

APPENDIX J

WATER SUPPLY ASSESSMENT

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:
<https://www.cityofsacramento.org/Utilities/Reports>

Project:

Date:

Project Applicant (Name of Company):

Applicant Contact (Name of Individual):

Phone Number:

E-mail:

Address:

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		
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 than 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		
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 2020 Urban Water Management Plan, adopted June 29, 2021?

Yes: _____

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)								
	Suburban Neighborhood Low Density (SNLD)								
	Traditional Neighborhood Low Density (TLDR)								
Residential - Medium	Suburban Neighborhood Medium Density (SMDR)								
	Urban Neighborhood Low Density (ULDR)								
Residential - High	Suburban Neighborhood High Density (SHDR)								
	Traditional Neighborhood Medium Density (TMDR)								
	Urban Neighborhood Medium Density (UMDR)								
	Traditional Neighborhood High Density (THDR)								
Mixed Use	Employment Center Mid Rise (ECMR)								
	Suburban Center (SCnt)								
	Suburban Corridor (Scor)								
	Traditional Center (TCnt)								

Mixed Use - Higher Density	Urban Center High (UCntHigh)								
	Urban Center Low (UcntLow)								
	Urban Corridor High (UCorHigh)								
	Urban Corridor Low (UCorLow)								
Central Business District	Central Business District (CBD)								
	Urban Neighborhood High Density (UHDR)								
Commercial	Regional Commercial (RC)								
	Employment Center Low Rise (ECLR)								
Industrial	Industrial (IND)								
Public	Public/Quasi-Public (PUB)								
Park	Parks and Recreation (PRK)								
Open Space	Open Space (OS)								
Other									
Other									
Other									
Total Demand (AFY)									

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: _____ 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.

<u>Verification of Water Supply</u> (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: _____	
Title: _____	
Date: _____	
<u>This box to be filled in by the City</u>	

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)

Stone Beetland

PUD GUIDELINES

Prepared for

JP Landholdings, LLC

November 12, 2021

Revised October 27, 2022

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SECTION 1: INTRODUCTION

1.1 Purpose and Intent

The Stone Beetland PUD Guidelines contain discussion and guiding language, details, conditions and restrictions to direct the build-out of the Stone Beetland Plan Area (Plan Area). To achieve the overriding goal to develop a new high quality residential community, these PUD Guidelines are formulated in a flexible manner to allow creative solutions to a variety of design situations. These guidelines are intended as a supplement to the development regulations in Title 17 of the City of Sacramento Development Code. These guidelines shall prevail when there is a difference, otherwise the regulations of Title 17 shall be applicable.

1.2 Context and Applicability

The Stone Beetland Plan Area, approximately 140.7 acres in size, is located south of the Detroit Boulevard Neighborhood and west of the Deerfield Mesa Grande Neighborhood, separated by Sacramento Regional Transit's Blue Line light rail route and Morrison Creek. The south boundary of the Plan Area is Cosumnes River Boulevard, the west boundary is the extension of 24th Avenue, the east boundary is along Morrison Creek and the north boundary is irregular, abutting the Federal Jobs Corps site and abutting the Detroit Boulevard Neighborhood in the northeast corner of the Plan Area.

The Plan Area has been organized into 4 sub- areas: The Transit Village, the North Village, Central Village and West Village as shown in Exhibit 1. The PUD Schematic Plan, Exhibit 2, is shown on page 4.

