



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

Consent
May 29, 2007

**Honorable Mayor and
Members of the City Council**

Title: Water Supply Assessment (SB 610) – Proposed Greenbriar Planned Unit Development Project

Location/Council District: Unincorporated Sacramento County, adjacent to North Natomas, District 1

Recommendation: Adopt a **Resolution** approving the Water Supply Assessment for the proposed Greenbriar Planned Unit Development Project.

Contact: Scot Mende, New Growth Manager (916) 808-4756; Carol Shearly, Director of Planning, (916) 808-5893

Presenters: Not applicable

Department: Planning

Division: New Growth

Organization No: 4913

Description/Analysis

Issue: Under Senate Bill 610, which added new provisions to the California Environmental Quality Act (CEQA) and the State Water Code in 2002, a Water Supply Assessment (“WSA”) is required to be prepared for the Greenbriar Planned Unit Development Project. The WSA must be approved by the City Council as the governing body of the City’s Utilities Department, which is the public water supplier that would serve the project.

Approval of a WSA is not approval of the development project for which the WSA is prepared. A WSA is an informational document required to be prepared for use in the City’s environmental review of a project under CEQA. It assesses the adequacy of water supplies to serve the proposed project and cumulative demand.

The content of a WSA is specified by the Water Code. If the project was included as part of the projected water demand accounted for in the most

recently adopted Urban Water Management Plan (UWMP), the water supplier may incorporate information from the UWMP in preparing the assessment. Attached is the water supply assessment (WSA) for the Greenbriar Development Project. The WSA was prepared consistent with the City of Sacramento Urban Water Management Plan (UWMP) (November 14, 2006) and the direction from the City of Sacramento Department of Utilities.

The Greenbriar WSA concludes that based on the City's most recent Urban Water Management Plan there are sufficient water supplies for the project during normal, single dry and multiple dry years over a 20 year period.

A copy of the WSA for the proposed Greenbriar Planned Unit Development Project is attached as Attachment 3.

Policy Considerations: Approving the Water Supply Assessment is consistent with the Council focus area of Economic Development. Specifically, the assessment identifies that sufficient water entitlements and existing and planned infrastructure are available to serve the development.

Environmental Considerations: Approval of the WSA is a preliminary step in the CEQA process. No decisions concerning project approval are made until a later date, after approval of the project's CEQA documents.

Commission/Committee Action: None.

Rationale for Recommendation: Under CEQA and the Water Code, the City is required to prepare and approve a WSA for the Greenbriar Annexation and PUD project. The WSA analyzes the sufficiency of water supplies to serve the proposed project and cumulative development.

Financial Considerations: None

Emerging Small Business Development (ESBD): Not applicable, as no goods or services are being obtained.

Respectfully Submitted by: 
for Scot Mendel
New Growth Manager

Approved by: 
Carol Shearly
Director of Planning

Recommendation Approved:


Ray Kerridge
City Manager

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Attachment 1

Background

Water Code Section 10910 requires the City of Sacramento to prepare and approve a Water Supply Assessment (“WSA”) for the proposed Greenbriar Planned Unit Development Project.

The Project site encompasses 577 gross acres of land located south of Elkhorn Boulevard, north of I-5, west of SR 70/99, and east of Lone Tree Road. The Project site is located in unincorporated Sacramento County and is proposed for inclusion in the City of Sacramento’s Sphere Of Influence, and is proposed for annexation into the City of Sacramento. The Project consists of a mixed-use development that includes residential, commercial and mixed uses, open space, parks, and an elementary school.

The Project would potentially increase water use within the City by 1,590 acre feet-per year. Maximum day demands are projected to increase by 2.7 million gallons per day at buildout.

The project will connect to the City water system. The assessment indicates that the City has sufficient water entitlements and sufficient existing and planned water infrastructure capacity to serve the project. Furthermore, the water supply assessment indicates that the City’s water system’s projected supplies will be available during normal, dry, and multiple dry-water years during the next 20-years to meet projected water demands.

