

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 type="checkbox"/>	The Project has a minimum net density ² of 20 dwelling units per acre.	Total housing units proposed in Project:		
			Total Project parcel area (in net ² acres):		
			Net Density:		
1.B	<input type="checkbox"/>	At least 50 percent of the Project's total building square footage is in residential use.	Total Project residential square footage:		
				÷	
			Total Project building square footage		
			=		
	AND				
	<input 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		
			Total Project building square footage		
				÷	
Total Project parcel(s) area square footage					
		FAR =			
1.C	<input 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:		
1.D	<input 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 :		
				÷	
			Total Project area:		
			=		
	AND				
	<input 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 :		
				÷	
			Total Project units:		
=					
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 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:	
			=	
<p>Conclusion: The proposed project meets the requirements of 2.A and therefore qualifies as a residential or mixed-use residential project.</p>			<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](#).