

City Planning Commission
Sacramento, California

Members in Session:

Subject: Review of County of Sacramento's Investigation and Recommendation Report for the Proposed Freeport Marina (M84-022)

SUMMARY

The County of Sacramento Department of Parks and Recreation has prepared and distributed the subject preliminary feasibility report on a proposed off-channel marina project next to the Sacramento River. The subject report was sent to the City Council which referred the report to the Council Planning and Community Development Committee. Planning and Community Development has requested staff and the Planning Commission's review and comments because of the marina's close proximity to the City and possible encroachment into the recently adopted Delta Shores Village in the southwestern portion of the City.

While the concept of a marina in the general area appears consistent with the County's Delta Plan and may provide a good transition between Freeport/Delta Shores and the agricultural activities to the south, Planning staff is concerned that the proposed marina may preclude an interchange for Arterial 148 and I-5, alter the roadway circulation of Delta Shores Village west of I-5, and affect the Town of Freeport. Staff can not accurately comment on the concept without additional quantification assessing the adverse and beneficial impacts with regard to land use, traffic, water quality, air quality, aesthetics and municipal services. These aspects would be the normal components of an EIR which is the next phase the County proposes to undertake.

Staff recommends that the City Planning Commission approve the transmittal of this report to the City Planning and Community Development Committee for their consideration.

BACKGROUND INFORMATION

The proposed project is generally located south of the unincorporated Town of Freeport, north of the Regional Sanitation Treatment Plant, east of the Sacramento River, and west of the Interstate 5 Freeway (see Exhibit C). The County proposes two different preliminary site plans (see Exhibits A and B). Designs are similar in both plans except for their locations. The first plan is entirely within the County with the south side of the marina basin adjacent to the Regional Sanitation District's outfall pipe and the north side approximately 100 feet from the City limits. The second plan shifts the marina basin northerly and encroaches about 1,000 feet (40± acres) into the City, away from the outfall pipe's underground alignment. In both designs, effluent from the plant discharges into the river south of the marina's proposed channel (see site plans).

The proposed project would either be located on approximately 100 acres of vacant and agriculturally developed land in the County which was previously set aside as a buffer next to the Town of Freeport when the Regional Sanitation Plan was constructed, or straddle the City/County line with 40 acres of the site in Delta Shores Village. Parks/open space and office land use designations in the Delta Shores Village PUD and Airport Meadowview Community Plan would be affected by the second proposal. A second interchange concept connecting I-5 and State Route 99 by Arterial 148 would be impacted by both marina plans.

The report proposes that both project's design include approximately 500 berths, 50 of which are "live aboard" designations. Boat services and launching ramp are proposed. Support commercial land uses are proposed in the form of new construction and restoration of existing farm houses and historical structures in and around the Town of Freeport. Emphasis will be placed on the aesthetic theme of Freeport when developing the project. Examples of proposed commercial uses include restaurants, boat sales, bed and breakfast, and perhaps a certified farmer's market. Estimated square footages of commercial space are not available in the County's preliminary schematic plan (Phase I).

Complementary recreational facilities are part of the proposed marina project. Recreational development includes 500 camp sites adjacent to the marina basin with public day use recreation areas for group and family picnic areas.

Bike trail connection with the City is proposed.

The State Department of Parks and Recreation plans to resurrect the live steam excursion train along the Sacramento River. The county envisions the train connecting with other nearby points of interest to aid in expanding the marina's market base. The County is attempting to coordinate the reestablishment and destinations of the "Old Walnut Grove" train line with the marina project which may include train rides between Old Sacramento and Freeport.

Project implementation involves excavating an off-stream, in-land basin. The basin will be surrounded by a levee made of the excavated soil. Circulation of the marina's water will be provided by an upstream inlet and a single navigable marina channel connected to the river.

Rerouting State Highway 160 around the easterly side of the Town of Freeport and the project site is proposed because it precludes the need to construct a vehicular bridge across the marina's channel. Only a pedestrian bridge is proposed to connect Freeport to the proposed camping grounds south of the marina. The County indicates that the Town of Freeport would benefit from the marina's channel severing State Route 160 because heavy truck traffic would, by necessity, utilize the proposed bypass. Traffic from Yolo County coming across the Freeport Bridge would evidently still pass through the Town of Freeport.

The Regional Sanitation Treatment Plant is situated south of the project site, east of I-5. Although the plant is located approximately one mile from the proposed marina, it pumps effluent that distance through a 10 foot diameter pipe into the Sacramento River. The plant's outfall pipe is downstream, but next to the proposed channel. Entrance to the marina's channel is proposed to minimize siltation and insure adequate water circulation.

