

City of Sacramento
Planning and Design Commission Report
915 I Street Sacramento, CA 95814
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File ID: 2024-01770

10/10/2024

Public Hearing Item 3.

Stockton Blvd Plan Hearing Draft and Environmental Impact Report (Noticed on 09/30/2024)

File ID: 2024-01770

Location: District 4, Represented by Councilmember Valenzuela; District 5, Represented by Vice Mayor Maple; District 6, Represented by Councilmember Guerra

Recommendation: Conduct a public hearing, review and consider the Stockton Blvd Plan and accompanying Environmental Impact Report (EIR), and upon conclusion pass a **Motion** recommending the City Council approve the following: 1) a **Resolution** certifying the EIR and adopting the mitigation monitoring plan, findings of fact, and statement of overriding considerations for the Stockton Blvd Plan; 2) a **Resolution** approving the water supply assessment report for the Stockton Blvd Plan; and 3) a **Resolution** adopting the Stockton Blvd Plan.

Contact: Alexi Wordell, Associate Planner, (916) 808-7856, awordell@cityofsacramento.org; Elizabeth Boyd, AICP, Senior Planner, (916) 808-3540, eboyd@cityofsacramento.org; Department of Community Development

Presenter: Alexi Wordell, Associate Planner, (916) 808-7856, awordell@cityofsacramento.org, Department of Community Development

Attachments:

- 1-Description/Analysis
- 2-Resolution Approving Water Supply Assessment
- 3-Exhibit A: Stockton Blvd Plan Water Supply Assessment and Certification Form
- 4-Resolution Adopting Stockton Blvd Plan
- 5-Exhibit A: Stockton Blvd Plan Hearing Draft
- 6-Environmental Impact Report for the Stockton Blvd Plan
- 7- Resolution Certifying the Environmental Impact Report
- 8-Exhibit A: CEQA Findings of Fact and Statement of Overriding Considerations for the Stockton Blvd Plan
- 9-Exhibit B: Mitigation Monitoring Program for the Stockton Blvd Plan
- 10-Detailed Community Engagement Summary

Description/Analysis

Issue Detail: The Stockton Blvd Plan includes both a Specific Plan and a Neighborhood Action Plan.

The Specific Plan establishes a framework for decision-making around development and other activities within the Specific Plan Area, especially to streamline the development of housing. Meanwhile, the Neighborhood Action Plan focuses on guiding collaborative efforts to address the community's priorities along Stockton Boulevard and in the surrounding neighborhoods and includes action that can be led by the community or City. The Stockton Blvd Plan is the result of a partnership between the City and community members-residents, business owners, and local organizations-working together to promote development along the corridor that advances racial equity and respond to the needs of historically underserved and marginalized populations.

The Specific Plan Area covers approximately 420 acres, including around 280 acres of commercially zoned land along a 4.5-mile stretch of Stockton Boulevard, from Alhambra Boulevard in the north to 65th Street in the south. As of 2022, the area contains an estimated 60 vacant parcels, totaling almost 49 acres, or 14 percent of the total land area. The Neighborhood Action Plan encompasses Stockton Boulevard as well as the 23 neighborhoods adjacent to the commercial corridor.

The Stockton Blvd Plan was the first effort undertaken by the City's Neighborhood Development Action Team (NDAT), responding to community concerns about racial inequity and the risk of gentrification and displacement due to large-scale investments like UC Davis's Aggie Square. Community members called on the City to lead a planning process in these historically underinvested neighborhoods to promote health, wellbeing, and ensure both racial and economic equity. Stockton Boulevard, as a key commercial corridor, presents a critical opportunity to direct investment and housing development in ways that benefit current residents and businesses.

Policy Considerations: The Stockton Blvd Plan is consistent with, and implements, the policies and actions of the 2040 General Plan including the following:

E-2.1 Investments for Inclusive, Equitable Growth: The City should make intentional investments to increase and diversify economic growth in an inclusive and equitable manner that focuses on neighborhoods and their unique needs.

E-4.2 Inclusive Economic Development Investments: The City should invest in projects and programs that advance inclusive economic development and reduce inequities.

