018ⁱ

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 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy on February 18, 2016. The California Air Resources Board (CARB) provided an Acceptance of GHG Quantification Determination for the SACOG SCS in September 2016.

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).ⁱⁱ

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 2016 MTP/SCS 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 2016 MTP/SCS (adopted February 18, 2016); 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 or 916-340-6265.

Project Title: The Ranch

Proposed project is located in (city/county name): City of Rancho Cordova

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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 approx. 2,875,800 ÷ Total Project building square footage is approx. 2,934,800 = 98% (Should be ≥ 75%)

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

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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*): Ranch at Sunridge
- 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 152,027 new housing units and 81,837 new employees^{iv}.

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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 maximum allowed density or intensity of the allowed uses of the applicable local land use plans. Therefore, the Project is consistent with the MTP/SCS.^v

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 maximum allowed density or intensity of the applicable local land use plans. 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

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Developing Community (as referenced by name of applicable specific plan, 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.^{vi} 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*):

The proposed project (the "Ranch at Sunridge" in the MTP/SCS) is consistent with the general uses envisioned for the site in the MTP/SCS. The proposed average net residential density (7 units/acre) is consistent with the average net density of 7 units/acre described for the the Ranch at Sunridge (MTP/SCS Appendix E-3, p. 137); total residential development is less than initial plans for the site due to significant preservation of open space and wetland resources which is consistent with the environmental principles of the SCS. Employment-generating uses include the proposed senior congregate care use, senior clubhouse, commercial parcel, multi-family residential parcel, and parks and recreation uses, are consistent with the commercial and public uses envisioned by the MTP/SCS (sMTP/SCS Appendix E-3, p. 137). A Special Planning Area (SPA) Handbook has been prepared for the proposed project, which acts in a similar capacity to a Specific Plan, and is consistent with the MTP/SCS. The project is consistent with the goals of, the City of Rancho Cordova General Plan (see SPA Handbook for further detail). The project provides for a high level of bicycle and pedestrian connectivity throughout the project site, including non-auto connections to the parks, open space, and trails features of the project. An open space and wetland preserve area is provided, preserving wetlands and aquatic resources on the site. A range of housing types (including single family market rate and senior units at a range of densities and lot sizes, senior congregate care units, and multifamily units) will serve a broad spectrum of households. As described in the Draft EIR, comprehensive features and measures are provided to reduce GHG emissions, including use of renewable energy for the residential component of the project, an EV charging network, and use of energy-efficient and water-conserving building and design practices. The project does not conflict with the MTP/SCS.

ⁱ This document may be updated as users provide feedback on its utility.

ⁱⁱ 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.

ⁱⁱⁱ *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).

^{iv} The MTP/SCS build out for each Community Type assumes development that is entitled as of January 1, 2012. 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. SACOG undertakes this review generally every four years as part of the update of the MTP/SCS. In between MTP/SCS updates, projects that exceed the build out of a Community Type in a jurisdiction can be reviewed for consistency by SACOG and will be evaluated on a project by project basis.

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

^{vi} 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.