

PRELIMINARY ADMIN REVIEW DRAFT
SUBJECT TO REVISION (27 MAY 2005)

Islands at Riverlake
Administrative Draft
Environmental Impact Report

SCH# 2002062103

Prepared for:

City of Sacramento
Sacramento, CA

Prepared by:

Sycamore Environmental Consultants, Inc.
Sacramento, CA

May 2005



DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

DEVELOPMENT SERVICES
916-808-7856
FAX: 916-264-7185

DATE: May 27, 2005
TO: Distribution List
FROM: LE Buford, Principal Planner

**SUBJECT: Islands at Riverlakes Administrative Draft Environmental Impact Report
(ADEIR)**

Please find attached the Islands at Riverlakes project ADEIR for your review. Please provide your comments on ADEIR no later than **June 6, 2005**.

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State Clearinghouse and Planning Unit



Sean Walsh
Director

Notice of Preparation

March 23, 2005

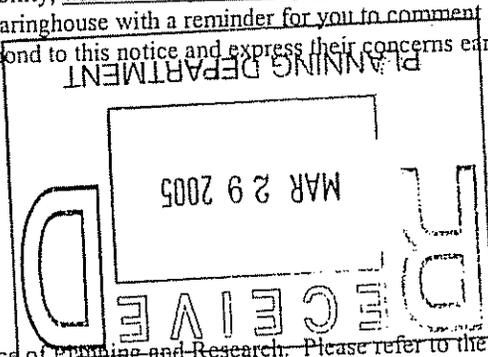
To: Reviewing Agencies
Re: Mercy General Hospital, Alex G. Spanos Heart Center
SCH# 2005032109

Attached for your review and comment is the Notice of Preparation (NOP) for the Mercy General Hospital, Alex G. Spanos Heart Center draft Environmental Impact Report (EIR)

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

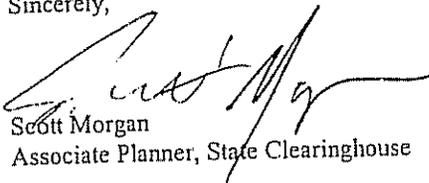
Lezley Buford
City of Sacramento
1231 I Street, Room 300
Sacramento, CA 95814



with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,


Scott Morgan
Associate Planner, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2005032109
Project Title Mercy General Hospital, Alex G. Spanos Heart Center
Lead Agency Sacramento, City of

Type NOP Notice of Preparation
Description The project consists of a new 171,246 square foot, five-story cardiac care building plus basement with a below-grade level connection to the existing Mercy Medical Plaza.

Lead Agency Contact

Name Lezley Buford
Agency City of Sacramento
Phone (916) 808-5935
email
Address 1231 I Street, Room 300
City Sacramento
State CA **Zip** 95814
Fax

Project Location

County Sacramento
City Sacramento
Region
Cross Streets Northeast Corner of J Street and 39th Street
Parcel No. 008-0041-01, 008-0034-044, -048; 008-0032-042
Township **Range** **Section** **Base**

Proximity to:

Highways
Airports
Railways
Waterways
Schools
Land Use Hospital / H (Hospital) / Public, Quasi-Public - Miscellaneous

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Drainage/Absorption; Noise; Public Services; Sewer Capacity; Toxic/Hazardous; Traffic/Circulation; Water Quality; Landuse

Reviewing Agencies Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 2; Office of Emergency Services; Native American Heritage Commission; Department of Health Services; California Highway Patrol; Regional Water Quality Control Bd., Region 5 (Sacramento); Caltrans, District 3

Date Received 03/23/2005 **Start of Review** 03/23/2005 **End of Review** 04/21/2005

Resources Agency

Regional Water Quality Control Board (RWQCB)

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Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Game M
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- S.F. Bay Conservation & Dev't. Comm.
Steve McAdam
- Dept. of Water Resources
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- State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality
- State Water Resources Control Board
Steven Herrera
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- Dept. of Fish & Game
Scott Flint
Environmental Services Division
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Table 1
9

Islands at Riverlake
Administrative Draft
Environmental Impact Report

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SCH# 2002062103

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34
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Prepared for:

City of Sacramento
Sacramento, CA

ORANGE FLAGS
- MAPS NDP -
STATE GENERAL HEADZ

Prepared by:

Sycamore Environmental Consultants, Inc.
Sacramento, CA

May 2005

**PRELIMINARY ADMIN REVIEW DRAFT
SUBJECT TO REVISION (27 MAY 2005)**

Islands at Riverlake
Administrative Draft Environmental Impact Report

Prepared by:

Sycamore Environmental Consultants, Inc.

For:

City of Sacramento
Sacramento, CA

May 2005

**PRELIMINARY ADMIN REVIEW DRAFT
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Table 1. Summarized Project Data

Project Name	Islands at Riverlake
Project Location	The Project is located in the Greenhaven/Pocket Community in the City of Sacramento, Sacramento County, California. It is located west of Interstate 5 and east of the Sacramento River in a primarily residential community. The Project is located on the north and south sides of Pocket Road approximately 1,200 feet west of West Shore Drive and approximately 580 feet east of Dutra Bend Drive.
Assessor's Parcel Numbers	031-1210-003, -061, 031-1200-073, 031-1030-015, -031, & 031-1300-048
Size of Site	20.6 gross acres/19.44 net acres
Existing General Plan Designation	Low Density Residential (4 – 15 dwelling units per net acre)
Existing Community Plan Designation	Residential (7-15 dwelling units per net acre)
Existing Zoning	R-1A PUD, Single-family Alternative Planned Unit Development
Existing Use	Vacant
Planned Use	Residential
Required Approvals	<ul style="list-style-type: none"> • Tentative Subdivision Map approval to subdivide six existing parcels into 166 lots • Issuance of a special permit to construct 139 dwelling units in the LPPT PUD. • Approval of a Subdivision Modification for a 22-ft wide private street with 9-ft wide travel lanes and a 2-ft wide rolled curb and gutter on each side of the street to provide 20 feet of level surface. A 5-ft wide public utility easement would be located on both sides of the street. A 4-ft wide sidewalk would be located in the PUE adjacent to the interior lots. • Approval of design for improvements to Pocket Road intersections with West Shore Drive, East Shore Drive, Dutra Bend Drive, and Coleman Ranch Road. • Amendments to the LPPT PUD and PACP-SPSP to clarify that the "Townhouse and Related Development" (R-1A) designation allows the full range of residential uses allowed under the City zoning code for single-family residential alternative designation (R-1A), i.e., single-family attached or detached units, townhouses, cluster housing, condominiums, cooperatives or other similar projects. • Grading and underground utilities installation permit (previously issued, July 29, 2004, grading already performed in August 2004 and most underground utilities already installed) • Heritage and street tree removal permit (previously issued, July 29, 2004, 10 trees already removed) • Adoption of a development agreement between the City and Regis Homes of Northern California, Inc.
City Contact	Thomas Pace, Senior Planner, Development Services Department, (916) 808-6848
Project Applicant	Regis Homes of Northern California, Inc.
Project Engineer	Morton & Pitalo, Inc.
Project Architect	Packowski, Heinritz, and Associates

APPROVAL

K. PACE
K. PACE

BOYER

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3

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EXHIBITS

- Exhibit A. Initial Study for Islands at Riverlake (P01-133).
- Exhibit B. Notice of Preparation and Comments Received
- Exhibit C. LPPT PUD Development Guidelines and PACP-SPSP Amendments
- Exhibit D. Plan Drawings and Figures
- Exhibit E. Riverlake Community Association Approved Shade and Palm Tree List (January 2004)

**PRELIMINARY ADMIN REVIEW DRAFT
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1.0 Introduction

1.0 INTRODUCTION

1.1 Introduction

This Draft Environmental Impact Report (DEIR) assesses the potential environmental consequences of the Islands at Riverlake residential development project. Regis Homes of Northern California, Inc. is the project applicant and the City of Sacramento is the lead agency. This DEIR is intended to inform decision makers, stakeholders, and the public of the nature of the proposed project. The California Regional Water Quality Control Board (RWQCB) is the only responsible agency identified (a public agency other than the lead agency that has discretionary approval over a project). The RWQCB must issue a 402 National Pollution Discharge Elimination System (NPDES) Phase I permit. The RWQCB reviewed the previously approved project and issued the NPDES permit (WDID 5S34C325437) on 12 January 2004. This DEIR documents potential environmental impacts, identifies mitigation measures to reduce the significance of impacts, and evaluates project alternatives. This DEIR was prepared pursuant to section 15161 of the State California Environmental Quality Act (CEQA) Guidelines (as amended).

1.2 Proposed Action

The Islands at Riverlake project is located on the north and south sides of Pocket Road from approximately 1,200 feet west of West Shore Drive to approximately 580 feet east of Dutra Bend Drive. The project would subdivide six parcels, totaling 20.6 gross acres, into 166 lots of variable size in the L and P – Pacific Teichert Planned Unit Development (LPPT PUD). The project would construct 139 detached single-story and two-story single-family alternative residential units in the Single-family Alternative Planned Unit Development (R-1A PUD) zone. An interior, 22-foot wide private road with a four-foot wide sidewalk on one side would provide access to the houses. The project includes improvements to Pocket Road and its intersection with West Shore Drive, East Shore Drive, Dutra Bend Drive, and Coleman Ranch Way.

Table 1 on the inside cover of this DEIR summarizes basic project data. The project is described in more detail in Chapter 3.

1.3 Project Background

The LPPT PUD (P85-164) was approved by the City of Sacramento on 5 June 1985. The LPPT PUD subdivided 333.4 net acres into 26 lots dedicated to future development as residential, commercial, and open space land uses. The proposed Islands at Riverlake project site was identified as lots 21, 22, and 23 on the LPPT PUD Schematic Plan. The lots were designated for Townhouse and Related Development (R-1A) with a maximum development density of eight dwelling units per net acre. The lots were zoned Single-family Residential Alternative (R-1A).

The first project approved by the City Council (10 May 1987) at the location of the Islands at Riverlake site was the Pocket Road Manor Houses project (P87-129, P87-130, and P87-131). This project included 150 individually owned, single-family residential alternative detached and halfplex units (definition of dwelling, halfplex is in Chapter 9 "Glossary"). The City Planning Commission approved a two-year time extension on 26 September 1991. No construction occurred and the tentative map expired.

The second project approved by the City Council (27 January 1994) at the Islands at Riverlake site was the Riverlake Park Homes project (P93-089). This project included 167 individually owned

**PRELIMINARY ADMIN REVIEW DRAFT
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1.0 Introduction

single-family residential alternative triplexes and quadplexes. The City Planning Commission approved a time extension on 11 January 1996. No construction occurred and the tentative map expired.

On 19 October 2001, Regis Homes of Northern California, Inc. applied to the City of Sacramento for entitlements to construct a residential subdivision on the site. The City issued a Notice of Availability/Intent to Approve a Negative Declaration for the Islands at Riverlake project on 25 June 2002. The City prepared an Initial Study and Mitigated Negative Declaration (IS/MND), in which mitigation measures for potentially significant impacts to air quality, biological, and cultural resources were identified. The IS/MND was circulated for public comment from 25 June 2002 through 25 July 2002. The City extended the comment period to 29 July 2002. Public comments were received between 27 June and 29 July 2002. No comments were received from any County or State agency or special district. Comments received from the public and private organizations included concerns about the project's consistency with land use plans, policies, and regulations; population and housing; floodplain requirements; air quality; transportation, circulation, and parking; biological resources; tree removal; noise impacts; school impacts; aesthetics; encroachment on a linear parkway; and the mandatory findings of significance. On 7 August 2002 the City issued a response to comments and on 8 August 2002, the City of Sacramento Planning Commission held a public hearing on the project. The Planning Commission voted to deny the project and issued formal findings for denial on 22 August 2002. The project applicant appealed the decision to the Sacramento City Council on 21 October 2002.

