

RESOLUTION NO. 2007-914

Adopted by the Sacramento City Council

December 11, 2007

APPROVING WATER SUPPLY ASSESSMENT REPORT FOR THE SACRAMENTO RAILYARDS PROJECT (P05-097)

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 June of 2007, which was set out as Appendix M of the Railyards Specific Plan Draft Environmental Impact Report dated August 2007.
- C. On November 13, 2007, the City Planning Commission held a noticed public hearing on the Sacramento Railyards Project in accordance with Government Code Sections 65353 and 65453, received and considered evidence, and forwarded to the City Council a recommendation to adopt the Sacramento Railyards Specific Plan and approve the Sacramento Railyards Project.
- D. On November 20, December 4, and December 11, 2007, the City Council conducted noticed public hearings in accordance with Government Code Sections 65355 and 65453, considered the Environmental Impact Report, and received and considered evidence concerning the Sacramento Railyards Specific Plan and the Sacramento Railyards Project.

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

- Section 1. The Environmental Impact Report and Mitigation Monitoring Program for the Sacramento Railyards Specific Plan, which included all of the impacts associated with 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, 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.

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Exhibit A: Sacramento Railyards Project Water Supply Assessment and Certification Form –
3 pages

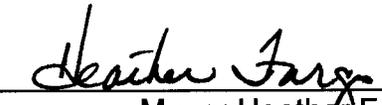
Adopted by the City of Sacramento City Council on December 11, 2007 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy,
Tretheway, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: None.



Mayor Heather Fargo

Attest:



Shirley Concolino, City Clerk

Exhibit A: Sacramento Railyards Project Water Supply Assessment and Certification Form

**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

Date: August 20, 2007

Project Applicant (Name of Company): Thomas Enterprises, Inc.

Applicant Contact (Name of Individual): David Beauchamp, PBS&J/EIP

Phone Number: 916.325.1472

E-mail: dsbeauchamp@pbsj.com

Address: 1200 Second Street, Ste 100, Sacramento, CA 95814

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		
A shopping Center employing more than 1,000 persons or having more than 500,000 square feet?		
A Commercial Office building employing more than 1,000 persons or having more than 250,000 square feet?		
A proposed hotel or motel, or both, having more that 500 rooms		
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		
A mixed use project that includes one or more of the projects specified above	YES	
A project that would demand an amount of water equivalent to, or greater than, the water required by a 500 dwelling unit project		

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:

LAND USE DESIGNATIONS WITH WATER DEMANDS			
Retail/Residential Mixed Use (RRMU)	48.83	1,019,261.40	1,142
Residential Mixed Use (RMU)	41.95	2,030,830.00	2,275
Transportation (TU)	28.88	11,987.48	13
Open Space (OS)	41.16	145,649.77	163
Office/Residential Mixed Use (ORMU)**	19.46	626,174.55	701
Total	180.39	3,833,903.20	4,295

Notes:
See Appendix A: Water Demand Spreadsheet for Railyards Specific Plan, August 2007
Source: EIP Associates, a division of PBS&J, August 2007.

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: [Signature] Jim Peifer

Title: Senior Engineer

Date: 2/22/07

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
- Utilities Department (Org: 3332) - Capital Improvements (Jim Peifer)

