

ELEVATION B MATERIALS	PAINT COLOR			STONE VENEER	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 4	22B	KM3927-3	KM3776-5	CULTURED STONE CHARDON/NAVY	MONIER LIFETILE KOCOMO BLEND 1FB/CA37/83
SCHEME 5	KM3974-3	26	KM3936-5	FIELDSTONE GSV-2012	
SCHEME 6	KM4190-3	KM4192-5	KM3932-2		

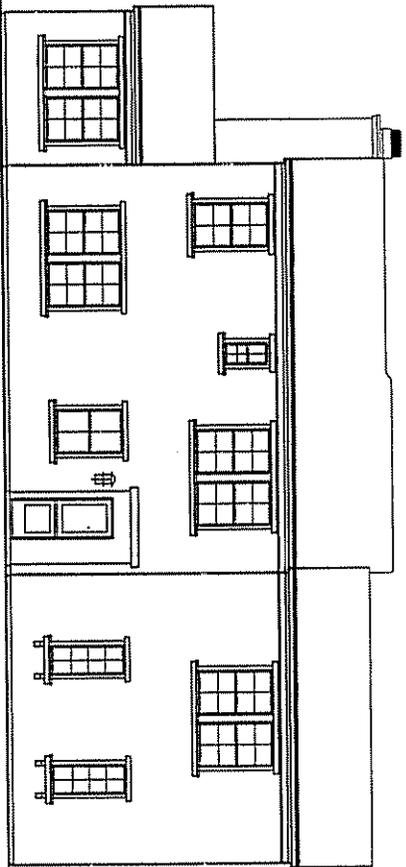
PAINT REFERENCED IS KELLY-MOORE
 VENEER MATERIAL REFERENCED IS CULTURED STONE
 ROOFING MATERIAL REFERENCED IS MONIER LIFETILE

REGIS HOMES
 THE ISLANDS AT RIVERLAKE

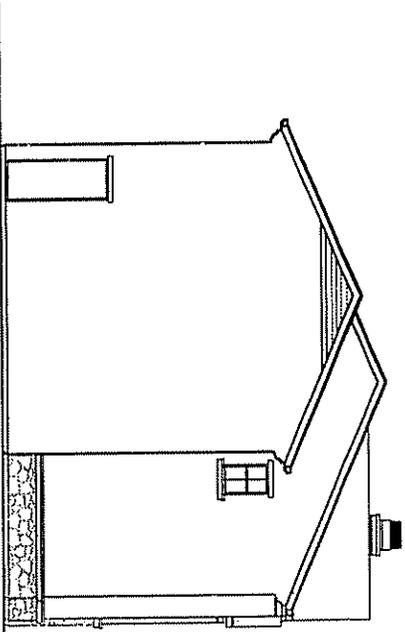
PLAN 5713
 EXTERIOR ELEVATION "B"
 Private Drive



PHA 1038 # 20054 — January 14, 2005



Rear Elevation "B"



Left Elevation "B"

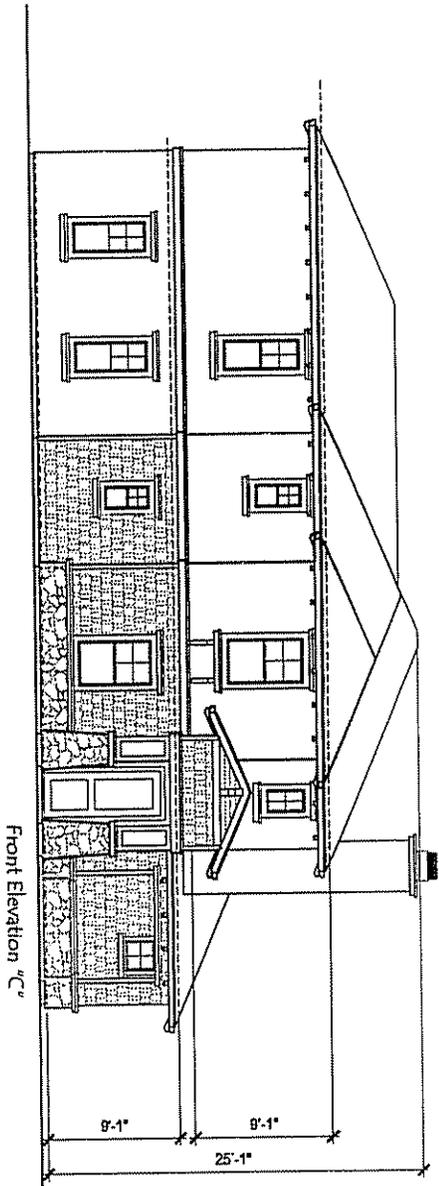
ELEVATION B MATERIALS	PAINT COLOR			STONE VENEER	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 4	228	KM43927-3	KM43776-5	CULTURED STONE CHARDON/AV	MONIER LIFE TILE KOCOMO BLEND 1818CA/765
SCHEME 5	KM43974-3	26	KM43956-5	CHARDON/AV DRESSED STONE	
SCHEME 6	KM44190-3	KM44192-5	KM43932-2	FLYING DUTCHMAN	

PAINT REFERENCED IS KELLY-MOORE
 VENEER MATERIAL REFERENCED IS CULTURED STONE
 ROOFING MATERIAL REFERENCED IS MONIER LIFE TILE

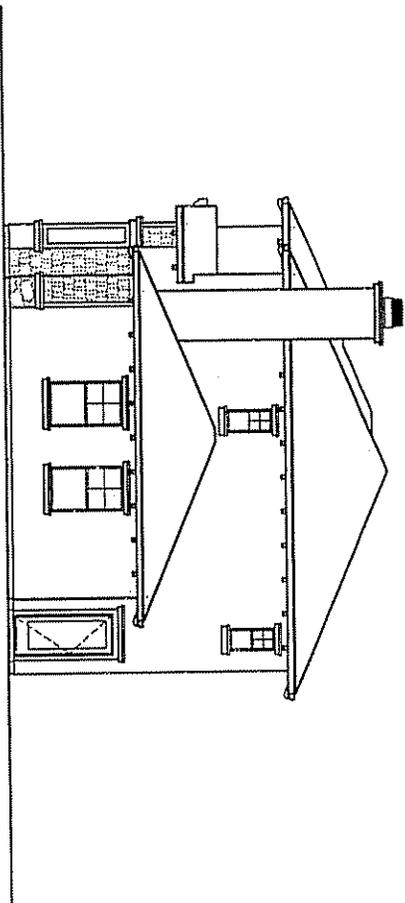
REGIS HOMES
 THE ISLANDS AT RIVERLAKE

PLAN 5713
 EXTERIOR ELEVATION "B"
 Private Drive





Front Elevation "C"



Right Elevation "C"

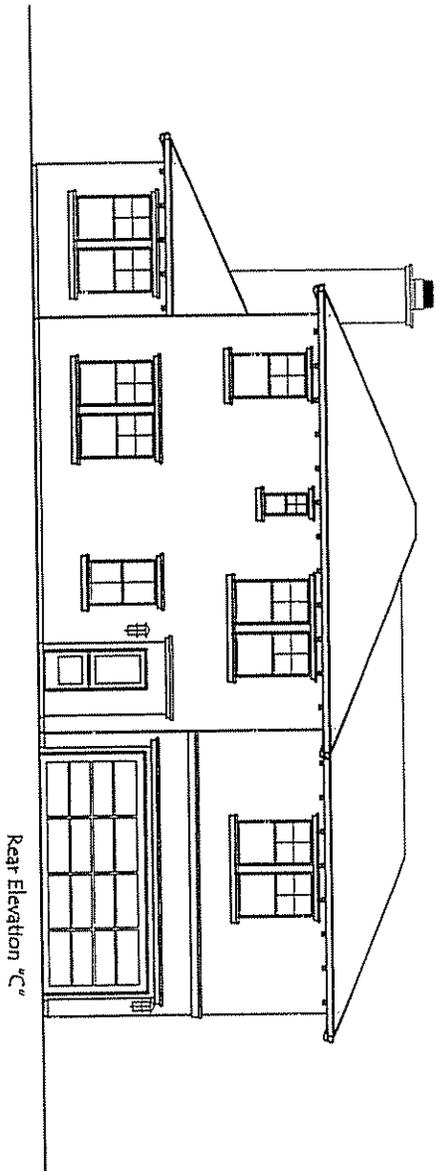
ELEVATION C MATERIALS	PAINT COLOR			STONE VENEER	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 7	KM3999-2	KM3974-3	KM3976-5	CULTURED STONE RUSTLE SOUTHERN LEDGESTONE	MONIER LIFETILE CHARCOAL BROWN BLEND
SCHEME 8	KM4179-1	KM4190-3	ACC256-5		
SCHEME 9	KM4006-3	KM3996-5	KM3972-5		IFACST132

PAINT REFERENCED IS KELLY-MOORE
 VENEER MATERIAL REFERENCED IS CULTURED STONE
 ROOFING MATERIAL REFERENCED IS MONIER LIFETILE

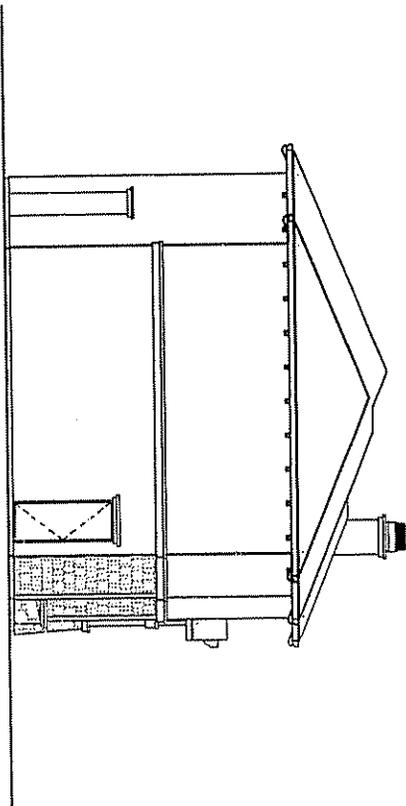
REGIS HOMES
 THE ISLANDS AT RIVERLAKE

PLAN 5713
 EXTERIOR ELEVATION "C"
 Pocket Road





Rear Elevation "C"



Left Elevation "C"

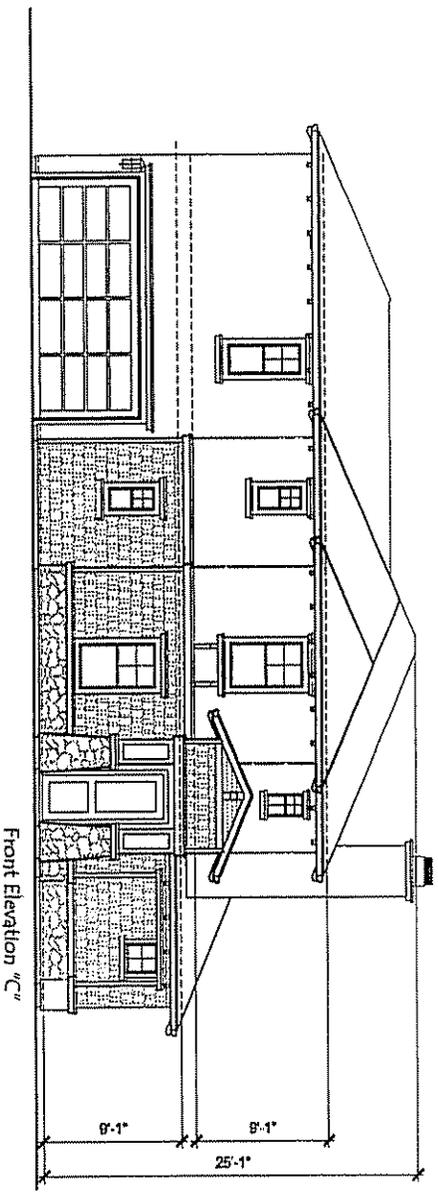
ELEVATION / MATERIALS	PAINT COLOR			STONE VENEER	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 7	KM3939-2	KM3774-3	KM3776-5	CULTURED STONE RUSTIC SOUTHERN LEDGESTONE QV-2055	MONIER LIFETILE CHARCOAL BROWN BLEND 1FAK3192
SCHEME 8	KM4179-1	KM4190-3	ACC56-5		
SCHEME 9	KM4006-3	KM3956-5	KM3792-5		

PAINT REFERENCED IS KELLY-MOORE
 VENEER MATERIAL REFERENCED IS CULTURED STONE
 ROOFING MATERIAL REFERENCED IS MONIER LIFETILE

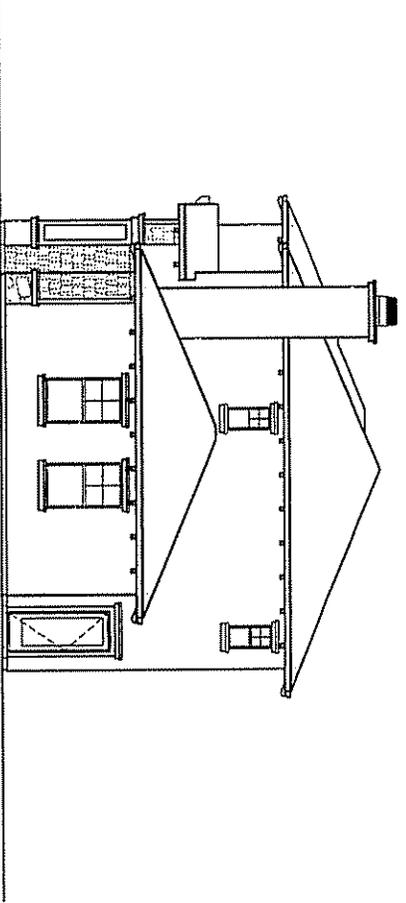
REGIS HOMES
 THE ISLANDS AT RIVERLAKE

PLAN 5713
 EXTERIOR ELEVATION "C"
 Pocket Road





Front Elevation "C"



Right Elevation "C"

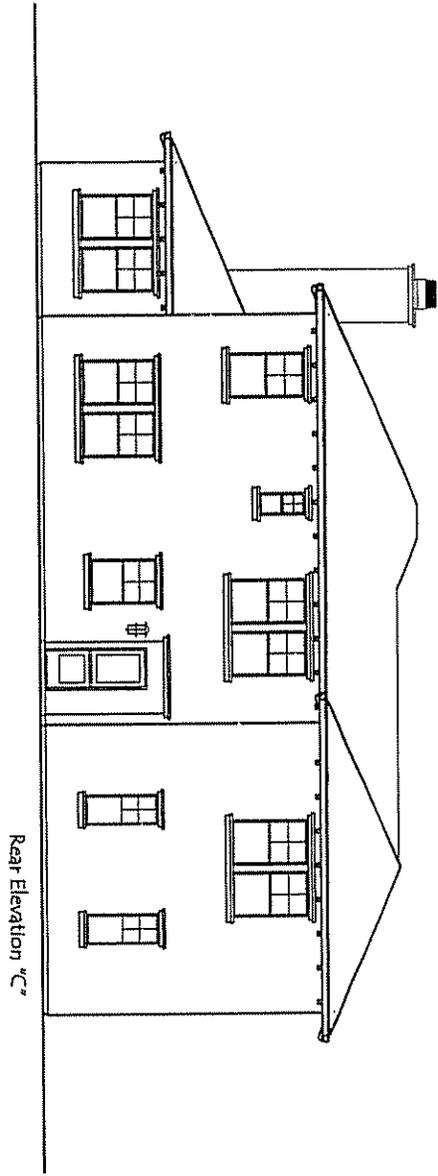
ELEVATION C MATERIALS	PAINT COLOR			STONE VENEER	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 7	KM3989-2	KM3974-3	KM3976-5	CULTURED STONE RUSTIC SOUTHERN LEDGESTONE GSV-2055	MONIER LIFE TILE CHARCOAL BROWN BLEND 1FA3152
SCHEME 8	KM4179-1	KM4190-3	AC256-5		
SCHEME 9	KM4006-3	KM3936-5	KM3792-5		

PAINT REFERENCED IS KELLY-MOORE
 VENEER MATERIAL REFERENCED IS CULTURED STONE
 ROOFING MATERIAL REFERENCED IS MONIER LIFE TILE

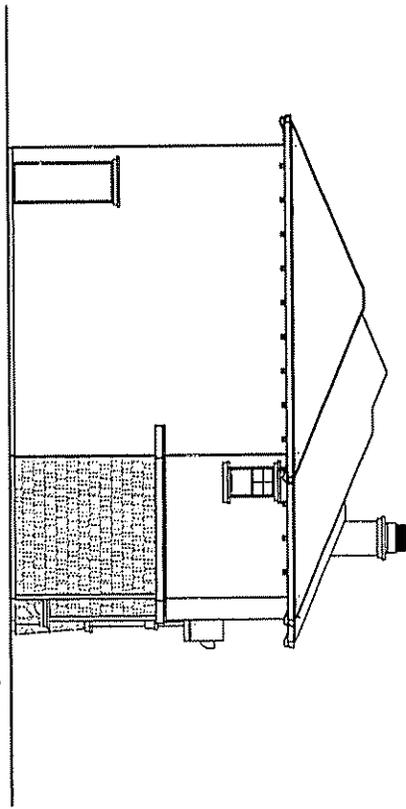
REGIS HOMES
 THE ISLANDS AT RIVERLAKE

PLAN 5713
 EXTERIOR ELEVATION "C"
 Private Drive





Rear Elevation "C"



Left Elevation "C"

ELEVATION / MATERIALS	PAINT COLOR			STONE VENEER	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 7	KM3989-2	KM3974-3	KM3976-5	CULTURED STONE RUSTIC SOUTHERN LEDGESTONE CSV-2055	MONIER TILE CHARCOAL BLEND 1PACST132
SCHEME 8	KM4179-1	KM4190-3	AQ26-5		
SCHEME 9	KM4006-3	KM3936-5	KM3792-5		

PAINT REFERENCED IS KELLY-MOORE VENEER MATERIAL REFERENCED IS CULTURED STONE ROOFING MATERIAL REFERENCED IS MONIER LIFETILE