The City Council first heard the appeal on 11 March 2003. The City Council continued the appeal for 60 days and directed the City planning staff to facilitate meetings with representatives of the stakeholders (Regis Homes, Riverlake Community Association, and the "Pocket Protectors") to resolve the following design issues: sidewalks; large canopy shade trees and landscaping; greater setbacks; and greater variety in home sizes. Subsequent to the stakeholders' design meetings, the project applicant submitted a revised project that included a sidewalk, increased setbacks, reduced square footage of two house plans, and added an additional house plan. City planning staff found that a greater number of canopy shade trees and landscaping could be incorporated into the revised project than would have been possible under the original design. The City Council heard the appeal and reviewed the revised project on 27 May 2003. At that meeting, the Pocket Protectors presented an alternative land use design, which the City declined to adopt. The City Council voted to grant the appeal at that meeting and formally approved the project on 17 June 2003.

The Pocket Protectors filed a petition for writ of mandamus requesting the Superior Court of California for the County of Sacramento to set aside the City Council's decision due to alleged CEQA violations. The Superior Court heard the Petition on 19 December 2003. The Superior Court decided that there was not a fair argument that unmitigated significant environmental impacts may occur and upheld the City Council's approval of the project.

The applicant obtained an NPDES permit (WDID 5S34C325437) on 12 January 2004. The City of Sacramento issued a grading and underground utilities installation permit on 29 July 2004. The City Arborist issued a heritage and street tree removal permit on 29 July 2004. Project grading and the removal of 10 trees commenced in mid-August 2004.

The Pocket Protectors appealed the Superior Court's decision to the Third District Court of Appeal. The Pocket Protectors' first request for a stay of construction pending appeal was denied by the Court of Appeal, and the applicant commenced construction. Following oral arguments, the Third District Court of Appeal granted the Pocket Protectors' second request for a stay of construction on 22 November 2004. The Third District Court of Appeal reversed the Superior Court on the subject of

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CEQA compliance and ordered the project to be remanded to the Superior Court on 7 December 2004. The Third District Court of Appeal directed the Superior Court to enter a new judgment directing the City to rescind the original project approval and undertake an EIR on the proposed project.

On 13 January 2005, the project applicant submitted a new application based on the project design that was previously approved. The City prepared an Initial Study to evaluate significant impacts that could occur as a result of the project. The scope of this DEIR was determined based on the Initial Study and comments received on the Notice of Preparation issued on 25 February 2005.

The City rescinded the prior approvals on >[Lezley: Please provide date _____, 2005]. However, the Superior Court has not yet entered final judgment.

1.4 Scope of Environmental Concerns

The City of Sacramento has completed two Initial Studies for the proposed project (26 June 2002 and 15 February 2005). The City issued a Notice of Preparation (NOP) for this DEIR on 25 February 2005. The Third District Court of Appeal identified issues where it found that there might be a fair argument the project could result in significant impacts. The Court's decision, and the arguments upon which the Pocket Protectors prevailed, were limited to three specific areas; the Court did not rule, nor did the Pocket Protectors argue, that the record supported a fair argument for the other resource areas. Comments on the NOP also raised these three issues, along with new issues. Based on the Initial Studies, the appellate court's decision, and comments received from the public and reviewing agencies in response to the 2005 NOP, the City determined that the DEIR should address the following potentially significant issues in depth:

- Land Use Plans and Policies
- Aesthetics
- Recreational Resources

The topics listed below were evaluated in the 2002 Initial Study. The Third District Court of Appeal did not find that there was a fair argument that a significant impact would result for any of these resources. These topics were analyzed again in the 2005 Initial Study, which concluded that these impacts would be either less than significant or less than significant with the incorporation of mitigation measures. The 2005 Initial Study is appended to this DEIR as Exhibit A. The evaluation of the following topics is summarized in Chapter 4 of this DEIR:

- Population and Housing
- Seismicity, Soils, and Geology
- Water
- Air Quality
- Transportation/ Circulation
- Biological Resources
- Energy
- Hazards
- Noise

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- Public Services
- Utilities
- Cultural Resources

1.5 Report Organization

This Report is organized into the following chapters:

- **Chapter 1: Introduction** provides an introduction and overview of this document.
- **Chapter 2: Report Summary** provides a synopsis of the environmental impacts from the proposed project, describes recommended mitigation measures, and indicates the level of significance of impacts before and after mitigation
- **Chapter 3: Project Description** describes the proposed project in detail, including the location, background information, primary objectives, and structural and technical characteristics.
- **Chapter 4: Environmental Evaluation** provides an analysis of the potential environmental impacts of the proposed project and presents recommended mitigation measures to reduce their significance.
- **Chapter 5: Alternatives to the Proposed Project** considers five alternatives to the proposed project, including the CEQA-required "No Project Alternative."
- **Chapter 6: CEQA-Required Assessment Conclusions** explains why the project would not have impacts related to other environmental issues included under the purview of CEQA.
- **Chapter 7: Report Preparation** identifies the preparers of this DEIR.
- **Chapter 8: References** lists the literature cited in this report and the personnel contacted.

1.6 Environmental Review Process

As required by State law, this DEIR will be available for review by the public and interested parties, agencies, and organizations for a period of 45 days. The public is invited to submit written comments on this DEIR to:

LESIET BUFORD, ~~Principal~~ Environmental Planning, ~~Principal~~
Mr. Thomas Pace, Senior Planner
City of Sacramento, Development Services Department, Planning Division
1231 I Street, Room 300
Sacramento, CA 95814
TPACE@cityofsacramento.org
LEBUFORD@CITYOF-SACRAMENTO.ORG

Following the close of the public comment period, a Final Environmental Impact Report (FEIR) will be prepared to respond to all comments related to environmental issues surrounding the project. The

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FEIR will be available for public review prior to consideration at a public hearing and certification by the City of Sacramento City Council.

After the City certifies the FEIR, the Council will consider the project itself, which may be approved or denied. If the project is approved, the Council may require mitigation measures specified in this DEIR as conditions of project approval. Alternatively, the Council could require other mitigation measures deemed to be effective mitigations for the identified impacts, or it could find that the mitigation measures cannot be feasibly implemented. For any identified significant impacts for which no mitigation measure is feasible, the Council must adopt a finding that the mitigation measures are outside the jurisdiction of the City, or that the impacts are considered acceptable because specific overriding considerations indicate that the project's benefits outweigh the impacts in question.

1.7 Required Permits and Approvals

The project would require the following permits, approvals, and reviews from the City of Sacramento:

- Tentative Subdivision Map approval to subdivide six existing parcels into 166 lots.
- Issuance of a special permit to construct 139 dwelling units in the LPPT PUD.
- Approval of a Subdivision Modification for a 22-ft wide private street with 9-ft wide travel lanes and a 2-ft wide rolled curb and gutter on each side of the street to provide 20 feet of level surface. A 5-ft wide public utility easement would be located on both sides of the street. A 4-ft wide sidewalk would be located in the PUE adjacent to the interior lots.
- Approval of design for improvements to Pocket Road intersections with West Shore Drive, East Shore Drive, Dutra Bend Drive, and Coleman Ranch Road.
- Amendments to the LPPT PUD and PACP-SPSP to clarify that the "Townhouse and Related Development" (R-1A) designation allows the full range of residential uses allowed under the City zoning code for single-family residential alternative designation (R-1A), i.e., single-family attached or detached units, townhouses, cluster housing, condominiums, cooperatives or other similar projects.
- NPDES permit (previously issued, WDID 5S34C325437, January 12, 2004)
- Grading and underground utilities installation permit (previously issued, July 29, 2004, grading already performed in August 2004 and most underground utilities already installed).
- Heritage and street tree removal permit (previously issued, July 29, 2004, 10 trees already removed.)
- Adoption of a development agreement between the City and Regis Homes of Northern California, Inc.

2.0 REPORT SUMMARY

This chapter summarizes the analysis in Chapter 4: Environmental Evaluation. CEQA requires that this chapter summarize the following: 1) areas of controversy; 2) significant impacts; 3) unavoidable significant impacts; 4) implementation of mitigation measures; and 5) alternatives to the project.

2.1 Project Under Review

This DEIR evaluates the potential environmental consequences of the construction of 139 individually owned single-family alternative single-story and two-story residential units on 20.6 gross acres in the Riverlake community located in the Pocket area. Impacts resulting from related infrastructure, including a 22-foot wide private road and new driveway intersections with Pocket Road were also evaluated.

2.2 Areas of Controversy

The City of Sacramento issued an NOP on 25 February 2005. The letters commenting on the NOP are in Exhibit B of this DEIR. Based on the comments received, the primary issue of concern is implementation of the City's land use policies. The controversy over the project arises out of a disputed interpretation by some project site neighbors regarding the best type of housing to allow on the site and the design of that housing. Compatibility with adjacent properties and consistency with applicable plans, therefore, are the two most controversial issues. Compatibility issues include evaluating proposed setbacks, massing, and aesthetics. Land use plan consistency issues include evaluating what the term "townhouse and related development" means relative to the General Plan, Community Plan, and Development Guidelines.

2.3 Significant Impacts

Under CEQA, a significant impact on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic and aesthetic significance. Economic and social impacts of a project are not treated as significant impacts to the environment under CEQA; however, such information may be considered in the determination of impact significance.

The proposed project has the potential to generate significant environmental impacts in the following categories:

- Land Use Plans and Policies
- Air Quality
- Transportation/ Circulation
- Biological Resources
- Aesthetics
- Cultural Resources
- Recreational Resources

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Table 2 is a summary of impacts and mitigation measures. As shown on Table 2, all impacts can be mitigated to a level of less than significant.

2.4 Mitigation Measures

This DEIR suggests project-specific mitigation measures that would reduce impacts to less-than-significant levels. The potentially significant impacts requiring the implementation of mitigation measures to be less than significant are in Table 2. Impacts that are potentially significant as well as less than significant are summarized in Chapter 3 of the DEIR. Project-specific mitigation measures in this DEIR will form the basis of a project-specific mitigation and monitoring plan to be implemented in accordance with State law.

2.5 Unavoidable Significant Impacts

No unavoidable significant impacts were identified.

2.6 Impacts not Found to be Significant

CEQA allows environmental issues for which there is no likelihood of a significant impact to be "scoped out" during the EIR scoping process and not covered in an EIR. Chapter 4 summarizes previous findings regarding those topics, which are discussed in depth in the Initial Study for the Islands at Riverlake Project, attached hereto as Exhibit A:

- Population and Housing
- Seismicity, Soils, and Geology
- Water
- Energy
- Hazards
- Noise
- Public Services
- Utilities

2.7 Alternatives to the Project

This DEIR analyzes seven alternatives to the proposed project. The alternatives analysis focuses on alternatives capable of eliminating significant adverse environmental effects or reducing them to a level of insignificance, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly. If an alternative would cause one or more significant effects in addition to those which would be caused by the project as proposed, the significant effects of the alternative should be discussed, but in less detail than the significant effects of the proposed project.

The alternatives cover a range of single-ownership housing styles and site layouts. The R-1A alternatives would develop the project site at densities 25% to 55% greater than adjacent standard single-family development in Riverlake. A No Project alternative was evaluated. Alternatives A2 and

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~~A3~~ were two different designs that were previously approved for the site. They represent design solutions that were based on sound principles of land use for compatibility with the existing community. Alternatives A2 and A3 proposed setbacks less than standard R-1 setbacks, provided for circulation improvements, and integrated with the linear parkway in ways that the City determined would not be detrimental to the public welfare or result in a public nuisance.

The Pocket Protectors, the neighborhood group that opposes the Islands at Riverlake design, prepared a conceptual housing development design and submitted it to the City of Sacramento for consideration. The Pocket Protectors plan for a row of halfplexes is evaluated in this document as Alternative A4. The alternative proposes a private road along the existing fence line like A2, A3, A5, and A6. ~~ALTERNATIVES~~

Regis Homes provided a second alternative to the proposed project. Alternative A5 proposes a single-family alternative detached housing design that locates the private road along the existing fence line like A2, A3, A4, and A6. The alternative is similar to Coleman Ranch in that the lots are narrow and deep. A5 eliminates one side yard to create space for the mini-parks, which provide integration with the Linear Parkway.

