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August 18, 2022

Ron Bess, Associate Planner
City of Sacramento
300 Richards Blvd
Sacramento, CA 95811

Re: MTP/SCS Consistency for the Stone Beetland Project

Dear Mr. Bess:

You requested SACOG's confirmation that the proposed the Stone Beetland Project is consistent with the 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) and is located within a Transit Priority Area (TPA), 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 Stone Beeland Project is consistent with the MTP/SCS and is located within a TPA. 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 Stone Beeland Project is a residential project on 3 parcels totaling 1.12 acres at the southern edge of the City of Sacramento. The Project proposes to construct a mixed-use development consisting of 1,160 residential units spread between four villages: the Transit Village, North Village, Central Village, and West Village. Generally, the Transit Village would be mixed-use, with both high-density residential and commercial uses. The remaining villages would include primarily residential land uses.

The project is 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). For projects that are partly inside and partly outside the ½ mile, projects shall be considered to be within transit priority area if all parcels within the project have no more than 25 percent of their area farther than one-half mile from the stop or corridor and if not 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 stop or corridor. Stone Beetland is directly adjacent to the Morrison Creek light rail station, but extends to the west beyond the ½ mile buffer from the station. However, no more than 25 percent of the parcels within the project is located beyond ½-mile of the Morrison Creek RT light rail station (See Figure 1). The project also meets to second prong of the criterion by ensuring no more than 100 dwelling units are located beyond one-half mile from the light rail station. This is accomplished by capping the number of units within the West Village. As such, the project is within a TPA.

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

The Stone Beetland Project is an infill project largely within the “Blue Line Station Areas-Meadowview to CRC” Center/Corridor Community designation of the MTP/SCS for the City of Sacramento. This Center/Corridor Community includes parcels within a ½-mile buffer around light rail stations for the southern most segment of the blue line. Stone Beetland includes a smaller portion on the western edge of the project that is outside the Center/Corridor Community, but that area represents less than 25 percent of the total units. Given the majority of the project is within the center and corridor and the project is oriented around the light rail station, with higher density residential and transit oriented development, the project is considered within the Center/Corridor Community.


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 D). The project’s land uses fall within this range of general uses, densities, and building intensities. Therefore, development at the proposed densities is consistent with the build out assumptions for the area within this community type of the MTP/SCS. 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 and the 2020 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 Stone Beeland Project with the 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.