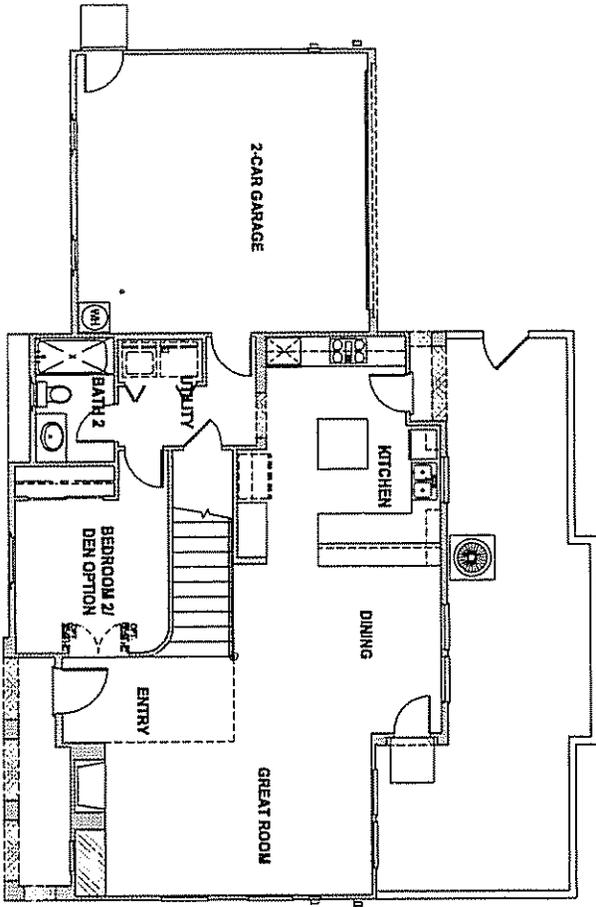
REGIS HOMES
THE ISLANDS AT RIVERLAKE

PLAN 5713
EXTERIOR ELEVATION "C"
Private Drive

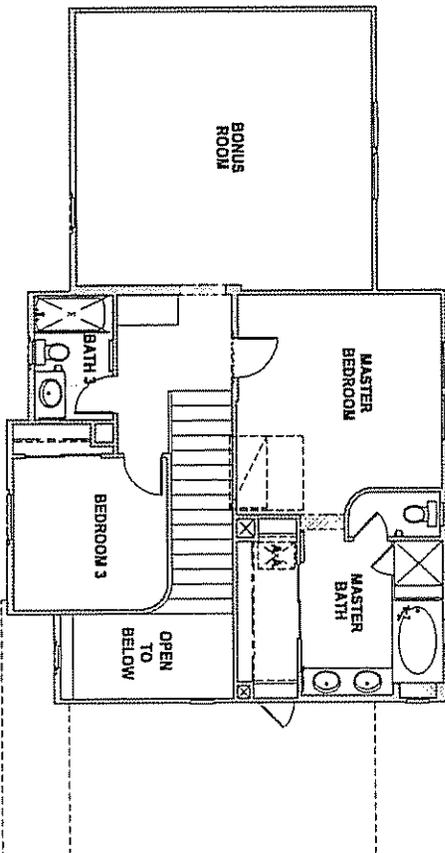


REGIS HOMES
THE ISLANDS AT RIVERLAKE

PLAN 5713
FLOOR PLAN
Pocket Road



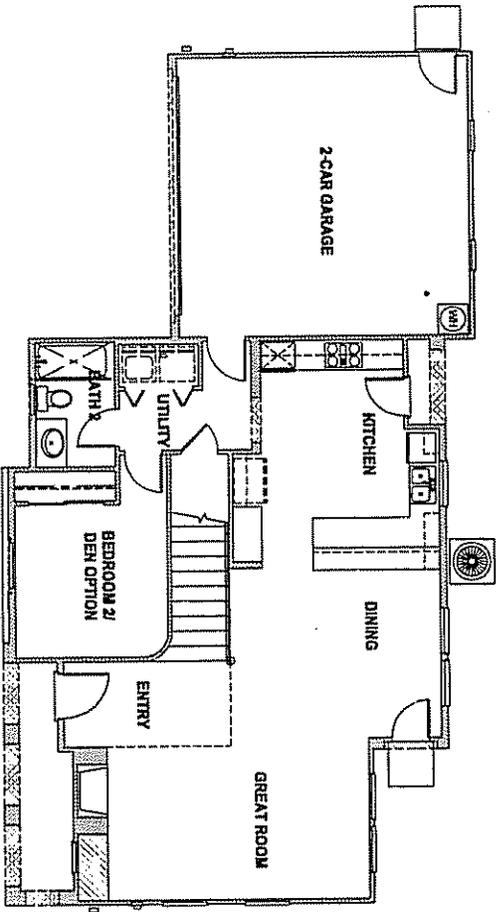
Pocket Road Main Level Floor Plan



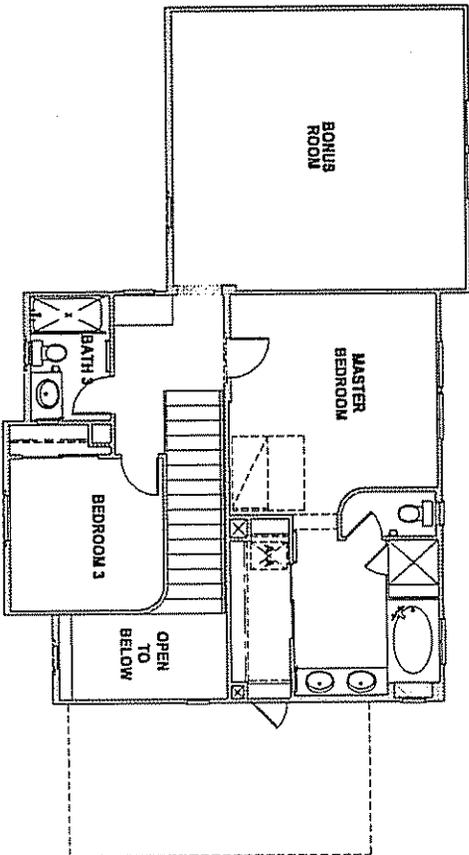
Pocket Road Upper Level Floor Plan



REGIS HOMES
THE ISLANDS AT RIVERLAKE



Private Drive Main Level Floor Plan



Private Drive Upper Level Floor Plan

PLAN 5713
FLOOR PLAN
Private Drive

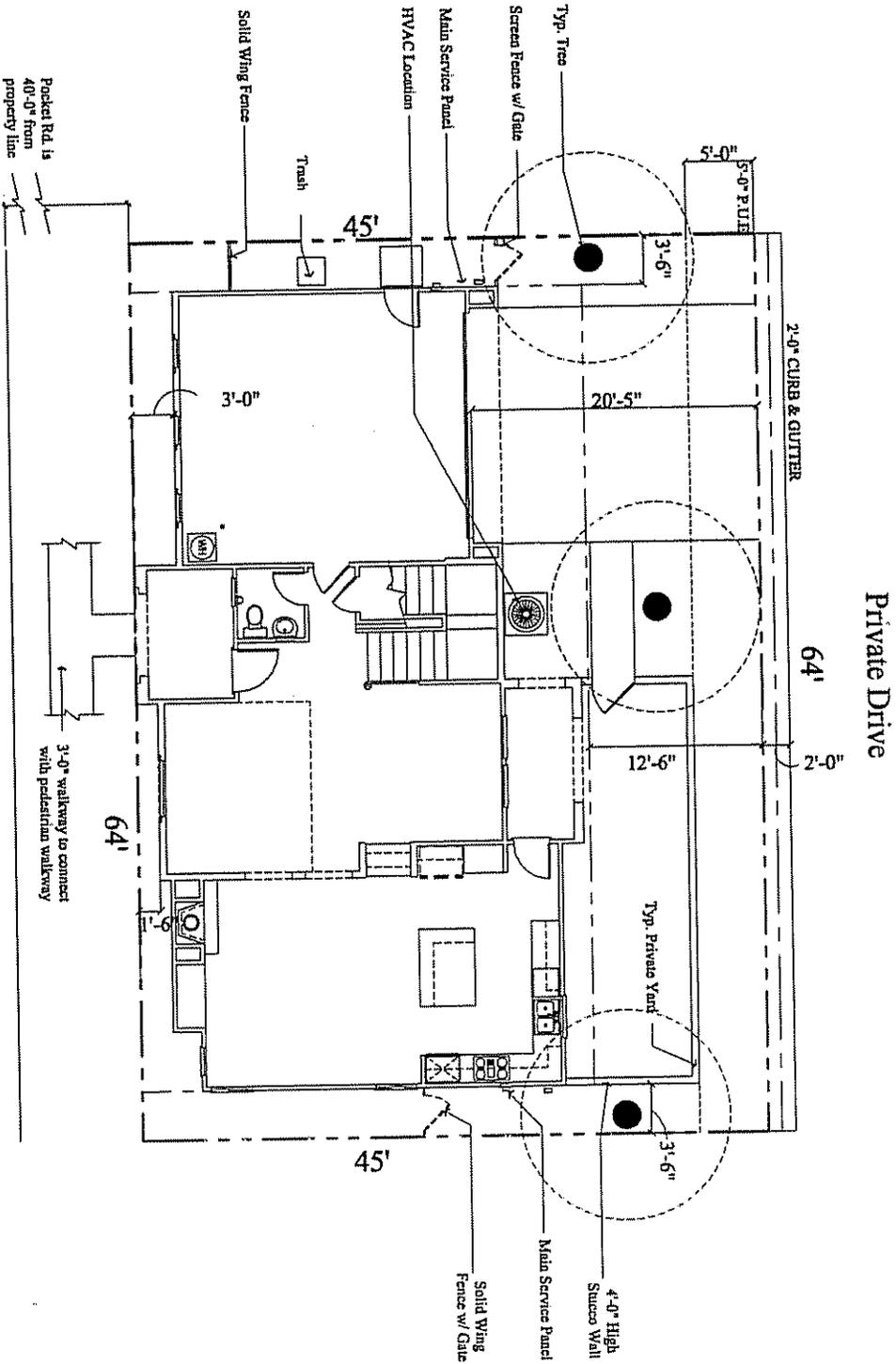


REGIS HOMES
THE ISLANDS AT RIVERLAKE

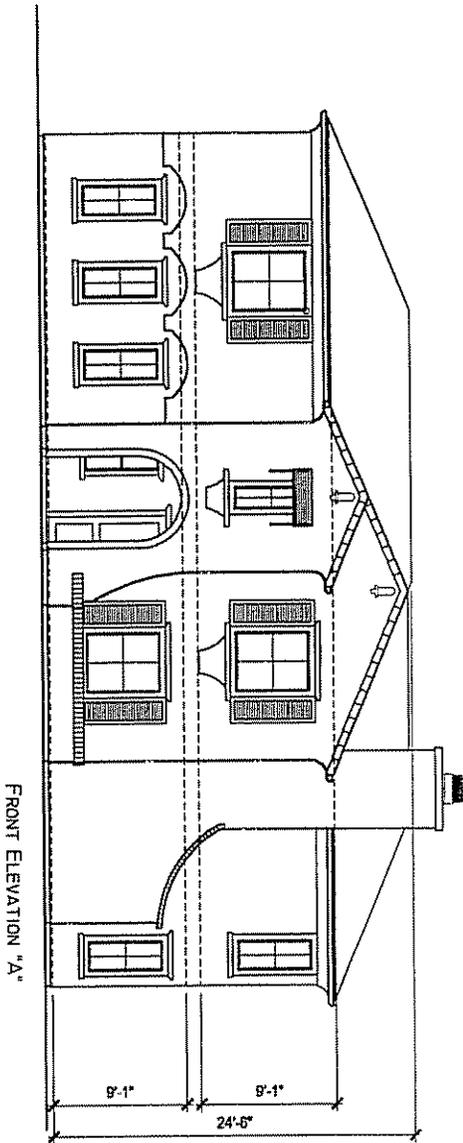
PLAN 5720
TYP. PLOT PLAN
Pocket Road



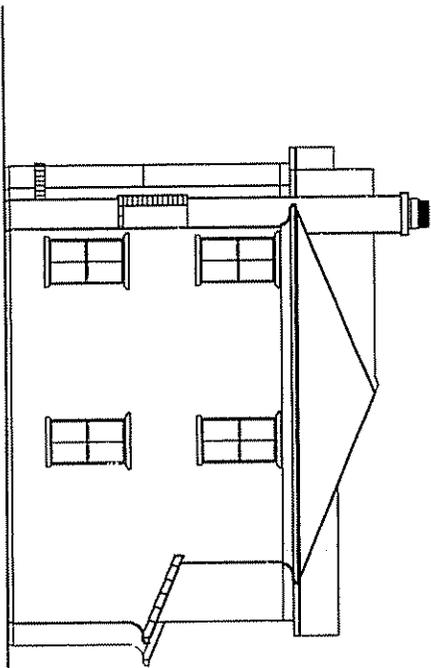
PHA Architects
PHA 001 & 2004 - January 14, 2005



% of Lot Coverage	
Lot Size	2,880 s.f.
Blgd. Footprint	1,372 s.f.
% of coverage	48%
Walkways/Parking	494 s.f.
% of coverage	17%
Landscape	1,014 s.f.
% of coverage	35%



FRONT ELEVATION "A"



RIGHT ELEVATION "A"

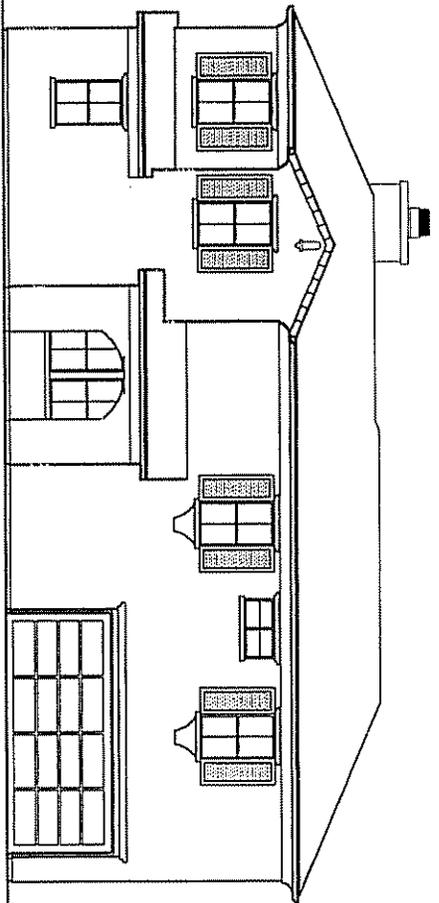
ELEVATION A MATERIALS	PAINT COLOR			BRICK	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 1	KM14045-2	KM14002-1	KM14072-5	H.C. MUDDOX MENDOCINO	MONIER LIFE TILE CASAA GRANDE BLEND W/CS0189
SCHEME 2	KM14055-3	KM14010-1	KM3832-5		
SCHEME 3	KM14021-2	KM14047-3	KM14120-5		

PAINT REFERENCED IS KELLY-MOORE
 VENEER MATERIAL REFERENCED IS H.C. MUDDOX BRICK
 ROOFING MATERIAL REFERENCED IS MONIER LIFE TILE

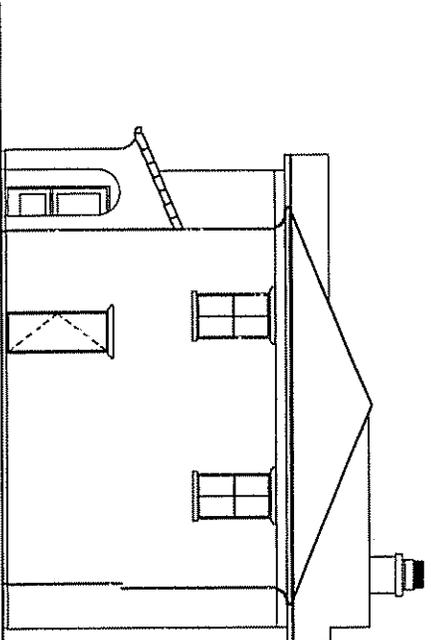
REGIS HOMES
 THE ISLANDS AT RIVERLAKE

PLAN 5720
 EXTERIOR ELEVATION "A"
 POCKET ROAD





REAR ELEVATION "A"



LEFT ELEVATION "A"

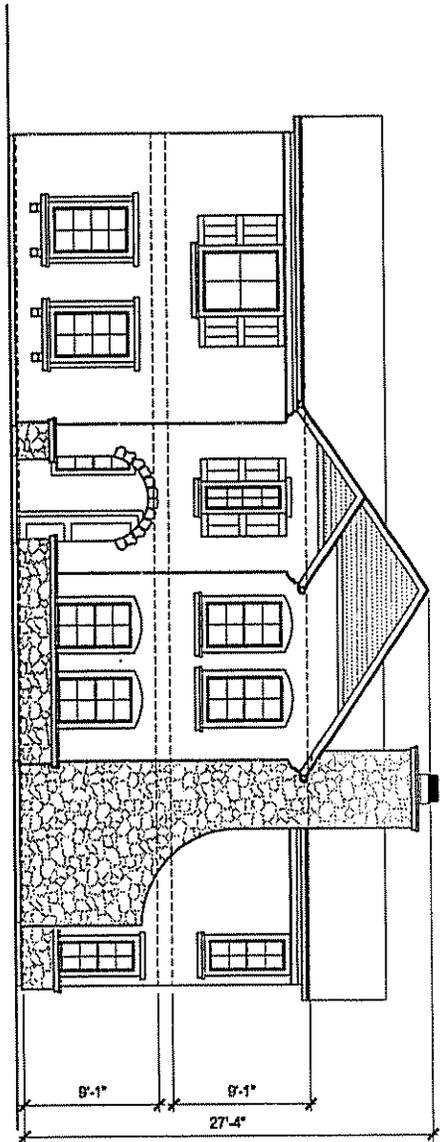
ELEVATION A MATERIALS	PAINT COLOR			BRICK	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 1	KM1405-2	KM1002-1	KM14072-5	H.C. MUDDOX HENDOCKING	HONIER LIFETILE GRANITE BLEND IVACS6169
SCHEME 2	KM1405-3	KM14010-1	KM13832-5		
SCHEME 3	KM14021-2	KM14017-3	KM14120-5		

PAINT REFERENCED IS KELL Y-MOORE
 VENEER MATERIAL REFERENCED IS H.C. MUDDOX BRICK
 ROOFING MATERIAL REFERENCED IS HONIER LIFETILE

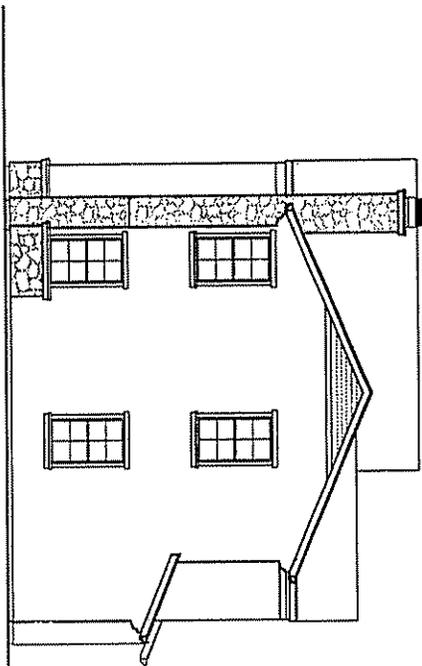
REGIS HOMES
 THE ISLANDS AT RIVERLAKE

PLAN 5720
 EXTERIOR ELEVATION "A"
 POCKET ROAD





FRONT ELEVATION "B"



RIGHT ELEVATION "B"

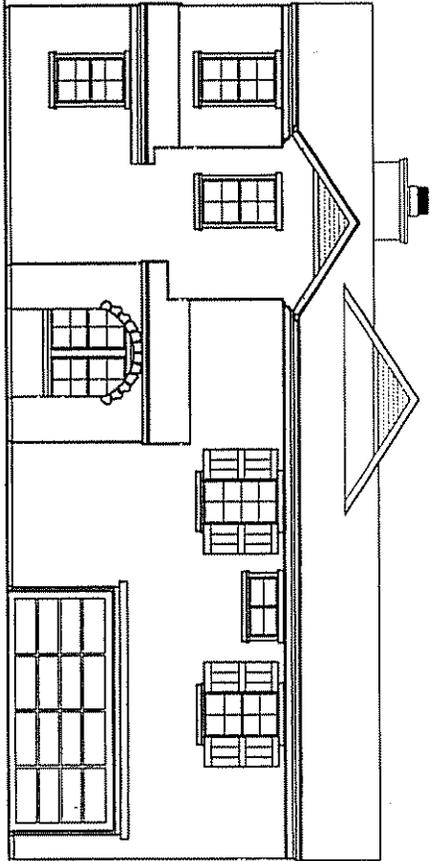
ELEVATION & MATERIALS	PAINT COLOR			STONE VENEER	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 4	228	KM3927-3	KM3776-5	CULTURED STONE	MONIER LIFETILE KOCOHO BLEND
SCHEME 5	KM3974-3	26	KM3936-5	CHARDONAY DRESSED FIELDSTONE	IFBCA3763
SCHEME 6	KM4190-3	KM4192-5	KM3932-2	FIELDSTONE	IFBCA3763

PAINT REFERENCED IS NELL Y. MOORE VENEER MATERIAL REFERENCED IS CULTURED STONE ROOFING MATERIAL REFERENCED IS MONIER LIFETILE