Alternative A6 (R-1 Rezone) evaluates a rezone of the project site from R-1A to R-1. The Third Appellate Court found that substantial evidence existed to support a fair argument that the City's interpretation allowing detached housing on a site the PUD specifically designated as R-1A zone for townhouse or other clustered housing development was in conflict with the PUD's policies. In arriving at this conclusion, the Court looked at past actions of the City Council. The Court commented, "Furthermore, the Development Agreement for the prior unbuilt project, which the Council presumably executed with the PUD's objectives in mind, stated that a rezoning to R-1 would be required to build "single family residential" housing on the site." The alternative evaluates how the site could accommodate a standard single-family residential housing development with the site zoned R-1.

Alternative A7 (R-1A Mixed) evaluates the proposed project's street and lot layout with a different mix of detached units and halfplexes than were approved under Alternative A2. The alternative proposes to locate one- and two-story halfplexes opposite existing residences instead of the single-story detached units as proposed by the Islands at Riverlake project. Halfplexes occur in every residential neighborhood in Riverlake, except Coleman Ranch. In approving the tentative maps for the LPPT PUD subdivisions, the City established 7.5-foot to 10-foot setbacks for two-story halfplexes. The setbacks were determined to be based on sound principles of land use for compatibility with the existing community and would not be detrimental to the public welfare or result in a public nuisance.

➤ **ALTERNATIVE 1: No Project (A1)**

The No Project alternative assumes that the construction equipment and materials would be removed and restored to the site conditions that were present as late as August 2004. The site would remain vacant and no development would likely occur on the site in the near future. The site would be subject to weed abatement measures once or twice annually.

➤ **ALTERNATIVE 2: Pocket Road Manor Houses (A2)**

The Pocket Road Manor Houses Project was approved in 1987 (P87-129, P87-130, and P87-131). It consists of 150 individually owned, single-family alternative residential units. Fifty of the units would be detached and 100 would be in halfplexes. This alternative has a private street that is narrower than the City's standard street width.

➤ **ALTERNATIVE 3: Riverlake Park Homes (A3)**

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The Riverlake Park Homes project was approved in 1994 (P93-089). It consists of 162 individually owned, single-family alternative residential units. Sixty-six of the units would be in 22 triplexes and 96 would be in 24 quadplexes. This alternative has a private street that is narrower than the City's standard street width.

- **ALTERNATIVE 4: Pocket Protectors' Plan (A4)**
The Pocket Protectors' Plan consists of 126 individually owned, single-family alternative residential units. All of the units would be in 63 halfplexes. This alternative has a private street that is narrower than the City's standard street width.

- **ALTERNATIVE 5: Zero Lot Line (A5)**
The Zero Lot Line Project consists of 155 individually owned, single-family alternative residential units. All of the units would be detached. The front of the units would face Pocket Road. The garage would be accessed from the private drive. This alternative has a private street that is narrower than the City's standard street width.

- **ALTERNATIVE 6: R-1 Rezone (A6)**
The R-1 Rezone alternative considers the development of a single-family standard residential subdivision that meets all of the setbacks and lot coverage requirements of an R-1 zoned development. The subdivision would consist of approximately 100 individually owned, single-family standard residential units on R-1 standard 5,200 square-foot lots. The units would have standard R-1 setbacks with a maximum lot coverage of 40% and maximum building height of 35 feet, based on City Code requirements. All of the units would be detached. The front of the units would face Pocket Road. The garage would be accessed from the interior private drive. This alternative has a private street that is narrower than the City's standard street width.

- **ALTERNATIVE 7: R-1A Mixed (A7)**
The R-1A Mixed alternative (A2) would construct 139 detached and attached single-family alternative residential units. A 22-foot wide private road with a four-foot wide sidewalk on one side would have the same alignment as the proposed Islands at Riverlake project. The R-1A Mixed alternative would construct between 5 and 30 single- or two-story halfplexes between the private road and the existing fence instead of the detached units the Islands at Riverlake proposes to construct. The rear yard setbacks for the halfplexes would be consistent with other approved R-1A halfplexes in the LPPT PUD for a minimum 7.5-ft rear yard setback. This alternative has a private street that is narrower than the City's standard street width.

Assuming the project site was restored, the No Project Alternative has the least adverse physical effects on the environment. CEQA requires that if the No Project Alternative is found to be the environmentally superior alternative, the remaining alternatives must be evaluated to determine the environmentally superior of the remaining alternatives. The differences in environmental impacts between the proposed project and the other four project alternatives are relatively minor and are discussed below.

2.8 Summary Table

Table 2 presents a summary of potentially significant impacts and mitigation measures identified in this DEIR and Initial Study. The table is arranged in four columns: 1) Environmental Impacts; 2) Significance Prior to Mitigation; 3) Mitigation Measures; and 4) Significance After Mitigation. Chapter 4 is a complete description of potential impacts and mitigation measures. The timing of mitigation is described in the mitigation and monitoring plan.

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Table 2. Summary of Impacts and Mitigation Measures.

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
LAND USE PLANS AND POLICIES			
LAN-1 Impact: Inconsistency with the SACOG Blueprint Preferred Scenario for 2055 could result in a potentially significant land use impact on the Sacramento region.	LTS	<i>No mitigation measures are necessary.</i>	
LAN-2 Impact: Inconsistency with SACOG Blueprint Growth Principles could result in potentially significant land use impacts on the Sacramento region.	LTS	<i>No mitigation measures are necessary.</i>	
LAN-3 Impact: Inconsistency with the Sacramento General Plan Land Use Designation could result in a potentially significant land use impact on the City of Sacramento.	LTS	<i>No mitigation measures are necessary.</i>	
LAN-4 Impact: Inconsistency with Sacramento General Plan Overall Urban Growth Policies, the Residential Land Use Element, and the Housing Element could result in potentially significant land use impacts on the City of Sacramento.	LTS	<i>No mitigation measures are necessary.</i>	
LAN-5 Impact: Inconsistency with the Pocket Area Community Plan (PACP) Land Use Designation could result in a potentially significant land use impact on the Pocket Community in the City of Sacramento.	LTS	<i>No mitigation measures are necessary.</i>	
LAN-6 Impact: Inconsistency with Pocket Area Community Plan – South Pocket Specific Plan (PACP-SPSP) goals and policies could result in potentially significant land use impacts on the Pocket Community in the City of Sacramento.	LTS	<i>No mitigation measures are necessary.</i>	
LAN-7 Impact: Inconsistency with the LPPT PUD Schematic Map could result in a potentially significant land use impact on the Riverlake neighborhood.	LTS	<i>No mitigation measures are necessary.</i>	
LAN-8 Impact: Inconsistency with LPPT PUD Development Guidelines could result in potentially significant land use impacts on the Riverlake neighborhood.	LTS	<i>No mitigation measures are necessary.</i>	
LAN-9 Impact: Inconsistency with the Sacramento City Code (SCC)	LTS	<i>No mitigation measures are necessary.</i>	

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Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<p>zoning ordinance could result in a potentially significant land use impact on the City of Sacramento.</p>	LTS	No mitigation measures are necessary.	
<p>LAN-10 Impact: Constructing houses at the proposed density of 7.15 dwelling units per net acre could be incompatible with existing land use or planned growth in the vicinity or with existing long-term uses on adjacent properties.</p>	LTS	No mitigation measures are necessary.	
<p>LAN-11 Impact: Constructing houses with the proposed mass/bulk could be incompatible with existing land use or planned growth in the vicinity or with existing long-term uses on adjacent properties.</p>	LTS	No mitigation measures are necessary.	
<p>LAN-12 Impact: Providing less than R-1 standard 15-ft rear yard setbacks could cause the proposed project to be incompatible with long-term uses on adjacent properties.</p>	LTS	No mitigation measures are necessary.	
POPULATION AND HOUSING			
<i>There are no significant population and housing impacts; therefore, no mitigation measures are necessary.</i>			
SEISMICITY, SOILS, AND GEOLOGY			
<i>There are no significant seismicity, soils and geology impacts; therefore, no mitigation measures are necessary.</i>			
WATER			
<i>There are no significant water impacts; therefore, no mitigation measures are necessary.</i>			
AIR QUALITY			
<p>AIR-1: Short-term Emissions (Construction)- Construction activities would generate emissions of ROG, NOx, and PM10.</p>	PS	<p>AIR-1:</p> <ul style="list-style-type: none"> ▪ The project shall provide a plan for approval by the City of Sacramento, in consultation with SMAQMD, demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared 	LTS

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Significance Before Mitigation	Mitigation	Significance After Mitigation
Impact	<p>to the most recent CARB fleet average at time of construction.</p> <ul style="list-style-type: none"> ▪ The project representative shall submit to the City of Sacramento and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. ▪ The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the City of Sacramento and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or 	

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Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
TRANSPORTATION/CIRCULATION	LTS	No mitigation measures are necessary.	
TRAN-1 Impact: New residential development would generate new traffic on the roads serving the project site.	LTS	No mitigation measures are necessary.	
TRAN-2 Impact: Substandard street width could result in exposing residents to safety hazards.	PS	TRAN-2: <ul style="list-style-type: none"> ▪ On-street parking shall be prohibited on the private roads. The private roads shall be signed and striped for no parking at all times. The Rivertake Community Association shall be responsible for enforcing the no parking rule. ▪ The Covenants, Codes and Restrictions (CC&Rs) shall require that all trash and recycle bins are placed on the same side of the private road on pick-up day. 	
TRAN-3 Impact: Parking demand could be larger than available parking spaces.	LTS	No mitigation measures are necessary.	
TRAN-4 Impact: The project could lead to potential bicycle/pedestrian or bicycle/motor vehicle conflicts.	LTS	No mitigation measures are necessary.	
BIOLOGICAL RESOURCES	PS	BIO-1	LTS
BIO-1: Construction of the proposed project would result in the elimination of Swainson's hawk (<i>Buteo swainsoni</i>) foraging habitat.	PS	<ul style="list-style-type: none"> ▪ If construction begins outside the 1 March to 15 September breeding season, there will be no need to conduct a preconstruction survey for active nests. ▪ If construction is scheduled to recommence during the breeding season, a preconstruction survey will be conducted by a qualified biologist to determine if raptors are nesting within 0.25 mile of the project site. <ul style="list-style-type: none"> ○ The applicant will conduct a preconstruction survey at least 2 weeks prior to construction. ○ If no active nests are found, no additional mitigation will be necessary. ○ If active raptor nests are found within 0.25 mile of the project site, DFG will be notified and no 	

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Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
	PS	BIO-2: <ul style="list-style-type: none"> • Project plans shall note that all roots shall be cut clean. Any roots greater than two inches in diameter will require inspection by an ISA certified arborist prior to severing. The applicant shall provide the City Arborist with a report demonstrating that severed roots greater than two inches diameter were inspected before cutting by an ISA certified arborist. 	LTS <p><i>project activities that would result in nest abandonment (e.g., noise generated from the operation of heavy equipment) will be conducted without DFG approval.</i></p>
ENERGY			
HAZARDS			
NOISE			
PUBLIC SERVICES			
UTILITIES			
AESTHETICS, LIGHT AND GLARE	LTS		
AES-1 Impact:			

