

## **RESOLUTION NO. 2016-0390**

Adopted by the Sacramento City Council

November 10, 2016

### **APPROVING THE WATER SUPPLY ASSESSMENT REPORT FOR THE RAILYARDS SPECIFIC PLAN PROJECT (P15-040)**

#### **BACKGROUND**

- A. State law requires a water supply and demand analysis (Water Supply Assessment) for development projects of a certain size or type, which would include the Sacramento Railyards Project, based on the City's Urban Water Management Plan.
- B. The Water Supply Assessment evaluates projected water supplies, determined to be available by the City for the project during normal, single dry and multiple dry years over a 20 year period. The City prepared the Water Supply Assessment for the Sacramento Railyards Project in May of 2016, which was set out as Appendix K of the Railyards Specific Plan Update Draft Subsequent Environmental Impact Report.
- C. On October 24, 2016, the City Planning and Design Commission held a noticed public hearing in accordance with Government Code Section 65353 and 65453, received and considered evidence, and forwarded to the City Council a recommendation to adopt the Sacramento Railyards Specific Plan and Infrastructure and Public Facilities Financing Plan.
- E. On November 10, 2016, the City Council conducted a public hearing that was noticed in accordance with Government Code Sections 65355 and 65453 and Sacramento City Code sections 17.812.010 and 17.812.030 at which it received and considered evidence concerning the Sacramento Railyards Specific Plan and Infrastructure and Public Facilities Financing Plan.

#### **BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. The Subsequent Environmental Impact Report and Mitigation Monitoring Program for the Sacramento Railyards Specific Plan Project, which includes all of the impacts associated with the adoption and implementation of the proposed Specific Plan and approval of the Sacramento Railyards Project, have been adopted by resolution as of the same date set out above.

Section 2. Based on the verbal and documentary evidence received at the hearings on the Sacramento Railyards Specific Plan, Subsequent Environmental Impact Report, and the Sacramento Railyards Project, the City Council approves the Water Supply Assessment Report for the Sacramento Railyards Project and approves the SB 210/SB 221 Water Supply Assessment and Certification Form attached as Exhibit A.

Section 3. Exhibit A is a part of this Resolution.

**Table of Contents:**

Exhibit A – Railyards Project Water Supply Assessment and Certification Form (5 pages)

Adopted by the City of Sacramento City Council on November 10, 2016, by the following vote:

Ayes: Members Ashby, Guerra, Hansen, Harris, Jennings, and Schenirer

Noes: None

Abstain: None

Absent: Members Carr, Warren, and Mayor Johnson

Attest:

**Shirley Concolino**

Digitally signed by Shirley Concolino  
DN: cn=Shirley Concolino, o=City of Sacramento, ou=City  
Clerk, email=sconcolino@cityofsacramento.org, c=US  
Date: 2016.12.16 13:15:17 -08'00'

Shirley Concolino, City Clerk

**City of Sacramento  
SB 610/SB 221 Water Supply Assessment and Certification Form**

This form may be used to complete water supply assessments for projects located in an area covered by the City's most recent Urban Water Management Plan.

Note: Please do not use this form if the projected water demand for your project area was not included in the City's latest Urban Water Management Plan. To review the City's Urban Water Management Plan, please visit:  
<http://www.cityofsacramento.org/utilities/urbanwater/index.html>

**Project: Railyards Specific Plan Update**

**Date: May 26, 2016**

**Project Applicant (Name of Company): Downtown Railyard Venture, LLC**

**Applicant Contact (Name of Individual): Adrienne L. Graham on behalf of ESA for Jay Heckenlively, DRV**

**Phone Number: 916-206-0135**

**E-mail: [algraham@surewest.net](mailto:algraham@surewest.net)**

**Address: ESA, 2600 Capitol Avenue, Sacramento, CA 95816**

---

**Project Applicant to fill in the following:**

- Does the project include:

Type of Development	Yes	No
A proposed residential development of 500 or more dwelling units	x	
A shopping Center employing more than 1,000 persons or having more than 500,000 square feet?		x
A Commercial Office building employing more than 1,000 persons or having more than 250,000 square feet?	x	
A proposed hotel or motel, or both, having more than 500 rooms	x	
A proposed industrial, manufacturing, or processing plant or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area		x
A mixed use project that includes one or more of the projects specified above	x	
A project that would demand an amount of water equivalent to, or greater than, the water required by a 500 dwelling unit project	x	

If the answer is no to all of the above, a water supply assessment is not required for the project.