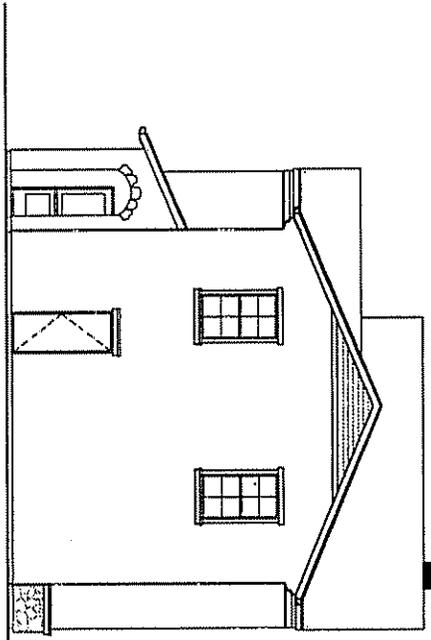
REGIS HOMES
THE ISLANDS AT RIVERLAKE

PLAN 5720
EXTERIOR ELEVATION "B"
POCKET ROAD





REAR ELEVATION "B"



LEFT ELEVATION "B"

ELEVATION & MATERIALS	PAINT COLOR			STONE VENEER	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 4	228	KM3927-3	KM3776-5	CUTTURED STONE CHARDONAY FLENDSTONE CSV-2022	MONIER LIFETILE MONDO IFCALV63
SCHEME 5	KM3974-3	26	KM3936-5		
SCHEME 6	KM4190-3	KM4192-5	KM3932-2		

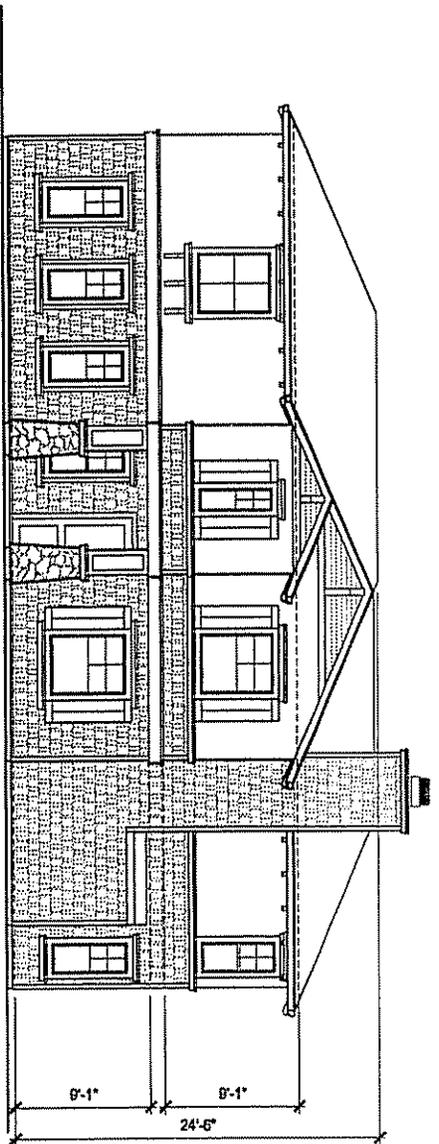
PAINT REFERENCED IS KELLY-MOORE
 VENEER MATERIAL REFERENCED IS CUTTURED STONE
 ROOFING MATERIAL REFERENCED IS MONIER LIFETILE

REGIS HOMES
 THE ISLANDS AT RIVERLAKE

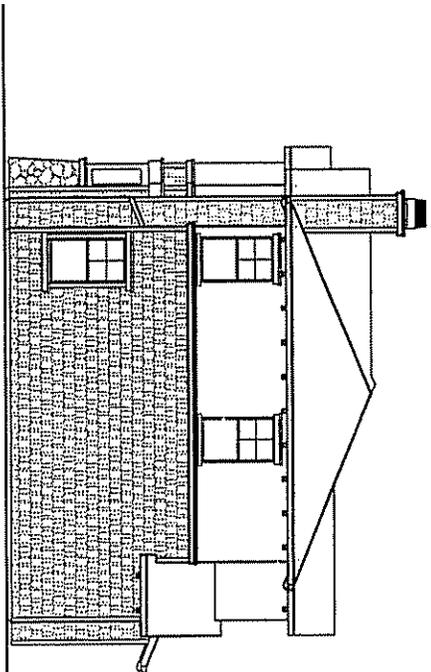
PLAN 5720
 EXTERIOR ELEVATION "B"
 POCKET ROAD



PHIA 028 # 2004 — MARCH 14, 2005



FRONT ELEVATION "C"



RIGHT ELEVATION "C"

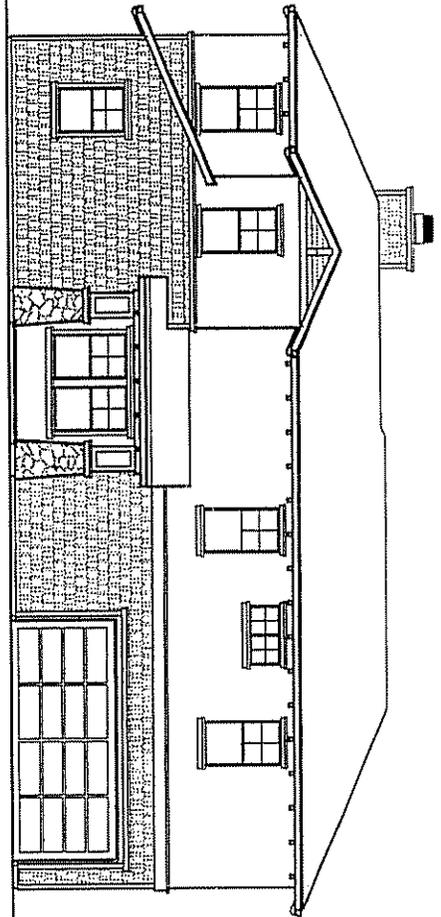
ELEVATION C MATERIAL S	PAINT COLOR			STONE VENEER	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 7	KH3989-2	KH3974-3	KH3976-5	CUT TILED STONE	MONIER LINECOL BROWN BLEND
SCHEME 8	KH4179-1	KH4190-3	ACC256-5	SOUTHERN LEDGESTONE CSV-2055	IF ACS1132
SCHEME 9	KH4006-3	KH3936-5	KH3792-5		

PAINT REFERENCED IS KELLY-HOPKINS VENEER MATERIAL REFERENCED IS CUT TILED STONE ROOFING MATERIAL REFERENCED IS MONIER LIFETILE

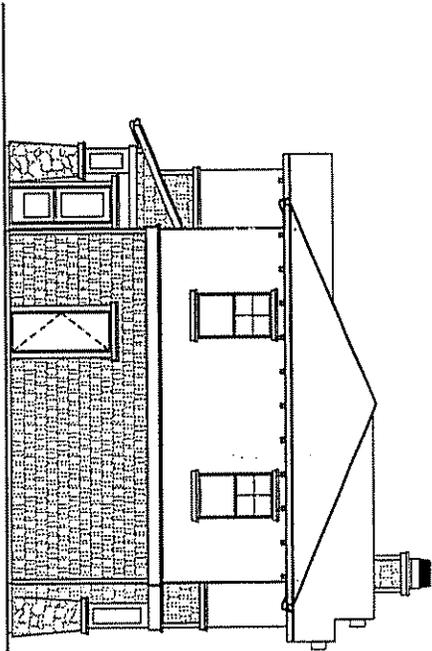
REGIS HOMES
THE ISLANDS AT RIVERLAKE

PLAN 5720
EXTERIOR ELEVATION "C"
POCKET ROAD





REAR ELEVATION "C"



LEFT ELEVATION "C"

ELEVATION C MATERIALS	PAINT COLOR			STONE VENEER	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 7	KM13989-2	KM13974-3	KM13976-5	CLT TYPED STONE	MONIER LIFE TILE
SCHEME 8	KM14179-1	KM14190-3	ACC286-5	RUSTIC SOUTHERN LEDGE STONE CSY-2055	CHARCOAL BROWN BLEND I/FACS1132
SCHEME 9	KM14006-3	KM13936-5	KM13792-5		

PAINT REFERENCED IS KELLY-HOORE
 VENEER MATERIAL REFERENCED IS CUL TYPED STONE
 ROOFING MATERIAL REFERENCED IS MONIER LIFE TILE

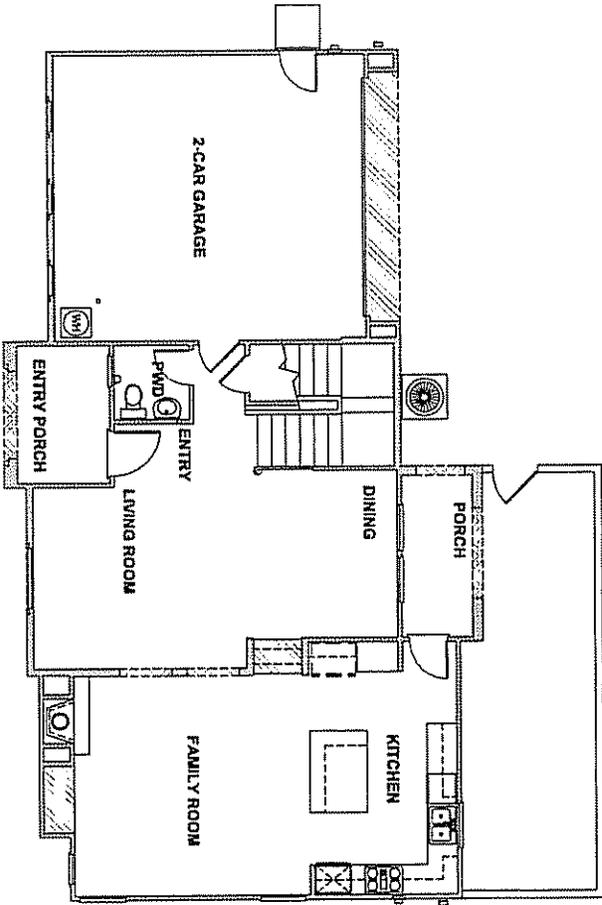
REGIS HOMES
 THE ISLANDS AT RIVERLAKE

PLAN 5720
 EXTERIOR ELEVATION "C"
 POCKET ROAD

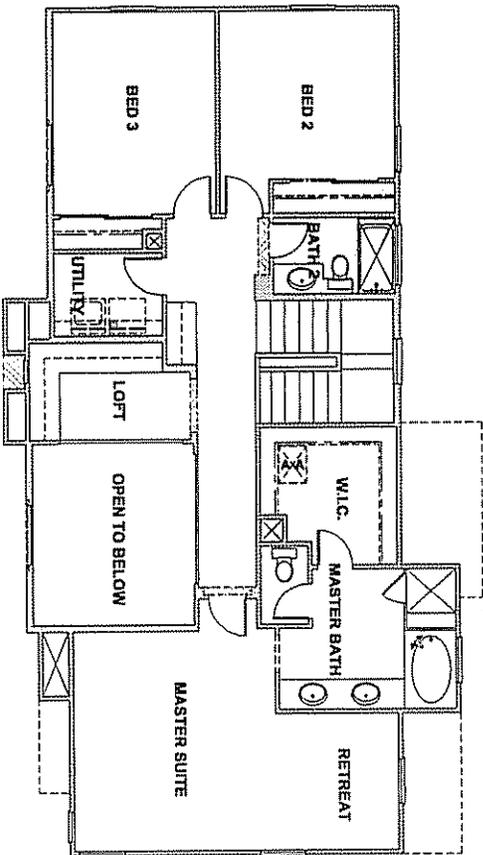


REGIS HOMES
THE ISLANDS AT RIVERLAKE

PLAN 5720
FLOOR PLAN
Pocket Road



Pocket Road Main Level Floor Plan



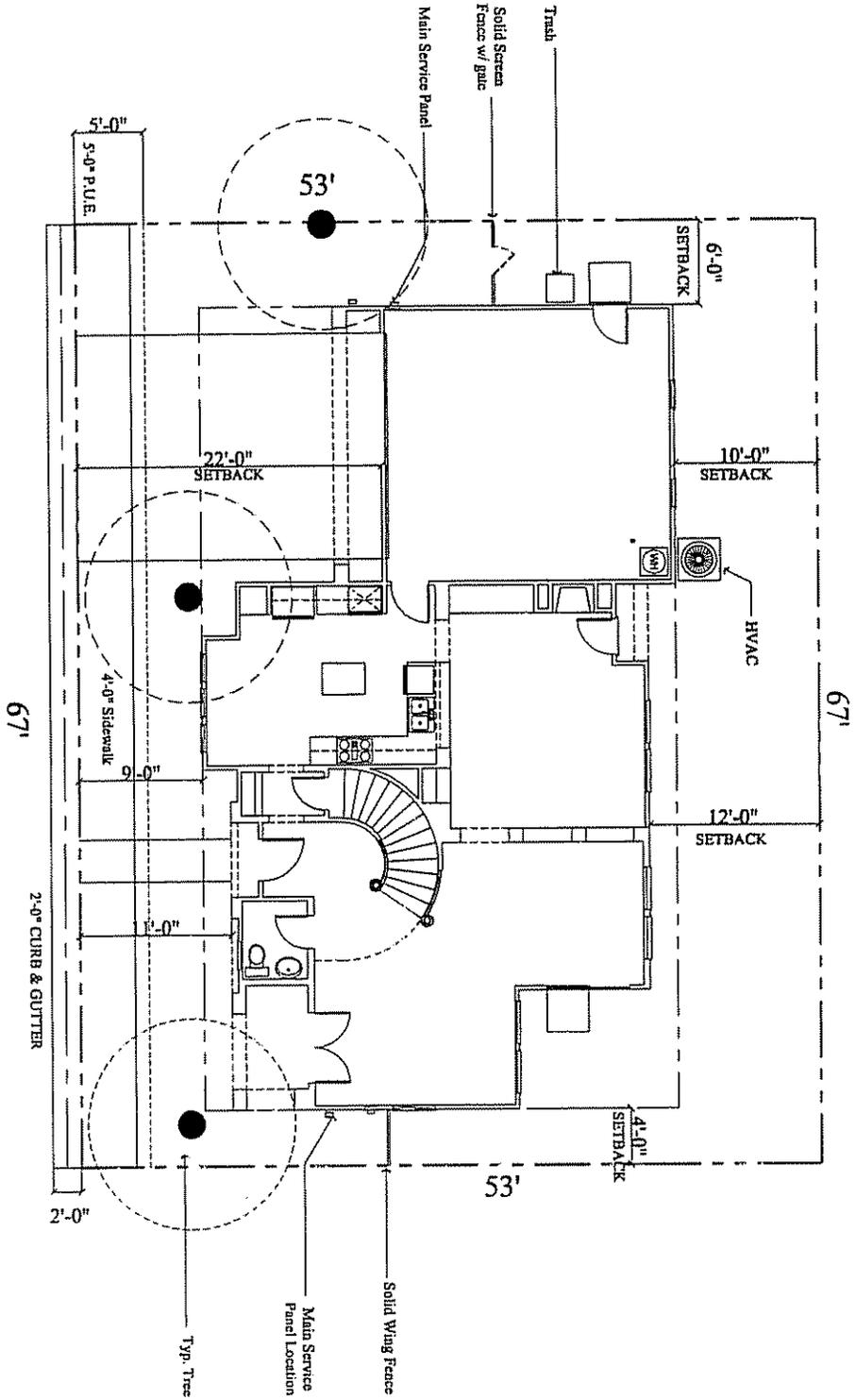
Pocket Road Upper Level Floor Plan



REGIS HOMES
THE ISLANDS AT RIVERLAKE

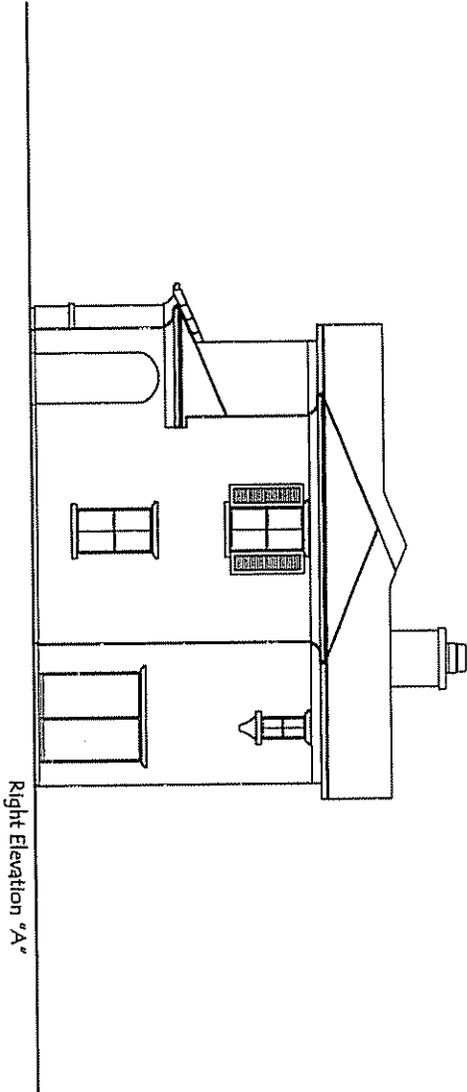
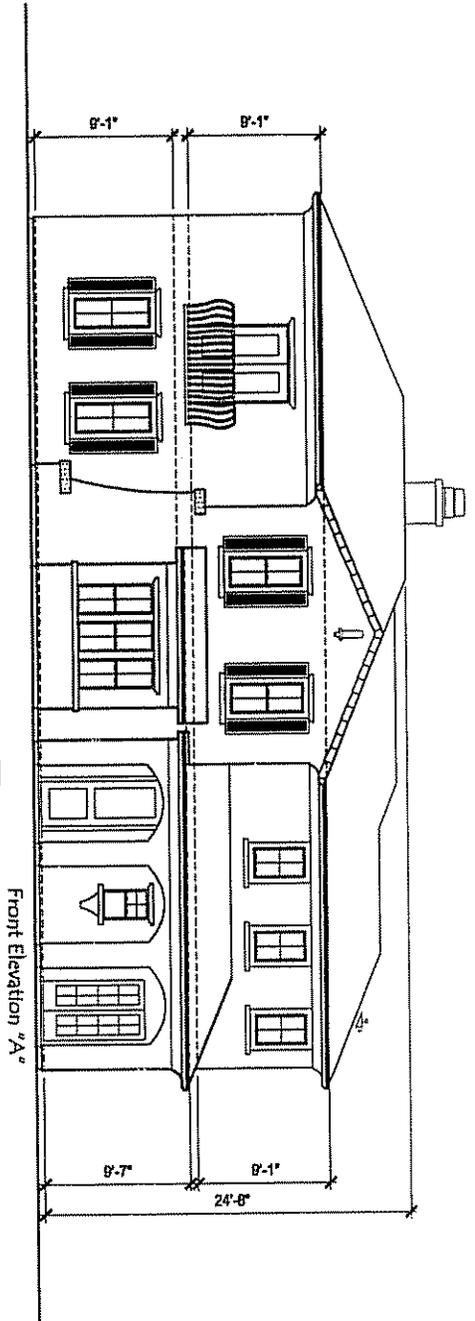
PLAN 5730
TYP. PLOT PLAN
Private Drive

Private Drive



% of Lot Coverage	
Lot Size	3,551 s.f.
Bldg. Footprint	1,404 s.f.
% of coverage	40%
Walkway/Parking	413 s.f.
% of coverage	12%
Landscape	1,734 s.f.
% of coverage	48%