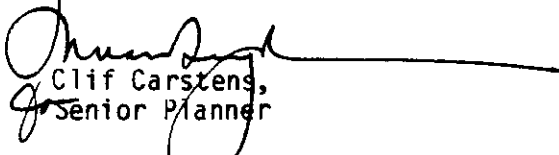
Staff believes that the County of Sacramento should give careful consideration to the following:

1. Assess the overall demand and supply of marina facilities along the Sacramento River and the need to develop the proposed project.
2. Consider preparing an Environmental Impact Report (EIR) that addresses water, land use, transportation and circulation, and aesthetic impacts on the Sacramento River, the Town of Freeport, and Delta Shores Village in the City of Sacramento.

3. Evaluate the significance of the Regional Sanitation District's 10 foot diameter outfall pipe and effluent adjacent to the proposed marina basin and channel in terms of water quality, levee construction, slow or reverse flows in the Sacramento River, camping/parking development, and the rerouting of State Highway 160.
4. Assess the impact the project implementation would have on the second interchange concept connecting east-west traffic to Interstate 5 Freeway.
5. Assess the project's impacts on the City of Sacramento's recently adopted Delta Shores Village, especially the open space and office space land use designations between I-5 and Route 160.
6. Consider the intensity of development in and around the small community of Freeport in terms of traffic, noise, land use, etc.
7. Evaluate the State Department of Parks and Recreation's excursion train concept. Railroad track connection from Old Sacramento to Walnut Grove would be interrupted by the proposed marina's access to the river.
8. Determine the source of service responsibility and revenue for water, sewer, drainage, police and fire service.