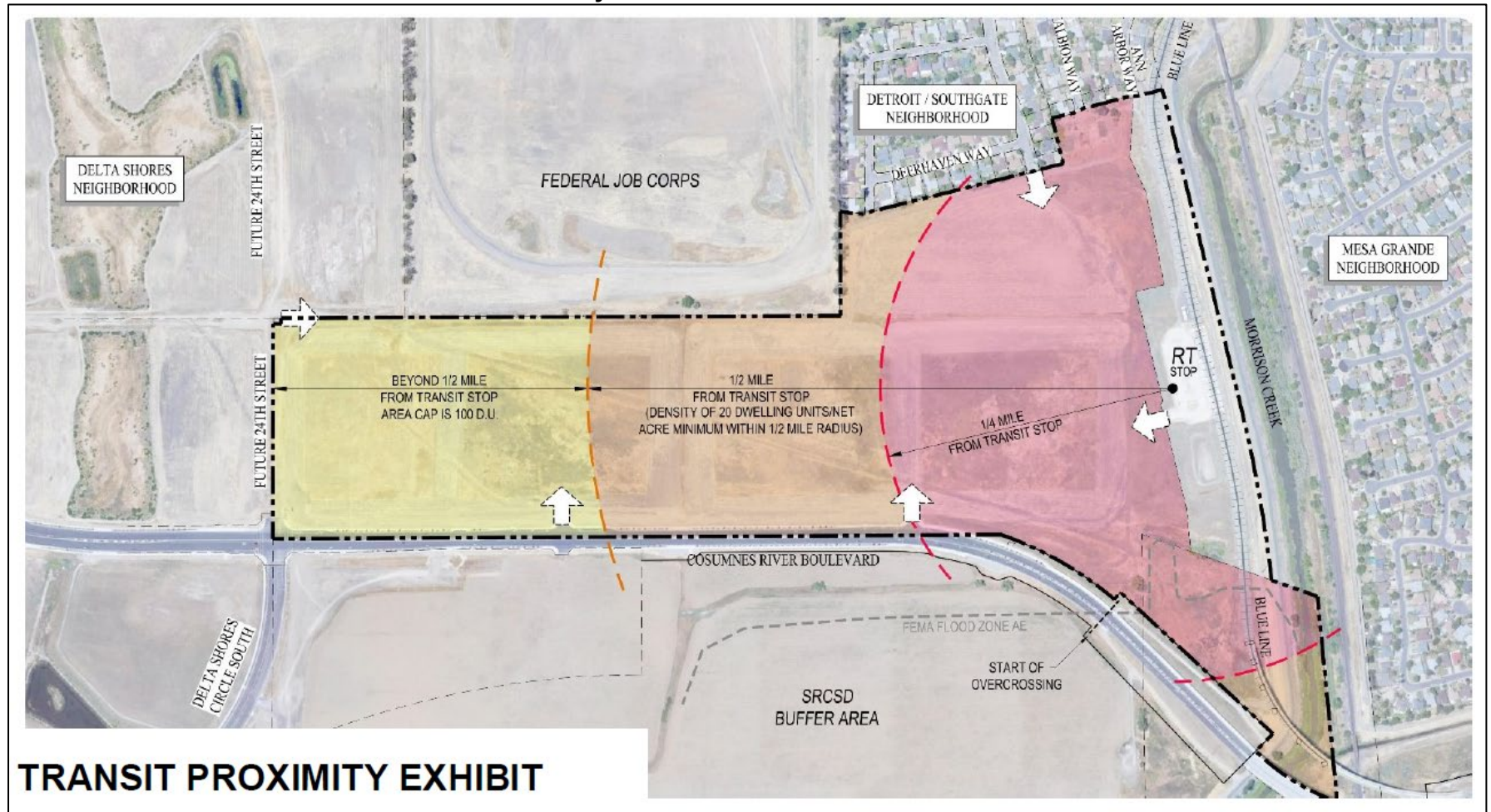
If you have additional questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Clint Holtzen', with a stylized flourish at the end.

Clint Holtzen
Planning Manager

Figure 1
Proximity to RT Morrison Creek Station



DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

As of October 27, 2020ⁱ

Background: Pursuant to SB 375 and SB 743, streamlined CEQA review and analysis is available to certain land use projects that are consistent with the Sustainable Communities Strategy (SCS). The SCS was adopted by the Sacramento Area Council of Governments (SACOG) Board as part of the 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) on November 18, 2019. The California Air Resources Board (CARB) provided an Acceptance of GHG Quantification Determination for the SACOG SCS in October 2020.

Purpose: The purpose of this worksheet is to provide lead agencies with guidance to determine whether a project is consistent with the general land use designation, density, intensity, and applicable policies of the 2020 MTP/SCS adopted by 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 and [Appendix C and D of the MTP/SCS](#). Regardless of whether this optional worksheet is used to assist in determining consistency with the MTP/SCS, 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 MTP/SCS. This worksheet only applies to the 2020 MTP/SCS (adopted November 18, 2019); 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 Dov Kadin at dkadin@sacog.org.

Project Title	Stone Beetland (DR16-202)	
Proposed Project is Located In (city/county name)	City of Sacramento	
Applicable Community Type Proposed Project is Located in 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. Use the map on page 4 of Appendix C of the MTP/SCS to identify the Community Type for the Project.	<input checked="" type="checkbox"/>	Center and Corridor Community
	<input type="checkbox"/>	Established Community
	<input type="checkbox"/>	Developing Community (list the specific name of the Developing Community as identified in Appendix C of the MTP/SCS beginning on page 5):
	<input type="checkbox"/>	Rural Residential Community

DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

As of October 16, 2020

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

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.

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 the criteria below, are consistent with the MTP/SCS and its policies.