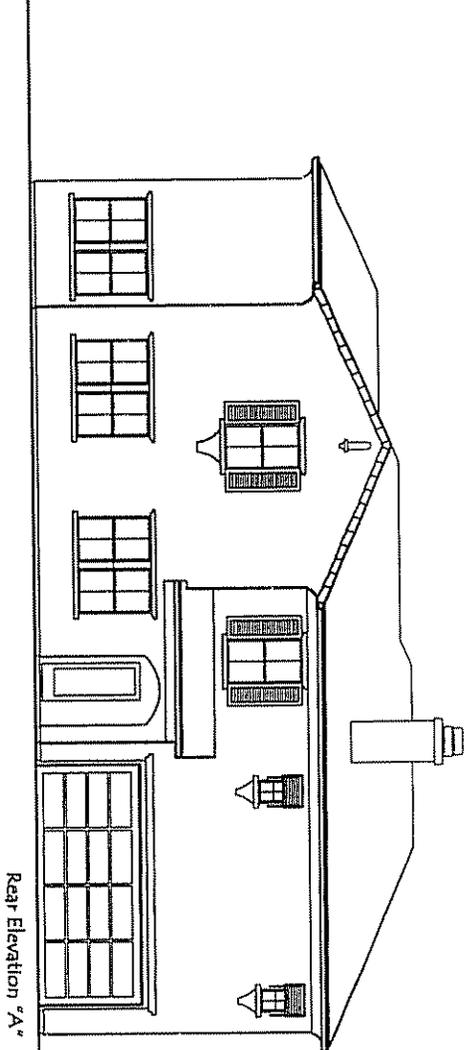
ELEVATION A MATERIALS	PAINT COLOR			BRICK	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 1	KM44045-2	KM44002-1	KM44072-5	H.C. MUDDOX MENDOCINO	MONIER LIFE TILE CASA GRANDE 1V/CS169
SCHEME 2	KM44055-3	KM44010-1	KM3330-5		
SCHEME 3	KM44021-2	KM44067-3	KM4120-5		

PAINT REFERENCED IS KELLY-MOORE
 VENER MATERIAL REFERENCED IS H.C. MUDDOX BRICK
 ROOFING MATERIAL REFERENCED IS MONIER LIFE TILE

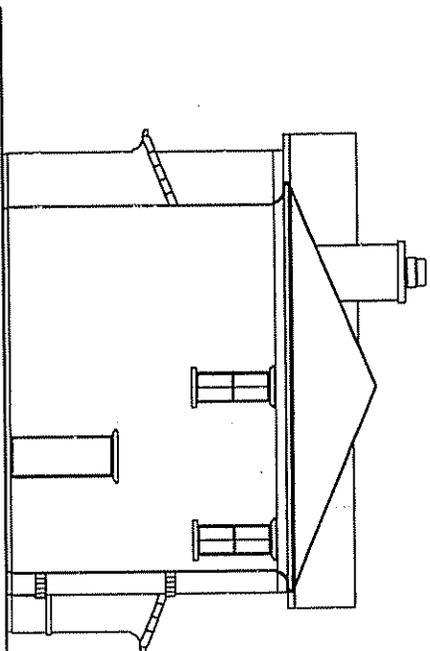
REGIS HOMES
 THE ISLANDS AT RIVERLAKE

PLAN 5730
 EXTERIOR ELEVATION "A"
 Pocket Road





Rear Elevation "A"



Left Elevation "A"

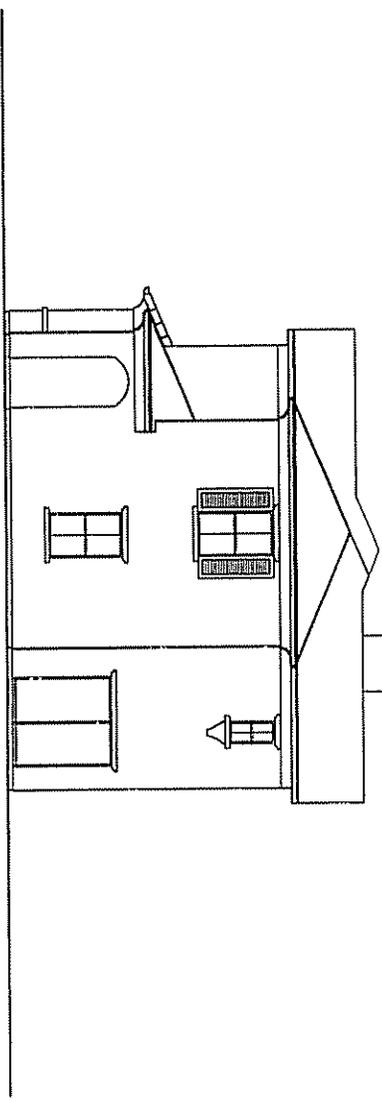
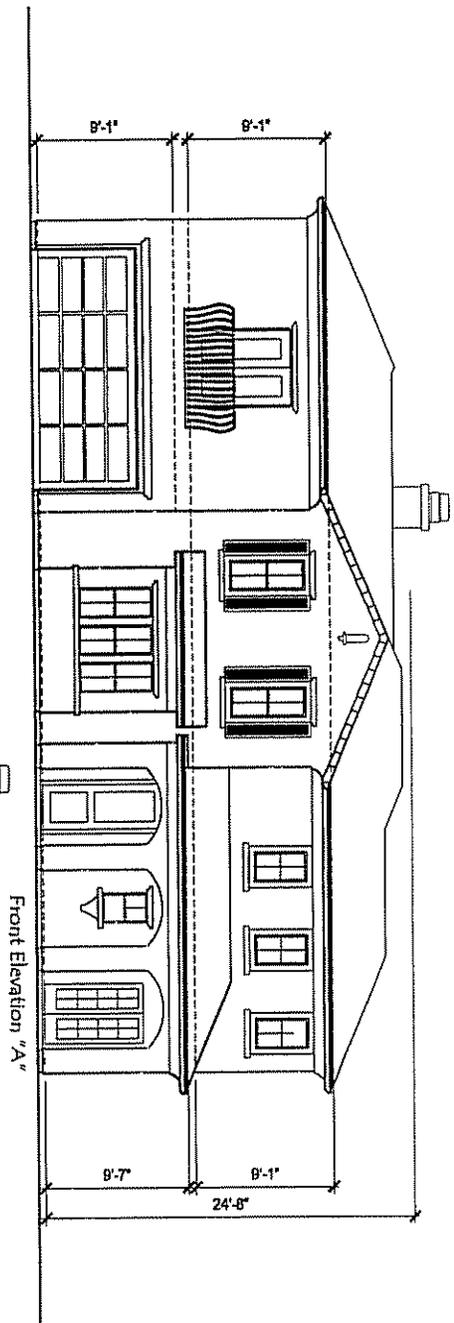
ELEVATION A MATERIALS	PAINT COLOR			BRICK	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 1	KM4035-2	KM4002-1	KM4072-5	H.C. MUDDOX MENDOCINO	MONIER LITTLE GRANDE BLEND TV/C56169
SCHEME 2	KM4055-3	KM4010-1	KM5B32-5		
SCHEME 3	KM4021-2	KM4047-3	KM4120-5		

PAINT REFERENCED IS KELLY-MOORE
 VENEER MATERIAL REFERENCED IS H.C. MUDDOX BRICK
 ROOFING MATERIAL REFERENCED BY MONIER LIFETILE

REGIS HOMES
 THE ISLANDS AT RIVERLAKE

PLAN 5730
 EXTERIOR ELEVATION "A"
 Pocket Road





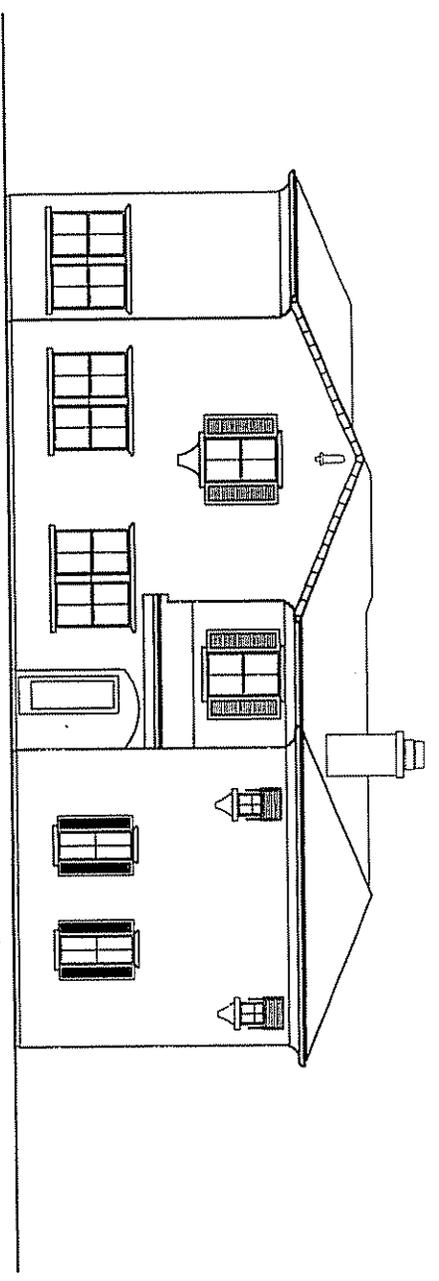
ELEVATION / MATERIALS	PAINT COLOR			BRICK	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 1	KM4Q45-2, KM4Q02-1	KM4Q72-5		H.C. MIDDOK MENDOCINO	MONIER LITALE GRAND BLEND TVACSS169
SCHEME 2	KM4Q55-3, KM4Q70-1	KM3B32-5			
SCHEME 3	KM4Q21-2, KM4Q47-3	KM4120-5			

PAINT REFERENCED IS KELLY MOORE
 VENER MATERIAL REFERENCED IS H.C. MIDDOK BRICK
 ROOFING MATERIAL REFERENCED IS MONIER LITALE

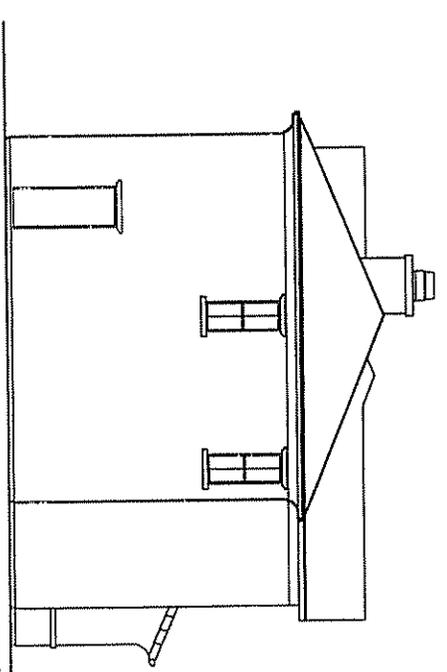
REGIS HOMES
 THE ISLANDS AT RIVERLAKE

PLAN 5730
 EXTERIOR ELEVATION "A"
 Private Drive





Rear Elevation "A"



Left Elevation "A"

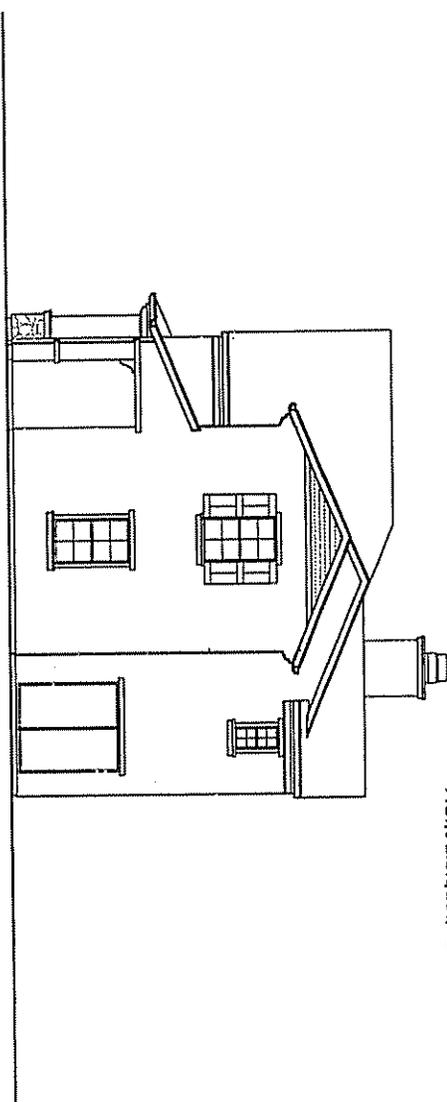
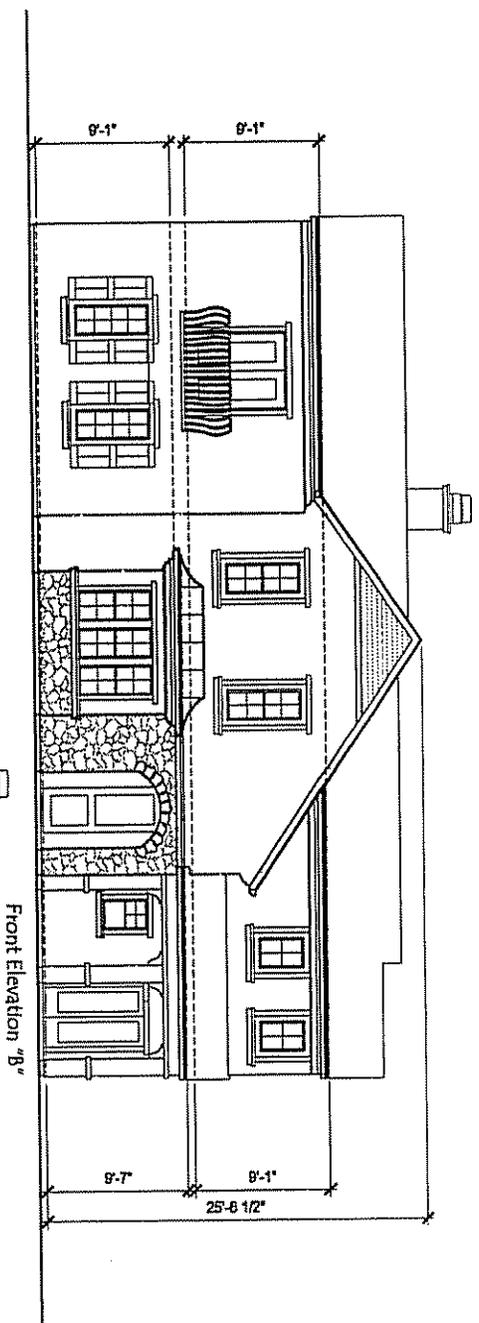
ELEVATION A MATERIALS	PAINT COLOR			BRICK	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 1	KM4045-2	KM4002-1	KM4072-5	H.C. MUDDOX MENDOCINO	MONIER LIFE TILE GRANITE BLEND TV/C59169
SCHEME 2	KM4055-3	KM4010-1	KM3832-5		
SCHEME 3	KM4021-2	KM4047-3	KM4120-5		

PAINT REFERENCED IS KELLY-MOORE
 VENEER MATERIAL REFERENCED IS H.C. MUDDOX BRICK
 ROOFING MATERIAL REFERENCED IS MONIER LIFE TILE

REGIS HOMES
 THE ISLANDS AT RIVERLAKE

PLAN 5730
 EXTERIOR ELEVATION "A"
 Private Drive





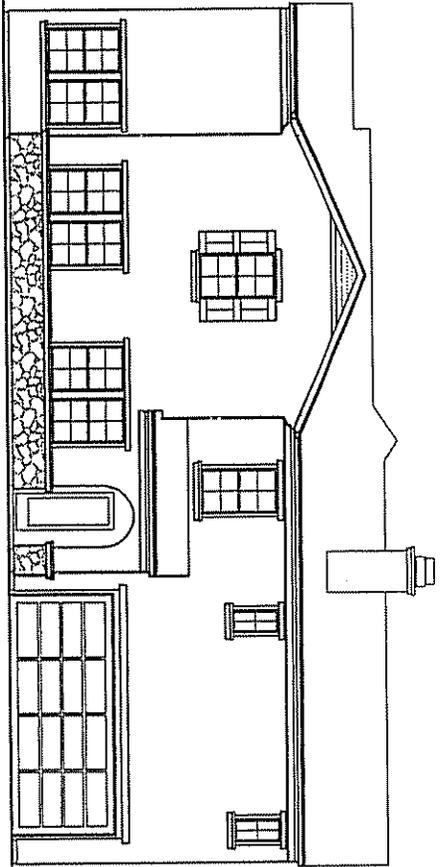
ELEVATION & MATERIALS	PAINT COLOR			STONE VENEER	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 4	22B	KM3927-3	KM5776-5	CULTURED STONE CHARDON/NAVY DRESSED FIELDSTONE CV-2042	MONIER LIFETILE KO-COMO BLEND 1FC/CA3763
SCHEME 5	KM3974-3	26	KM3936-5		
SCHEME 6	KM4190-3	KM4192-5	KM3932-2		

PAINT REFERENCED IS KELLY-MOORE
 VENEER MATERIAL REFERENCED IS CULTURED STONE
 ROOFING MATERIAL REFERENCED IS MONIER LIFETILE

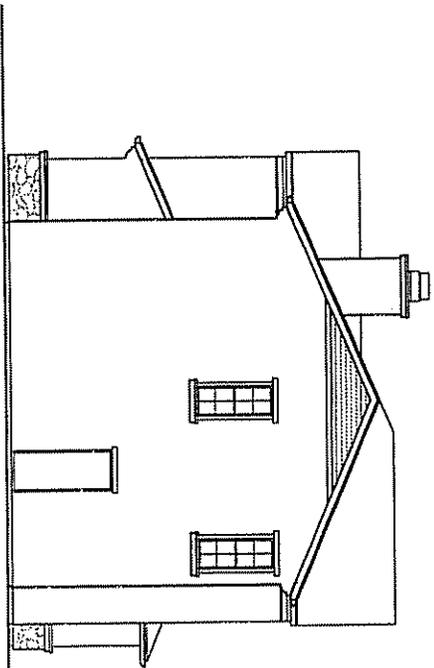
REGIS HOMES
 THE ISLANDS AT RIVERLAKE

PLAN 5730
 EXTERIOR ELEVATION "B"
 Pocket Road





Rear Elevation "B"



Left Elevation "B"

ELEVATION B MATERIALS	PAINT COLOR			STONE VENER VENER	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 4	228	KM4392-3	KM4376-5	CULTURED STONE CHARLTON AV DRESSED FIELDSTONE	MONIER LIFETILE KOCOMO BLEND 1FBCAS785
SCHEME 5	KM4397-4-3	26	KM4395-5		
SCHEME 6	KM4190-3	KM4492-5	KM4392-2		

PAINT REFERENCED IS KELLY-MOORE
 VENER MATERIAL REFERENCED IS CULTURED STONE
 ROOFING MATERIAL REFERENCED IS MONIER LIFETILE