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Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<p>AES-2 Impact: The Islands at Riverlake project proposes lot sizes that are less than the minimum size required for the R-1 zone in the City Zoning Code and proposes floor plans that exceed the R-1 standard lot coverage. Project opponents have made a "fair argument" that the lot sizes and coverage proposed for the Islands at Riverlake project may result in a demonstrable negative aesthetic effect.</p>	LTS	<p>The R-1A zone allows flexibility in approving lot sizes and lot coverage that deviate from R-1 standards; therefore, no mitigation measures are necessary.</p>	
<p>AES-3 Impact: Project opponents have made a "fair argument" that the Islands at Riverlake project may have a demonstrable negative aesthetic effect if it conflicts with the City's Single-Family Residential Design Principles.</p>	LTS	<p>The City has determined that the project complies with the SFRDP; therefore, no mitigation measures are necessary.</p>	
<p>AES-4 Impact: Project opponents have made a "fair argument" that the density and intensity of the detached units in the Islands at Riverlake project may result in a demonstrable negative aesthetic effect as compared to previously approved attached-unit projects.</p>	LTS	<p>The proposed project falls within the acceptable range of density set forth in the LPPT PUD Schematic Plan and zoning code for the project site. Furthermore, the LPPT PUD Development Guidelines are proposed to be revised as part of the project to clarify that the "Townhouse and Related Development" designation within the LPPT PUD Development Guidelines is intended to allow the full range of housing types allowed under the R-1A zone. Therefore, no mitigation measures are necessary.</p>	
<p>AES-5 Impact: Project opponents have made a "fair argument" that the Islands at Riverlake project could have a demonstrable negative aesthetic effect if it would obstruct a significant view or viewshed in a location that is visible from a public gathering or viewing area.</p>	LTS	<p>No mitigation measures are necessary.</p>	
<p>AES-6 Impact: Project opponents have made a "fair argument" that the Islands at Riverlake project proposal to construct houses and plant trees could have demonstrable negative aesthetic effects if they excessively shade the linear parkway, locate existing adjacent residences in complete shade, or incorporate landscaping that is incompatible with the existing character of the neighborhood.</p>	LTS	<p>No mitigation measures are necessary.</p>	
<p>AES-7 Impact: The Islands at Riverlake Project could result in a demonstrable negative aesthetic effect if it would cast glare light or glare into traffic or residential uses in such a way that it causes a public hazard or annoyance for a sustained period of time.</p>	LTS	<p>No mitigation measures are necessary.</p>	

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Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
CULTURAL RESOURCES			
CUL-1: Previously unidentified artifacts could still be discovered during trenching for the installation of underground utilities.	PS	CUL-1 <ul style="list-style-type: none"> ▪ If subsurface archaeological or historical remains (including, but not limited to, unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work within 100 feet of the discovery shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues. 	LTS
CUL-2: Previously unidentified human remains could be unearthed during construction.	PS	CUL-2 <ul style="list-style-type: none"> ▪ If human burials are encountered, work within 100 feet if the discovery shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5). 	LTS
RECREATIONAL RESOURCES			
REC-1 Impact: The Islands at Riverlake Project will create an increased demand for parks due to increased population.	LTS	No mitigation measures are necessary.	LTS
REC-2 Impact: Project opponents have made a "fair argument" that adjacent private residential development may adversely affect recreational opportunities in the Linear Parkway.	LTS	No mitigation measures are necessary.	LTS
REC-3 Impact: Project opponents have made a "fair argument" that construction of driveway entrances and walkways in the Linear Parkway may adversely affect recreational opportunities in the Linear Parkway.	LTS	No mitigation measures are necessary.	LTS
LTS = Less Than Significant Impact PS = Potentially Significant Impact			

3.0 PROJECT DESCRIPTION

The Islands at Riverlake applicant requests entitlements to subdivide \pm 19.44 net acres to develop 139 individually owned single-family alternative single-story and two-story residential units in the LPPT PUD, commonly known as "Riverlake" in the Pocket area. This DEIR provides an evaluation of the following specific components of this project:

- Subdivide six master lots into 166 lots: 139 residential parcels; 4 lots as a private road; and 23 lots as open space or landscaping setbacks, pursuant to proposed tentative maps submitted with project application.
- Construction of 139 single-story and two-story houses, pursuant to a special permit as required under the LPPT PUD.
- Construction of a 22-ft wide private street with 9-ft wide travel lanes and a 2-ft wide rolled curb and gutter on each side of the street to provide 20 feet of level surface. Construction of a 4-ft wide sidewalk located in the PUE adjacent to the interior lots.
- Construction of improvements to Pocket Road intersections with West Shore Drive, East Shore Drive, Dutra Bend Drive, and Coleman Ranch Road.
- Amendments to the LPPT PUD and PACP-SPSP to clarify that the "Townhouse and Related Development" (R-1A) designation allows the full range of residential uses allowed under the City zoning code for single-family residential alternative designation (R-1A), i.e., single-family attached or detached units, townhouses, cluster housing, condominiums, cooperatives or other similar projects.
- NPDES permit (previously issued, WDID 5S34C325437, January 12, 2004)
- Grading and underground utilities installation permit (previously issued, July 29, 2004, grading already performed in August 2004 and most underground utilities already installed).
- Heritage and street tree removal permit (previously issued, July 29, 2004, 10 trees already removed.)
- Adoption of a development agreement between the City and Regis Homes of Northern California, Inc.

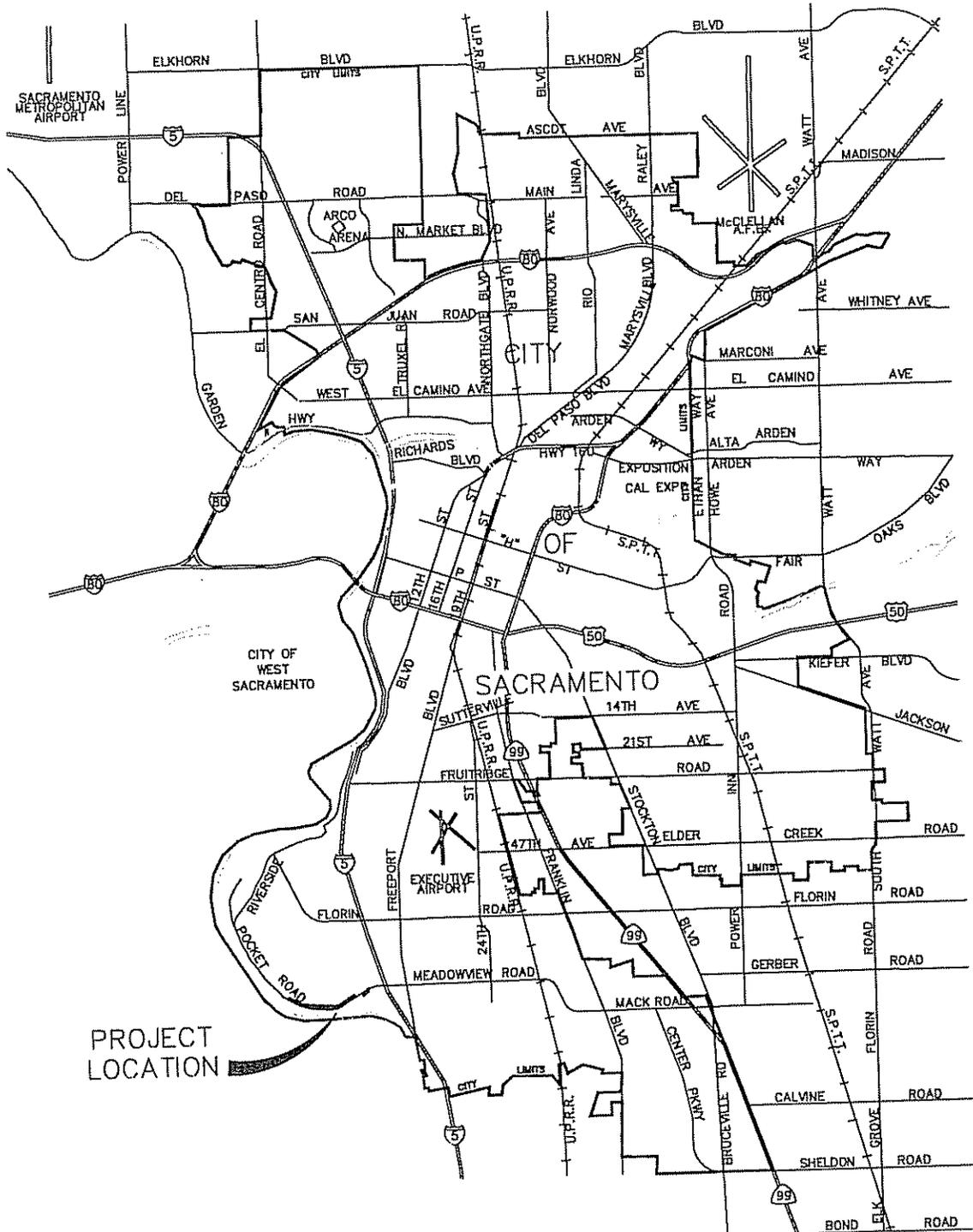
3.1 Project Site Location and Characteristics

The Islands at Riverlake project (Project) is located on the north and south sides of Pocket Road in the Riverlake neighborhood in the Pocket community of the City of Sacramento. The project site is identified as Lots 21, 22, and 23 on the LPPT PUD Schematic Plan (APNs 031-1210-003, 031-1210-061, 031-1200-073, 031-1030-015, 031-1030-031, and 031-1300-048). The LPPT PUD Schematic Plan is Figure 10 in Chapter 4 of this DEIR. The portion of the project on the north side of Pocket Road beginning approximately 1,200 feet west of West Shore Drive and ending at West Shore Drive (Lot 23 on the LPPT PUD Schematic Plan) is adjacent to the Bridgeview subdivision in Riverlake (Lot 3 on the LPPT PUD Schematic Plan). The portion of the project on the north side of Pocket Road between West Shore Drive and East Shore Drive (Lot 22 on the LPPT PUD Schematic Plan) is adjacent to the Southshore subdivision in Riverlake (Lot 4 on the LPPT PUD Schematic Plan). The portion of the project on the south side of Pocket Road extending \pm 520 feet east from Coleman Ranch

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Way to Dutra Bend Drive and extending approximately 580 feet east of Dutra Bend Drive (Lot 21 on the LPPT PUD Schematic Plan) is adjacent to the Dutra Bend Subdivision (Lot 15 on the LPPT PUD Schematic Plan). The southern side of the Project is located approximately 250 feet west of the intersection of Pocket Road and Greenhaven Drive and approximately 2,000 feet west of Interstate 5 (I-5). The project site is on the Clarksburg USGS Topographic Quadrangle (T7N, R3E, Sections 10 and 11). Figure 1 is the project location on a USGS Topographical Quadrangle Map. A Regional Location Map is Figure 2.



Islands at Riverlake Project (P01-033)
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 Figure 2.
 Regional Location Map.



NOT TO SCALE



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3.1.1 Existing Buildings

There are no existing residential buildings in the project site. There is an SBC telephone equipment shed on the proposed parcel 88. The project site is adjacent to 59 existing residential units, one vacant lot, and an office building. Section 3 2 "Surrounding Development" describes the adjacent housing.

3.1.2 Existing Streets

No existing streets or roads occur on the project site. The project site is located on the north and south sides of Pocket Road. West Shore Drive, East Shore Drive, and Dutra Bend are public collector streets that intersect with Pocket Road in the study area. Section 3 2 "Surrounding Development" below describes the circulation system in the Riverlake area.

3.1.3 Existing Landscaping

Linear Parkway

The Pocket Road right-of-way (ROW) extends 20 feet beyond the curb and gutter. Parallel to the edge of the ROW is a 15-foot wide stretch of land owned by the project applicant that is encumbered with an easement for the benefit of the City of Sacramento as a parkway. An 8-foot wide concrete sidewalk meanders through the Pocket Road ROW and the City's 15-foot wide parkway easement. Parallel to the parkway easement is a 25-foot wide stretch of land also owned by the applicant with a landscape easement to the Riverlake Community Association (RCA). The combined width of the two easements is 40 feet. The easements and the additional 20 feet of landscaping in the Pocket Road ROW create a 60-foot wide landscaped area collectively referred to as the "Linear Parkway." The Linear Parkway is \pm 5.8 acres (2.2 acres in the City parkway easement and 3.6 acres in the RCA landscape easement). The 20-foot wide Pocket Road ROW and the 15-foot wide City parkway easement (total 35 feet) are not included in the calculated gross acreage of the project.

Between East Shore Drive and West Shore Drive, the Linear Parkway on the north side of the sidewalk consists of a mounded low berm. The midpoint of the berm is higher than the adjacent sidewalk and the vacant field to the north of the parkway.