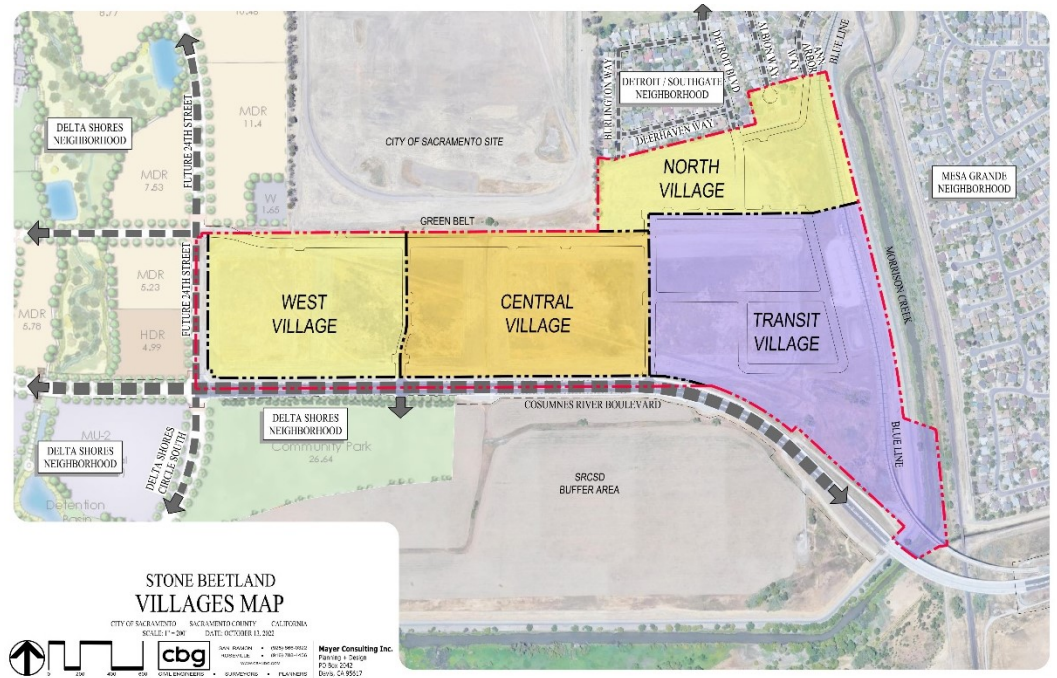


Exhibit 1: Sub Areas/Villages

Stone Beetland is a Transit Priority Project (TPP), which is a new type of project created by SB 375. As a TPP, the project is required to incorporate and comply with the following criteria:

- 1) At least 50% of total site must be designated for residential use.
- 2) Be consistent with the use designation, density, building intensity, and applicable policies of the regional sustainable community's strategy.
- 3) Be located within ½ mile of a high-quality transit corridor included in the regional transportation plan (No parcel shall be more than 25% further, and less than 10% of units, no or more than 100 units further than 0.5 miles).
- 4) achieves a minimum of 20 dwelling units to the net acres

Consistent with the TPP criteria, the density and intensity of the land uses is highest at the eastern edge adjacent to the Transit Stop and gradually decreases towards the north and west. The West Village, which is beyond the ½ mile distance from the transit stop, has a maximum of 100 dwelling units. The minimum overall density of 20 dwelling units per net acre must be maintained.

The West Village and North Villages are anticipated to include single-unit detached housing products which will conform to the R-1A Single-Unit/ Duplex Dwelling Zone and development standards pursuant to Section 17.204 Article III of the City Code.

The three HDR parcels in the Transit Village will conform to R-4 Multi Unit Zone and development standards pursuant to Section 17.208 Article V of the City Code. The 6 acre Commercial parcel within the Transit Village will conform to C-1, Limited Commercial Zone and development standards pursuant to Section 17.216 Article VI of the City Code.

The Central Village anticipates for a variety of creative lot types, such as compact detached lots, halfplexes, I-courts, courtyard homes, bungalows, condominiums and townhomes. The underlying zone is R-2A, however the anticipated housing products may not conform to the minimum area, dimensions and setback requirements of the R-2A zone per Section 17.208 Article I of the City Code. Any necessary deviations to the R-2A development standards within the Central Village will be determined through the site plan and design review process.

1.3 Land Use Mix

Table 1-1 Land Use Mix lists the anticipated housing types for each Village, however these PUD Guidelines are intended to allow the flexibility to change housing types within any village in response to changing market conditions subject to the following:

1. The overall net density of the Plan Area may not be less than 20 units per net residential acre. Net acres is defined as follows: “Acre, net” means the total area of a site excluding land dedicated to a public agency for parks, public buildings, schools,

street right-of-way, and utility facilities; private park and recreation facilities that receive parkland dedication credit under this code; and private street right-of-way when built to city street standards.

2. The total number of dwelling units to be built within a particular village shall fall within the *Density Range and Target DU's* as listed in Table 1-1. However, the total number of dwelling units in the West Village (if adjusted, any portion of the West Village beyond ½ mile from the Transit Stop) may not exceed 100 units.