REGIS HOMES
 THE ISLANDS AT RIVERLAKE

PLAN 5730
 EXTERIOR ELEVATION "B"
 Pocket Road



REGIS HOMES
THE ISLANDS AT RIVERLAKE

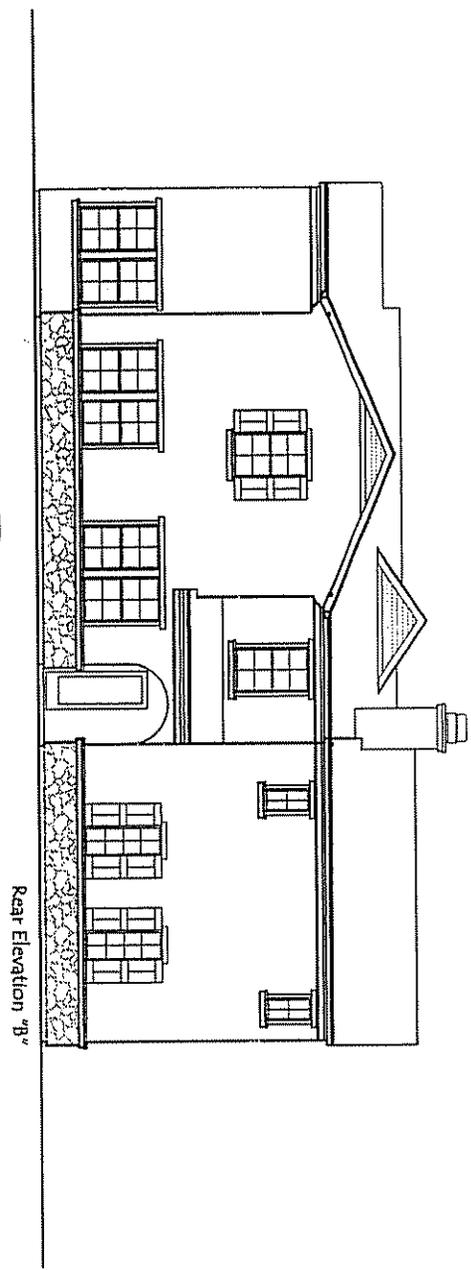
PLAN 5730
EXTERIOR ELEVATION "B"
Private Drive



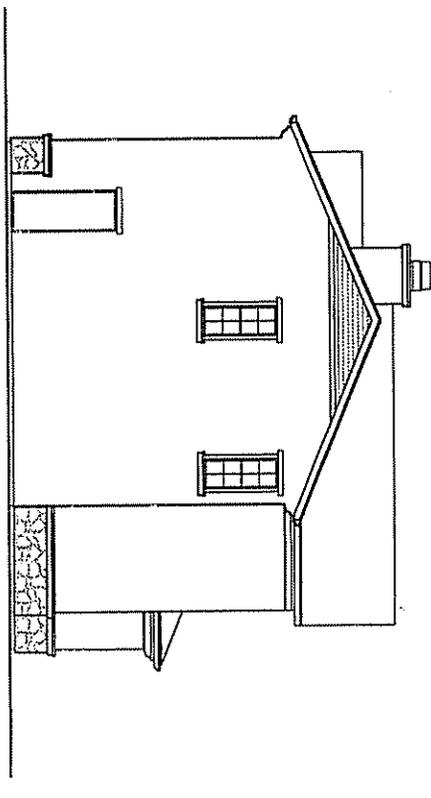
ELEVATION B MATERIALS	PAINT COLOR			STONE VENEER	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 4	228	KM3972-3	KM3776-5	CULTURED STONE CHARDON/AY	MONIER LIFETILE KODOMO BRAND 18CA/75
SCHEME 5	KM3974-3	26	KM3956-5	CULTURED STONE CHARDON/AY	MONIER LIFETILE KODOMO BRAND 18CA/75
SCHEME 6	KM4190-3	KM4192-5	KM3932-2	CULTURED STONE CHARDON/AY	MONIER LIFETILE KODOMO BRAND 18CA/75

PAINT REFERENCED IS KELLY-MOORE
VENEER MATERIAL REFERENCED IS CULTURED STONE
ROOFING MATERIAL REFERENCED IS MONIER LIFETILE





Rear Elevation "B"



Left Elevation "B"

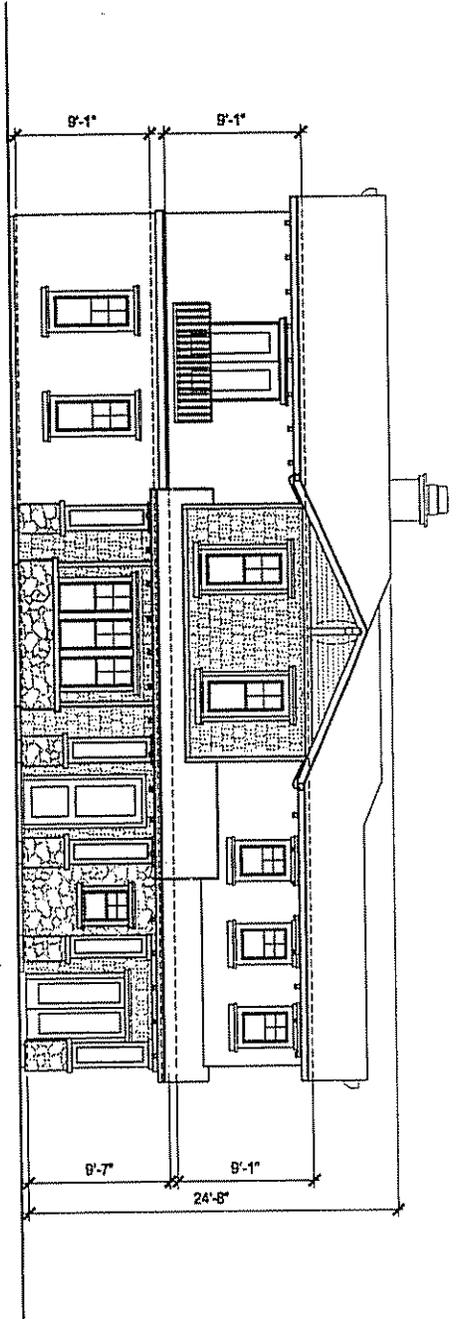
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	BODY	TRIM	ACCENT		
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SCHEME 5	KM3974-3	26	KM3956-5	BRESSED STONE FIELDSTONE CV-2042	
SCHEME 6	KM4190-3	KM4192-5	KM3932-2		

PAINT REFERENCED IS KELLY-MOORE
 VENEER MATERIAL REFERENCED IS CULTURED STONE
 ROOFING MATERIAL REFERENCED IS MONIER LIFETILE

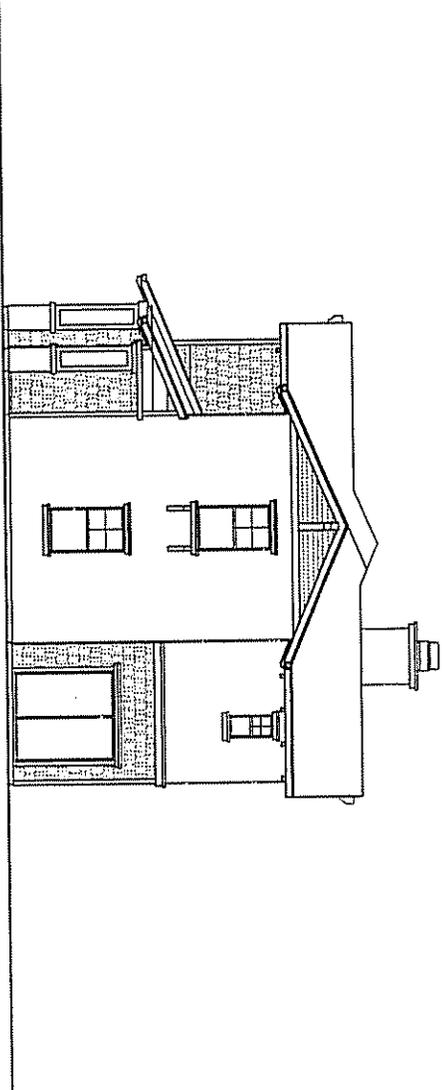
REGIS HOMES
 THE ISLANDS AT RIVERLAKE

PLAN 5730
 EXTERIOR ELEVATION "B"
 Private Drive





Front Elevation "C"



Right Elevation "C"

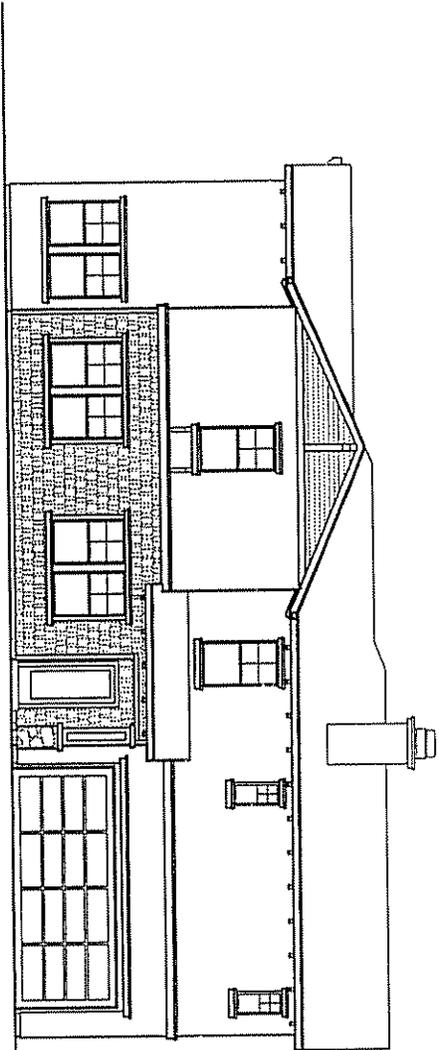
ELEVATION C MATERIALS	PAINT COLOR			STONE VENER VENER	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 7	KM43989-2	KM3774-3	KM3976-5	CULTURED STONE RUSTIC SOUTHERN LEONARD	MONIER CHARCOAL BRAND FACED
SCHEME 8	KM4479-1	KM4190-3	AC256-5		
SCHEME 9	KM4006-3	KM3956-5	KM3792-5		

PAINT REFERENCED IS KELLY-MOORE
 VENER MATERIAL REFERENCED IS CULTURED STONE
 ROOFING MATERIAL REFERENCED IS MONIER LIFETILE

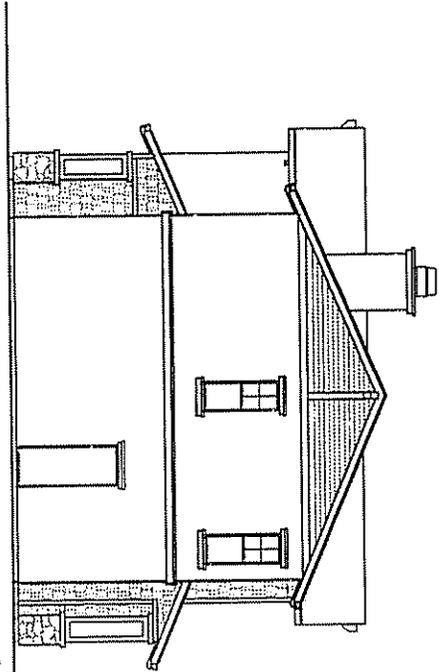
REGIS HOMES
 THE ISLANDS AT RIVERLAKE

PLAN 5730
 EXTERIOR ELEVATION "C"
 Pocket Road





Rear Elevation "C"



Left Elevation "C"

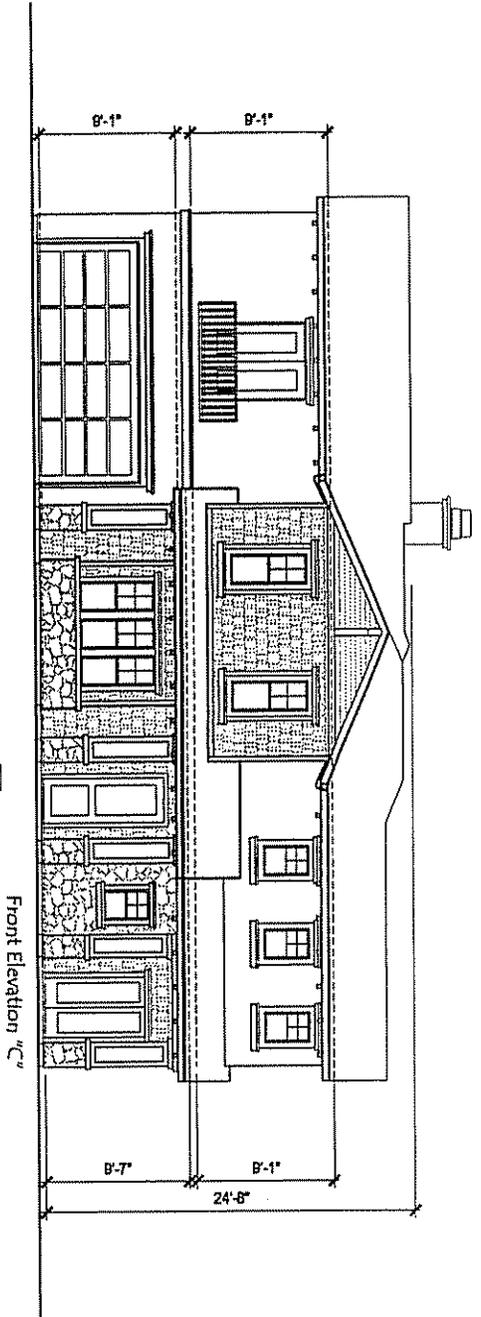
ELEVATION C MATERIALS	PAINT COLOR			STONE VENEER	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 7	KM3989-2	KM3774-3	KM3776-5	CULTURED STONE RUSTIC SOUTHERN LEDGESTONE GSV-2055	MONIER LIFETILE CHARCOAL BROWN BLEND IFACS192
SCHEME 8	KM4179-1	KM4190-3	ACC56-5		
SCHEME 9	KM4406-3	KM3956-5	KM3792-5		

PAINT REFERENCED IS KELLY-MOORE
 VENEER MATERIAL REFERENCED IS CULTURED STONE
 ROOFING MATERIAL REFERENCED IS MONIER LIFETILE

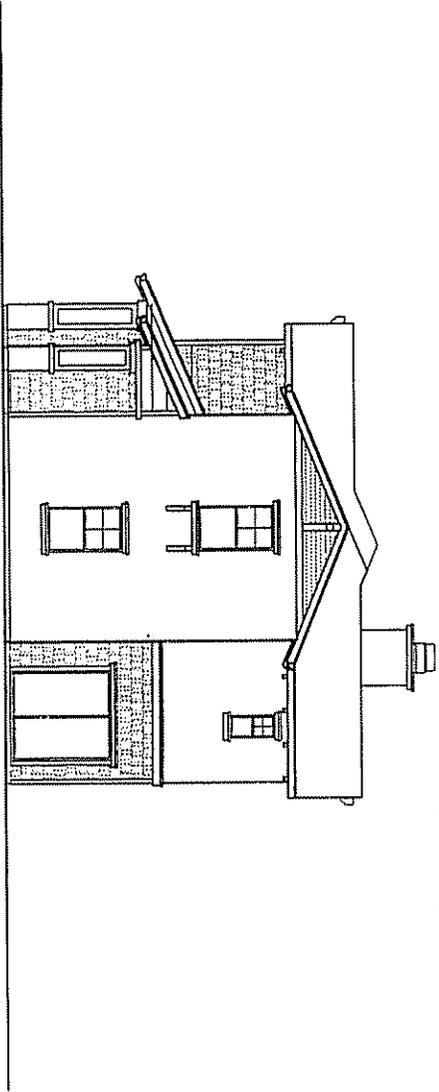
REGIS HOMES
 THE ISLANDS AT RIVERLAKE

PLAN 5730
 EXTERIOR ELEVATION "C"
 Pocket Road





Front Elevation "C"



Right Elevation "C"

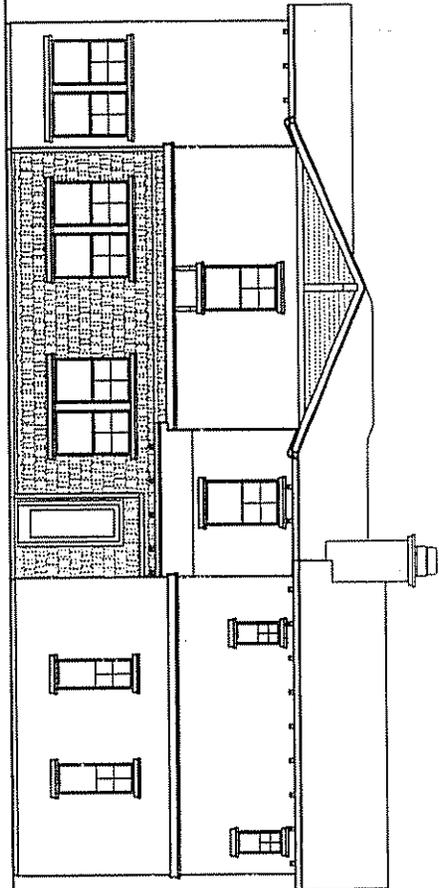
ELEVATION C MATERIALS	PAINT COLOR			STONE VENEER	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 7	KM3989-2	KM3974-3	KM3976-5	CULTURED BLISTE	MONIER CHARCOAL BLEND
SCHEME 8	KM4179-1	KM4190-3	ACC56-5	SOUTHERN LEDGESTONE	1FAC1132
SCHEME 9	KM4206-3	KM3956-5	KM3792-5	GV-2055	

PAINT REFERENCED IS KELLY-MOORE
 VENEER MATERIAL REFERENCED IS CULTURED STONE
 ROOFING MATERIAL REFERENCED IS MONIER LIFETILE

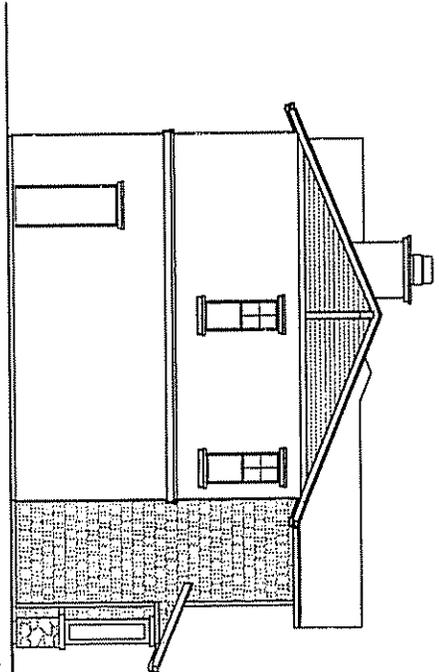
REGIS HOMES
 THE ISLANDS AT RIVERLAKE

PLAN 5730
 EXTERIOR ELEVATION "C"
 Private Drive





Rear Elevation "C"



Left Elevation "C"

ELEVATION / MATERIALS	PAINT COLOR			STONE VENEER	ROOF TILE
	BODY	TRIM	ACCENT		
SCHEME 7	KM3989-2	KM3974-3	KM3976-5	CULTURED STONE RUSTIC SOUTHERN LEDGESTONE CSV-2055	MONIER LIFE TILE CHARCOAL BLEND 1FAC1192
SCHEME 8	KM4179-1	KM4190-3	AC256-5		
SCHEME 9	KM4406-3	KM3986-5	KM3792-5		

PAINT REFERENCED IS KELLY-MOORE
 VENEER MATERIAL REFERENCED IS CULTURED STONE
 ROOFING MATERIAL REFERENCED IS MONIER LIFE TILE