2. Is the projected water demand for the project location included in the City's 2015 Urban Water Management Plan, adopted June 21, 2016?

Yes:   x  

No:           

If the answer is no, you cannot use this form. Please refer to the requirements of SB 610 for preparing a water supply assessment.

3. Please fill in the project demands below:

Type of Development	Land Use Category	Demand Factor		Proposed Development			Current Zoning		
		Residential Water Use Factor, afy/dwelling unit	Non-Residential Water Use Factor, afy/employee	Number Dwelling Units	Number Employees	Total Demand	Number Dwelling Units	Number Employees	Total Demand
Residential - Low	Rural Residential (RR)	.61	.09						
	Suburban Neighborhood Low Density (SNLD)								
	Traditional Neighborhood Low Density (TLDR)								
Residential - Medium	Suburban Neighborhood Medium Density (SMDR)	.39	.09						
	Urban Neighborhood Low Density (ULDR)								
Residential - High	Suburban Neighborhood High Density (SHDR)	.12	.04						
	Traditional Neighborhood Medium Density (TMDR)								
	Urban Neighborhood Medium Density (UMDR)								
	Traditional Neighborhood High Density (THDR)			6,000-10,000 <sup>1</sup>	720-1,200	10,000-12,500		1,200-1500	
Mixed Use	Employment Center Mid Rise (ECMR)	.19	.09						
	Suburban Center (SCnt)								
	Suburban Corridor (Scor)								

<sup>1</sup> The RSPU proposes 6,000 to 10,000 dwelling units. If 6,000 du are developed, commercial office would be limited to 4.54 msf. If 10,000 du are developed, office would be limited to 3.44 msf. All other uses would be unchanged.

	Traditional Center (TCnt)								
Mixed Use - Higher Density	Urban Center High (UCntHigh)	.15	.04						
	Urban Center Low (UCntLow)								
	Urban Corridor High (UCorHigh)								
	Urban Corridor Low (UCorLow)								
Central Business District	Central Business District (CBD)	.15	.02		15,142-11,476 <sup>2</sup>	303-230		10,894	218
	Urban Neighborhood High Density (UHDR)								
Commercial	Regional Commercial (RC)	.15	.09		2,263	204		4,045	364
	Employment Center Low Rise (ECLR)								
Industrial	Industrial (IND)		.14						
Public	Public/Quasi-Public (PUB)	.37	.17		120	20	125		21
Park	Parks and Recreation (PRK)	.37	2,678/acre (3 afy/acre)	30 acres		90	41.2 acres		123
Open Space	Open Space (OS)	0	0	0			0		
Other	Hotel		250 gpd/room (0.28 afy/room)	1,100 rooms		308	1,100 rooms		308
Other	Hospital		387.5 gpd/bed (0.43afy/bed)	420 beds		182	0		
Other	Medical Office		0.02	1,855 employees		37			
Other	MLS Stadium		3 gpd/seat (0.0034afy/se at)	25,000 seats		7	0		
<b>Total Demand (AFY)</b>						1,871-2,278			2,234-2,534

<sup>2</sup> The RSPU proposes 6,000 to 10,000 dwelling units. If 6,000 du are developed, commercial office would be limited to 4.54 msf. If 10,000 du are developed, office would be limited to 3.44 msf. All other uses would be unchanged.

4. Required Elements of Water Supply Assessment (Water Code § 10910)

- A. Water supply entitlements, water rights or water service contracts (Water Code § 10910(d)):

The City's water supply entitlements, water rights and water service contract are identified and discussed in the Urban Water Management Plan, Chapters 3, 6, and 7.

All infrastructure necessary to deliver a water supply to the project is in place, excepting any distribution facilities required to be constructed and financed by the project applicant: Yes: x No:     

- B. Identification of other sources of water supply if no water has been received under City's existing entitlements, water rights or water service contracts (Water Code § 10910(e)):

Not applicable.