EJ-3.1 Resource Optimization: The City shall coordinate across municipal departments and with relevant partner agencies, including the Sacramento Housing and Redevelopment Agency (SHRA), the Sacramento Municipal Utility District (SMUD), Sacramento Metropolitan Air Quality Management District (SMAQMD), Sacramento Area Council of Governments (SACOG), Capitol Area Development Authority (CADA), and others, to optimize the use of resources in addressing displacement, tenant protections, housing issues, and environmental hazards.

EJ-4.1 Meaningful, Relevant Engagement: The City shall design and implement public engagement processes that emphasize participation from low-income communities and communities of color, center neighborhood priorities, and provide meaningful opportunities to influence outcomes.

EJ-4.3 Community Partners: The City shall partner with community-based organizations (CBOs) to develop and implement outreach programs, increase community involvement, and build understanding of city governance. The City shall support these efforts with technical assistance, data, meeting spaces, and other resources as feasible.

EJ-4.4 Capacity Building: The City should strengthen the capacity of community members to ensure that historically marginalized residents meaningfully participate in local decision-making and planning efforts.

EJ-4.5 Increasing Participation of Underserved Communities: The City shall work to increase participation from socioeconomically disadvantaged residents and underrepresented groups by using culturally appropriate outreach methods, holding meetings at accessible locations and times, and removing barriers such as transportation, childcare, and language.

EJ-4.8 Community Ownership and Accountability: The City shall promote collaborative decision-making and empower under-represented community members in the planning process while building accountability by reporting back on how community input influenced outcomes.

EJ-5.5 Investment Prioritization: The City shall prioritize investments in infrastructure that address long-standing inequities, empower disadvantaged residents, and build neighborhood resilience.

FB-ED-4 Stockton Boulevard Business Participation: The City shall collaborate with Stockton Boulevard merchants and property owners to implement programs and incentives that support business vitality and economic sustainability along the corridor.

FB-LUP-2 Stockton Boulevard Revitalization: The City shall continue to develop and implement the Stockton Boulevard Plan, aiming to improve quality of life, economic opportunity, community ownership, and local capacity for residents and businesses along the corridor.

H-4.4 Support Wealth-Building Activities for Low-Income Residents: The City shall support efforts to connect low-income residents with resources for financial empowerment, homeownership, small business assistance, living wage jobs, and workforce training.

H-5.1 Minimize Displacement of Vulnerable Residents: The City shall work to make neighborhoods places of opportunity while minimizing involuntary displacement of vulnerable populations such as low-income residents, people of color, the elderly, and people with disabilities.

H-5.3 Develop Neighborhood-Specific Anti-Displacement Strategies: The City shall engage residents in creating customized anti-displacement strategies through neighborhood-level planning, particularly in areas targeted for inclusive economic and community development.

HCR-1.1 Preservation of Historic and Cultural Resources, Landscapes, and Site Features: The City will continue to promote the preservation, restoration, enhancement, and recognition of historic and cultural resources citywide.

HCR-3.1 Education and Awareness: The City shall promote awareness of the importance of preserving the city's historic and cultural heritage by using placemaking strategies, community planning policies, and cultural heritage celebrations.

LUP-2.3 Diverse Centers and Corridors: The City shall encourage the development of centers and corridors that address diverse community needs, support local markets, are well-served by transit, and integrate well with surrounding neighborhoods.

LUP-4.2 Incentivizing Infill: The City shall consider a range of incentives, such as prioritizing capital investments, providing economic incentives, streamlining reviews, and forming public-private partnerships to attract development in centers, corridors, and infill sites.

LUP-8.14 Streetscape Beautification: The City shall undertake and encourage streetscape improvements that enhance community identity, incorporating elements like public art, pedestrian safety features, and decorative street elements.

LUP-9.1 Cultural and Entertainment Centers: The City shall support the equitable development of cultural, art, entertainment, and recreational facilities and events to attract visitors, enhance residents' quality of life, and celebrate Sacramento's unique identity.

PFS-3.1 Provision of Adequate Utilities: The City shall continue to provide reliable water, wastewater, and stormwater drainage utility services.

