

DRAFT
Plaza 2555
Sustainable Communities Project Checklist

I. SUSTAINABLE COMMUNITIES STRATEGY CRITERIA (PRC Section 21155(a))		
	YES	NO
A. Is the project consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in the adopted and accepted Sustainable Communities Strategy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><u>Explanation:</u> The project is consistent with the applicable policies in Sustainable Communities Strategies, which has been adopted by SACOG and accepted by the Air Resources Board. See <u>Exhibit A</u> [NOTE: Exhibit A is not yet attached because the City plans to request a consistency determination from SACOG, which will ultimately comprise Exhibit A).</p>		
II. TRANSIT PRIORITY PROJECT DEFINITION CRITERIA (PRC Section 21155(b))		
	YES	NO
A. Is the project at least 50 percent residential use based on area? If the project is between 26 percent and 50 percent nonresidential use, is the project not less than 0.75 FAR?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><u>Explanation:</u> Project Total Floor Area: Approximately 295,414 sf Project Residential Area: Approximately 278,796 sf Percent residential use: Approximately 94% Project Lot Size: 283,294 sf / 6.5 acres FAR: Approximately 1.04 See <u>Exhibit B</u>, Project Narrative.</p>		
	YES	NO
B. Is the project at least 20 units/acre?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><u>Explanation:</u> Project density: Approximately 200 units/6.5 acres = 30.77 units/acre See <u>Exhibit B</u>, Project Narrative.</p>		

	YES	NO
C. Is the project located within one-half mile of a major transit stop or high quality transit corridor included in the Regional Transportation Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Explanation:</u> The project is within one-quarter mile of a high quality transit corridor included in the Sacramento Area Council of Governments (“SACOG”) Regional Transportation Plan. See <u>Exhibit C</u> , SACOG Quarter Mile High Quality Transit Corridor Map.		
III. SUSTAINABLE COMMUNITIES PROJECT CRITERIA (PRC Section 21155.1)		
	YES	NO
A. The project, and any other projects approved prior to the approval of the project but not yet built, can be adequately served by existing utilities and has the project applicant paid, or will commit to pay, all applicable in-lieu or development fees. (PRC Section 21155.1(a)(1))	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Explanation:</u> The project can be adequately served by existing utilities and the project applicant will commit to pay all applicable in-lieu or development fees.		
	YES	NO
B. The project site does not contain wetlands or riparian areas and does not have significant value as a wildlife habitat; the project does not harm any species protected by the ESA, Native Plant Protection Act, or CESA; and the project does not cause the destruction or removal of any species protected by local ordinance. (PRC Section 21155.1(a)(2))	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Explanation:</u> The project site does not contain wetlands or riparian areas. Nor does it have any significant value as wildlife habitat. The project is not expected to harm any protected species. See <u>Exhibit D</u> , Reconnaissance Survey on Natural Resources.		
	YES	NO
C. The project site is not included on any list of facilities and sites with hazardous waste compiled pursuant to Government Code Section 65962.5 (the Cortese List). (PRC Section 21155.1(a)(3))	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Explanation:</u> The project site is not included on any list of facilities and sites with hazardous waste. See <u>Exhibit E</u> , Environmental Site Assessment.		

	YES	NO
D. The project site is subject to a preliminary endangerment assessment prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity? (PRC Section 21155.1(a)(4))	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Explanation:</u> An environmental professional has completed an environmental site assessment in compliance with ASTM E1527-13 which indicates that there has been no release of any hazardous substance on the site and there are not otherwise recognized environmental conditions. See <u>Exhibit E</u> , Environmental Site Assessment.		
	YES	NO
E. If a release of hazardous substances is found to exist on the project site, the release shall be removed or any significant effects of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements. (PRC Section 21155.1(a)(4)(A))	<input type="checkbox"/>	<input type="checkbox"/>
<u>Explanation:</u> Not applicable. No release of hazardous substances has occurred on the project site. See <u>Exhibit E</u> , Environmental Site Assessment.		
	YES	NO
F. If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements. (PRC Section 21155.1(a)(4)(B))	<input type="checkbox"/>	<input type="checkbox"/>
<u>Explanation:</u> A qualitative assessment of near-roadway air quality impacts on the project determined that there is no potential for exposure to significant hazards from surrounding properties or activities. More particularly, the potential for exposure of future occupants of the project to significant health hazards from I-80 is below the screening cancer level risk threshold. In other words, the near-roadway health risk experienced by the Plaza 2555 project is not expected to be significant. Implementation of the proposed project design features would further reduce the already less-than-significant impacts. See <u>Exhibit F</u> , Qualitative Assessment of Near-Roadway Air Quality Impacts on the Plaza 2555 Project, Davis, California.		
	YES	NO
G. The project will not have a significant effect on historical resources. (PRC Section 21155.1(a)(5))	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Explanation:</u> There are no nearby historic resources. The project will not have a significant effect on historic resources.		

