



February 3, 2020

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Sacramento, CA
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916.321.9000
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Mr. Scott Johnson
Department of Community Development
300 Richards Blvd
Sacramento, CA 95811

Re: MTP/SCS Consistency for the 3S Mixed Use project

Dear Mr. Johnson:

You requested SACOG's confirmation that the proposed 3S Mixed Use project is consistent with the Metropolitan Transportation Plan/Sustainable Communities Strategy for 2036 (MTP/SCS) and is located within a transit priority area, pursuant to PRC § 21155.4. SACOG provides a consistency determination at the request of the lead agency. However, it is the responsibility of the lead agency to make the final determination on a project's consistency with the MTP/SCS. This letter concurs with the City's determination that the 3S Mixed Use project is consistent with the MTP/SCS. SACOG reviewed the project description and SCS consistency analysis compared to the MTP/SCS assumptions for the project area in order to make our determination.

The 3S Mixed Use project includes 190 units and 2,300 square feet of commercial space on three parcels totaling 2.23 acres at the corner of 3rd and S Streets in Downtown Sacramento. The residential density of the project is 85 dwelling units per acre. The project is also located within a Transit Priority Area, pursuant to PRC § 21155.4. Transit Priority Areas are areas of the region within one-half mile of a major transit stop existing or planned (if the planned stop is scheduled to be completed within the planning horizon included in a Regional Transportation Plan adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations). The project is five blocks from the high frequency Sacramento RT bus route 51 and is 0.5 mile from the Blue, Green, and Gold light rail stations at 8th and O streets.

The 3S Mixed Use project is an infill project within the Center/Corridor Community designation of the MTP/SCS for the City of Sacramento. Within the Center/Corridor Community, the MTP/SCS forecasts a range of low to high density residential, commercial, office, and industrial uses (MTP/SCS Appendix E-3, Land Use Forecast Background Documentation, pp. 138, February 19, 2016). The project's land uses fall within this range of general uses, densities, and building intensities. The MTP/SCS also relies heavily on consistency with the City's General Plan. Infill projects that are consistent with the General Plan are generally considered consistent with the MTP/SCS. Therefore, development at the proposed densities is consistent with the build out assumptions for the area within this community type of the MTP/SCS.

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Sacramento County
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Wheatland
Winters
Woodland
Yolo County
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Yuba County

With respect to consistency with the MTP/SCS policies, the applicable policies 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 MTP/SCS housing forecast for the Center/Corridor Communities was based not only on the City's land use plans and policies, but also on the following: an assessment of past building activity, current project entitlement activity, and consideration of changing demographic and housing market demand. Infill development and redevelopment is a strategy essential to the success of the Blueprint Preferred Scenario and the MTP/SCS. The Blueprint Preferred Scenario, the adopted MTP/SCS, and the draft MTP/SCS achieve transportation, air quality, and other quality of life benefits by relying in part on infill and redevelopment projects such as this one. The proposed project is consistent with MTP/SCS growth forecast assumptions.

Thank you for inviting SACOG's input as to the consistency of the 3S Mixed Use project with the 2016 MTP/SCS. 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. If you have further questions or need further assistance, please don't hesitate to contact me at (916) 340-6246.

If you have additional questions, please feel free to contact me.

Sincerely,



Clint Holtzen
Planning Manager