PFS-3.5 Water Treatment Capacity and Infrastructure: The City shall plan and secure funding for adequate water treatment capacity and infrastructure to meet future water demands, considering options such as expanding treatment plants or developing regional water supply solutions.

PFS-3.6 Combined Sewer System Rehabilitation and Improvements: The City shall continue rehabilitating and improving the Combined Sewer System (CSS) to reduce flooding and outflows, ensuring that new development does not exacerbate these issues.

YPRO-4.1 Interpretation and Celebration: The City shall provide recreation, events, and educational opportunities that honor and celebrate Sacramento's diversity, history, and cultural heritage, responding to the needs of residents of all ages and backgrounds.

YPRO-4.6 Empowering Linguistically Isolated Communities: The City shall provide language learning programs, interpretation and translation services, and assistance in accessing community services to empower linguistically isolated communities.

Economic Impacts: The Stockton Blvd Plan is intended to foster inclusive economic growth that benefits both residential and commercial sectors. The strategy aims to not only help families accumulate wealth and mitigate poverty but also to assist current and prospective businesses in flourishing and generating employment. By addressing vacant and underutilized properties, the planning effort is expected to enhance the tax base, thereby creating additional economic prospects for both existing and future community members.

Environmental Considerations: The Planning and Design Commission must review and consider the EIR materials in connection with its recommendation to the City Council relating to adoption of the Specific Plan. Adoption of a specific plan is considered a project and requires review pursuant to the California Environmental Quality Act (CEQA). A Draft Environmental Impact Report (Draft EIR) was released on June 21, 2024, and was available for public review and comment until August 7, 2024.

During the public review period, the City received letters from California Department of Transportation (Caltrans) District 3; California Water Boards, Central Valley Regional Water Quality Control Board (RWQCB); Sacramento Area Council of Governments (SACOG) serving as the Airport Land Use Commission (ALUC); Sacramento Metropolitan Air Quality District (SMAQMD); Sacramento Area Sewer District (SacSewer); and Sacramento Regional Transit (SacRT).

The Environmental Planning Services Manager reviewed the Draft EIR, including the comment letters. Revisions to the Draft EIR and Stockton Blvd Plan were made; however, these changes do not constitute significant new information for the purposes of CEQA Guidelines section 15088.5 and therefore recirculation is not required. Staff has determined that the EIR complies with the CEQA statutes and regulations. Where text changes in the Draft EIR are warranted based on comments received, updated project information, or changes initiated by City of Sacramento staff, changes are listed in Chapter 3 of the Final EIR (Attachment 4).

The Final Environmental Impact Report, which contains all written comments received during the public review period, and responses by the City, as well as any revisions to the Draft EIR, is posted at the Community Development Department EIR web site at:

<http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>.

Sustainability: The Stockton Blvd Plan facilitates infill development, reuse, and reinvestment in an existing urbanized area. Increased housing opportunities near the urban core will reduce long commutes and dependence on the use of the private automobile, reduce the use of fossil fuels and greenhouse gas emissions, and help meet air quality standards.

Commission/Committee Action: Staff presented the Stockton Blvd Plan to the Planning and Design Commission for review and comment on August 11, 2022, and May 9, 2024. On September 21, 2022, staff presented an update on the Stockton Blvd Plan Community Working Version to the Preservation Commission for review and comment.

Rationale for Recommendation: The Stockton Blvd Plan provides a framework for streamlining housing development with the Specific Plan Area and the Neighborhood Action Plan details the vision for the corridor and its surrounding neighborhoods. The Stockton Blvd Plan is consistent with the policies of the 2040 General Plan and incorporates the General Plan's land uses, which include Residential Mixed-Use and Public/Quasi-Public.

Financial Considerations: As part of the annual budget process (R2023-0205), Measure U funds were allocated to the NDAT project (I22000100). After that, the NDAT pilot grant program for the Stockton Boulevard Corridor (\$500,000) was established as a subproject.