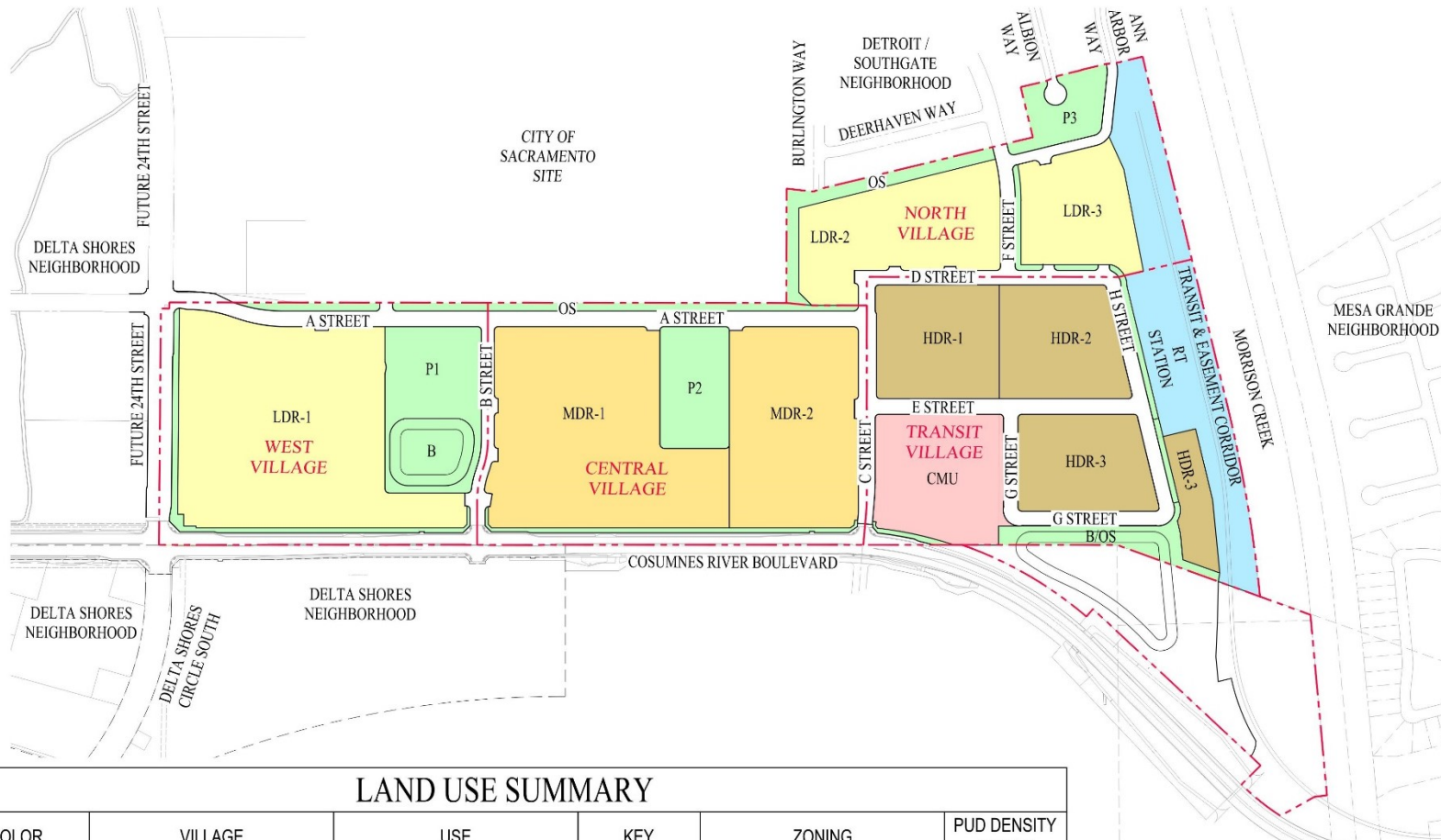
3. The boundaries of a particular Village as shown on by *Exhibit 2 PUD Schematic Plan* may be adjusted in response to more accurate subdivision improvement plans, final mapping, infrastructure phasing, or in response to market conditions without a PUD Amendment or any additional approvals if items 1-2 above are satisfied.