The Linear Parkway is landscaped with lawn and trees. The berm is heavily irrigated during summer. Irrigation water flows off the berm and collects in shallow man-made drainage ditches adjacent and parallel to both sides of the berm. On the north side of the berm, water collects in a linear strip of soil about 2.5-feet-to-5-feet wide parallel to the parkway lawn. The source of water is from irrigation of the lawn and trees on the berm. Wetland plants that have colonized the saturated soil include annual beard grass (*Polypogon monspeliensis*), cattails (*Typha* sp.), dock (*Rumex crispus*), barnyard grass (*Echinochloa crus-galli*), fireweed (*Epilobium* sp.), and umbrella sedge (*Cyperus* sp.). This area is not a marsh or vernal pool. A 1- to 2-foot wide section of lawn on the south side of the mound immediately adjacent to the sidewalk is also saturated with water in summer.

Trees

The land surveyor surveyed all of the trees on the project site, in the Riverlake Community Association landscape easement, and in the City parkway easement. An International Society of Arboriculture (ISA) certified arborist evaluated trees potentially affected by the project. These trees were assigned a number. A total of 167 trees were surveyed in the arborist project study area (project site, Riverlake Community Association landscape easement, and City parkway easement). Approximately 200 additional trees in the arborist survey area were not counted and evaluated because

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the project would not affect those trees. The City arborist verified the ISA arborist report and determined which trees in the arborist survey area are covered by City ordinances. The City Arborist verified 14 trees as City "heritage" trees. The Sacramento City Code sections 12.64.10 – 12.64.70 defines heritage trees as:

1. Any tree of any species with a trunk circumference of 100 inches or more, which is of good quality in terms of health, vigor of growth and conformity to generally accepted horticultural standards of shape and location for its species.
2. Any native *Quercus* species, *Aesculus californica* or *Platanus racemosa*, having a circumference of 36 inches or greater when a single trunk, or a cumulative circumference of 36 inches or greater when a multi-trunk.
3. Any tree 36 inches in circumference or greater in a riparian zone. The riparian zone is measured from the centerline of the watercourse to 30 feet beyond the high water line.
4. Any tree, grove of trees or woodland trees designated by resolution of the city council to be of special historical or environmental value or of significant community benefit.

The applicant received removal and grading permits from the City and removed the following trees that were for the new access points and new private drive: 17, 18, 23, 24, 26, 27, 69, 70, 109, 110, 130, 131, 132, and 142. The grading permit allowed the removal of common trees measuring three to eight inches DBH along the existing fence line including: tree numbers 114-126 and 153-163. The total number of trees remaining in the arborist survey study area is 122 trees. There are approximately 200 additional trees on the property in the Linear Parkway that were not counted in the arborist survey and have not been affected by the project. At the request of the Riverlake Community Association, the City has permitted the applicant to remove tree number NL #1 (a 66-inch DBH cottonwood near lot #43). The tree has been signed in accordance with the heritage tree ordinance and would be removed upon project commencement. Table 3 lists the trees covered by City ordinances that remain in the project site, Riverlake Community Association landscape easement, or City parkway easement. Tree numbers 1, 137, and 151 are located in the project site. Tree number 137 is located in a proposed mini-park lot. Tree number 136 is located in the Riverlake Community Association landscape easement. Tree numbers NL #1 and 99 are located in the City parkway easement. The tree numbers correspond to the tree number displayed on the Tentative Subdivision Map (Figure 5).

Table 3. Summary of Trees in 2005 Covered by City Ordinances.

Tree Number	Scientific Name	Common Name	DBH (inches)	DLR (feet)	Health	Structure	H/S
1	<i>Quercus lobata</i>	Valley oak	28	29	Good	Good	H
3	<i>Juglans californica</i> var <i>hindsii</i>	North California black walnut	36	23	Fair	Poor	H
NL #1*	<i>Populus fremontii</i>	Fremont cottonwood	66	N/D	N/D	N/D	H
35	<i>Quercus agrifolia</i>	Interior live oak	14	N/D	Good	Fair	H
NL #2	<i>Prunus cerasifera</i> var <i>atropurpurea</i>	Pissard plum	9	N/D	N/D	N/D	S
NL #3	<i>Prunus cerasifera</i> var <i>atropurpurea</i>	Pissard plum	12	N/D	N/D	N/D	S
99	<i>Quercus lobata</i>	Valley oak	21	40	Good	Fair	H & S
134	<i>Quercus agrifolia</i>	Interior live oak	16	N/D	Good	Fair	H
NL #4	<i>Quercus agrifolia</i>	Interior live oak	18	N/D	N/D	N/D	H
135	<i>Quercus agrifolia</i>	Interior live oak	20	N/D	Good	Fair	H
136	<i>Quercus lobata</i>	Valley oak	60	49	Good	Good	H
137	<i>Quercus lobata</i>	Valley oak	17	18	Good	Fair	H
151	<i>Calocedrus decurrens</i>	Incense cedar	43	N/D	Fair	Fair	H

DBH = diameter at breast height; DLR = dripline radius; NL = Not Labeled; N/D = not determined; H = Heritage tree. S = Street tree
*Applicant has received a tree removal permit from the City arborist for tree NL #1 and has signed the tree in accordance with the heritage tree ordinance.

Source – Gregory Safran, ISA certified arborist and applicant's consultant and Martin Fitch, City of Sacramento

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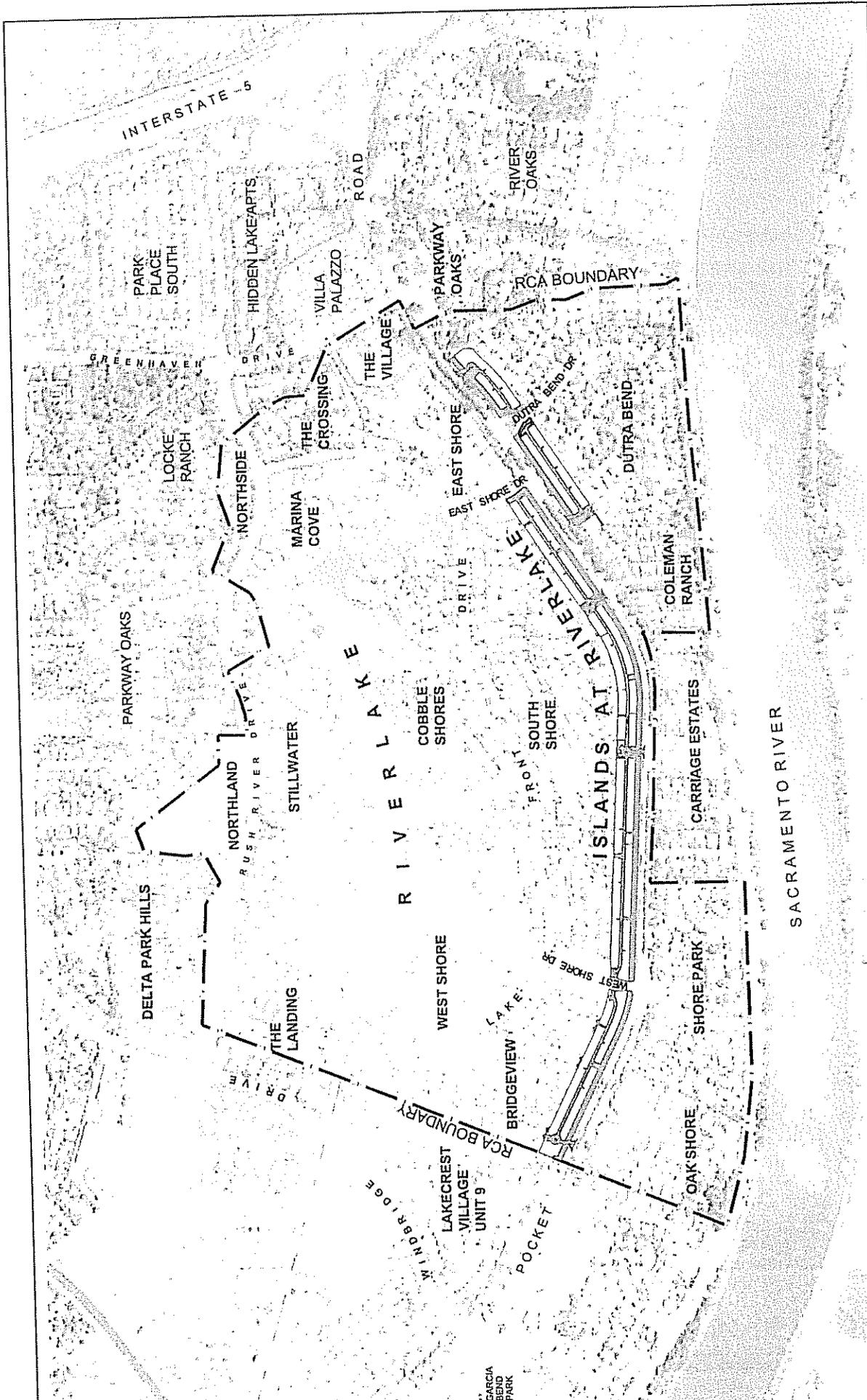
3.2 Surrounding Development

Riverlake Community Association

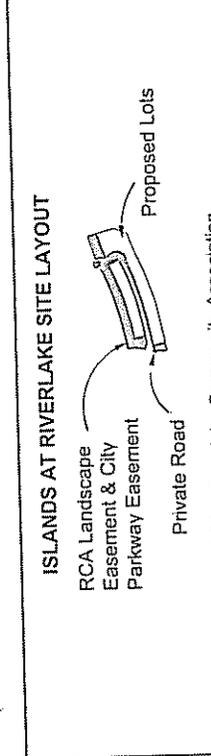
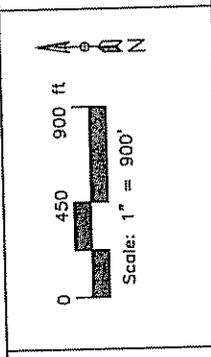
There are eleven residential subdivisions in the Riverlake community.¹ Figure 3 is an aerial photograph of the Riverlake community subdivisions that was taken in 2002.

1. The Bridgeview subdivision abuts the project on the north side of Pocket Road, west of West Shore Drive. Bridgeview consists of 44 existing halfplex units (definition of dwelling, halfplex is in Chapter 9 "Glossary") and 70 existing detached houses.
2. The Southshore subdivision abuts the project on the north side of Pocket Road, between West Shore Drive and East Shore Drive. Southshore consists of 29 existing halfplex units and 110 existing detached houses.
3. The Dutra Bend subdivision abuts the project on the south side of Pocket Road, east and west of Dutra Bend Drive. Dutra Bend consists of 34 halfplex units and 113 existing detached houses.
4. The Coleman Ranch subdivision was not part of the original LPPT PUD but was annexed into the Riverlake Community Association. This subdivision abuts the project on the south side of Pocket Road and forms the westernmost boundary of the project. Coleman Ranch consists of 53 detached houses.
5. The Oakshore subdivision consists of six existing halfplex units and 46 existing detached houses.
6. The Westshore subdivision consists of four existing halfplex units and 36 existing detached houses.
7. The Cobble Shores subdivision consists of 42 existing halfplex units and 118 existing detached houses.
8. The Eastshore subdivision consists of six existing halfplex units and 29 existing detached houses.
9. The Marina Cove subdivision consists of 47 existing detached houses.
10. The Stillwater subdivision consists of 10 existing halfplex units and 93 existing detached houses.
11. The Stillwater A and B subdivisions consist of 36 existing detached houses.

¹ The "Riverlake community" refers to the subdivisions in the Riverlake Community Association. Coleman Ranch is a member of the Riverlake community even though it is not an LPPT PUD subdivision.




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 Basemap:
 Microsoft Terraserver
 2m/pixel USGS Urban Image,
 9 May 2002



ISLANDS AT RIVERLAKE SITE LAYOUT
 RCA Landscape Easement & City Parkway Easement
 Proposed Lots
 Private Road
 RCA = Riverlake Community Association

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 Figure 3. Aerial Photograph of RCA.