Public/Neighborhood Outreach and Comments: During the public review period, staff received comments on the Public Review Draft. This feedback and the changes made to the Stockton Blvd Plan Hearing Draft are summarized below:

1. **General Feedback:** Several comments expressed appreciation for the team's work or gave general feedback. No edits were needed based on these comments.
2. **Request for Clearer Communication:** A comment suggested rewording outreach communication to make it more accessible to residents. This was noted, but no changes were made.
3. **Transportation Concerns:** Multiple comments addressed the need for improved transportation infrastructure, including bike lanes, bus rapid transit (BRT), and parking concerns. These comments were noted but referred to the Stockton Boulevard Corridor Plan (Appendix F) or existing policies in the 2040 General Plan. No changes were made to the plan in response to these comments.

4. **Historical and Cultural Context:** Comments requested more attention to displacement and historical context, particularly concerning Indigenous people. These led to updates in Section 2.1 of the Stockton Blvd Plan, including added historical context and updates to language reflecting sensitivity to past injustices.
5. **Community and Environmental Concerns:** Comments about the environment and community, like tree planting, tourism, and public art, were considered. Some led to updates in the plan, such as including the status of the City's Urban Forest Plan, adding preferences for local artists in public art initiatives, specifying the addition of pedestrian-scale lighting along the corridor, and acknowledging collaborative efforts to increase cultural tourism in the area.
6. **Plan Corrections:** A few comments pointed out mistakes or asked for clearer language (e.g., incorrect street names, confusing language, outdated data). These were corrected where needed.

A full summary of the community engagement activities throughout all phases of the project can be found in Attachment 11: Detailed Community Engagement Summary.

Background: Stockton Boulevard serves as an important corridor, connecting downtown to south Sacramento and adjacent neighborhoods, and accommodating one of Sacramento Regional Transit's busiest bus routes. As of 2022, the Stockton Blvd Plan Specific Plan Area is a predominantly commercial corridor comprising approximately 420 acres in total, with about 280 acres of commercially zoned property.

The Neighborhood Study Area encompasses the Specific Plan Area, and several diverse neighborhoods situated to the east and west of the corridor. Primarily residential, the area covers approximately 7,400 acres. Over 70 percent of this land lies within city limits, while the rest is in unincorporated Sacramento County, which falls outside the city's regulatory authority. The Specific Plan and Neighborhood Study Areas are shown in Figure 1.

The Broadway/Stockton Urban Design Plan was adopted in 1998 by the City's redevelopment agency on September 15, 1998, (Resolution RA98-043) to guide the planning for the Oak Park Redevelopment Area and Stockton Boulevard Redevelopment Area. The Broadway/Stockton Urban Design Plan was originally designed to guide public investment over a five-year period to support private sector and neighborhood development in these areas. However, the plan has long since expired, and more current plans, policies, and strategies have replaced its purpose. Development projects are guided by more recent zoning regulations, the general plan, updated design guidelines, and other relevant plans and policies, making the Broadway/Stockton Urban Design Plan unnecessary. Repealing the Broadway/Stockton Urban Design Plan would simplify the development

project review process by eliminating the requirement to assess projects against an outdated plan. While staff initially planned to repeal the Broadway/Stockton Urban Design Plan, removing references to the Broadway/Stockton Urban Design Plan from Title 17 necessitates an ordinance change, which staff will move forward with at a future date as part of implementation of the Stockton Boulevard Plan.

Figure 1: Specific Plan Boundary Area and Neighborhood Study Area



In adopting the Stockton Blvd Plan, the City seeks to achieve the following objectives:

- Accommodate growth that increases the long-term economic sustainability, equity, and well-being, and protection of people living and working in the Specific Plan Area.
- Provide for the orderly and systematic integration of land uses within the Specific Plan Area.
- Facilitate new mixed-use development, reuse, and redevelopment within the Specific Plan Area.
- Promote new infill residential development and redevelopment within the Specific Plan Area that supports a mixed-income community and a variety of housing choices, including market-rate and affordable housing options for low-income, very low-income, and extremely low-income households.
- Promote neighborhood-serving uses, including a grocery store and venue(s) for afterschool programs and activities for area youth.
- Enhance public recreation, use, and open space access in the Specific Plan Area.
- Enhance the Stockton Boulevard corridor as a future gateway and bridge connection between the City of Sacramento and unincorporated areas of Sacramento County to the south of the Specific Plan Area.
- Balance new investments with proactive protection and healing of the community, especially for residents and business owners that are Black, Indigenous, and People of Color.
- Enhance the pedestrian and bicyclist environment along the corridor with safe routes to schools, parks, businesses, and other landmarks.
- Support and promote local businesses in the Specific Plan Area.
- Protect, celebrate, and enhance the cultural and ethnic diversity, art, and community-centered character of the Stockton Boulevard corridor and its surrounding neighborhoods.

Gentrification Assessment and Anti-Displacement Values

As part of the Stockton Blvd Plan, an assessment was conducted to understand existing conditions,

focusing on concerns related to residential and commercial gentrification; this assessment is in Appendix C of the Stockton Blvd Plan. The assessment revealed that historically, the Neighborhood Study Area has been home to lower-income households and Communities of Color. However, between 2010 and 2018, the population distribution shifted, with declines in these groups in neighborhoods like Elmhurst and Oak Park and increases in the southern and eastern areas. Rising real estate prices, influenced by market and policy factors, have led to displacement, particularly among renters, which has reduced access to essential services and social networks. About one-third of the area is becoming exclusive to low-income households, while the other two-thirds remain susceptible to gentrification, with increasing rents but not yet full demographic shifts. Overall, there was a net loss of low-income households during this time.

The assessment also found a decline in minority-owned businesses, even as the total number of businesses increased. Despite this trend, anecdotal evidence points to a thriving minority-owned business scene in areas like Oak Park. Additionally, the Neighborhood Study Area has retained a high proportion of non-chain, small businesses, especially in the northern neighborhoods of Elmhurst, Oak Park, and Tahoe and Colonial. While this growth reflects commercial expansion, it may also suggest cultural changes that the data alone may not fully capture.

The assessment recommends several strategies to mitigate gentrification and displacement in the Neighborhood Study Area while continuing investment. Key actions include conducting stakeholder outreach to supplement data, stabilizing neighborhoods with additional policies, and increasing both market-rate and affordable housing to ease displacement pressures. Preservation of affordable rental housing and strengthening neighborhood stabilization policies, such as tenant protections and homeownership assistance, are also advised. For commercial gentrification, strategies include heritage tourism programs, legacy business preservation, cooperative initiatives, commercial rent control, local hiring ordinances, and neighborhood business incubators. These strategies were reviewed and refined with City staff and community stakeholders as part of the Neighborhood Action Plan.

Building on the foundation of the gentrification assessment, anti-displacement values were developed to further guide the Stockton Blvd Plan and ensure that its policies and actions align with community priorities. The Community Working Version Plan was subsequently revised around a framework of core values to ensure it centers on equity and stability. These anti-displacement values include:

- Justice and Equity
- Culture and Knowledge
- Health and Wellbeing
- Growth and Stability
- Connection and Collaboration

These collective values shape both the content of the Stockton Blvd Plan and its implementation

approach. The full text can be found on page 3 of the Plan.

Summary of Community Engagement Activities

The planning process for the Stockton Blvd Plan was guided by community leaders to ensure it reflected the needs and priorities of residents. In 2020, the City's Engagement Team (including City staff and consultants), with input from the Resident Planning Team (RPT), worked to represent diverse voices and build a shared vision for the Plan. They focused on engaging underserved, marginalized, and multilingual communities, with the support of the Neighborhood Development Action Team Community Ambassadors who helped spread information and gather feedback. This effort set priorities for improving equity, health, and economic outcomes in the area. An overview of the planning process and major engagement opportunities is seen in Figure 2.

Figure 2 Stockton Blvd Plan Process Timeline and Key Outreach Activities



In early 2021, the first major community meeting helped identify key themes that shaped the Plan, including land use, housing, culture, economic development, public health, and transportation. A series of engagement events followed between September and October 2021, including multilingual surveys, pop-up events, and community celebrations like Celebrate Stockton Boulevard and the Harvest Festival. These activities gathered input on potential strategies and vision for the corridor.