TABLE 1-1: Residential Land Use Mix

Zoning Designation	Max Density	Density Range	PUD Land Use	PUD Density Range	Acres	Target DU	Net Acres	Net Density	% of D.U.'s
R1-A (PUD)	2/lot	8-36	LDR-1	8.0 – 17.0	17.4	100 ¹	11.4	8.8	
R1-A (PUD)	2/lot	8-36	LDR-2	8.0 – 17.0	7.5	55	6.0	9.2	
R1-A (PUD)	2/lot	8-36	LDR-3	8.0 – 17.0	4.8	31	3.9	7.9	
			LDR SUBTOTAL:		29.7	186²	21.3	8.7	16.1%
R2-A(PUD)	17	8-36	MDR-1	8.0 – 17.0	15.0	151	10.1	15.0	
R2-A(PUD)	17	8-36	MDR-2	8.0 – 17.0	9.9	111	7.4	15.0	
			MDR SUBTOTAL:		24.9	262²	17.5	15.0	22.6%
R-4 (PUD)	60	33-110	HDR-1	17.0 - 45.0	5.4	241	5.4	44.6	
R-4 (PUD)	60	33-110	HDR-2	17.0 - 45.0	5.3	198	4.6	44.0	
R-4 (PUD)	60	33-110	HDR-3	17.0 - 45.0	7.3	272	6.6	41.2	
			HDR SUBTOTAL:		18.0	711²	16.6	42.8	61.3%
			RESIDENTIAL TOTAL:		72.6	1,159²	55.4	20.9	100%

Table 1.1 Footnotes:

1. LDR-1 is capped at 100 maximum dwelling units.
2. In order to achieve the minimum density of 20.0 units per net acre per the TPP policy, total of LDR, MDR and HDR must achieve 1,108 units, as a minimum.

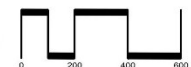


LAND USE SUMMARY

COLOR	VILLAGE	USE	KEY	ZONING	PUD DENSITY RANGE
Yellow	WEST/NORTH VILLAGES	LOW DENSITY RESIDENTIAL	LDR	R1-A (PUD)	8-17
Orange	CENTRAL VILLAGE	MEDIUM DENSITY RESIDENTIAL	MDR	R-2A (PUD)	8-17
Brown	TRANSIT VILLAGE	HIGH DENSITY RESIDENTIAL	HDR	R-4 (PUD)	17-45
Pink	TRANSIT VILLAGE	COMMERCIAL MIXED USE	CMU	C-1 (PUD)	FAR 0.3-2.0
Blue	NORTH/TRANSIT VILLAGES	REGIONAL TRANSIT STATION AND EASEMENTS	RT	R-1A & R-4 (PUD)	-
Green	ALL VILLAGES	PARK/BASIN/OPEN SPACE	P/B/OS	UNDERLYING	-
White	ALL VILLAGES	ROADWAYS	RW	UNDERLYING	-

PUD SCHEMATIC PLAN STONE BEETLAND

CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA
SCALE: 1" = 200' DATE: OCTOBER 13, 2022



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Exhibit 2: PUD Schematic Plan

1.4 Circulation System - Streets and Non-Vehicular

Stone Beetland incorporates the values of new urbanism and smart growth. A modified grid pattern of streets is utilized to provide excellent connectivity between neighbors and separated sidewalks and street tree plantings will provide for a pleasant, shaded walking environment. The Mobility Framework Plan, Exhibit 3, is shown on page 6.

The circulation system and streetscapes are significant factors in determining the character and identity of a community. Placement of curb bulb-outs may be considered at various locations in the project to serve as a traffic calming devices and provide a pedestrian priority intersection designs, such as the primary entry into Stone Beetland community on C Street near the CMU site in the Transit Village. The circulation system should be logical, predictable, and designed to promote safety for all transportation modes, particularly pedestrians and bicyclists.

The residential village neighborhoods are designed to provide a mix of housing types which are integrated and interconnected. Each of the four Villages are oriented with a park or open space as a central focal element. All residents will be within a 5 minute walk (1/4 mile) to a park, activity area or greenbelt trail. In addition, approximately 80% of the total residences are less than 10 minute walk (1/2 mile) to the Light Rail stop. Tree lined streets, convenient access to trails and safe street crossings will promote a neighborhood identity of connectedness and interaction. Convenient bicycle and pedestrian paths will encourage these modes of transportation, thereby reducing vehicular trips.

1.5 Parks and Open Space

Approximately 23% of the site is dedicated to public parks, landscape corridors, open spaces, landscape lots and drainage basins. The Mobility Plan on page 6 illustrates these facilities. The public areas provide a visual amenity for the enjoyment of future residents and space for recreational activities to improve public health.

Three neighborhood parks sites are provided, totaling 9.3 acres. A 5% private facilities credit of is also given for the HOA maintained central spine trail amenity that extends from 24th Street on the west to proposed C Street, linking the West and Central neighborhoods to the Transit Village. Based on 1,159 proposed housing units, the parkland dedication is 9.52 acres, however with the 5% private facilities credit of 0.476, the required park acreage is reduced to 9.044 acres. Park design shall comply with the City of Sacramento Department of Parks and Recreation Design Guidelines.