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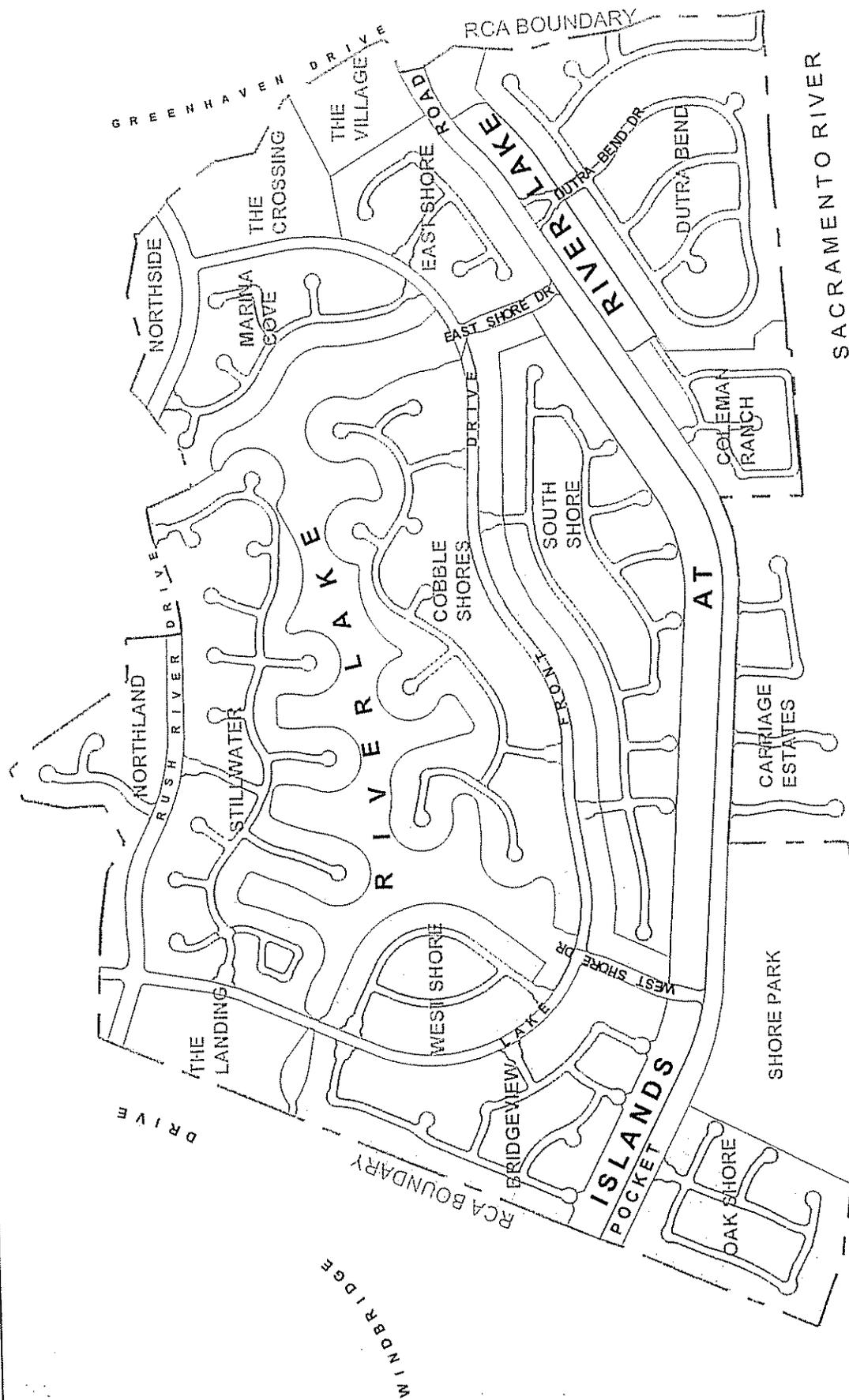
Table 4 is the average lot and building sizes for each subdivision. The average lot and building size is shown for the detached houses. For the halfplex units, the two lots and two halfplex units were added together to determine the average lot and overall building size of the attached structures. The table provides the number of single- and two-story houses and the lot and building size for the neighborhood detached houses and halfplex buildings averaged together. The building size was determined by the publicly available livable square footage data provided by the Sacramento County Tax Assessor's website. Figure 4 is a Riverlake Lot Map.

Table 4. Average Lot and Building Sizes in Riverlake Subdivisions

Riverlake Neighborhoods	Number of Stories (per each unit)		Detached Houses		Halfplex Units*		Detached and Halfplex Units	
	Single-story	Two-story	Average lot size (sq ft)	Average livable area (sq ft)	Average lot size (sq ft)	Average livable area (sq ft)	Average lot size (sq ft)	Average livable area (sq ft)
Bridgeview	12	102	8575	2903	9235	4190	8905	3546
Southshore	13	126	8653	3035	8131	3978	8392	3507
Dutra Bend	42	103	8635	2809	8805	3285	8720	3047
Coleman Ranch	35	18	5128	2130			5128	2130
Oakshore	12	40	9601	3218	9111	4713	9356	3966
Westshore	4	36	10279	3991	13618	4694	11949	4343
Cobble Shores	25	135	10777	3488	11598	4225	11188	3857
Eastshore	13	22	9196	3098	10315	4545	9756	3822
Marina Cove	5	42	9134	3556			9134	3556
Stillwater	7	106	10150	3719	10384	4947	10267	4333
Stillwater A&B	8	28	6067	2486			6067	2486
Riverlake Community	176	758	8745	3130	10081	4322	8987	3508

Note: all units are square feet

* The measurement of livable square footage for halfplex A and B units are combined to determine the total building size. The halfplex lot size combines the lot square footage of halfplex A and B units.



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Basemap:
City of Sacramento GIS

03056 ADEIR-Fig4_RiverlakeLot.dwg

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RCA = Riverlake Community Association

Figure 4. Riverlake Lot Map.

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Lots Abutting the Project Site

The project site is adjacent to 54 Riverlake single-family standard lots, six Riverlake single-family alternative lots, one vacant Riverlake single-family standard lot, and one Riverlake general office standard lot. It is adjacent to two Lake Crest Village single-family standard lots. Lake Crest Village is not a Riverlake subdivision.

Two other Riverlake neighborhoods, Eastshore and Oakshore, are located across East Shore Drive and Pocket Road respectively. The Riverlake apartments called Shore Park are located on the south side of Pocket Road across from the project site. Chickory Bend and Glide Ferry, non-Riverlake subdivisions, are standard R-1 single-family subdivisions located across from the project site south of Pocket Road.

Abutting Houses

The project site abuts 14 existing single-story houses, 45 existing two-story houses (totaling 59 existing residential units), and one vacant lot. Four Riverlake subdivisions are adjacent to the Islands at Riverlake project site: Dutra Bend (approved in 1985), Southshore (approved in 1985), Bridgeview (approved in 1986), and Coleman Ranch (annexed into the Riverlake Community Association in 1996). It also abuts Lake Crest Village. The following sections describe the residential units abutting the proposed project.

Coleman Ranch

Coleman Ranch is a Riverlake subdivision located west of the project site on the south side of Pocket Road. One R-1A lot in Coleman Ranch forms the western boundary of the Islands at Riverlake project site south of Pocket Road. A 2,585 square-foot two-story house was constructed on the 4,500-square foot lot in 1998.

Dutra Bend

Dutra Bend was part of the original LPPT PUD application and was approved simultaneously with the PUD. Eighteen houses in Dutra Bend abut the southern boundary of the Islands at Riverlake project site south of Pocket Road. Sixteen houses are individually owned, standard single-family residences and two are individually owned, single-family alternative residential halfplexes (definition of dwelling, halfplex is in Chapter 9 "Glossary"). Three of these houses were built in 1987, ten were built in 1988, four in 1989, and the last one was built in 1990. Ten of these houses are single-story and eight are two-story.

Southshore

Southshore is a Riverlake subdivision and is adjacent to the project site on the north side of Pocket Road between West Shore and East Shore drives. Twenty-nine houses and one vacant lot in Southshore are adjacent to the project site. Twenty-seven houses are individually owned, standard single-family residential and two are individually owned, single-family alternative residential halfplexes. Two of these houses are single-story and the rest are two-story. Seven of these houses were built in 1988, seven in 1989, six in 1990, three in 1991 and 1992, one in 1993, one in 2001, and one in 2004.

Bridgeview

Bridgeview is a Riverlake subdivision and is adjacent to the project site on the north side of Pocket Road west of West Shore Drive. Ten houses in Bridgeview are adjacent to the project site. One house is an individually owned, single-family alternative halfplex. One house is single-story and the rest are two-story. Seven of these houses were built in 1989, three in 1990, and the last one in 1998.

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Lake Crest Village

Lake Crest Village is not in the LPPT PUD or in the Riverlake Community Association. Two R-1 standard lots in Lake Crest Village form the western boundary of the Islands at Riverlake project site north of Pocket Road. The lot nearest Pocket Road has a two-story house constructed in 1987. The adjacent parcel to the north has a two-story house constructed in 1987.

Abutting Office

The eastern boundary of the project site on the south side of Pocket Road is adjacent to a parcel zoned for Office Planned Unit Development. The 3,000 square-foot rehabilitated Dutra House and a 10,000 square-foot office building are located on the parcel. A real estate firm operates in Dutra House and the Bergamo Preparatory School (a private Montessori School) is located in the office building. A 5,000-square-foot office building has been proposed to be constructed between the Islands at Riverlake proposed lots 14 and 15 and Dutra House.

Circulation

Pocket Road is a divided major east-west street that connects the project site with I-5. Pocket Road was improved to a four-lane road in its current alignment in the mid-1980s. There is a landscaped median between east and westbound traffic. The median is not continuous for the length of the project site. Spaces for left turn lanes are provided at the intersections of the three collector streets with Pocket Road. West Shore and East Shore drives are north-south collector streets that provide the Riverlake neighborhoods of Bridgeview, West Shore, Southshore, Cobble Shores, East Shore, Marina Cove, and Stillwater access to Pocket Road. Dutra Bend Drive is a north-south collector street that provides the Riverlake neighborhood of Dutra Bend access to Pocket Road. The north-south Greenhaven Drive, located approximately 250 feet west of the Islands at Riverlake project, is a divided major street that provides Riverlake access to Florin Road. A bike lane is striped for west bound and east bound cyclists for the length of the project site.

3.3 Project Components

With the requested entitlements, the applicant would construct single-story and two-story detached single-family alternative residential units, new roads, modifications to the existing circulation system, mini-parks, landscaping, and utilities to serve the project. Figure 5 is the proposed tentative subdivision map prepared by Morton & Pitalo.

3.3.1 Construction Completed To Date

The City of Sacramento issued a grading and underground utilities permit to Regis Homes on 29 July 2004 and grading commenced in mid-August 2004. Prior to the Third Appellate District Court issuing a stay of construction on 22 November 2004, the following tasks were completed:

- Mass grading, including building pads and street sections.
- Removal of two trees covered under City ordinances: 17 and 18.
- Electrical conduit, television, and telephone cables were installed to 86 lots located between East Shore Drive and West Shore Drive.
- The storm water drainage system has been installed between East Shore Drive and West Shore Drive; between West Shore Drive and the west end of the project; and between Dutra Bend Drive and the west end of the project.

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- The sewer and water systems have been installed between East Shore Drive and West Shore Drive; between West Shore Drive and the west end of the project; and between Dutra Bend Drive and the west end of the project.

3.3.2 Proposed New Housing

The Islands at Riverlake project would construct 139 new individually owned, single-family alternative residential units. All of the units would be detached. Twenty-eight houses would be built south of Pocket Road and 111 would be built north of Pocket Road. A total of 65 houses would be built on interior lots (all lots on the north side of the private road, that are north of Pocket Road and on all lots on the south side of the private road, that are south of the Pocket Road). Lots 1 through 14 are adjacent to existing homes in Dutra Bend. Lots 44 through 56 (totalling 13 lots) are adjacent to existing homes in Bridgeview and Lots 57 through 94 (totalling 38 lots) are adjacent to existing homes in Southshore. Minimum rear setbacks for the interior lots would be 12 feet from the main house to the property line and 10 feet from the garage to the property line. The 65 houses on the interior lots would have their own fence constructed adjacent to the existing fence on the property line. The single-story houses would be a maximum of 16 feet high, and the two-story houses would be a maximum of 24.5 feet high.