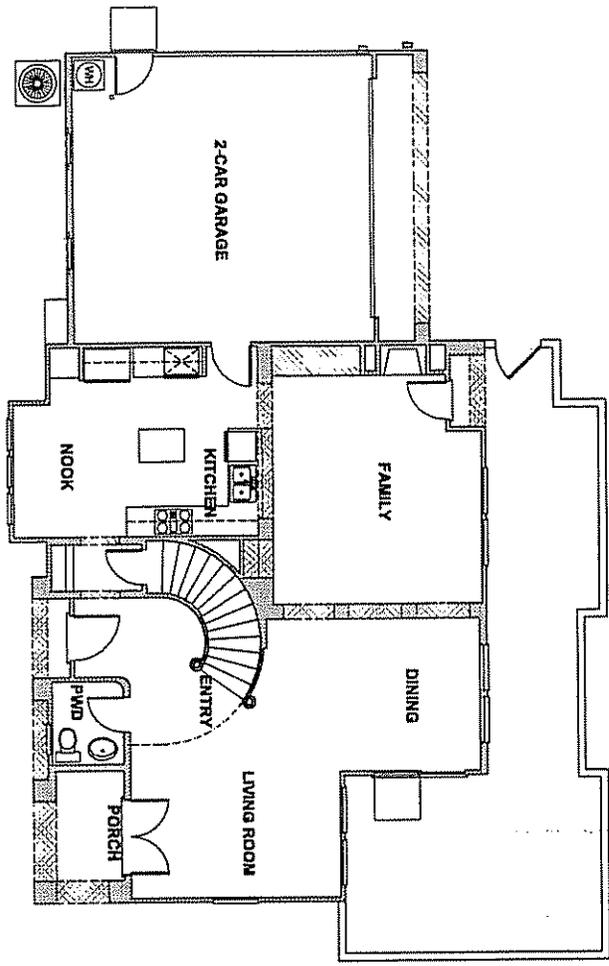
REGIS HOMES
 THE ISLANDS AT RIVERLAKE

PLAN 5730
 EXTERIOR ELEVATION "C"
 Private Drive

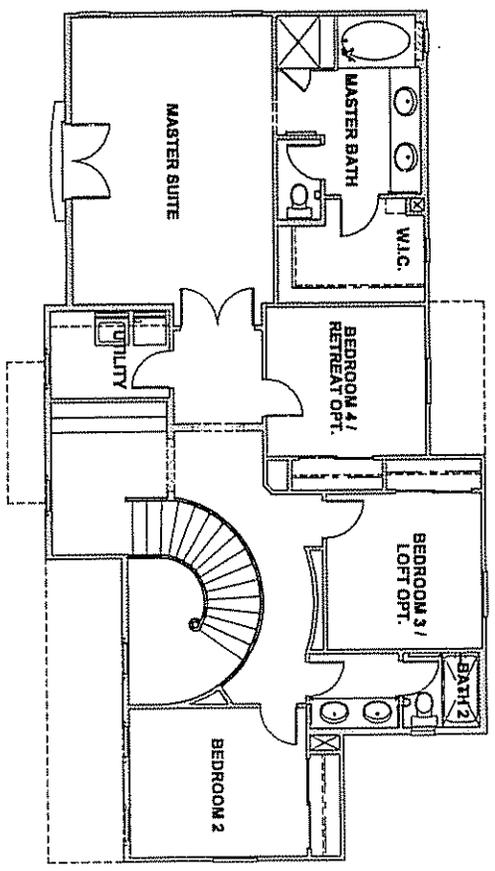


REGIS HOMES
THE ISLANDS AT RIVERLAKE

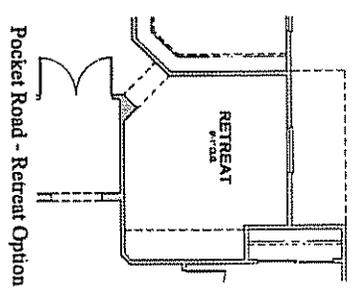
PLAN 5730
FLOOR PLAN
Pocket Road



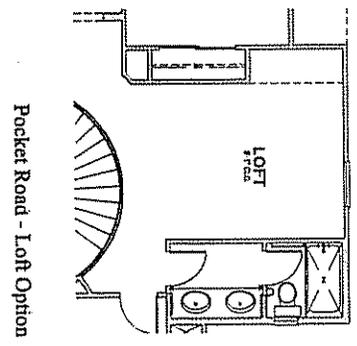
Pocket Road Main Level Floor Plan



Pocket Road Upper Level Floor Plan



Pocket Road - Retreat Option

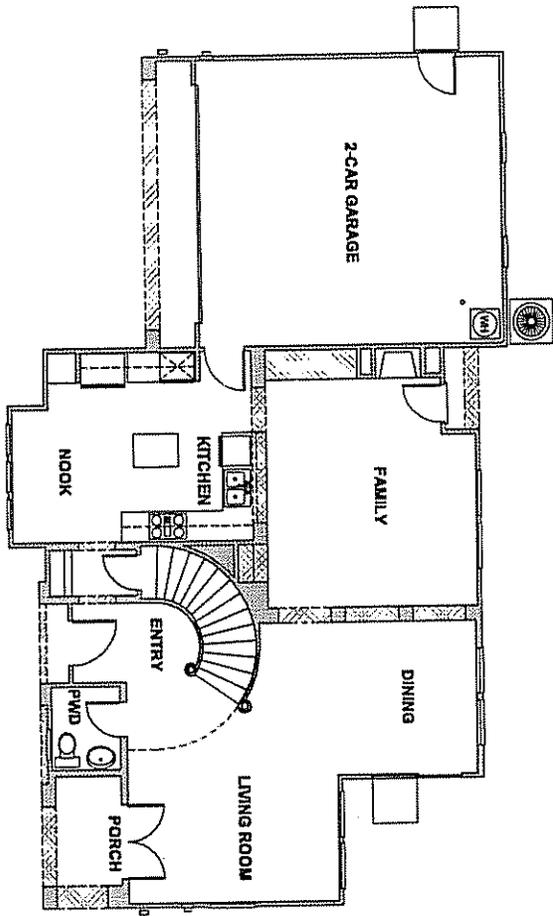


Pocket Road - Loft Option

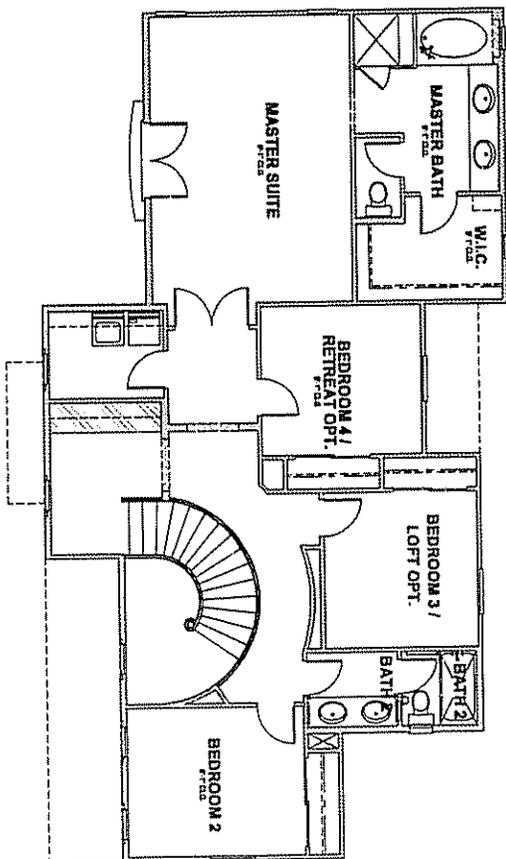


REGIS HOMES
THE ISLANDS AT RIVERLAKE

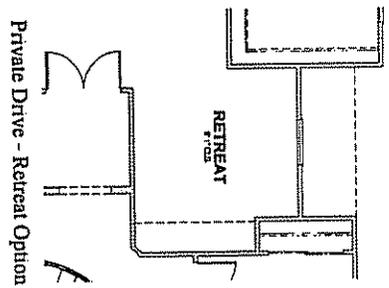
PLAN 5730
FLOOR PLAN
Private Drive



Private Drive Main Level Floor Plan



Private Drive Upper Level Floor Plan



Private Drive - Retreat Option



Attachment D – Responses to Additional DEIR Comments

Islands at Riverlake
Responses to Additional Comments
SCH# 2002062103

Prepared for:

City of Sacramento
Sacramento, CA

Prepared by:

Sycamore Environmental Consultants, Inc
Sacramento, CA

August 2005

Page 3 – continued

A most disturbing issue is that the City of Sacramento's consultant *did not make one telephone call to representatives of the Pocket Protectors* to discuss this alternative, rather they chose to draw the wrong conclusions and attempted in a transparent fashion to make incorrect statements and to say that density would be greatly reduced and not meet community minimum standards. This is totally incorrect and needs to be corrected for proper analysis and to see that the many concessions by the City of Sacramento for the RHNC flawed design are not needed with the Pocket Protectors concept 4.

37-4

Simply stated, this concept was an example of taking a slice through a typical portion of the proposed development, from the wood fence to the publicly dedicated greenbelt. There are a variety of proposed RHNC lot widths, and we arbitrarily chose the dimension we did and did not intend that this would be fixed but rather would conform to the various RHNC lot widths subject to various house sizes, or square footages. Basically we took the two lots on each side of the substandard private road and combined them into one space so that minimum sideyards would be increased allowing for larger tree planting and more separation between structures. The private street would be increased in width by 15% and have a landscape strip next to the existing wood fence, thus providing a significantly increased setback to adjacent homes.

This solution would not require a second fence to be constructed. A second fence would have a number of significant problems associated with that concept, including trash collection between fences, leading to more dry rot and hiding spaces for rodents as well as not being able to stain or periodically apply preservatives to extend fence life. Also, the two fences would not have a uniform top so new homes as well as existing homes could see the other fence periodically extending over the top of their fence for a very ugly view. The last point is the new fence would take six to eight inches out of an already minimal backyard or approximately 5% less space.

37-5

The Pocket Protectors specific units were only noted to show that the square footage could be approximately the same as what is proposed by RHNC. By varying the one and two-story elements, one creates a much more interesting facade. This interesting concept is further enhanced by setting units at a slight angle much like other structures that exist along Pocket Road. This was noted as negative by the consultant as not being interesting, yet the previously approved project was also angular and received positive comments by the City Planning Department as being innovative and interesting. This certainly is an inconsistency and is a subjective opinion not based on facts or good architectural design principles.

37-6

We would argue that the Pocket Protectors concept is more creative than a double row of houses on tiny substandard lots going on for nearly a mile, yet that is not mentioned in the EIR as being a detractor; how is this objective analysis? Please fairly redo alternative 4 to reflect a feasible portrayal of the Pocket Protectors' plan.

37-7

Page 4 -- continued

Project Denisty: (See Attached Exhibit "B")

Attached as an exhibit is a City of Sacramento Planning Dept. acreage analysis and resulting density calculations for your review. This analysis does not match up with data in the DEIR document, which allows readers to draw the wrong conclusions relative to density and impact to the community and is a major discrepancy.

The DEIR documents indicate a net acreage of 19.44 acres. The City Planning Department documented density factors for a January 27, 2003 community meeting indicates a net acreage of 12.23 net acres. What has been noted throughout the DEIR report indicating a density of 7.15 units per net acre. Isn't true that with a discrepancy of this magnitude many of the conclusions with reference to community impact are totally incorrect?

37-8

The City of Sacramento in Section 17.16.010-pg.1215 has a very clear definition of what is "net" acreage. The net acreage calculation used in the General Plan, Community Plan, as well as the LPPT PUD Guidelines conforms to this section.

Isn't it true that the DEIR is flawed due to this miscalculation and therefore the data that were used as a basis were incorrect? What is the community impact when density is approximately 70% greater than what the report indicates?

Summary:

1. Why didn't the EIR consultant make one telephone call to gather the facts of the Pocket Protectors alternate proposal 4?
2. Why didn't the EIR consultant review the details of the April 30, 2001 document prepared by the City Planning Department as criteria for RHNC? Please do so now and include analysis in the EIR.
3. Why didn't the EIR consultant review and note approval drawings for the previously approved project indicating in bold felt pen notation that sidewalks and patios could not intrude into the publicly dedicated linear greenbelt? Please do so now and include analysis in the EIR.
4. Why did the EIR consultant not note that the Pocket Protectors project provided for a 15% wider private street? Please do so now and include analysis in the EIR.
5. Why did the EIR consultant not note that the Pocket Protector alternative allowed for large shade trees that are impossible to plant on the RHNC scheme? Please do so now and include analysis in the EIR.
6. Why did the EIR consultant not note the significantly increased setbacks and open space that is created by the Pocket Protector alternative? Please do so now and include analysis in the EIR.

37-9

37-10

37-11

37-12

37-13

37-14

Page 5 - continued

- 7. Why did the EIR consultant not note that the nearly half reduction of units that are now half-plexes would be consistent with existing half-plexes that exist in the Riverlake community? Please do so now and include analysis in the EIR. 37-15
- 8. How can the EIR consultant not clearly see that all of the concessions required by the RHNC proposal are not required by the Pocket Protector alternative? Please do so now and include analysis in the EIR. 37-16
- 9. A City Council member noted when the original project was appealed by RHNC that the Pocket Protector project was a better land use solution. this is public record and in the minutes of that meeting. Please note this comment and duly noted in the final EIR? 37-17
- 10. What is the community impact when the RHNC Project density is 70% greater than what the DEIR indicates? 37-18

We strongly disagree with the statement that this is an in-fill project. Please acknowledge that this project does not meet the City's definition of infill. This project is part of a Master Plan that was developed jointly by the City of Sacramento and the original land developer in 1985. This is a mischaracterization of the facts by the EIR consultant and numerous individuals who attempt to change the ground rules for their own motives. 37-19

A double row of houses on substandard lots on either side of a substandard private road with limited landscape and a significant amount of hardscape are not compatible with the long-planned Riverlake community and this long narrow site. Changing the rules of the development along Pocket Road has a huge aesthetic impact on the entire Pocket Community and this is also not adequately noted in the EIR document. We respectfully request an impartial evaluation of the real impact factors be made and documented in the final EIR document. The Planning Commission had it right when they considered this development was a good development in the wrong location! Please acknowledge this comment from the public record. 37-20

Regis Homes of Northern California has a right to develop its property in a reasonable and responsible way. Pocket Protectors have on more than one occasion extended an invitation to work with the developer in a meaningful way. Instead, the developer has chosen to propose the project based on politics and not technical merit. We respectfully request that a fair and objective analysis be made of the Pocket Protectors concept 4 37-21

At the request of a City Council member, a stakeholder meeting was held over a year ago with the Planning Department manager. The alternate proposal was presented, hardly any questions were asked by Mr. Stonehouse and a few days later he wrote his biased report. I think it is time to have a fair and open professional discussion of alternatives and how an environmentally better solution can be developed for the entire community. Let's work together to provide an innovative solution that does not require bending of 37-22

Page 6 – continued

rules and clarifications of wording to merely make a project that was described by city staff as not fitting, fit! 37-22 (cont'd)

On August 22, 2003 the City of Sacramento Planning Commission denied the Special Permit to develop detached single family dwellings within the LPPT PUD. It was denied based on the following Findings of Fact: (Actual quote on record)

I. The project is not based upon sound principles of land use in that:

- a. the shallow depth of the existing parcels does not afford sufficient area to develop the proposed lotting plan with adequate setbacks from adjacent properties;
- b. the massing of the houses creates crowded conditions along the narrow interior private drive;
- c. adequate play yards for children have not been provided;
- d. small front yards prevent the planting of large shade trees;
- e. the ability to provide guest parking adjacent to each dwelling is impeded by the narrow street which does not afford on-street parking and by the shallow front setbacks, which do not allow for parking in the driveways of many lots.

37-23

The City of Sacramento Planning Commission had it right and the present RHNC proposed plan has not taken adequate mitigation measures to make this a project that is consistent with the Riverlake community.

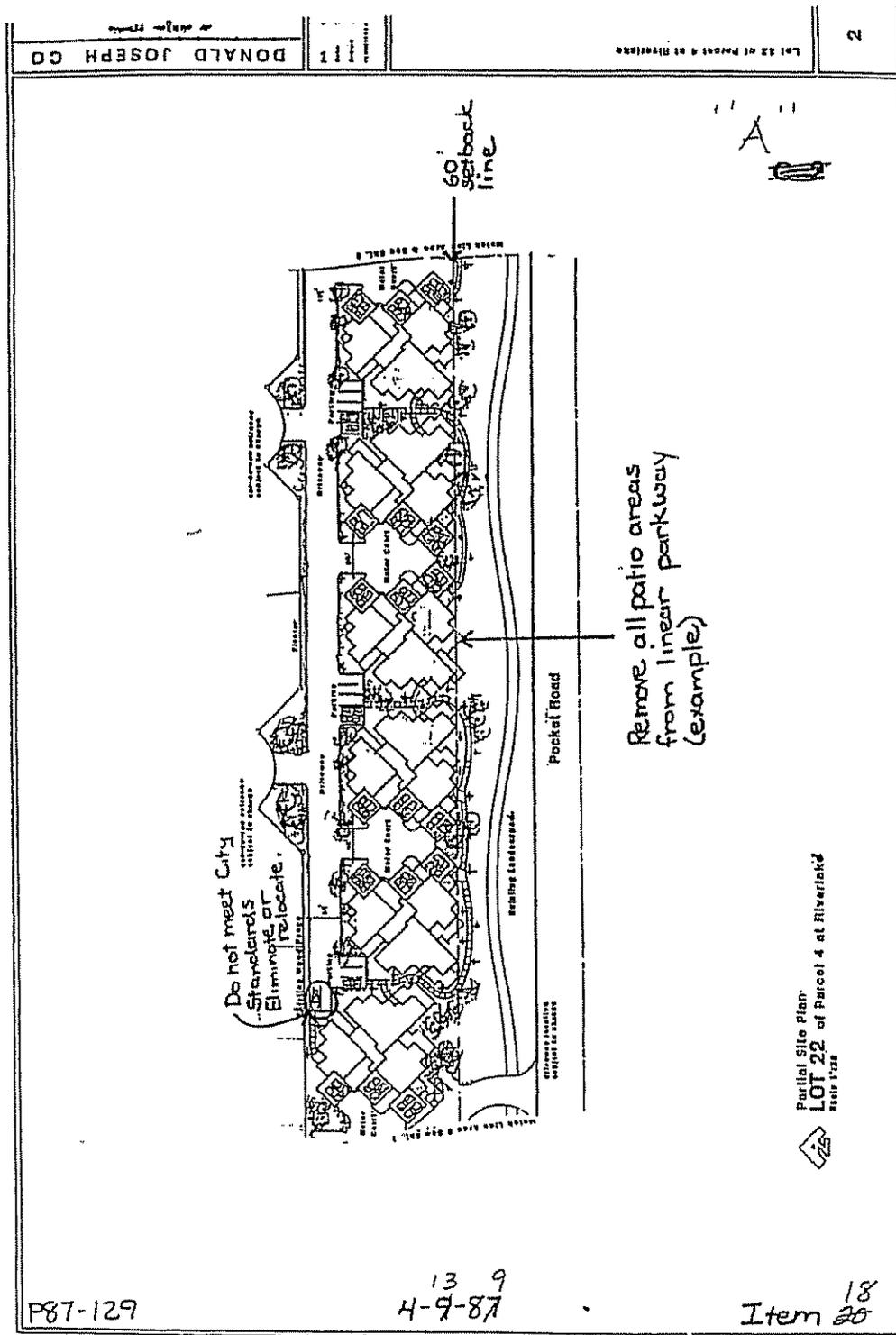
Even Dave Jones, Vice Mayor wrote on August 8, 2003 "In the final vote on the project, I voted against the Isles of Riverlake development, but a majority of the Council approved it over my opposition."