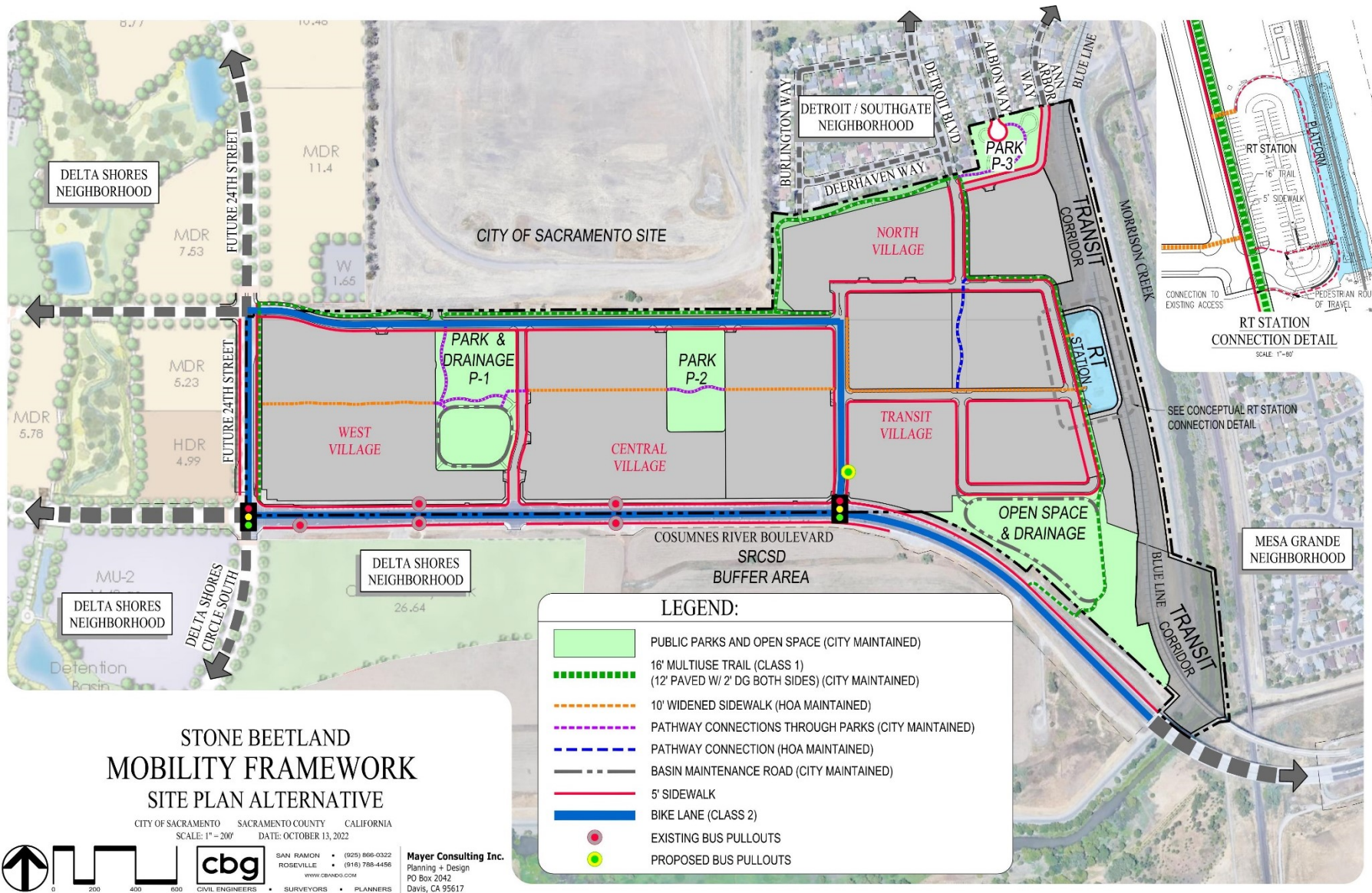


Exhibit 3: Mobility Framework

1.6 Procedures for Approval and Amendments

The procedures for approval of development under, as well as amendments to, these PUD guidelines are as set forth in Chapter 17.452 of Title 17 of the Sacramento City Code, and may be amended occasionally.