The community feedback largely informed the Community Working Version of the Plan, released in July 2022. Additional outreach followed, including online forums, multilingual consultations, and targeted office hours for business owners. The key changes made between the Community Working Version and the Public Review Version are summarized below:

1. **Complexity and Readability:** The plan was simplified and shortened, with an added Executive Summary and chapter summaries for quick overviews.
2. **Anti-Displacement Values:** These values were updated and emphasized as guiding the entire plan, replacing the vision statement.
3. **Community Engagement:** The community engagement section now includes priorities and shows how input shaped the plan, with more details in Appendix A of the Plan.
4. **Action Items:** Actions were reviewed and reorganized based on community priorities, focusing on those with the most support.
5. **Safety Concerns:** Policies on safety were updated, and Chapter 8 was renamed to reflect the focus on safety, environment, and public health.
6. **Greenery and Gathering Spaces:** The plan now includes stronger emphasis on preserving and enhancing green spaces and gathering places.
7. **Active Land Uses for Families and Youth:** New policies and actions were added to promote active land uses and youth engagement.
8. **Stories and Culture:** More community stories and quotes were incorporated to reflect local character and culture.
9. **Mobility and Transportation:** The transportation chapter was removed, though the plan references existing transportation plans that document the proposed distribution, location, and extent and intensity of major components of public and private transportation in the area. Mobility comments were reviewed by the Transportation Planning group.

Future Buildout of the Specific Plan Area

The analysis of the Specific Plan Area's development potential estimates a full buildout of 4,077 housing units and 372,116 square feet of commercial space under the 2040 General Plan. This scenario helps assess the infrastructure needs for the Specific Plan Area, offering insight into the ultimate development levels if the Stockton Blvd Plan is fully implemented. However, full buildout would likely take several decades, extending beyond the 2040 planning horizon. By 2040, the Specific Plan is projected to result in 2,007 housing units and 5,819 jobs, based on the same assumptions as the General Plan.

Infrastructure Improvements

Four water system improvements are necessary to facilitate the development planned within the Specific Plan Area; all other utilities are adequate to serve the estimated buildout. Other updates to infrastructure systems have been planned or recommended in citywide documents but are not necessary to support the proposed development estimates.

The Specific Plan Area is generally well served by the existing water transmission and distribution system. The following improvements are necessary to facilitate development along the corridor:

1. Upsize 6-inch water mains to 8-inch minimum, as determined on a project-by-project basis.
2. Extend the existing 8-inch dead end water main located in Stockton Boulevard northerly of Southwest Avenue northerly to the 8-inch water main located in Stockton Boulevard.
3. Extend the existing 6-inch dead end water main located in Young Street easterly to connect to Improvement 2 (8-inch water main in Stockton Boulevard).
4. Extend the existing 8-inch dead end water main located in Stockton Boulevard at El Paraiso Avenue northerly to the 12-inch water main located in Lemon Hill Avenue to loop the system.

The required upgrades to the water distribution system would cost \$555,646 (in 2022 dollars). Typically, these improvements are the responsibility of developers. Apart from certain physical infrastructure responsibilities, development projects are subject to impact fees and may be required to make offsite improvements specific to that project.

Stockton Blvd Plan Implementation

To support development, the City actively seeks grant opportunities. In 2022, the City and County secured \$2 million from the Green Means Go Funding Program, which helped fund infrastructure improvements for affordable housing at the San Juan Motel site, including \$350,000 for water system upgrades. While continuing to pursue grants, the City is also exploring an Enhanced Infrastructure Financing District (EIFD) to fund future infrastructure improvements, including water systems.

The City Council has committed \$15 million to affordable housing and anti-displacement programs from the General Fund. Additionally, land, short-term loans, and redevelopment funding have been provided for housing projects along Stockton Boulevard. An EIFD created for the Aggie Square development is expected to generate \$16 million for affordable housing by 2045.

In 2023, the City, County, and Sacramento Regional Transit secured \$5.2 million from SACOG's Regional Program for planning and engineering to improve the transportation corridor, promoting safer transit, walking, and biking options.