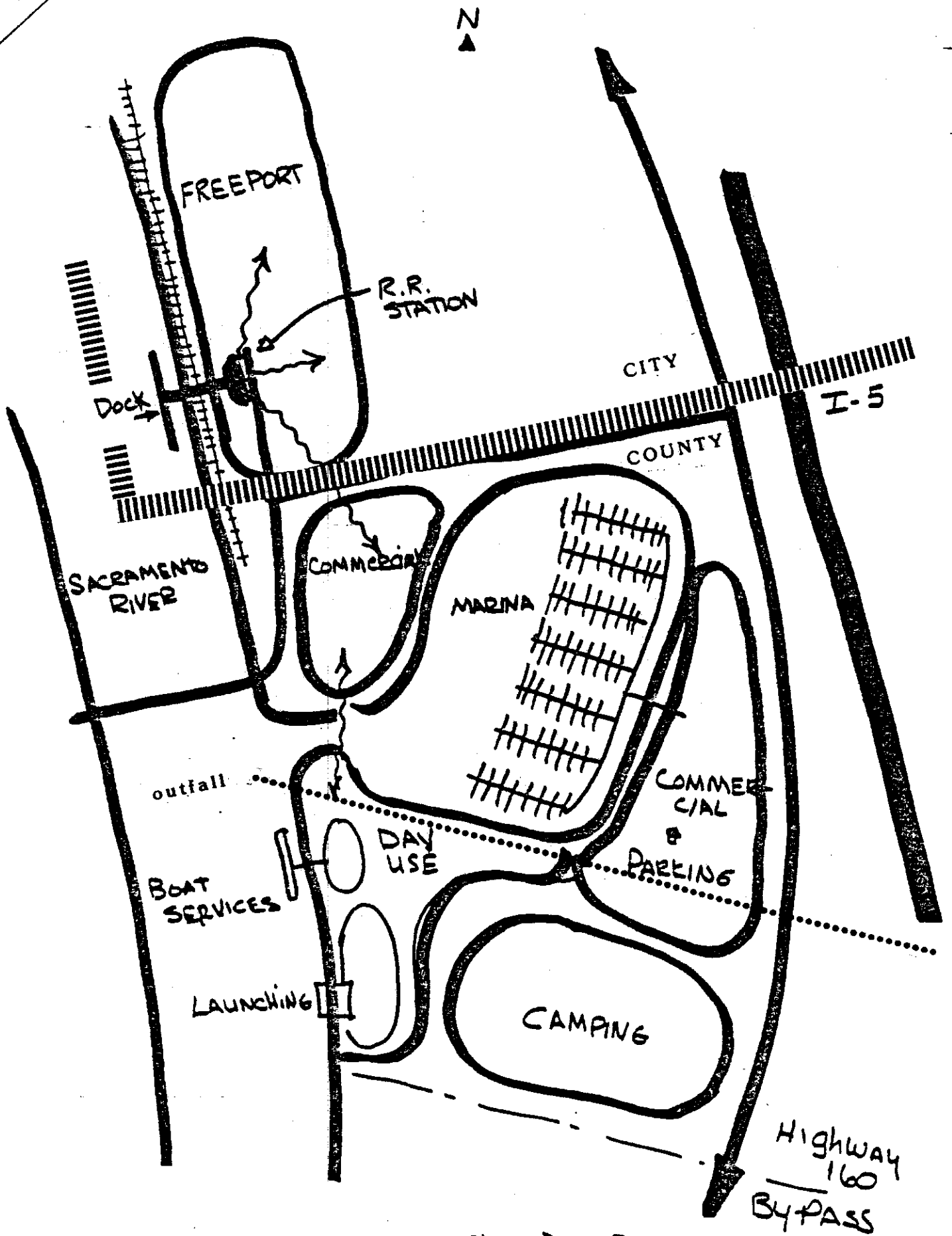
RECOMMENDATION

Staff recommends that the City Planning Commission approve the transmittal of this report, along with any additional comments, to the City Council's Planning and Community Development Committee as an informational item for their consideration.
Respectfully submitted,


Clif Carstens,
Senior Planner

Attachments

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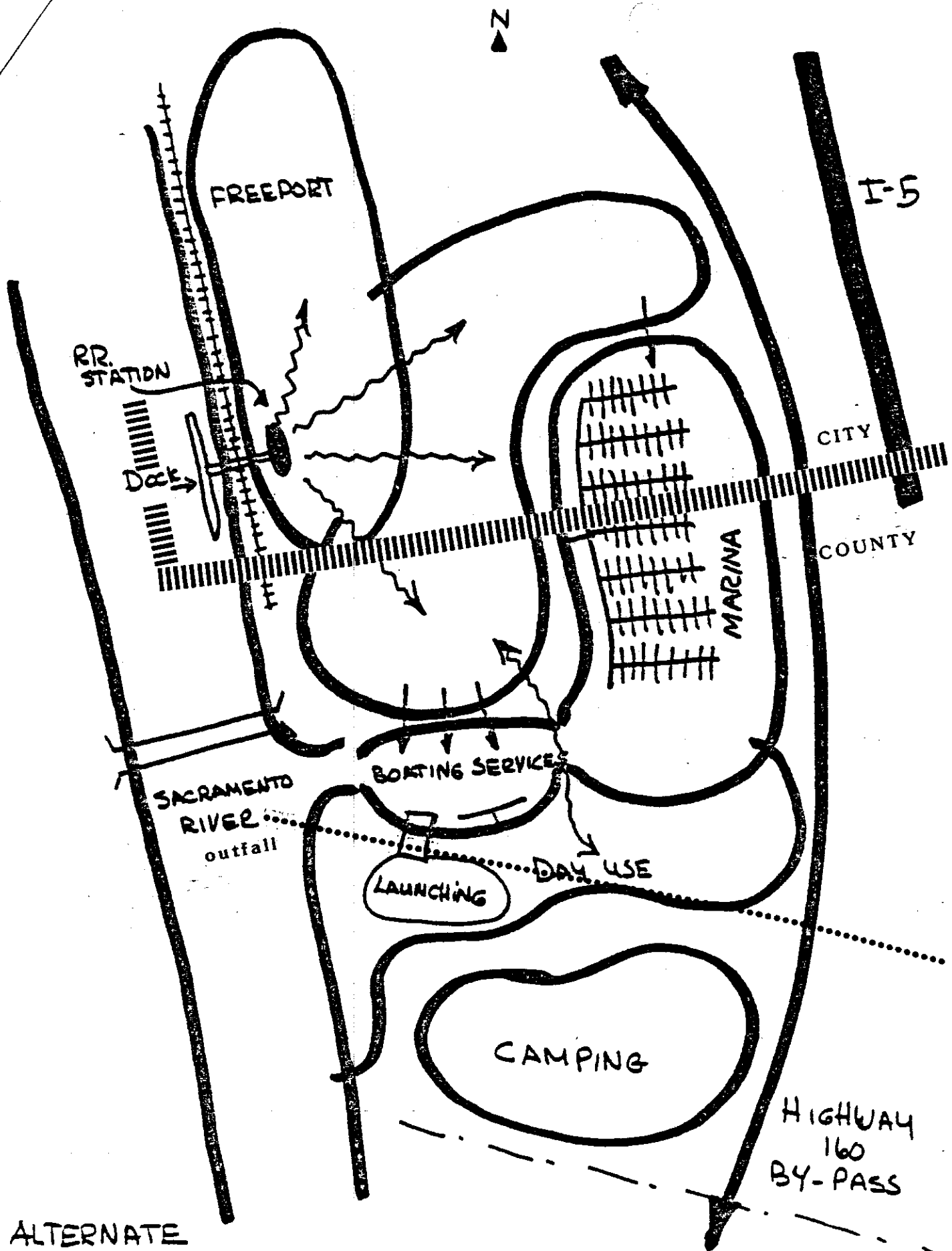
SCHMATIC SITE RELATIONSHIP DIAGRAM