SECTION 2: PLANNING STANDARDS AND GUIDELINES

2.1 Development Standards

With the exception of the Central Village, all development within the Plan Area will conform to existing City zoning and development standards.

- | | |
|------------------------|---|
| 1. West Village LDR | R1-A (PUD) Single Unit/Duplex Dwelling Zone |
| 2. North Village LDR | R1-A (PUD) Single Unit/Duplex Dwelling Zone |
| 3. Transit Village HDR | R-4 (PUD) Multi Unit Zone |
| 4. Transit Village CMU | C-1 (PUD) Limited Commercial Zone |

The Central Village is anticipated for innovative attached and detached single-family detached products, such as but not limited to compact lots, zero lot line, courtyards, bungalows, greencourts, townhouses or similar home configurations. The underlying zone for the Central Village is R-2A (PUD), however the anticipated housing products may not conform to the minimum area, dimensions and setback requirements of the R-2A zone. In order to provide the flexibility needed to address innovative housing products, all necessary deviations to the R-2A development standards within the Central Village (R-2A zone) will be determined through the site plan and design review process.

2.2 Design Guidelines

Development within the Plan Area will follow the Citywide Design Guidelines, as applicable. The following Design Guidelines address specific aspects of the project design and shall supercede the Citywide Design Guidelines. Where these guidelines are silent, the Citywide Design Guidelines shall prevail.

A. Community Design

1. Circulation and mobility patterns should emphasize high degree of connectivity to allow vehicular, bike and pedestrian linkages with the adjacent Detroit Boulevard neighborhood and City Property to the north.
2. At least one street stub from Street A should be provided to the City Property to the north of the Plan Area.

B. Neighborhood Design

1. House designs that have garage access from the rear is preferred along A Street. Driveways to individual lots and homes on A Street within the West and Central Village should be minimized to avoid “back-up” conflicts with vehicular traffic.
2. To the extent feasible, all homes/residential units should front onto residential streets.
3. The lots surrounding Lot P3 (in the northeast corner of the community) or in close proximity, shall be generally oriented to front on to the extension of Ann Arbor Way and the landscape amenity to provide “eyes-on-the-park”.
4. Lots should avoid backing onto any park, greenbelt or open space.
5. Houses adjacent to paseos should consider locating entrances along the pathways to increase natural surveillance.

C. Detached and Attached Residential Housing Design

1. The floor plans and elevations should be designed to ensure that garages not dominate the streetscape and will be subordinate to the main living area/designated outdoor living space.
2. To achieve diverse and varied streetscapes, the setback for garage doors shall be equal to or greater than the minimum setback to the livable portion or outdoor living area of the home (e.g., porch or patio).

3. Floor plans should include covered front porches and other techniques to de-emphasize garage doors.
4. Encourage providing enhanced elevations for housing units facing a public street, school, park, basins, trails or other public spaces.
5. Encourage builders to design some lots to accommodate accessory dwelling units (ADU's), where feasible.