The City of Sacramento's Neighborhood Development Action Team has dedicated \$500,000 of Measure U funds towards a pilot grant program scheduled to launch after the Stockton Blvd Plan goes to City Council for adoption. The Office of Arts and Culture has dedicated an additional \$200,000 of funds toward the grant program to support arts and culture initiatives. The grant will invest in collaborative projects and programs that advance the priorities listed in the Stockton Blvd Plan.

Stockton Blvd Plan Environmental Impact Report

Pursuant to CEQA Guidelines Section 15092, staff recommends that the Planning and Design Commission, in approving a motion to recommend approval of the Stockton Blvd Plan, review and consider the EIR and confirm that it has eliminated or substantially lessened all significant environmental impacts where feasible. In accordance with Section 15093 of the CEQA Guidelines, staff further recommends that City Council balance the economic, legal, social, technological, and other benefits of the Plan against any remaining unavoidable environmental risks and determine that these benefits outweigh the risks.

The Stockton Blvd Plan provides a comprehensive guide for infill development and redevelopment along Stockton Boulevard, establishing goals, policies, and actions that support inclusive community revitalization. The Plan aligns with the City's vision of promoting diverse housing options, economic opportunities, cultural expression, and a healthy environment while encouraging growth on underutilized land.

Staff has considered the information related to the EIR and recommends that the Planning and Design Commission pass a motion to forward the findings and mitigation measures outlined in the final Mitigation Monitoring Program to City Council for approval. For full details on environmental impacts and their mitigation, refer to the environmental documents attached.

RESOLUTION NO. 2024-

Adopted by the Sacramento City Council

October 22, 2024

APPROVING THE WATER SUPPLY ASSESSMENT REPORT FOR THE STOCKTON BOULEVARD PLAN

BACKGROUND

A. State law requires a water supply and demand analysis (Water Supply Assessment) for development projects of a certain size or type, which includes the Stockton Boulevard Plan (which contains a specific plan and neighborhood action plan), 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 Stockton Boulevard Plan in August of 2023, a draft of which is attached.

C. On October 10, 2024, 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 Stockton Boulevard Plan.

E. On October 22, 2024, the City Council conducted a noticed public hearing in accordance with Government Code Sections 65355 and 65453, and received and considered evidence concerning the Stockton Boulevard Plan.

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 Stockton Boulevard Plan, which includes all the impacts associated with the adoption and implementation of the proposed Specific Plan, 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 Stockton Boulevard Plan and Environmental Impact Report the City Council approves the Water Supply Assessment Report for the Stockton Boulevard Plan and approves the SB 610/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 – Stockton Boulevard Plan 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:
<https://www.cityofsacramento.org/Utilities/Reports>

Project: Stockton Boulevard Plan

Date: 8/29/2023

Project Applicant (Name of Company): NV5

Applicant Contact (Name of Individual): Jay F. Radke

Phone Number: (916) 641-9139

E-mail: jay.radke@nv5.com

Address: 2525 Natomas Park Drive, Suite 350, Sacramento, CA 95833

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

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)	.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)			4077		489.2	4077		489.2
	Urban Neighborhood Medium Density (UMDR)								
	Traditional Neighborhood High Density (THDR)								
Mixed Use	Employment Center Mid Rise (ECMR)	.19	.09						
	Suburban Center (SCnt)								
	Suburban Corridor (Scor)								
	Traditional Center (TCnt)				1094	98.5		1094	98.5

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						
	Urban Neighborhood High Density (UHDR)								
Commercial	Regional Commercial (RC)	.15	.09						
	Employment Center Low Rise (ECLR)								
Industrial	Industrial (IND)		.14						
Public	Public/Quasi-Public (PUB)	.37	.17						
Park	Parks and Recreation (PRK)	.37	.17						
Open Space	Open Space (OS)	0	0						
Other									
Other									
Other									
Total Demand (AFY)						587.7			587.7

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.

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: 
Brett Ewart (Sep 19, 2023 09:44 PDT)

Title: Supervising Engineer

Date: 09/19/2023

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)