EXHIBIT A

6-14-84

No. 1

M84-022



ALTERNATE
SCHEMATIC SITE RELATIONSHIP DIAGRAM

EXHIBIT B

m84-022

6-14-84

No. 1

M84022



PROPOSED LAND USE PLAN

- Residential (1-4 du/acre)
- Residential (4-12 du/acre, 7av)
- Residential (4-21 du/acre, 10av)
- Residential (11-29 du/acre, 17av)
- Office
- Commercial
- Mixed Use
- Special Planning Area
- Industrial
- Public/Quasi-Public
- Parks and Open Space
- Proposed School
- Existing School
- Proposed Fire
- Existing Fire
- Library
- Utility
- Proposed Transit Center
- Potential Interchange

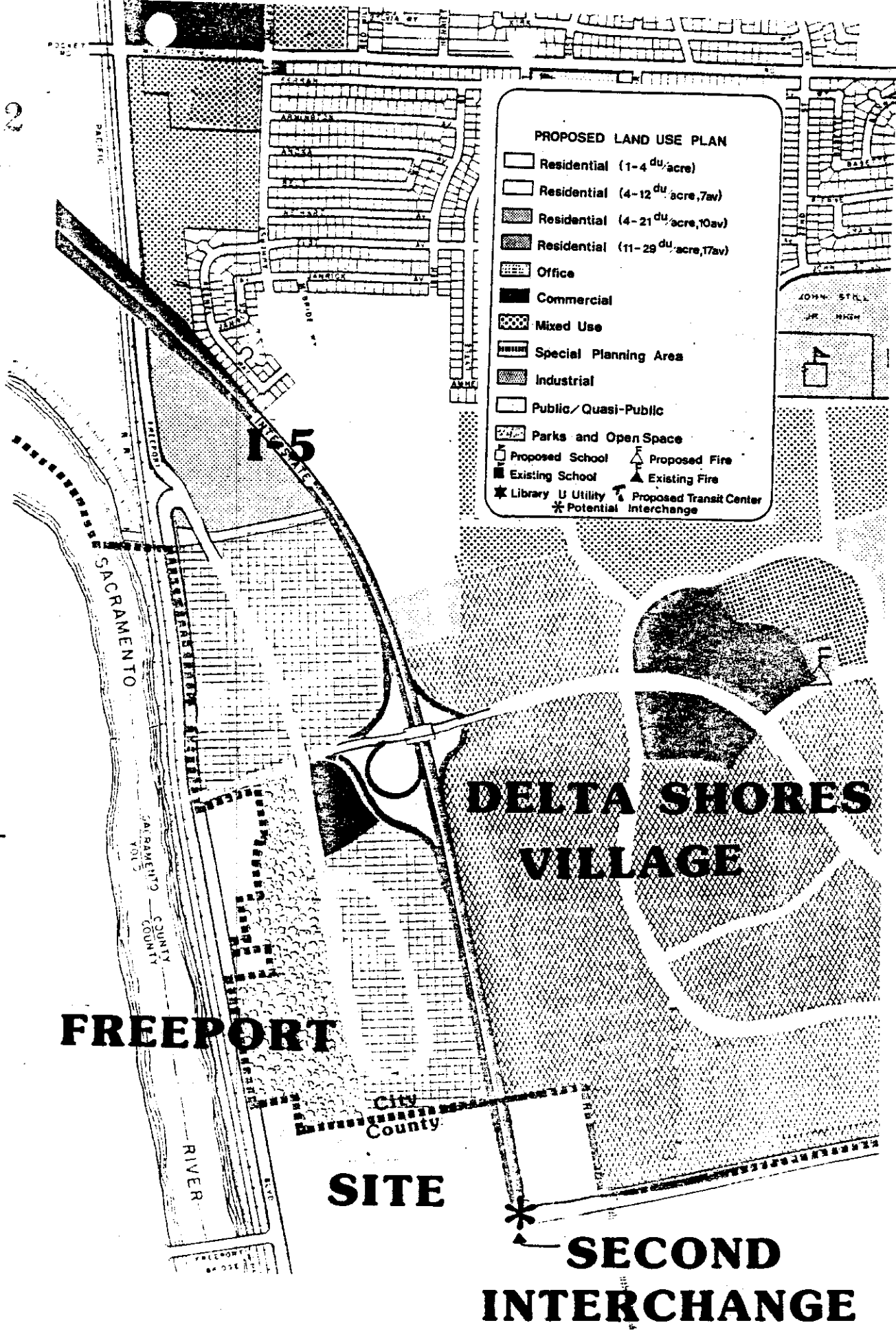


EXHIBIT C

6-14-84

No. 1

M84-022