The expected water demands for Greenbriar total 1,590 acre-feet per year (AFY). This is less than what was calculated for the project in the Greenbriar Development Project Draft EIR (City of Sacramento/ Sacramento Local Agency Formation Commission, July 2006). The Draft EIR calculated total annual demand as being 2,680 AFY (see page 6.4-10 of the Draft EIR). This apparent discrepancy is due to the Draft EIR’s reliance on an estimated demand factor that overstates demands for residential units. This demand factor was generated in 1991. The UWMP uses a different demand factor, based on more current data, and this was the factor used in the WSA. Although this demand factor results in a different estimate of water use for Greenbriar compared with the Draft EIR, because it is substantially less than the EIR’s estimate, the use of the updated demand factor would not result in any additional impacts to water. In fact, the impacts will be less than reported, and this change will be described in the Final EIR.

Proposed Greenbriar Development			
Type of Development	Demand Factor (per acre)	Acres	Total Demand
Residential - Low and Medium Density	3.05	226.1	689.6
Residential - High Density	3.70	29.9	110.6
Commercial	2.78	27.5	76.5
Parks and Recreation	3.89	146.0	567.9
Schools	2.31	10	23.1
Utilities (Including roadways, freeways, and railroads)	0.09	137.4	12.4
Subtotal			1480.1
Losses - 7.5% of subtotal			111.0
Total Demand		576.9	1590.1

Attachment 2

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

**APPROVAL OF WATER SUPPLY ASSESSMENT FOR THE PROPOSED
GREENBRIAR PLANNED UNIT DEVELOPMENT PROJECT**

BACKGROUND

- A. Water Code Section 10910 requires the City of Sacramento to prepare and approve a Water Supply Assessment (“WSA”) for the proposed Greenbriar Planned Unit Development Project.

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

- Section 1. The Water Supply Assessment for the proposed Greenbriar Planned Unit Development Project, dated November 22, 2006, and attached hereto, is approved.

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Exhibit A – Water Supply Assessment

Exhibit A

**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: Greenbriar Annexation and Development PUD

Date: November 22, 2006

Project Applicant (Name of Company): Riverwest Investments

Applicant Contact (Name of Individual): Brian Vail

Phone Number: (916)379-0955

E-mail: bvail@river-west.com

Address: 7700 Collegetown Drive, #215, Sacramento, CA 95826

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 that 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 2005 Urban Water Management Plan, adopted November 14, 2006?

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: (see attached discussion)

Type of Development	Demand Factor (per acre)	Proposed Development		Current Zoning	
		Acres	Total Demand	Acres	Total Demand
Residential - Low and Medium Density	3.05	226.1	689.6		
Residential - High Density	3.70	29.9	110.6		
Commercial	2.78	27.5	76.5		
Residential High Rise (208 gpd/unit)	n/a				
Highrise Regional Office	9.44				
Public Office	2.78				
Warehouse	2.78				
Industrial	3.70				
Employee Intensive Industrial	3.24				
Parks and Recreation	3.89	146.0	567.9		
Schools	2.31	10	23.1		
Utilities (Including roadways, freeways, and railroads)	0.09	137.4	12.4		
Non irrigated open space and agriculture	0.00			576.9	0
Areas with no zoning description (annexation of raw land) per gross acre	3.07				
Subtotal			1480.1		
Losses - 7.5% of subtotal			111.0		
Total Demand		576.9	1590.1		0

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

A. Water supply entitlements, water rights or water service contracts (Gov't 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 4, 5 and 6.

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 (Gov't Code § 10910(e)):

Not applicable.

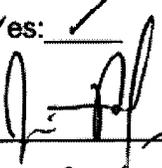
C. Information and analysis pertaining to groundwater supply (Gov't Code § 10910(f)):

Addressed by Urban Water Management Plan, Chapters 4, 5 and 6.

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: No:

By:  (Jim Peifer)

Title: SENIOR ENGINEER

Date: 4/27/2007

This box to be filled in by the City

Distribution:

- Applicant
- Community Development Department (Org: 4913) – Scot Mende
 - Utilities Department (Org: 3334) - Development Review (Robert Thaug)
 - Utilities Department (Org: 3344) - Water Conservation (Angela Anderson)
 - Utilities Department (Org: 3332) - Capital Improvements (Jim Peifer)