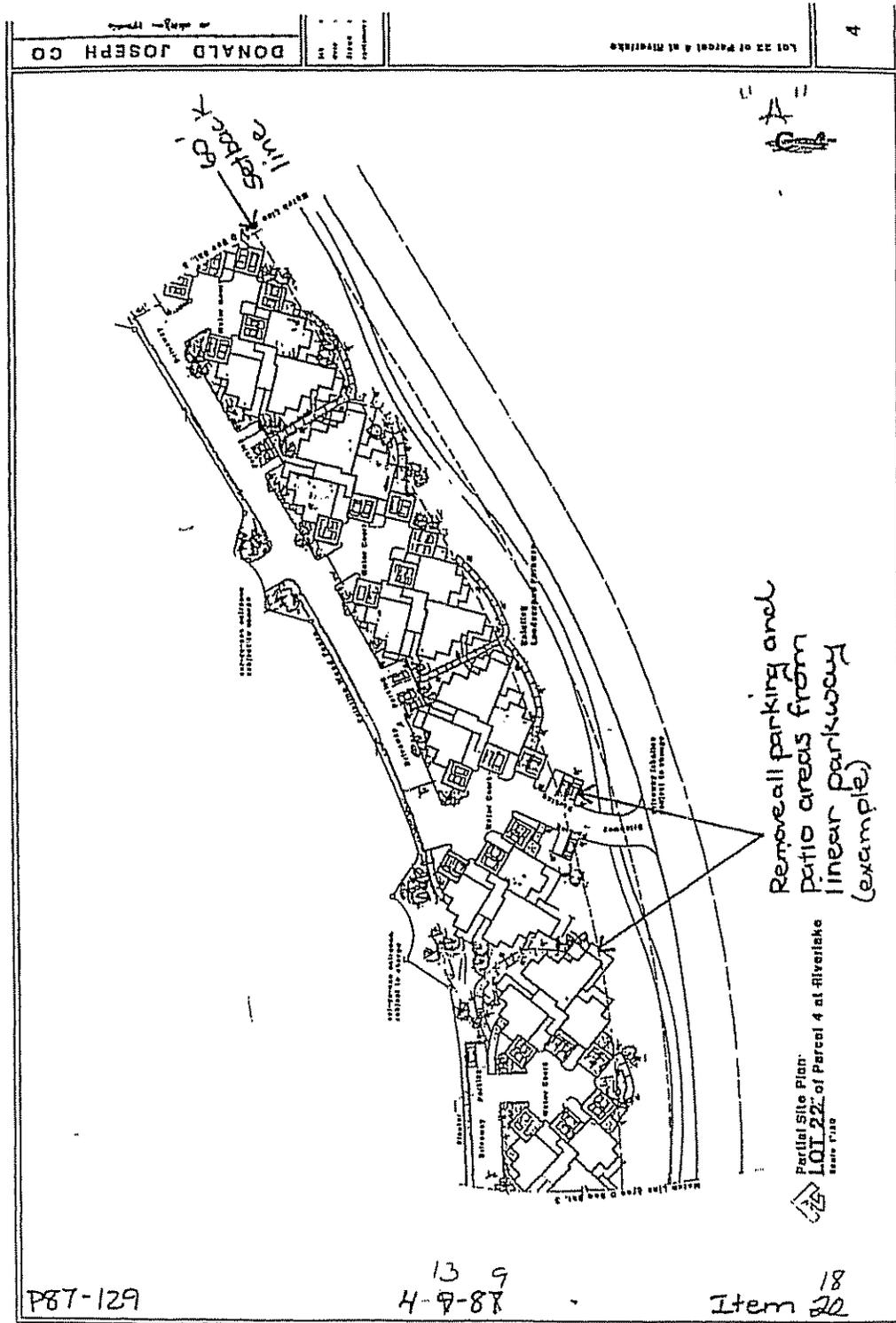
37-24

He further stated that "during the debate on this project, I supported the Pocket Protectors proposal and made a motion that the Council continue the item to allow more time to be provided to further analyze the Pocket Protector proposal. No one on the council seconded my motion and so it died."

Martha McCardle
Martha McCardle

Roger A. McCardle
Roger A. McCardle - Architect





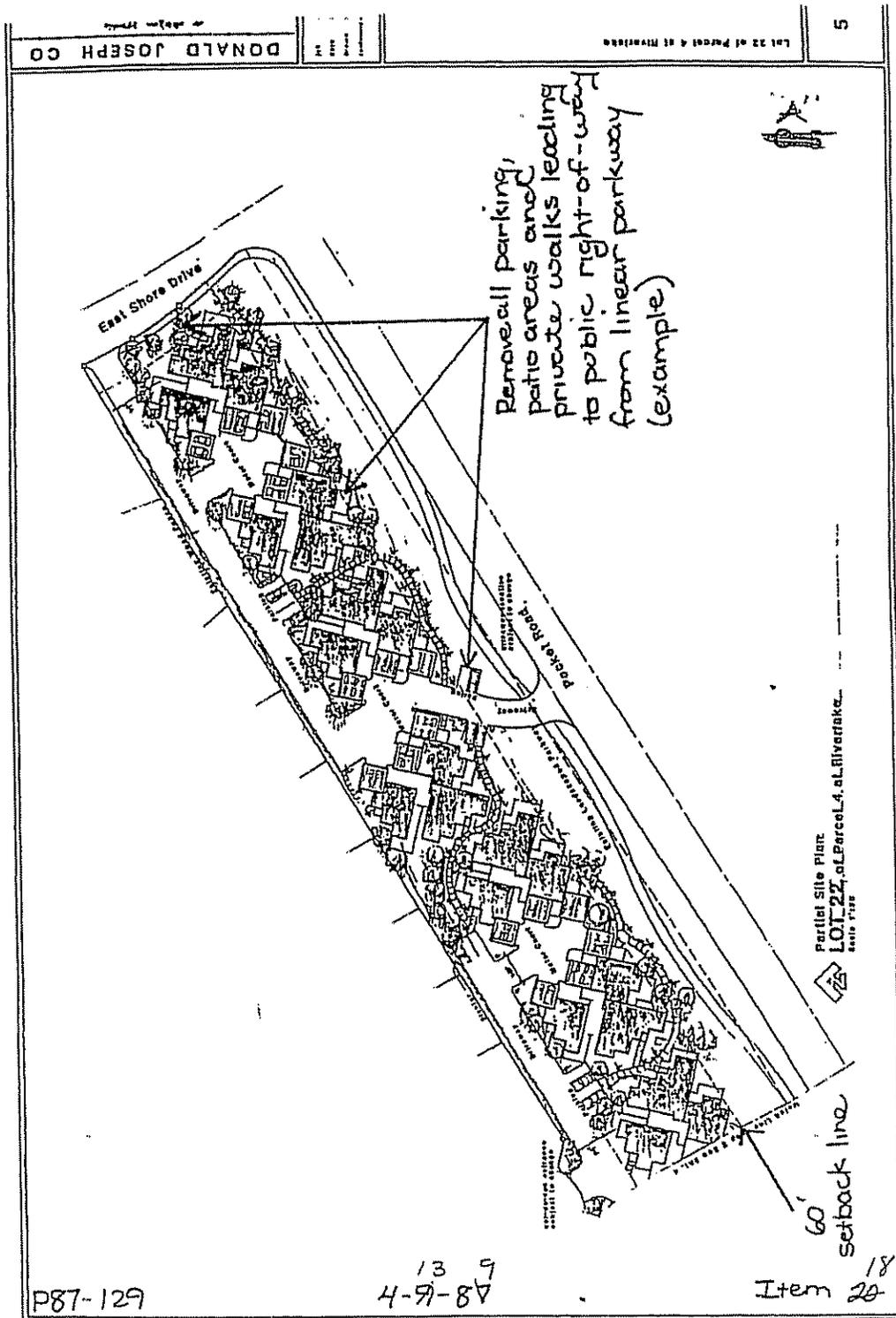


EXHIBIT "B"
1 of 2

Islands at Riverlake

Density Information for the January 27th, 2003 meeting

General Plan – 4-15 dwelling unit per net acre (du/na*)
Pocket Community Plan – 7-15 du/na

- * Net acreage excludes publicly dedicated land(s), private streets that meet city standards, and other public use areas, as determined by the Planning Commission (Section 17.16 010-pg.1215).

In the staff report, the net density was determined by excluding the public use area (linear parkway of 40') as well as the 25' private drive from the 160' deep parcel leaving 95' or 59 percent of the original 20.6± acre parcel = 12.23± acres, for a density of 11.4 du/na (139 du ÷ 12.23 na).

With the 40' wide public use area (linear parkway) excluded, which comprises 25 percent of the property width, the density changes to 9.0± du/na (139 du ÷ 15.45 na) under the current proposal.

The maximum density allowed, including 25' private drive and excluding the 40' wide linear parkway, without amending the Community Plan is 15 du/na or 232 units (15.45 na x 15 du = 232 du). However, the LPPT PUD Guidelines would have to be amended as currently a maximum of 164 units are allowed (8 du/acre x 20.6 ac) under the current PUD guidelines.

The minimum number of units allowed without amending the Community Plan, including the 25' private drive and excluding the 40' wide linear parkway, would be 108 (7 du x 15.45 na = 108).

"B"

	General Plan	Community Plan	LPPT PUD Guidelines	Staff Report
Dwelling Units				
Minimum	4	7		
Maximum	15	15	8	
Net Acreage				
Total Acreage	20.60	20.60	20.60	20.60
40' Parkway	5.15	5.15		5.15
25' Drive	3.22			3.22
Net Acres	12.23	15.45	20.60	12.23
Dwelling Units/Net Acre (du/na)				139.00
Units				
Minimum	48.9	108.2		
Maximum	183.5	231.8	164.8	
Staff Report Density				11.36

OFFICE OF THE
CITY COUNCIL

CITY OF SACRAMENTO
CALIFORNIA

DAVE JONES

VICE MAYOR
COUNCIL MEMBER
DISTRICT SIX

August 8, 2003

Ms Martha McCardle
800 Cobble Cove Lane
Sacramento, CA 95831

Dear Ms McCardle:

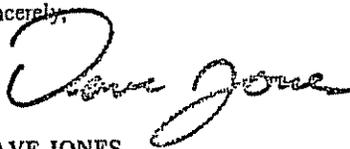
Thank you for sharing with me your opposition to the Isles at Riverlake housing development through your signatures on the petition provided to my office.

During the debate on this project, I supported the Pocket Protectors proposal and made a motion that the Council to continue the item to allow more time to be provided to further analyze the Pocket Protectors proposal. No one on the council seconded my motion, and so it died

In the final vote on the project, I voted against the Isles of Riverlake development, but a majority of the Council approved it over my opposition

Thank you again for sharing your views with me on the Islands at Riverlake. If you have any further questions or concerns, please feel free to contact my office at 808-7006.

Sincerely,



DAVE JONES
Vice Mayor

3.2.2.37 Letter 37. Martha McCardle and Roger A. McCardle

- 37-1 The commentors recommend analyzing an alternative which considers rezoning the project site to R-1. An R-1 rezone alternative plan was analyzed in the Draft EIR. Please see pages 199-206 of the Draft EIR. See also Master Response 7.
- 37-2 Due to the changes made in the project design from the time that it was first reviewed by the long-range planning staff in 2001 and the City Council's June 2003 approval, staff no longer considers the project to create any risk of a significant or adverse visual "canyoning" or "tunnel" effect. Please see Master Response 11 and Response to Comment 37-10 below. Additionally, the portion of the 2001 staff assessment cited by the commentors suggested consideration of a reduced unit design or different configuration with a single row of houses on deeper lots. These variations on the project design were aspects of some of the alternatives studied in the Draft EIR. Please see pages 194-199 (analysis of Alternative A5) and pages 199-206 (analysis of Alternative A6) of the Draft EIR, in which two different designs incorporating deeper lots and a single row of homes were considered. Additionally, Alternatives A4 and A6 included fewer units (126 and 100, respectively) than the proposed project (139 units).
- 37-3 Please see Master Response 1.
- 37-4 Please see Master Response 7.
- 37-5 Please see Master Response 8.
- 37-6 Please see Master Response 7. Additionally, the commentors assert that the angular design of the Pocket Protectors' alternative (A4) was not assessed consistently with one of the previously approved projects, which was also angular, and which the commentors assert was favorably reviewed by the City Planning Department. As explained in the Draft EIR, however, the angular design of both Alternatives A2 and A4 is not considered consistent with the City's Single Family Residential Design Principles (SFRDP) (adopted in 2001) as a solution to the problem of "sameness" in design. (DEIR, pp. 171-172.) The SFRDP were not yet in effect when Alternative A2 was originally approved in 1987; therefore, at the time A2 was considered by the Planning Department in 1987, the angular nature of the design was not assessed under those principles as it was in this EIR's analysis. Moreover, as the commentors note, judgment of many of the design details of the proposed project and the alternatives considered in the Draft EIR is inherently subjective and based on personal preferences. Therefore, as noted in the DEIR, the responsibility for these kinds of subjective determinations ultimately lies with the Planning Commission and the City Council.
- 37-7 Please see Master Response 7. Additionally, as explained in the DEIR, the proposed project's variation in architectural styles, heights, sizes and design details would reduce the potential for the "sameness" that commentors appear to be implying would result with the proposed project. (DEIR, pp. 138-143.)
- 37-8 The net acreage was calculated consistently with Sacramento City Code 17.16.010 for the February 2005 Initial Study, the June 2005 DEIR, and the August 2005 FEIR. Please see Master Response 5. The sizes of the legal parcels were measured using AutoCAD functions. The gross acreage of the legal parcels is 21.44 acres. The ± 2-acre parkway easement to the City was subtracted from the gross acreage, in accordance with the definition of "net lot area"

in Sacramento City Code 17.16.010. Therefore, the resulting net acreage is 19.44 acres. When the LPPT PUD was approved, the gross acreage of the legal parcels was \pm 22.6 acres. The \pm 2-acre City parkway easement was subtracted for the resulting net acreage of 20.5 acres. The LPPT PUD Schematic Plan Map, which reports 20.6 acres for the project site, did not include the City parkway easement acreage. Since the LPPT PUD was approved, the gross and net acreage of Lot 21 was reduced due to a lot split for Dutra House and the public Dutra Bend Drive.

The formulation of net acreage presented in the 27 January 2003 meeting notes subtracted the acreage of the private street and the applicant-owned, Riverlake Community Association-held, landscape easement in addition to the acreage of the 25-foot wide parkway easement to the City. The formula for calculating net acreage in Sacramento City Code 17.16.010 does not subtract private roads and private easements. Therefore, the formulation of net acreage presented in the 27 January 2003 meeting was incorrect. The formulation of net acreage used in the 2005 Initial Study and EIR is the correct one.

- 37-9 Please see Master Response 7. The EIR consultant considered the information previously provided by the Pocket Protectors in 2003 to provide enough detail to develop the alternative considered in the Draft EIR as A4. Additional contact with the Pocket Protectors regarding the details of the alternative was not considered necessary in order to assess the relative merits and flaws in the alternative design as compared to the proposed project.
- 37-10 Please see Master Response 11. Additionally, staff considers the issues raised in the Planning Department's April 30, 2001, letter to the applicant to have been resolved through subsequent revisions in the project and through the proposed conditions of approval. Staff noted in the April 30, 2001, letter, "A thematic landscaping plan, together with a variety of facades and one and two story design will minimize the "canyon" effect which occurs when the building massing is similar for long expanses, as is the case with the project as proposed." Staff finds that the applicant has incorporated these recommendations into the currently proposed project. Between the time the project was first reviewed by staff in 2001 and the time it was approved by the City Council in 2003, the project applicant revised the proposed project to: include fewer units (from 163 to 139); provide a mix of one- and two-story homes, in contrast to the predominantly two-story plan proposed in 2001; increase setbacks from the existing fenceline, from the 5 feet proposed in 2001 to the 10-12 feet currently proposed; and include an interior sidewalk and seven "mini-parks" with connecting pathways between the mini-parks and homes fronting on the Linear Parkway that will facilitate pedestrian access to the Linear Parkway and add open space. The conditions of approval that were previously adopted for the project by the City Council and which are proposed again for the current project further incorporate many of the recommendations in the April 30, 2001, letter. Therefore, staff considers the issues noted in that letter to have been addressed and the potential "canyoning" or "tunnel" effect to have been eliminated.
- 37-11 Please see Master Response 4.
- 37-12 The Draft EIR noted that the proposed street width for the Pocket Protectors' proposed alternative plan (A4) is 25 feet, 3 feet wider than the proposed project's street width of 22 feet (DEIR, p. 187.)
- 37-13 The Draft EIR noted that under the Pocket Protectors' proposed alternative plan (A4), shade trees would be planted consistent with other residential development and would not create adverse shade impacts (DEIR, p. 194.) Please see also Master Response 6.

- 37-14 The Draft EIR described the setbacks that would result with the Pocket Protectors' proposed alternative plan (A4). (DEIR, pp. 192-193.) The DEIR also noted that the angled layout of the design would provide for more individual lot yard space than the other alternatives. (DEIR, p. 187.)
- 37-15 It is unclear exactly what question or point the commentors are stating in this comment. The Draft EIR described the consistency of the Pocket Protectors' proposed alternative plan (A4) with existing land use designations and with adjacent existing neighborhoods. (DEIR, pp. 192-194.)
- 37-16 The differences between the proposed project and the Pocket Protectors' proposed alternative plan (A4) were generally described in the DEIR. (DEIR, pp. 215-217.) Additionally, see Response to Comment 37-10 above.
- 37-17 As indicated in the letter from Council Member Dave Jones that the commentors attached to their letter, Council member Jones noted his preference for the Pocket Protectors' proposed alternative plan.
- 37-18 Please see Master Response 5 and Response to Comment 37-8 above.
- 37-19 Please see Master Response 9.
- 37-20 The fact of the previous Planning Commission's denial of an earlier version of the project is noted in the Draft EIR. (DEIR, p. 2.) Please also see Master Responses 6 and 11.
- 37-21 Comments noted. Please also see Master Response 7 and Responses to Comments 37-6, 37-9, and 37-12 through 37-17.
- 37-22 The Draft EIR provides a comprehensive discussion of six project alternatives, plus a "no-project" alternative. Please see also Master Response 7.
- 37-23 Please see Master Responses 1, 4, 6 and 11. Additionally, the issues of setbacks, massing and guest parking are addressed in the Draft EIR. (DEIR, pp. 38-39, 86-88, 104-111, 111-115, 126.)
- 37-24 Please see Response to Comment 37-17 above.

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Ms Lesley Buford
Environmental Planning Division
123111 I Street, Room 300
Sacramento, CA 95814

Dear Ms Lesley:

I am a Dutra Bend resident and the controversial Project known as Islands at Riverlake, which by now you are aware of, concerns me greatly. Enclosed you will find a list of questions which should be brought to your attention. I would greatly appreciate you going over them to determine if they are valid questions and if so, what can be done to make them right.