The proposed lots are generally wide and shallow and range from approximately 3,015 square feet to 4,187 square feet (average lot size is 3,628.7 square feet). The project includes five basic floor plans (two single-story plans and three two-story plans). Table 5 is a House Plan/Lot Size and Setback Matrix prepared by Morton & Pitalo, Inc. Design drawings of floor plans and elevations, prepared by Packowski Heinritz and Associates, are in Exhibit D. Plan 7110 is for a 1,428 square-foot, single-story house. Plan 7120 is a 1,500 square-foot, single-story house. Plan 5713 is for a 2,034 square-foot, two-story house. Plan 5720 is for a 2,154 square-foot, two-story house. Plan 5730 is for a 2,244 square-foot, two-story house. Only Plans 7110 and 7120 would be built on interior lots, except lots 14, 45, 51, 54, 55, 69, 75, 79, 80, and 86, which could be built with one of the two-story plans. The lots that are proposed for two-story plans are located adjacent to cul-de-sacs and not existing homes. No side-by-side or cross-private road duplication of a house elevation would occur. Figure 6 shows typical floor plans on lots.

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Table 5. House Plan/Lot Size and Setback Matrix

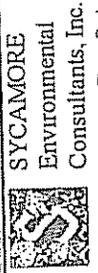
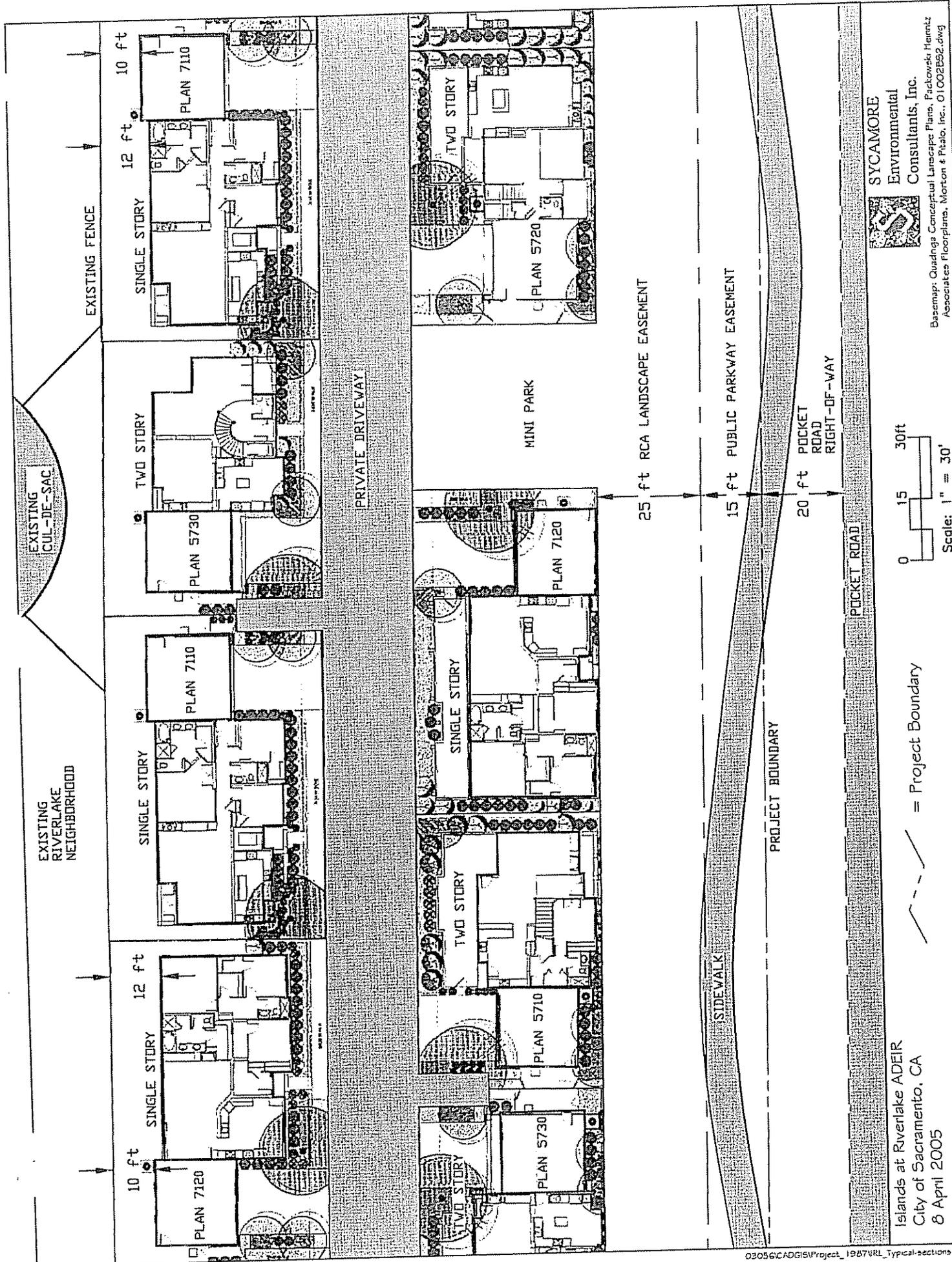
Lot Dimen.			FOR TYPICAL LOT FRONTING ON PRIVATE DRIVE					
			64 x 53		67 x 53		79 x 53	
PLAN #	Stories	Plan Dimen.	side S/B	Ft & R S/B	side S/B	Ft & R S/B	side S/B	Ft & R S/B
7110	1	70-6 x 32	Not to be used		Not to be used		3.5 & 5	9 & 12
7120	1	70-6 x 32	Not to be used		Not to be used		3.5 & 5	9 & 12
5710	2	57 x 30	3.5 & 3.5	11 & 12	6 & 4	11 & 12	12 & 10	11 & 12
5713	2	57 x 30	3.5 & 3.5	11 & 12	6 & 4	11 & 12	12 & 10	11 & 12
5730	2	57 x 32	3.5 & 3.5	9 & 12	6 & 4	9 & 12	12 & 10	9 & 12

Lot Dimen.			FOR TYPICAL LOT FRONTING ON POCKET ROAD					
			64 x 45		67 x 45		79 x 45	
PLAN #	Stories	Plan Dimen.	side S/B	Ft & R S/B	side S/B	Ft & R S/B	side S/B	Ft & R S/B
7110	1	70-6 x 32	Not to be used		Not to be used		3.5 & 5	0 & 13
7120	1	70-6 x 32	Not to be used		Not to be used		3.5 & 5	0 & 13
5710	2	57 x 30	3.5 & 3.5	0 & 15	6 & 4	0 & 15	Not to be used	
5713	2	57 x 30	3.5 & 3.5	0 & 15	6 & 4	0 & 15	Not to be used	
5720	2	57 x 32	3.5 & 3.5	0 & 13	6 & 4	0 & 13	Not to be used	
5730	2	57 x 32	3.5 & 3.5	0 & 13	6 & 4	0 & 13	Not to be used	

S/B = set back; Ft = front yard; R = rear yard

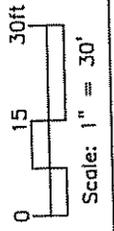
On the lots along the existing Riverlake houses (fronting on Private Drive), the single-story plans 7110 & 7120 will be primarily used. In order to provide some relief from all single-story units along the existing fence line, there will be occasional placement of two-story plans primarily (but not solely) at the ends of abutting Riverlake cul-de-sacs. Details are provided on the Tentative Subdivision Map (Figure 5) and on the special lot figures in Exhibit D.

On the lots fronting on Pocket Road, two-story plans 5720 & 5730 with a few 5710 & 5713 plans will be primarily used. In order to provide relief from all two-story homes along Pocket Road, the single-story plans 7110 & 7120 will be placed primarily on corner lots. Details are provided on the Tentative Subdivision Map (Figure 5). In addition, a few specialty lots require detached garages in order to avoid existing trees. Special lot figures are in Exhibit D.



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Consultants, Inc.

Basemap: Gludfnga Conceptual Landscape Plans, Pachowski, Henntz Associates Floorplans, Morton & Pflaie, Inc., 01002B92.dwg



--- = Project Boundary

Islands at Riverlake ADEIR
City of Sacramento, CA
& April 2005
Typical Floorplans on Lots

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3.3.3 Roads

Private Road

With approval of the requested Subdivision Modification, the project would construct a 22-ft wide private street with 9-ft wide travel lanes and a 2-ft wide rolled curb and gutter on each side of the street to provide 20 feet of level surface. A 5-ft wide public utility easement would be located on both sides of the street. A 4-ft wide sidewalk would be constructed within the PUE adjacent to the interior lots. The street would be striped and signed for no parking at any time. Off-street parking spaces would be located in some of the proposed open space/landscape lots and between some houses to provide 55 guest parking places. The Riverlake Community Association would be responsible for maintaining the private road including the no parking signs and no parking striping. A street detail prepared by Morton & Pitalo, Inc. is in Exhibit D.

Pocket Road Circulation

The project would construct five new driveway connections with Pocket Road. The driveways would be standard size, designed to accommodate a single unit truck (SU-30) design vehicle. The Federal Highway Administration defines an SU-30 design vehicle as a single unit truck, such as fire trucks, garbage trucks, and bobtails. In "A Policy on the Geometric Design of Highways and Streets" (American Association of State Highway and Transportation Officials Chapter 11), it states that a curb return radius of 40 feet provides a moderate speed turn for passenger vehicles (P) and a low-speed turn for SU-30 vehicles with minor lane encroachment. A curb return radius of 50 feet provides a moderate speed return for vehicles up to the size of semitrailers. The Islands at Riverlake project provides a curb return radius of 45 feet inside and 55 feet outside. On the south side of Pocket Road, a driveway connection would be constructed on the far eastern side of the project, east of Dutra Bend Drive, and on the far western side of the project, west of Dutra Bend Drive. These two driveways would provide right-in/right-out only movements. On the north side of Pocket Road, the project would construct driveways opposite Coleman Ranch Way and Silva Ranch Way. These would provide full turning movements. The last driveway would be located approximately 1,100 feet west of West Shore Drive. This driveway would provide right-in/right-out only movements. The arrows on the Tentative Subdivision Map exhibits at the access points indicate the allowable ingress and egress directions (Figure 5).

The project will construct the following off-site improvements to Pocket Road:

- A traffic signal at the intersection of Pocket Road and West Shore Drive.
- A left turn pocket would be cut into the median on Pocket Road, east of East Shore Drive.
- The Pocket Road median east of Dutra Bend Drive would be reduced by approximately 75 feet to increase stacking capacity for left-in/left-out movements.
- The Pocket Road median east of Coleman Ranch Way would be reduced by approximately 75 feet to increase stacking capacity for left-in/left-out movements.

Collector Streets

The private road south of Pocket Road, both east and west of Dutra Bend Drive would end in a hammerhead. There would be no driveway access from the Islands at Riverlake project at Dutra Bend Drive. There would be gated connection for emergency use only.

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The private road north of Pocket Road would end in a hammerhead adjacent to East Shore Drive. There would be no driveway access from the project at East Shore Drive. There would be a gated connection for emergency use only.

There would be driveway connections from the private road to West Shore Drive both on the east and west sides of West Shore Drive. Turn movements would be right-in/right-out only.

Parking

Pursuant to Sacramento City Code section 17.64.020, the minimum number of parking spaces required for the project is 139 spaces (1 per residential dwelling unit). Each proposed garage would hold two cars and the driveways would be approximately 18-foot long. The project would construct 55 additional off-street community-parking stalls. The parking stalls would be 21 feet deep and evenly distributed throughout the project. Some parking stalls would be located perpendicular to the roundabout entryway on the interior side of the private street. These stalls would be vegetated to provide visual screening from the abutting subdivision. Some of the off-street parking stalls would be located between residential lots. A Conceptual Landscaping Plan prepared by Quadriga in Exhibit D shows how the parking areas would be landscaped. The Riverlake Community Association would be responsible for maintaining the off-street parking areas and associated landscaping. Total proposed parking capacity is 472 parking spaces.