Determine consistency of the Project using **one** of the four methods below:

Consistency Option	Criteria
Option A <input type="checkbox"/>	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 2019 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. ⁱⁱ
Option B <input checked="" type="checkbox"/>	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 D of the MTP/SCS (beginning on page 30). Therefore, the Project is consistent with the MTP/SCS.
Option C <input type="checkbox"/>	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.
Option D <input type="checkbox"/>	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, master plan, or special plan in Appendix D of the MTP/SCS) and employment development in the Project is consistent with the general employment land uses described for this specific Developing Community. ⁱⁱⁱ In addition, 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 are: New Housing Units: <input type="text"/> New Employees: <input type="text"/>

DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

As of October 16, 2020

Conclusion	
The proposed project is consistent with the General Use Designation, Density and Intensity, and Applicable MTP/SCS Policies for the following reasons <i>(summarize findings on use designation, density and intensity for the Project evaluation completed above):</i>	The project is located in South Sacramento Center and Corridor Community, adjacent to the Morrison Creek RT Station. The project is consistent with the 80 percent of maximum allowed density/intensity for the area.

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

ⁱⁱ 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 2016, unless otherwise noted in [Appendix C and D](#).

ⁱⁱⁱ 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 2016, and is based on the housing and employment totals and the average net density of these plans, as outlined in [Appendix C and D](#).

Transit Priority Project and Residential or Mixed-use Residential Project Determination Worksheet

Background: Pursuant to SB 375, streamlined CEQA review and analysis is available to certain projects that qualify as either a transit priority project or a residential or mixed-use residential project.

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

1. Whether a proposed project qualifies as a Transit Priority Project (TPP), as defined in PRC § 21155.1 (SB 375); and
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).

In addition, projects that qualify as one of the above must demonstrate consistency with the Sustainable Communities Strategy (SCS) in order to pursue streamlined CEQA review. For more information on SCS consistency, please see the SACOG Determination of MTP/SCS Consistency Worksheet.

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).¹

Streamlined CEQA review available to residential or mixed-use residential projects includes any findings or other determinations for an exemption, a negative declaration, a mitigated negative declaration, a sustainable communities environmental assessment, an environmental impact report, or addenda prepared or adopted for a project pursuant to PRC § 21159.28(a).

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 and [Appendix C and D of the MTP/SCS](#). Lead agencies are welcome to contact SACOG for assistance in completing this worksheet. For assistance, contact Dov Kadin at dkadin@sacog.org.

¹ 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.

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

Finding			Calculation	
1.A	<input checked="" type="checkbox"/>	The Project has a minimum net density ² of 20 dwelling units per acre.	Total housing units proposed in Project:	1,159
			Total Project parcel area (in net ² acres):	55.6
			Net Density:	20.9
1.B	<input checked="" type="checkbox"/>	At least 50 percent of the Project's total building square footage is in residential use.	Total Project residential square footage:	1,730,000
				÷
			Total Project building square footage	1,810,000
			=	95%
	AND			
	<input checked="" type="checkbox"/>	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.	Percent of building sqft that is non-residential	5%
			Total Project building square footage	1,810,000
				÷
			Total Project parcel(s) area square footage	
			FAR =	
1.C	<input checked="" type="checkbox"/>	The Project is located within an MTP/SCS High Frequency Transit Area. ³	Existing or planned transit route name/applicable street name/number or light rail stop name:	Morrison Creek Transit Station
1.D	<input checked="" type="checkbox"/>	No more than 25 percent of the area of the Project parcels are farther than one-half mile from the High Frequency Transit Area. ³	Project area outside of ½ mile High Frequency Transit Area ³ :	31.90 ac
				÷
			Total Project area:	140.7 ac
			=	22.7%
	AND			
	<input checked="" type="checkbox"/>	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 High Frequency Transit Area. ³	Project residential units outside of ½ mile High Frequency Transit Area ³ :	100
				÷
			Total Project units:	1,159
=			8.6%	
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.				<input checked="" type="checkbox"/>

² 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.

³ High Frequency Transit Areas can be found in the map on page 60 of [Appendix D in the MTP/SCS](#) or on the [SACOG Open Data Portal](#).

2. Residential or Mixed-Use Residential Project Designation for Projects Located Outside of an MTP/SCS High Frequency Transit Area⁴ 21159.28(a)

Finding			Calculation	
2.A	<input type="checkbox"/>	At least 75 percent of the total building square footage of the project consists of residential use.	Total Project residential square footage:	
				÷
			Total Project building square footage:	
			=	
<div>Conclusion:</div> <div>The proposed project meets the requirements of 2.A and therefore qualifies as a residential or mixed-use residential project.</div>				
			<input type="checkbox"/>	

⁴ High Frequency Transit Areas can be found in the map on page 60 of [Appendix D in the MTP/SCS](#) or on the [SACOG Open Data Portal](#).