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January 3, 2023

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

Re: MTP/SCS Consistency for the 5<sup>th</sup> St Townhomes Project

Dear Mr. Bess:

You requested SACOG's confirmation that the proposed the 5<sup>th</sup> St Townhomes 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 5<sup>th</sup> St Townhomes 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 5<sup>th</sup> St Townhomes Project proposes to construct 82 three-story townhomes at 2601 5th Street in the West Broadway Specific Plan. 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). The Project site is located within the West Broadway Specific Plan area of the City of Sacramento, which has been determined to be entirely within a transit priority area under 2036 conditions as identified by SACOG in the 2016 MTP/SCS.

The 5<sup>th</sup> St Townhomes Project is an infill project within the Established Community designation of the MTP/SCS for the City of Sacramento. About 36 percent of the city's MTP/SCS employment growth and 25 percent of the housing growth is in Established Communities, largely on scattered infill sites anywhere from low to high density residential (MTP/SCS Appendix D). 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 and adopted specific plans. 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.

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

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 Established 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 5<sup>th</sup> St Townhomes 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,



Clint Holtzen  
Planning Manager

# DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

*As of October 27, 2020<sup>i</sup>*

**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](mailto:dkadin@sacog.org).

<b>Project Title</b>	The 5th Street Townhomes Project (Z22-088)	
<b>Proposed Project is Located In (city/county name)</b>	Sacramento, CA Sacramento County	
<b>Applicable Community Type Proposed Project is Located in</b>  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 <a href="#">Appendix C of the MTP/SCS</a> to identify the Community Type for the Project.	<input type="checkbox"/>	Center and Corridor Community
	<input checked="" type="checkbox"/>	Established Community
	<input type="checkbox"/>	Developing Community (list the specific name of the Developing Community as identified in <a href="#">Appendix C of the MTP/SCS</a> 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
<b>Option A</b> <input type="checkbox"/>	The Project is located in a <b>Center and Corridor Community or an Established Community</b> 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. <sup>ii</sup>
<b>Option B</b> <input checked="" type="checkbox"/>	The Project is located in a <b>Center and Corridor Community or an Established Community</b> 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 <a href="#">Appendix D of the MTP/SCS</a> (beginning on page 30). Therefore, the Project is consistent with the MTP/SCS.
<b>Option C</b> <input type="checkbox"/>	The Project is located in a <b>Rural Residential Community</b> 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.
<b>Option D</b> <input type="checkbox"/>	<p>The Project is located in a <b>Developing Community</b> 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 <a href="#">Appendix D of the MTP/SCS</a>) and employment development in the Project is consistent with the general employment land uses described for this specific Developing Community.<sup>iii</sup> 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:</p> <p>New Housing Units: <input type="text"/></p> <p>New Employees: <input type="text"/></p>

# 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>	<p>The 5th Street Townhomes Project (Z22-088) proposes to subdivide six lots totaling 2.26 acres into 83 lots and construct eighty-two (82) three-story townhomes on 2.26 acres in the Multi-Unit Zone (R-4) (R-4A) within the Citywide Design Review Area and the West Broadway Specific Plan area. The General Plan Designation of UNMD (Urban Neighborhood Medium Density) allows for a minimum density of 33 units and a maximum of 110 units per net acre.</p> <p>The Project is located at 2601 5th Street in the City of Sacramento. The Project is located within the West Broadway Specific Plan area of the City of Sacramento and has been determined to be within a transit priority area. The project location qualifies as a transit priority area.</p> <p>SACOG mapping, as part of the 2016 MTP/SCS identified the entire West Broadway Specific Plan area as being within a future transit priority area, primarily due to planned improvements in the area, including future transit that would traverse the planned Broadway Bridge connection between the two cities of West Sacramento and Sacramento (SACOG 2019).</p>

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

<sup>ii</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 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](#).

<sup>iii</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 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](#).