D. Trails, Greenbelts and Paseos

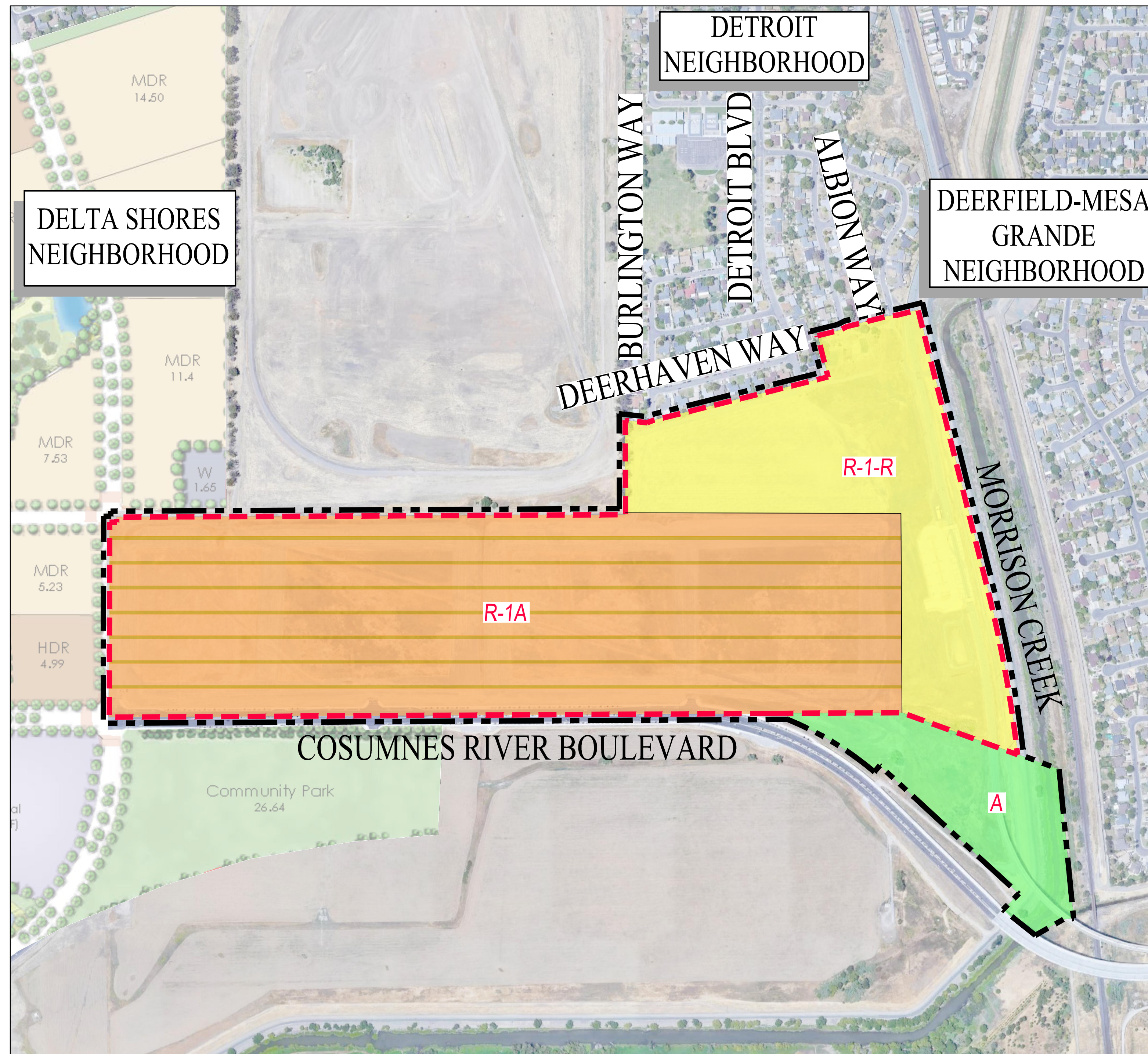
1. The Greenbelts and Pedestrian paseos should be illuminated to a minimum of 1/3 foot candles per square foot area at a 6:1 average to minimum ratio.
2. The Greenbelts and Paseos shall be sited, landscaped and designed to avoid hiding places.
3. Houses adjacent to paseos should consider orienting front doors along the pathways and/or utilize "corner" home elevations to increase natural surveillance.