	YES	NO
H. The project site is not subject to any of the following: (PRC Section 21155.1(a)(6))	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • Wildland fire hazard 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • An unusually high risk of fire or explosion from materials stored or used on nearby properties 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • Risk of a public health exposure at a level that would exceed the standards established by any state or federal agency. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • Seismic risk as a result of being in a delineated earthquake fault zone or a seismic hazard zone, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake fault or seismic hazard zone. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • Landslide hazard, floodplain, floodway, or restriction zone, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><u>Explanation:</u> The project site is not subject to wildland fire hazard. Nor is the project site at an unusually high risk of fire or explosion from materials stored or used on nearby properties. There is no risk of public health exposure at a level that would exceed state or federal standards. See, <u>Exhibit F</u> Qualitative Assessment of Near-Roadway Air Quality Impacts on the Plaza 2555 Project, Davis, California. The project site is not in a delineated earthquake fault zone or a seismic hazard zone. Nor is the project site in a landslide hazard, floodplain, floodway, or restriction zone.</p>		
	YES	NO
I. The project site is not located on developed open space. (PRC Section 21155.1(a)(7))	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><u>Explanation:</u> The project site is not developed and has not been developed into open space.</p>		
	YES	NO
J. The buildings in the project are 15 percent more energy efficient than required by Chapter 6 of Title 24 of the California Code of Regulations. (PRC Section 21155.1(a)(8))	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><u>Explanation:</u> The project buildings will be at least 15 percent more energy efficient than required by Chapter 6 of Title 24. See <u>Exhibit B</u>, Project Narrative.</p>		

	YES	NO
K. The buildings and landscaping are designed to achieve 25 percent less water usage than the average household use in the region. (PRC Section 21155.1(a)(8))	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Explanation:</u> The buildings and landscaping are designed to use 25 percent less water than the average household uses in the region. See <u>Exhibit B</u> , Project Narrative.		
	YES	NO
L. The project meets all of the following land use criteria: (PRC Section 21155.1(b))	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> The site is not more than 8 acres in total 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Explanation:</u> The site is approximately 6.5 acres. See <u>Exhibit B</u> , Project Narrative.		
<ul style="list-style-type: none"> The project does not contain more than 200 residential units 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Explanation:</u> The project includes approximately, but no more than, 200 units. See <u>Exhibit B</u> , Project Narrative.		
<ul style="list-style-type: none"> The project does not result in any net loss in the number of affordable housing units within the project area. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Explanation:</u> The project site is not developed and the project will not result in any net loss of affordable housing units. On the contrary, the project will result in a net gain in the number of affordable housing units within the project area. See <u>Exhibit G</u> , Memorandum of Application Amendment.		
<ul style="list-style-type: none"> The project does not include any single-level building that exceeds 75,000 square feet. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Explanation:</u> The project does not include any single-level building, except for the bike barns and coffee shop. These will comprise a total of approximately 4,000 square feet.		
<ul style="list-style-type: none"> Any applicable mitigation measures or performance standards or criteria set forth in the prior environmental impact reports, and adopted in findings, have been or will be incorporated into the project. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Explanation:</u> There are no applicable mitigation measures or performance standards.		
<ul style="list-style-type: none"> The project is determined not to conflict with nearby operating industrial uses. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Explanation:</u> The project will not conflict with any nearby uses.		

<ul style="list-style-type: none"> The project is located within one-half mile of a rail transit station or a ferry terminal included in a regional transportation plan or within one-quarter mile of a high-quality transit corridor included in a regional transportation plan. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><u>Explanation:</u> The project is within one-quarter mile of a high quality transit corridor included in the SACOG Regional Transportation Plan. See <u>Exhibit B</u>, SACOG Quarter Mile High Quality Transit Corridor Map.</p>		
	YES	NO
<p>M. The project meets at least one of the following criteria: (PRC Section 21155.1(c))</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> At least 20 percent of the housing will be sold to families of moderate income, or not less than 10 percent of the housing will be rented to families of low income, or not less than 5 percent of the housing will be rented to families of very low income. (PRC Section 21155.1(c)(1)(A)) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><u>Explanation:</u> At least 5% of the housing will be rented to very low income households. See <u>Exhibit G</u>, Memorandum of Application Amendment.</p>		
<ul style="list-style-type: none"> The developer has paid or will pay in-lieu fees pursuant to a local ordinance in an amount sufficient to result in the development of an equivalent number of units that would otherwise be required pursuant to the requirement directly above. (PRC Section 21155.1(c)(2)) 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><u>Explanation:</u> Not applicable because the project will comply with the first criterion.</p>		
<ul style="list-style-type: none"> The project provides public open space equal to or greater than five acres per 1,000 residents of the project. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><u>Explanation:</u> Not applicable because the project will comply with the first criterion.</p>		