- C. Information and analysis pertaining to groundwater supply (Water Code § 10910(f)):

Addressed by Urban Water Management Plan, Chapters 3, 6, and 7.

**Verification of Water Supply**  
**(for residential development of more than 500 dwelling units)**

Based on the City's most recent Urban Water Management Plan, are there sufficient water supplies for the project during normal, single dry and multiple dry years over a 20 year period?

Yes: X

No:           

By: Brett Ewart

Title: Senior Engineer

Date: 09/29/2016

**Brett Ewart**  
Digitally signed by Brett Ewart  
DN: cn=Brett Ewart, o=DOU, ou=Engineering and Water Resources, email=bewart@cityofsacramento.org, c=US  
Date: 2016.09.29 20:16:10 -07'00'

**This box to be filled in by the City**

Distribution:

Applicant

Development Services Department (Org: 4913) – Assigned Planner: \_\_\_\_\_

Utilities Department (Org: 3334) - Development Review (Tony Bertrand)

Utilities Department (Org: 3332) - Capital Improvements (Brett Ewart)

# Appendix K

## Water Supply Assessment



This page intentionally left blank

**City of Sacramento**  
**SB 610/SB 221 Water Supply Assessment and Certification Form**

This form may be used to complete water supply assessments for projects located in an area covered by the City's most recent Urban Water Management Plan.

Note: Please do not use this form if the projected water demand for your project area was not included in the City's latest Urban Water Management Plan. To review the City's Urban Water Management Plan, please visit:  
<http://www.cityofsacramento.org/utilities/urbanwater/index.html>

**Project: Railyards Specific Plan Update**

**Date: September 27, 2016**

**Project Applicant (Name of Company): Downtown Railyard Venture, LLC**

**Applicant Contact (Name of Individual): Adrienne L. Graham on behalf of ESA for Jay Heckenlively, DRV**

**Phone Number: 916-206-0135**

**E-mail: [algraham@surewest.net](mailto:algraham@surewest.net)**

**Address: ESA, 2600 Capitol Avenue, Sacramento, CA 95816**

---

**Project Applicant to fill in the following:**

1. Does the project include:

Type of Development	Yes	No
A proposed residential development of 500 or more dwelling units	x	
A shopping Center employing more than 1,000 persons or having more than 500,000 square feet?		x
A Commercial Office building employing more than 1,000 persons or having more than 250,000 square feet?	x	
A proposed hotel or motel, or both, having more than 500 rooms	x	
A proposed industrial, manufacturing, or processing plant or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area		x
A mixed use project that includes one or more of the projects specified above	x	
A project that would demand an amount of water equivalent to, or greater than, the water required by a 500 dwelling unit project	x	

If the answer is no to all of the above, a water supply assessment is not required for the project.

2. Is the projected water demand for the project location included in the City's 2015 Urban Water Management Plan, adopted June 21, 2016?

Yes:   x  

No:           

If the answer is no, you cannot use this form. Please refer to the requirements of SB 610 for preparing a water supply assessment.

3. Please fill in the project demands below:

Type of Development	Land Use Category	Demand Factor		Proposed Development			Current Zoning		
		Residential Water Use Factor, afy/dwelling unit	Non-Residential Water Use Factor, afy/employee	Number Dwelling Units	Number Employees	Total Demand	Number Dwelling Units	Number Employees	Total Demand
Residential - Low	Rural Residential (RR)	.61	.09						
	Suburban Neighborhood Low Density (SNLD)								
	Traditional Neighborhood Low Density (TLDR)								
Residential - Medium	Suburban Neighborhood Medium Density (SMDR)	.39	.09						
	Urban Neighborhood Low Density (ULDR)								
Residential - High	Suburban Neighborhood High Density (SHDR)	.12	.04						
	Traditional Neighborhood Medium Density (TMDR)								
	Urban Neighborhood Medium Density (UMDR)								
	Traditional Neighborhood High Density (THDR)			6,000-10,000 <sup>7</sup>		720-1,200	10,000-12,500		1,200-1500

<sup>7</sup> The RSPU proposes 6,000 to 10,000 dwelling units. If 6,000 du are developed, commercial office would be limited to 4.54 msf. If 10,000 du are developed, office would be limited to 3.44 msf. All other uses would be unchanged.