] 38-1

Thanking you in advance, yours truly,

Vernice Brooks
Vernice Brooks
7733 Rio Barco Way
Sacramento, CA 95831

ISLANDS AT RIVERLAKE EIR QUESTIONS:

- 1. How many licensed architects does Sycamore Environmental Consultants have on staff? Are they California licensed architects?] 38-2
- 2. Previously a City of Sacramento approved project had bold notation on each site plan sheet indicating no intrusion of the "publicly dedicated greenbelt" by sidewalks or patios. Why was this not mentioned and addressed in the EIR?] 38-3
- 3. The Pocket Protectors concept plan was put forth as an example of alternatives. It is not a preliminary design or to suggest details. Lot size and building footprint are examples to illustrate that other options for land use exist. Why was there not one phone call, or meeting to discuss this option for a clear understanding by Sycamore Environmental Consultants rather than promote inaccurate statements, or draw wrong conclusions?] 38-4
- 4. Previously City of Sacramento approved project had angled structures and was cited as being innovative and imaginative. Now the Pocket Protectors scheme was noted just the opposite due to the angled layout. Also other development along Pocket Road is angular and therefore the Pocket Protectors scheme is also related to other structures. Why is this feature not noted as a positive to minimize community impact? Is a one-mile row of primarily two story houses not boring?] 38-5
- 5. The proposed project has a 22' wide street yet all other schemes have a 25' wide street. Doesn't a 15% increase in street width over a mile long offer a significant improvement to traffic flow and safety?] 38-6
- 6. The alternative of having houses on one side of the private street allows for garbage cans to be on the street without one row of houses having all the neighbors' cans in front of their house each week. Is not this a significant advantage?] 38-7
- 7. How does a 22' wide street with approx. 18' of pavement width allow for cars to pass the garbage truck when collection is taking place? The can sits in the roll curb and takes about 3' of space, the truck is 8-1/2' wide and the articulating arm uses about 2' of space or clearance when operating for a total of 13-1/2', leaving about 7' or less space to drive a car? How does this work on a weekly basis?] 38-8
- 8. Is the private driveway to City of Sacramento standards except for the proposed width? Will the street handle the loading of heavy fire trucks with axle loads of 20,000lb or more and the required turning radius.] 38-9
- 9. With the City of Sacramento presently taking out turnarounds as being unworkable in various communities, why are these substandard streets proposing small tight turnarounds that are obstacles for traffic] 38-10

- 10. The city of Sacramento definition of "net" acreage requires the subtraction of private streets to city standards. Why is definition not used in all references to determine accurate density calculations?] 38-11
- 11. There is no reference that I could see with regard to hardscape and the impact to the cities goal of having more shade trees and reduce hot paved surfaces. Clearly some schemes have a dramatic difference from the proposed scheme. Why is this not discussed or evaluated in the EIR document? Did someone forget while preparing the EIR that we are the city of trees, even our water towers display that theme for the public to see.] 38-12
- 12. How are trees planted in limited front yards where there are utility easements that prevent or do not allow for tree planting above utility pipes and conduits?] 38-13
- 13. Why isn't there a site plan that shows the feeder sidewalks or connector sidewalks in the dedicated linear greenbelt and how they go through groves of existing trees and that addresses grade changes? Does this require more tree cutting to work?] 38-14
- 14. With primarily two-story houses fronting the publicly dedicated greenbelt and their proximity on the border with tree limbs overhanging into the building space how can you construct homes with roof overhangs without severely butchering trees or cutting more trees?] 38-15
- 15. The Pocket Protector alternative notes (EIR) slightly less than the 7 units per net acre requirement for one of the community plans. The lot size if designed, or reviewed in any detail could be adjust to meet the exact requirement very easily, as well as adjusting the house square footage, or footprint. Why wasn't this noted, as all lots on other plans or alternatives are not all the same size or area?] 38-16
- 16. Other progressive cities like Elk Grove do not allow subdivisions to open directly on to major traffic arteries. For example; Elk Grove Blvd. and Laguna Blvd which are similar high-speed four lane streets like Pocket Road. Why was this not considered and which allows children to play only a short distance from cars and traffic that frequently exceed the 45mph posted speed limit? (There are not backyards to play)] 38-17
- 17. Relating to item 16 above why is there not a discussion in the EIR of providing a decorative masonry sound wall similar to the rest of Riverlake a consideration?] 38-18
- 18. Other City of Sacramento approved projects on this site had a stipulation that additional sound attenuation was required in the construction of those proposed homes. Has the sound level and traffic decreased since these projects were proposed about ten-years ago?] 38-19
- 19. Permits were given to remove two heritage trees, how many more need to be removed?] 38-20

- 20. Heritage trees have had root damage as verified by the City of Sacramento arborist recently. What steps are being taken to correct this present serious problem and to prevent future similar tree damage? } 38-21
- 21. Construction will be over a significant period of time. What measures are being taken with reference to construction noise (working hours), dust to adjacent properties and traffic as large 65-70' long semi trucks cannot maneuver with 22' wide streets. } 38-22
- 22. How are double fences a reasonable alternative? Rodent hiding space, accumulation of debris, rotting or existing wood due to trapped moisture are all issues. The thickness of the new fence also takes away clear space in the limited rear setbacks? The fence takes up in excess 5% of the rear yard space. Double fence does not allow for staining of wood fence material that helps to preserve the wood from decay and reduces the life, or replacement cycle. What about the height of fences being different and the visual impact to the existing, as well as new property owners? } 38-23
- 23. In 2001 the City Planning Long-range Planning Staff (Stacy Harsgrove) indicated by letter her concerns about the "tunneling effect" of the proposed project. That concern was obviously ignored by the developer. In fact the street that was proposed then was 25' wide and now it has been reduced to 22'. Why were the alternatives or considerations posed in that document not addressed and included in this EIR document? } 38-24
- 24. The acreage calculations provided by the City Planning Staff for the January 27th 2003 meeting indicated a true density of 11.4 dwellings units per net acre. The net acreage was noted as 12.23 acres. Why don't the numbers calculated by the City Planning Staff correlate with various acreage and density numbers in the EIR document? This clearly is a major discrepancy, as it relates to the General Plan, Community Plan as well as the LPPT PUD! } 38-25

FOR REFERENCE ONLY

3.0 Comments and Responses

3.2.2.38 Letter 38. Victoria Brooks

- 38-1 Comment noted. The commentor is generally introducing the more specific comments attached to the comment letter.
- 38-2 Sycamore Environmental Consultants, Inc. has no architects on staff.
- 38-3 Please see Master Response 4.
- 38-4 Please see Master Response 7. Please also see Response to Comment 37-9 above.
- 38-5 Please see Master Response 7 and Response to Comment 37-6 and 37-7 above.
- 38-6 Please see Master Responses 1 and 11.
- 38-7 Please see Master Response 1.
- 38-8 Please see Master Response 1.
- 38-9 The street will be built to the City's standards regarding load-bearing capacity. Please also see Master Response 1.
- 38-10 Please see Master Response 1.
- 38-11 Please see Master Response 5.
- 38-12 Please see Master Response 6.
- 38-13 Please see Master Response 6 and Response to Comment 12-7.
- 38-14 A conceptual landscaping plan that shows the location of connector sidewalks was provided as Exhibit D to the Draft EIR.
- 38-15 The Draft EIR identifies which trees have been or would be removed to construct the project. (DEIR, pp. 21-23, 130-131.) If the applicant damages any trees in the parkway, this is an enforcement issue for the City, but it is outside the scope of this EIR.
- 38-16 Please see Master Response 7.
- 38-17 Please see Master Response 4.
- 38-18 Please see Master Response 1. Additionally, because there are no significant noise impacts, a sound wall is not required. (See Initial Study, pages 49-53, Exhibit A to the DEIR.)
- 38-19 Please see Response to Comment 38-15 above.
- 38-20 Please see the Draft EIR, pages 21-23 and 130-131.
- 38-21 Please see Response to Comment 16-2 above.

3 0 Comments and Responses

38-22 Please see Response to Comment 18-2 above.

38-23 Please see Master Response 8.

38-24 Please see Master Response 11 and Response to Comment 37-10 above.

38-25 Please see Response to Comment 37-8 above.



DROBNY LAW OFFICES, INC.

A Professional Corporation

39

Mark S. Drobny*
Jennifer S. Rouse
Amy L. McEvoy
Michelle H. Wong*

*Master of Laws (LL.M.) in Taxation

August 1, 2005

Lezley Buford
Environmental Planning Principal
City of Sacramento
Development Services Department
Planning Division
1231 I Street, Suite 300
Sacramento, CA 95814

Re: Islands at Riverlake

Dear Ms. Buford:

I have been a resident of Riverlake in the Pocket area since 1988, owning three different homes during that time. I wouldn't live anywhere else. I have raised my children there, and they are now coming back home after college as well and will live here.

I have been silent on the issue of development along Pocket Road up to this point, but feel the need to be heard at this time.

Pocket Protectors purports to represent the residents of the Pocket area. They don't. They are a vocal minority representing the very few disgruntled home owners along the fence line. The "silent majority" of Pocket residents do not agree with Pocket Protectors.

Each and every resident reads and signs a disclosure before they buy a home in Riverlake, advising them that the long strip of dirt between the green belt and the fences along Pocket Road has been reserved to build town houses and condominiums. People who purchased homes along the fence line were also required to sign additional disclosures that they had been advised that on the other side of their fence, town homes and condos were eventually going to be built. THEY PAID LESS FOR THEIR HOMES ALONG THE FENCE BECAUSE THEY KNEW THE TOWNHOUSES AND CONDOMINIUMS EVENTUALLY WERE GOING TO BE BUILT ON THE OTHER SIDE OF THEIR FENCES. They were fortunate enough to enjoy the many years with nothing on the other side of their fence because the economy and their on-going efforts to thwart construction on the other side of the fences, delayed that construction.

Their argument that development would be unsightly or disruptive is absurd. WE ALL KNEW WHEN WE MOVED INTO RIVERLAKE THAT TOWNHOUSES AND CONDOMINIUMS WOULD EVENTUALLY BE BUILT THERE. EVERYONE WHO BOUGHT ALONG THE

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(916) 419-2100 Fax (916) 419-1222
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San Ramon: (925) 829-6968
Stockton: (209) 464-3408

Estate Planning Probate Business Planning Business Transactions, Real Estate Conservatorships Estate Administration and Taxation

August 1, 2005

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FENCE KNEW WHAT WOULD EVENTUALLY BE ON THE OTHER SIDE OF THEIR FENCE THAT IS WHY THEIR HOMES WERE WORTH LESS WHEN THEY BOUGHT THEM AND WHY THEY ARE WORTH LESS WHEN THEY SELL THEM. They just want to profit from the "good deal" they got when they bought their houses along the fence line if they can prevent anything from ever being developed on the other side of their fence.

This has gone on for years. Every time any project is presented, they object to whatever the project is, for a various assortment of objections. The truth is they just don't want anybody to build anything on the other side of their fence. Meanwhile, the entire community has to suffer through this long strip of dirt continuing undeveloped while Pocket Protectors plays their games.

What is more unsightly and disruptive is the fact that this long expanse of dirt has existed along Pocket Road for all of these years.

What is more unsightly and disruptive is the fact that finally this project is being developed and Pocket Protectors again filed something to delay the completion of the project.

What is more disruptive and unsightly is because of their delay tactics, a partially completed construction project sits uncompleted.

What is more disruptive is the fact that all of these whining homeowners along the fence line constantly knocking on our doors, asking us to go to meetings, leaving flyers on our doorsteps, lying about what is really going on in an attempt to prevent the normal development of our neighborhood which has endured years of incomplete development as a result of their stall tactics.

Riverlake will never become a mature and fully developed community until it is fully built out AS IT WAS ORIGINALLY CONTEMPLATED in the original plans and maps APPROVED BY THE CITY OVER 20 YEARS AGO. The Architectural Review Board and Homeowners Association have both approved The Islands at Riverlake plans. THEY SPEAK FOR THE HOMEOWNERS. NOT POCKET PROTECTORS. The Homeowners Association is an elected group of representatives. Pocket Protectors is not elected and does not speak for the majority of homeowners.

Older constructed homes build in the 1980s and 1990s need to look compatible with the townhouses and condos that were designed to be built along Pocket Road. The longer this takes, the more environmentally unsightly it will be.

Residents of Riverlake have had to endure the normal dirt, dust and noise of construction as homes around us were being built. That dirt, dust and noise needs to occur again sooner or later when the townhouses and condominiums are built along Pocket Road. The sooner, the better, so our neighborhood can be completed and mature as a complete community.

August 1, 2005
Page 3

The amenities that other neighborhoods enjoy, such as several good restaurants and shops has never taken place in Riverlake because until this neighborhood is fully built out, there simply aren't enough residents to support that infrastructure. Drive around Riverlake. There isn't anywhere good to eat and shop. Residents have to go downtown or further because there aren't enough residents in a still undeveloped Pocket area to support multiple, quality, upscale restaurants and shops.

It is inexcusable that the development that should have taken place years ago along Pocket Road remains undeveloped as a result of a vocal minority. If their argument continues to be that development of Islands at Riverlake would make our neighborhood unsightly, then they need to take a look at those long strips of dirt that have existed along Pocket Road for over 20 years. If they think building townhouses along that strip on Pocket Road would be disruptive, those issues should have been addressed before the final map was approved over 20 years ago for our neighborhood. We all knew when we bought in Riverlake that townhouses and condos were going to be built along that strip.

On behalf of the overwhelming majority of residents in Riverlake, I would respectfully request this never ending circus orchestrated by Pocket Protectors finally be put to an end and that the construction we all knew would take place be allowed to take place and our neighborhood be allowed to mature as a complete community.

Very truly yours,

DROBNY LAW OFFICES, INC.
A Professional Corporation


MARK S. DROBNY

MSD:bg

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3.2.2.39. Letter 39. Mark S. Drobny.

This letter is nearly identical to Letter 10 above. This version of the previously submitted letter does not raise any new CEQA issues that need to be addressed further in these responses to comments.

Attachment E – Applicant’s Appeal

CITY OF SACRAMENTO

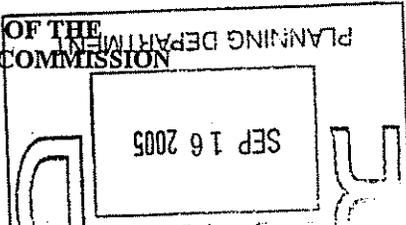
NEIGHBORHOODS, PLANNING & DEVELOPMENT SERVICES DEPARTMENT
 1231 I Street, Room 200, Sacramento, CA 95814

PLANNING DIVISION
 916-808-5381

**APPEAL OF THE DECISION OF THE
 SACRAMENTO CITY PLANNING COMMISSION**

DATE: September 16, 2005

TO THE PLANNING DIRECTOR:



I do hereby make application to appeal the decision of the City Planning Commission on September 15, 2005 (hearing date), for project number (P#) 05-004 when:

- Special Permit for 139 detached alternative single-family houses and 27 common lots in the R-1A PUD zone
- Variance for _____
- "R" Review for _____
- Other _____ for _____

was: Granted by the City Planning Commission
 Denied by the City Planning Commission

Grounds For Appeal: (explain in detail, you may attach additional pages)

Please see attached letter

- ⇒ Property Location: North and South sides of Pocket Road between East and West Shore Drives
- ⇒ Appellant: Tina A. Thomas Daytime Phone: (916) 443-2745
 (please print) (on behalf of appellant-Regis Homes of Northern California)
- ⇒ Address: 455 Capitol Mall, Suite 210, Sacramento, CA 95814
- ⇒ Appellant's Signature: *Tina Thomas*

THIS BOX FOR OFFICE USE ONLY			
FILING FEE:	\$1,192.00 By Applicant	RECEIVED BY: <u><i>[Signature]</i></u>	DATE: <u>9.16.05</u>
	\$298.00 By Third Party		
Distribute Copies To:	GLS; GL: Project Planner; Tim Larkin (original & receipt)		
P# _____	Forwarded to City Clerk: _____		

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REMY, THOMAS, MOOSE and MANLEY, LLP
ATTORNEYS AT LAW

MICHAEL H. REMY
1944 - 2003

TINA A. THOMAS
JAMES G. MOOSE
WHITMAN F. MANLEY

BRIAN J. PLANT
JOSEPH J. BRECHER
OF COUNSEL

455 CAPITOL MALL, SUITE 210
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JENNIFER S. HOLMAN
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SABRINA V. TELLER
MICHELE A. TONG
MEGHAN M. HABERSACK
ANGELA M. WHATLEY
AMY R. HIGUERA
HOWARD F. WILKINS III

September 16, 2005

Via hand-delivery

Ms. Carol Shearly
Interim Planning Director
City of Sacramento
1231 I Street, Room 200
Sacramento, CA 95814

Re: Appeal of the Decision of the Sacramento City Planning Commission
Islands at Riverlake Project (P05-004)

Dear Ms. Shearly:

On behalf of Regis Homes of Northern California, Inc. and William Heartman, applicant for the Islands at Riverlake project (P05-004), I am filing the attached appeal of the effective denial by the Sacramento City Planning Commission on September 15, 2004, of Regis Homes' application for a Special Permit to develop 139 detached alternative single-family homes and 27 common lots in the Alternative Single-family Planned Unit Development (R-1A PUD) zone. At the Planning Commission's special meeting on September 15th, by a 3-2 vote of the five Commissioners present, the Commission approved a motion adopting staff's recommendations set forth in the September 15, 2005, staff report for the following entitlements:

A Notice of Decision and Findings of Fact certifying the Environmental Impact Report, approving the Mitigation Monitoring Plan, approving an amendment to the Pocket Area Community Plan and South Pocket Specific Plan, approving an amendment to the LPPT PUD Guidelines, approving a Tentative Subdivision Map; and approving a Subdivision Modification to reduce the standard 53' right-of-way for a private street.

Ms. Carol Shearly
Interim Planning Director
September 16, 2005
Page 2

While the 3-2 vote reflected a majority vote in favor of all of the requested entitlements listed in the September 15, 2005, staff report for the proposed project, the Commission's Rules and Procedures require a four-vote minimum to approve Special Permits and a five-vote minimum to recommend approval of a community plan or specific plan amendment. (Rules and Procedures (M04-048), § VIII.A.3, 4.) Therefore, the requested Special Permit for the proposed project is deemed denied and the action is appealable to the City Council. Additionally, I understand that the Commission's Rules and Procedures provide that because there were not five affirmative votes, the community plan and specific plan amendment requested by the applicant is automatically forwarded to the City Council without a recommendation. My further understanding of the Commission's Rules and Procedures and the City Code is that the PUD Guidelines amendment requested by the applicant is neither deemed denied nor automatically forwarded to the City Council as a result of the Commission's 3-2 vote. If this understanding is incorrect and the PUD Guidelines amendment is deemed denied, I wish to appeal this action also.

I am informed that this matter is already scheduled for the Council's September 27, 2005, evening meeting. Please do not hesitate to contact me if you have any questions regarding this matter.

Sincerely,



Tina A. Thomas

cc: Lezley Buford
Sabina Gilbert
Bill Heartman
Kimberly Kaufmann-Brisby
David Kwong
Tom Pace
Susan Brandt-Hawley

50923013 001 wpd

Attachment F - Pocket Protectors' Appeal

CITY OF SACRAMENTO
NEIGHBORHOODS, PLANNING &
DEVELOPMENT SERVICES DEPARTMENT
1231 I Street, Room 200, Sacramento, CA 95814

PLANNING DIVISION
916-808-5381

APPEAL OF THE DECISION OF THE
SACRAMENTO CITY PLANNING COMMISSION

DATE: 9/23/05

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission on 9/15/05 (hearing date), for project number (P#) P05-004 when:

- Special Permit for PUD
- Variance for _____
- "R" Review for _____
- Other _____ for TM, PUD Amend, PUD Schematic Plan Amend.

was: _____ Granted by the City Planning Commission
_____ Denied by the City Planning Commission

Grounds For Appeal: (explain in detail, you may attach additional pages)

See attached.

- ⇒ Property Location: Pocket Road
- ⇒ Appellant: ^{FOR} POCKET PROTECTORS Daytime Phone: 916-471-3206
(please print)
- ⇒ Address: 20000th Ave Cove Ln, Sacramento, CA 95831
- ⇒ Appellant's Signature: [Signature]

THIS BOX FOR OFFICE USE ONLY	
FILING FEE: <u>\$1,192.00</u> By Applicant	RECEIVED BY: <u>Sia H</u>
<u>\$298.00</u> By Third Party	DATE: <u>9/23/05</u>
Distribute Copies To: <u>P# 05-004</u>	GLS; GL: Project Planner, Tim Larkin (original & receipt)
	Forwarded to City Clerk: _____

- Testimony on the EIR was limited. Based on our CEQA consultants review, we believe the FEIR is not adequate.
- Bias by the Vice-Chair of the Planning Commission. Opponents were limited and interrupted and longer testimony was afforded the applicant. Lack of fair public due process.
- The project does not adhere to sound land use principles. Emergency vehicle access is limited when weekly service vehicles are on the private street as noted in in the EIR.
- PUD Amendment should not be approved to allow a project that does not fit under the terms of this existing document.
- Question if there were enough commissioners voting on the EIR hearing? Are a majority of the nine member commission (one seat vacant) required?