E. Landscape Design

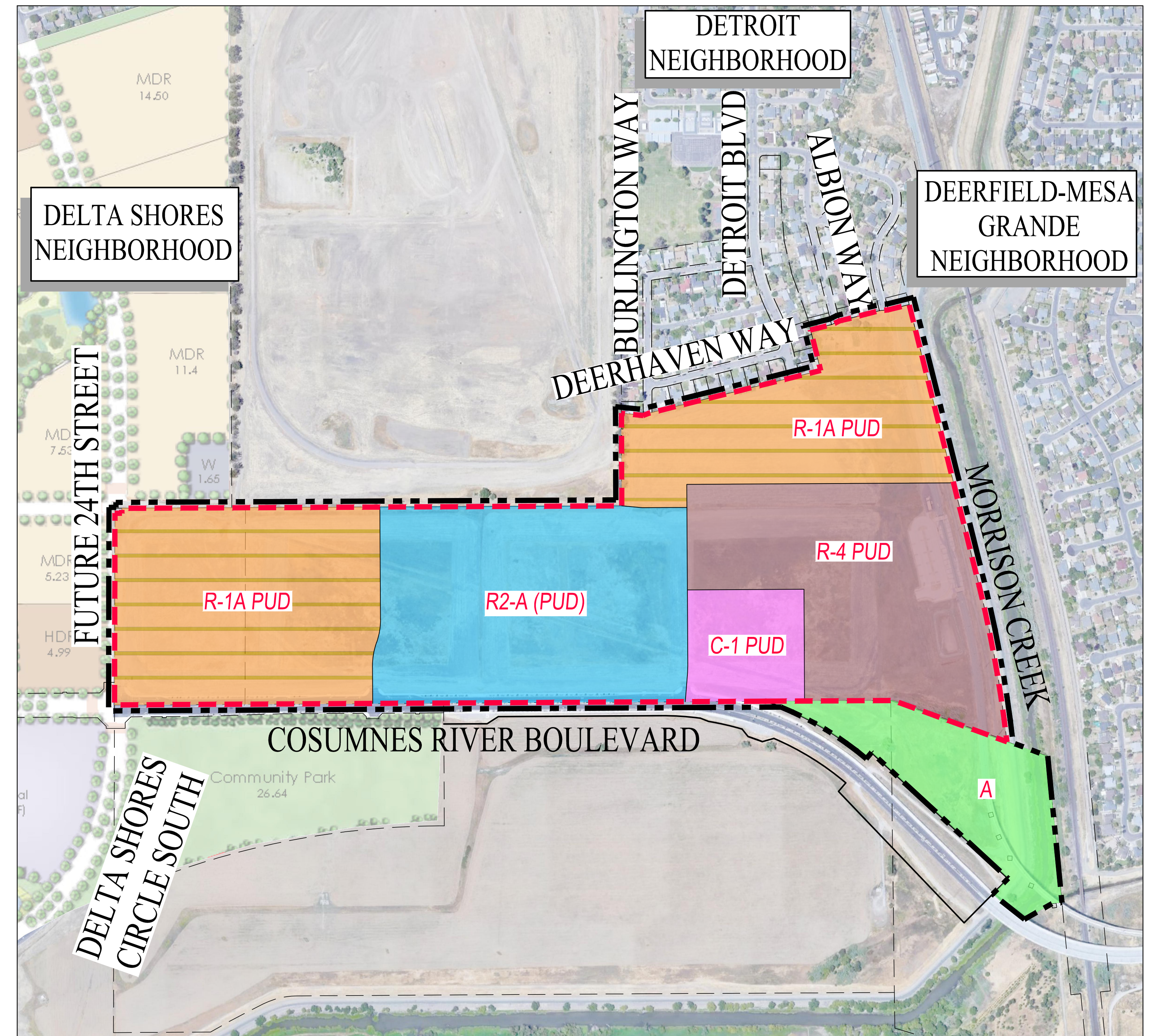
1. Enhanced landscaping should be provided at all street entrances along Cosumnes River Boulevard and 24th Street to provide a sense of arrival and community identity.
2. Incorporate trees to shade new and existing pavements to the full extent feasible, in addition to meeting the parking lot tree shading requirement.
3. Landscaping should consist of climate-appropriate plantings, including drought-tolerant and native species suited to Sacramento.

F. Sustainability

1. Use of cool pavement and certified cool roofs is encouraged, where feasible.
2. Home and building design and placement should take advantage of passive solar opportunities.



EXISTING ZONING DESIGNATIONS



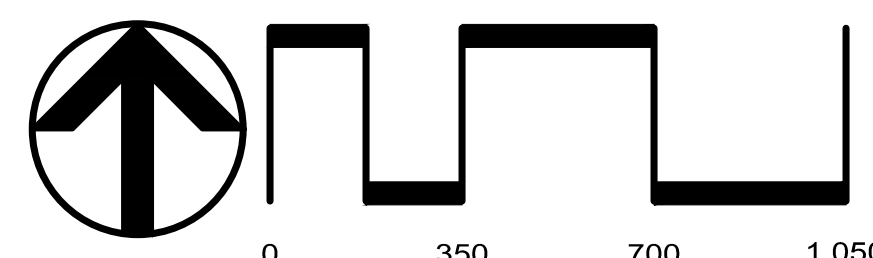
PROPOSED ZONING DESIGNATIONS

LEGEND

- R-1A: SINGLE FAMILY ALTERNATIVE
- R-1-R: STANDARD SINGLE FAMILY
- R-4: MULTI-FAMILY
- C-1: LIMITED COMMERCIAL
- R-2A: MULTI-FAMILY (UP TO 17 UNITS/ACRE)
- A: AGRICULTURAL
- PROJECT BOUNDARY
- LIMITS OF ZONING AMENDMENT

**FIGURE 2
STONE BEETLAND
REZONING EXHIBIT**

CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA
SCALE: 1" = 350' DATE: OCTOBER 17, 2022



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