Type of Development	Land Use Category	Demand Factor		Proposed Development			Current Zoning		
		Residential Water Use Factor, afy/dwelling unit	Non-Residential Water Use Factor, afy/employee	Number Dwelling Units	Number Employees	Total Demand	Number Dwelling Units	Number Employees	Total Demand
Mixed Use	Employment Center Mid Rise (ECMR)	.19	.09						
	Suburban Center (SCnt)								
	Suburban Corridor (Scor)								
	Traditional Center (TCnt)								
Mixed Use - Higher Density	Urban Center High (UCntHigh)	.15	.04						
	Urban Center Low (UcntLow)								
	Urban Corridor High (UCorHigh)								
	Urban Corridor Low (UCorLow)								
Central Business District	Central Business District (CBD)	.15	.02		15,142-11,476 <sup>8</sup>	303-230		10,894	218
	Urban Neighborhood High Density (UHDR)								
Commercial	Regional Commercial (RC)	.15	.09		2,263	204		4,045	364
	Employment Center Low Rise (ECLR)								
Industrial	Industrial (IND)		.14						
Public	Public/Quasi-Public (PUB)	.37	.17		120	20	125		21
Park	Parks and Recreation (PRK)	.37	2,678/acre (3 afy/acre)	30 acres		90	41.2 acres		123

<sup>8</sup> The RSPU proposes 6,000 to 10,000 dwelling units. If 6,000 du are developed, commercial office would be limited to 4.54 msf. If 10,000 du are developed, office would be limited to 3.44 msf. All other uses would be unchanged.

Type of Development	Land Use Category	Demand Factor		Proposed Development			Current Zoning		
		Residential Water Use Factor, afy/dwelling unit	Non-Residential Water Use Factor, afy/employee	Number Dwelling Units	Number Employees	Total Demand	Number Dwelling Units	Number Employees	Total Demand
Open Space	Open Space (OS)	0	0	0			0		
Other	Hotel		250 gpd/room (0.28 afy/room)	1,100 rooms		308	1,100 rooms		308
Other	Hospital		387.5 gpd/bed (0.43afy/bed)	420 beds		182	0		
Other	Medical Office		0.02	1,855 employees		37			
Other	MLS Stadium		3 gpd/seat (0.0034afy/seat)	25,000 seats		7	0		
<b>Total Demand (AFY)</b>						1,871-2,278			2,234-2,534

4. Required Elements of Water Supply Assessment (Water Code § 10910)

- A. Water supply entitlements, water rights or water service contracts (Water Code § 10910(d)):

The City’s water supply entitlements, water rights and water service contract are identified and discussed in the Urban Water Management Plan, Chapters 3, 6, and 7.

All infrastructure necessary to deliver a water supply to the project is in place, excepting any distribution facilities required to be constructed and financed by the project applicant: Yes:  x  No:     

- B. Identification of other sources of water supply if no water has been received under City’s existing entitlements, water rights or water service contracts (Water Code § 10910(e)):

Not applicable.

- C. Information and analysis pertaining to groundwater supply (Water Code § 10910(f)):

Addressed by Urban Water Management Plan, Chapters 3, 6, and 7.

**Verification of Water Supply**  
**(for residential development of more than 500 dwelling units)**

Based on the City's most recent Urban Water Management Plan, are there sufficient water supplies for the project during normal, single dry and multiple dry years over a 20 year period?

Yes:   X  

No: \_\_\_\_\_

By: \_\_\_\_\_

**Brett**

Title: \_\_\_\_\_

**Ewart**

Date: \_\_\_\_\_

Digitally signed by Brett Ewart  
DN: cn=Brett Ewart, o=DOU, ou=Engineering and Water Resources, email=bewart@cityofsacramento.org, c=US  
Date: 2016.10.06 10:13:15 -07'00'

**This box to be filled in by the City**

Distribution:

Applicant

Development Services Department (Org: 4913) – Assigned Planner: \_\_\_\_\_

Utilities Department (Org: 3334) - Development Review (Tony Bertrand)

Utilities Department (Org: 3332) - Capital Improvements (Brett Ewart)