

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: NOP Comments for Riverbend Planned Development Draft EIR,
East Yolo County (M84-013)

SUMMARY

The County of Yolo has distributed a Notice of Preparation (NOP) for a Draft Environmental Impact Report (DEIR) on a proposed 210± acre residential development known as Riverbend Planned Development, located in and around Riverbend Golf Course, south of the Sacramento River. The City of Sacramento is a commenting agency pursuant to State CEQA Guidelines, Section 15083(c). Staff recommends that the DEIR carefully consider aesthetic and water quality impacts fronting the Sacramento River, and that the City Planning Commission approve the transmittal of this report to the County of Yolo.

BACKGROUND INFORMATION

The applicant, G.W. Williams Company, requests the County of Yolo amend the East Yolo General Plan Land Use and Circulation Elements relative to the subject site. Project properties are bounded on the north by the Sacramento River, on the East by County Road 136, on the south by Anna Street, and on the west by Kagle Drive (see attached map).

Proposed Land Use Amendments:

Existing Low Density Residential designation (5 du/ac) would be intensified to Medium Density Residential (15 du/ac). Proposed project density would not exceed eight dwelling units per acre.

Proposed Circulation Amendments:

Existing minimum road width right-of-way designations would be reduced from 84 feet to 60 feet.

Existing On-Site Land Use:

The 210.± acre site consists of 86± acres of existing golf facilities (Riverbend Golf Course and Country Club), 3± acres of residential uses (82-unit apartment complex) and 121 acres of unimproved lands. A levee extends across the northern portion of the site, parallel to the Sacramento River. Under the proposed General Plan Amendment, the 121 acres of remaining undeveloped lands would be developed with a maximum of 1,684 residential units (210± acres at 8 units per acre) as contrasted with a maximum of 1,053 units allowed under the existing General Plan (210± acres at 5 units per acre).



The Planned Development (PD) would consist of a mix of housing types including apartments, condominiums, and townhouses. Although there is no specific development proposal at this time, residential units are proposed between the Sacramento River and the levee, as well as on all undeveloped portions of the property surrounding the golf course. Existing PD zoning would remain, which generally has no height restriction on new construction.

Yolo County proposed to address the following aspects in the DEIR that may be of importance to the City of Sacramento:

Visual Quality: Project development could adversely affect views of the river at the site as well as from areas immediately upstream, downstream and across the river from the site.

Hydrology and Water Quality: Development proposed between the river and the levee could affect flood levels at and downstream from the site, depending on the design of structures located within the floodplain. Because the existing storm drain system in the project vicinity is currently at or near capacity, a new system would probably be required to serve the project.

Staff believes that the DEIR should give careful consideration to the following:

1. Assess the overall aesthetic character of the proposed development located between the Sacramento River and top of levee, with special attention given to the lack of height limitations in the PD zone and the design of any overhead utilities.
2. Assess existing and proposed drainage facilities to evaluate potential adverse impacts on water quality in the Sacramento River.

RECOMMENDATION

Staff recommends that the City Planning Commission approve the transmittal of this report along with any additional comments to the County of Yolo for assessment in the forthcoming DEIR.

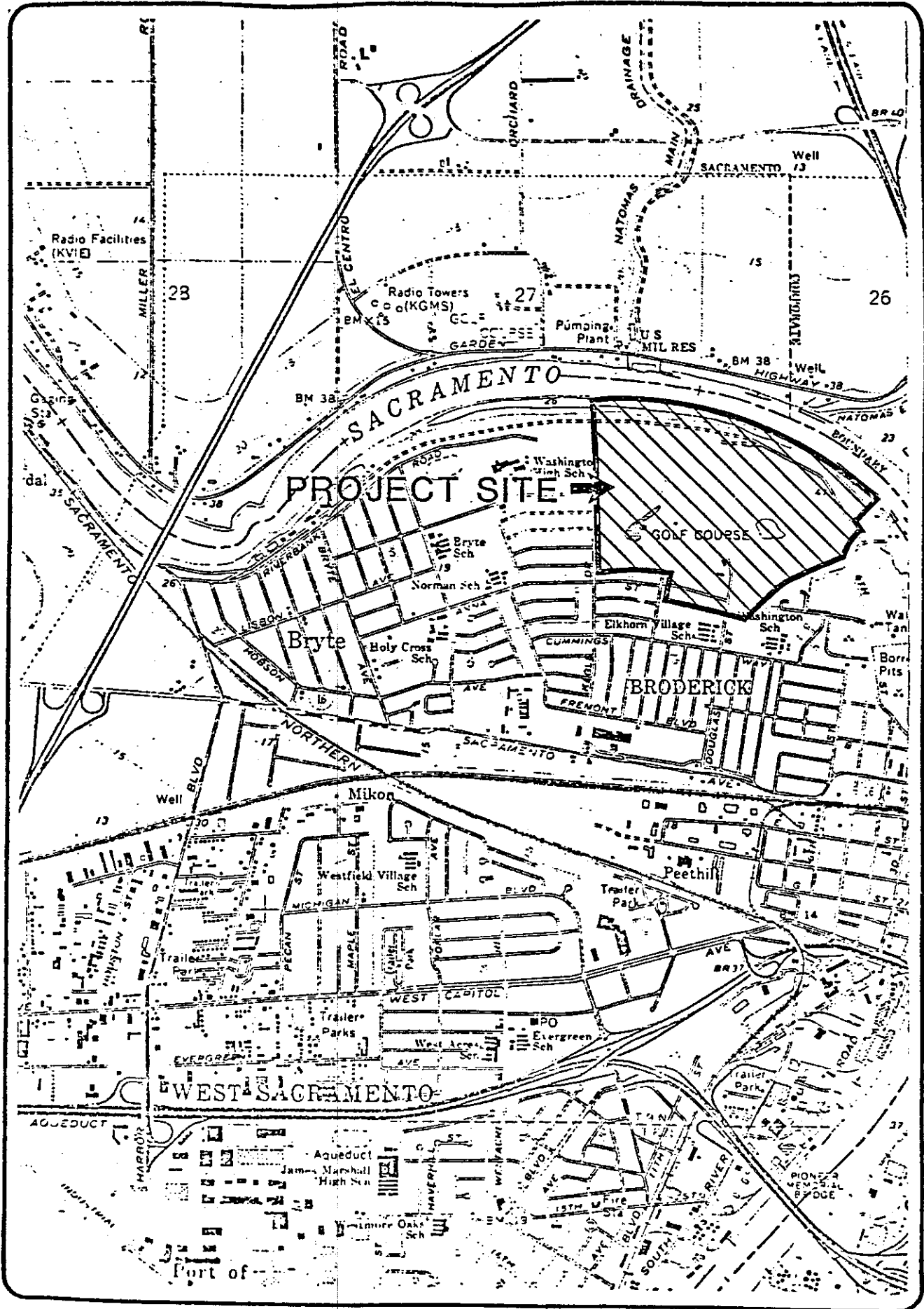
Respectfully submitted,



Clif Carstens
Senior Planner

SD:hi
Attachment/





RIVERBEND PLANNED DEVELOPMENT