3.3.4 Landscaping

Shade Trees

The applicant proposes planting 1 – 2.5 shade trees in the front yard of each interior lot and 1 – 2.5 shade trees in the rear yard of lots fronting on Pocket Road. Shade trees planted in each yard would line the private street. The front yards of the houses fronting Pocket Road face existing trees in the Linear Parkway and have a front and rear yard landscape plan designed to integrate the front yard with the Linear Parkway. Trees planted in the commonly maintained areas along the courtyard walls for those lots facing Pocket Road will be subject to review and approval of the City Arborist. The backyards of the interior lots would not be landscaped by the proposed project. It would be the obligation of the homeowner to finish the backyard landscaping in accordance with the Riverlake Community Association's "Landscape Guidelines and Approved Tree List" (approved 27 April 2004).

The Riverlake Community Association's Guidelines stipulate that a minimum of five 15-gallon trees be planted in each yard. It stipulates further that one of the five 15-gallon trees be a shade tree that is listed on the "Approved Shade Tree List" and planted in the front yard. The Conceptual Landscaping Plan, prepared by Quadriga and provided in Exhibit D of this DEIR, shows that at least one shade tree from the Riverlake Community Association's approved shade tree list will be planted per lot along the private road. One of the four trees on Quadriga's medium-sized shade tree list is a different species of Linden than on the approved list (*Tilia cordata* instead of *Tilia americana*). The substitution would have to be approved by the RCA. The Guidelines identify several types of palm trees and other species that homeowners of interior lots can plant in their backyards to complete the five 15-gallon trees minimum requirement.

Linear Parkway

Construction of the driveways to Pocket Road will convert 6,879 square feet (0.16 acre) of the Linear Parkway to roadway use. The terms of the Linear Parkway easements allow the project applicant, as owner of the property subject to the easements, to construct driveways and other facilities such as sidewalks across the easements as are necessary and appropriate to subdivide and develop the adjacent lots. A new three-foot wide pathway would be constructed in the Riverlake Community Association

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landscape easement parallel to the existing eight-foot-wide walkway in the City of Sacramento parkway easement. Like the walkway in the City's easement, the new pathway meanders. The pathway would be constructed of broom-finished concrete. As shown on the Conceptual Landscaping Plan in Exhibit D (Quadriga), the pathway connects with each lot fronting Pocket Road, new pathways through the mini-parks, or the private road. Each residential lot fronting Pocket Road would have a three-foot-wide, straight, broom-finished concrete pathway connection with the new Riverlake Community Association pathway. No direct connection of the units fronting Pocket Road with the eight-foot-wide walkway in the City of Sacramento's parkway easement is proposed.

Heritage Trees

Tree numbers 17 and 18 were removed during the initial grading and underground utilities installation activities in the summer of 2004. At the request of the Riverlake Community Association, the applicant obtained a removal permit for tree NL #1 and posted the tree in accordance with the City heritage tree ordinance. The tree has not been removed. As a condition of its tree removal permits, the applicant will plant replacement trees according to the ratios identified in the permits. Table 6 lists the number of inches of diameter at breast height (DBH) that requires planting to replace the number of inches DBH removed. All replacement trees will be planted on-site in the mini-park locations during the landscaping phase of the project.

Table 6. Tree Mitigation Ratios

Tree Number	DBH Lost (inches)	Mitigation DBH (inches)
NL #1	66	33
17	136	68
18	310	155

Passive Use Mini-Parks

Seven of the lots (Lots K, P, R, T, W, Y, and I-I) would be passive use mini-parks totalling 0.36 acre (Figure 5 Tentative Subdivision Map). Lot K is located between lots 80 and 81. Lot P is located between lots 66 and 67. Lot R is located between 110 and 111. Lot T is located between lots 46 and 47. Lot W is located between lots 34 and 35. Lot Y is located on the south side of Pocket Road on the west side of the western driveway. Lot Y abuts an existing two-story house in the Coleman Ranch subdivision and forms the westernmost boundary of the Islands at Riverlake project south of Pocket Road. Lot I-I is also located on the south side of Pocket Road, between Lot 16 and the easternmost driveway connection with Pocket Road. The mini-parks would provide residents of the internal lots the sole means of direct pedestrian access to the eight-foot wide walkway in the City of Sacramento's parkway easement. A three-foot wide broom-finished concrete pathway through the mini-parks would provide the pedestrian access. The Conceptual Landscaping Plan in Exhibit D (Quadriga) indicates how the mini-parks will be landscaped and includes paving details for the pathway and proposed park benches. The Riverlake Community Association would be responsible for maintenance of the mini-parks and concrete paths in the Riverlake Community Association landscape easement.

3.4 Objectives of the Proposed Project

The purpose of the Islands at Riverlake project (P01-133) is to provide residential housing in the LPPT PUD in a manner that is consistent with the planning goals, policies, and objectives of the City of Sacramento and the Sacramento Area Council of Government's "Blueprint."

The applicant's objective for the Islands at Riverlake project is to develop an alternative housing type at a density that is not currently provided in the Riverlake community.

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The applicant believes that the proposed design provides value to homebuyers by creating housing opportunities that integrate into an existing community while achieving the higher densities intended for the parcels under the LPPT PUD Schematic Plan. The applicant believes that small lot detached homes provide opportunities for a growing market that desires new home ownership without the requirements of large yards and without necessitating dwellings with common walls.

The applicant believes that by combining the proposed design with quality construction and attention to detail, it can achieve the higher density intended for the parcels compatibly with the surrounding subdivisions in Riverlake.

4.0 ENVIRONMENTAL EVALUATION

This chapter consists of seven sections that evaluate the environmental impacts of the proposed Islands at Riverlake project. Each section follows the same format that consists of:

- Existing Setting. Describes existing regulatory and physical environmental setting;
- Standards of Significance. Defines the City of Sacramento's standards for determining whether an impact is significant;
- Impact Discussion. Evaluates project impacts to determine impact significance; and
- Mitigation Measures. Describes mitigation measures that, if implemented, would reduce or avoid impacts.

The City of Sacramento prepared an Initial Study for this project on 15 February 2005. The Initial Study concluded that the following impacts were less than significant and mitigation measures were not needed. Exhibit A of this DEIR is the 2005 Initial Study. These impacts will not be evaluated further in this DEIR.

- Population and Housing
- Seismicity, Soils, and Geology
- Water
- Energy
- Hazards
- Noise
- Public Services
- Utilities

The following impacts were found in the Initial Study to be potentially significant. Therefore, these impacts are evaluated in this DEIR. These categories include:

- Land Use Plans and Policies
- Air Quality
- Transportation/ Circulation
- Biological Resources
- Aesthetics
- Cultural Resources
- Recreational Resources

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In this DEIR, all mitigation measures are phrased as potential conditions of approval for the proposed project, which they would become if the City adopted them. Under CEQA, an EIR is required to identify mitigation measures that could reduce identified impacts to less-than significant levels. If the City Council certifies this EIR, the mitigation measures that the Council selects will become conditions of approval. The City could also require alternative mitigation measures that are equally effective, or it could find that the identified measures are infeasible and approve the project without mitigation pursuant to findings and a statement of overriding considerations. Once the mitigation measures have been subject to public review and finalized, a mitigation monitoring program will be prepared, as required by Public Resources Code Section 21081.6(a). The Mitigation Monitoring Program will identify responsibility for implementing and monitoring each mitigation measure, along with information as to when the mitigation action would occur, monitoring triggers and reporting frequency.

4.1 Land Use Plans and Policies

This section includes a description of the existing land use regulations, plans, and policies controlling development on the project site. An analysis of the consistency of the proposed project with existing land use policies follows the regulatory setting discussion. Next, existing land uses in the vicinity of the project site will be described, followed by an evaluation of the compatibility of the proposed project with those land uses.

4.1.1 Environmental Setting

4.1.1.1 Existing Land Uses On-site

The project site consists of ~~four~~ ^{six} unimproved lots designated and zoned for residential use. The lots have been disturbed by grading and underground utilities construction.

4.1.1.2 Existing Adjacent Land Uses

Land uses adjacent to the project site include residential development, office business, open space landscape easement, and public road ROW. Table 4 provides the average lot and building sizes in Riverlake subdivisions. Table 8 shows the LPPT PUD Schematic Plan build out of residential land uses. Table 9 provides comparative floor-to-area and building coverage area data in existing Riverlake subdivisions used to compare residential development intensity throughout the Riverlake Community.

- Residential Development. The project site abuts 59 existing residential units and one vacant lot. Four Riverlake subdivisions are adjacent to the Islands at Riverlake project site: Dutra Bend, Southshore, Bridgeview, and Coleman Ranch². It also abuts Lake Crest Village, which is not a Riverlake subdivision. One house in Coleman Ranch is adjacent to the westernmost boundary of the project site on the south side of Pocket Road. Eighteen houses in Dutra Bend abut the southern boundary of the Islands at Riverlake project site south of Pocket Road. Twenty-nine houses and one vacant lot in Southshore are adjacent to the project site on the north side of Pocket Road between West Shore and East Shore drives. Ten houses in Bridgeview are adjacent to the project site. Lake Crest Village forms the western boundary of the Islands at Riverlake project site north of Pocket Road. Each Lake Crest Village lot has a two-story house.

² Coleman Ranch is not part of the LPPT PUD but was annexed into the Riverlake Community Association.

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- Office. The eastern boundary of the project site on the south side of Pocket Road is a parcel zoned for Office Planned Unit Development. The 3,000 square-foot rehabilitated historic Dutra House and a 10,000 square-foot office building are located on the parcel. A real estate firm operates in Dutra House and the Bergamo Preparatory School (a private Montessori School) operates in the office building. A 5,000 square-foot office building has been proposed to be constructed between the Islands at Riverlake proposed lots 14 and 15 and Dutra House.
- Open Space Landscape Easement. There is a 25-foot wide landscape easement to the Riverlake Community Association on property owned by the project applicant located adjacent to the lots fronting Pocket Road for the entire length of the project site on the north and south sides of Pocket Road. The landscape easement is situated between the Islands at Riverlake project site and the 15-foot wide parkway also owned by the applicant with an easement to the City. A total of 81 lots are proposed adjacent to the landscape easement, consists of 74 for houses, six for mini-parks, and one for pedestrian access to the Linear Parkway. The terms of the easements allow the project applicant, as the owner of the underlying property, to construct driveways and other facilities such as sidewalks across the easements as are necessary and appropriate to subdivide and develop the adjacent lots.
- Public Road Rights-of-Way. The project proposes five new driveway connections with Pocket Road. In addition, on the south side of Pocket Road, the project is adjacent to Dutra Bend Drive. On the north side of Pocket Road the project is adjacent to East Shore and West Shore Drives.

4.1.2 Regulatory Setting

California Public Resources Code

Section 21061.0.5. "Infill site" means a site in an urbanized area that meets either of the following criteria: (a) The immediately adjacent parcels are developed with qualified urban uses or at least 75 percent of the perimeter of the site adjoins parcels that are developed with qualified urban uses and the remaining 25 percent of the site adjoins parcels that have previously been developed for qualified urban uses, and the site has not been developed for urban uses and no parcel within the site has been created within the past 10 years. (b) The site has been previously developed for qualified urban uses. The Islands at Riverlake project site is considered an infill site because it meets criterion (a).

Section 21072. "Qualified urban use" means any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.

Sacramento Area Council of Governments (SACOG)

Blueprint Preferred Scenario for 2050 Map and Growth Principles. The Blueprint map (Figure 7 Southern Sacramento Scenario) depicts a way for the region to grow through the year 2050 in a manner generally consistent with the seven growth principles adopted by SACOG, of which the City of Sacramento is a member. The map assumes certain levels and locations of both "reinvestment" (i.e. additional development on already built parcels) and greenfield development (i.e., large-scale development on vacant land). The purpose of the map is to illustrate, generally, the amounts and locations for these types of growth. The building type identified for the project site on this map is "Single-Family Small Lot." >[RTMM has a message in to SACOG to obtain clarification of the term "small lot" and reasons for the designation.] This section of the DEIR evaluates the consistency of the proposed project with the Blueprint Preferred Scenario for 2050.

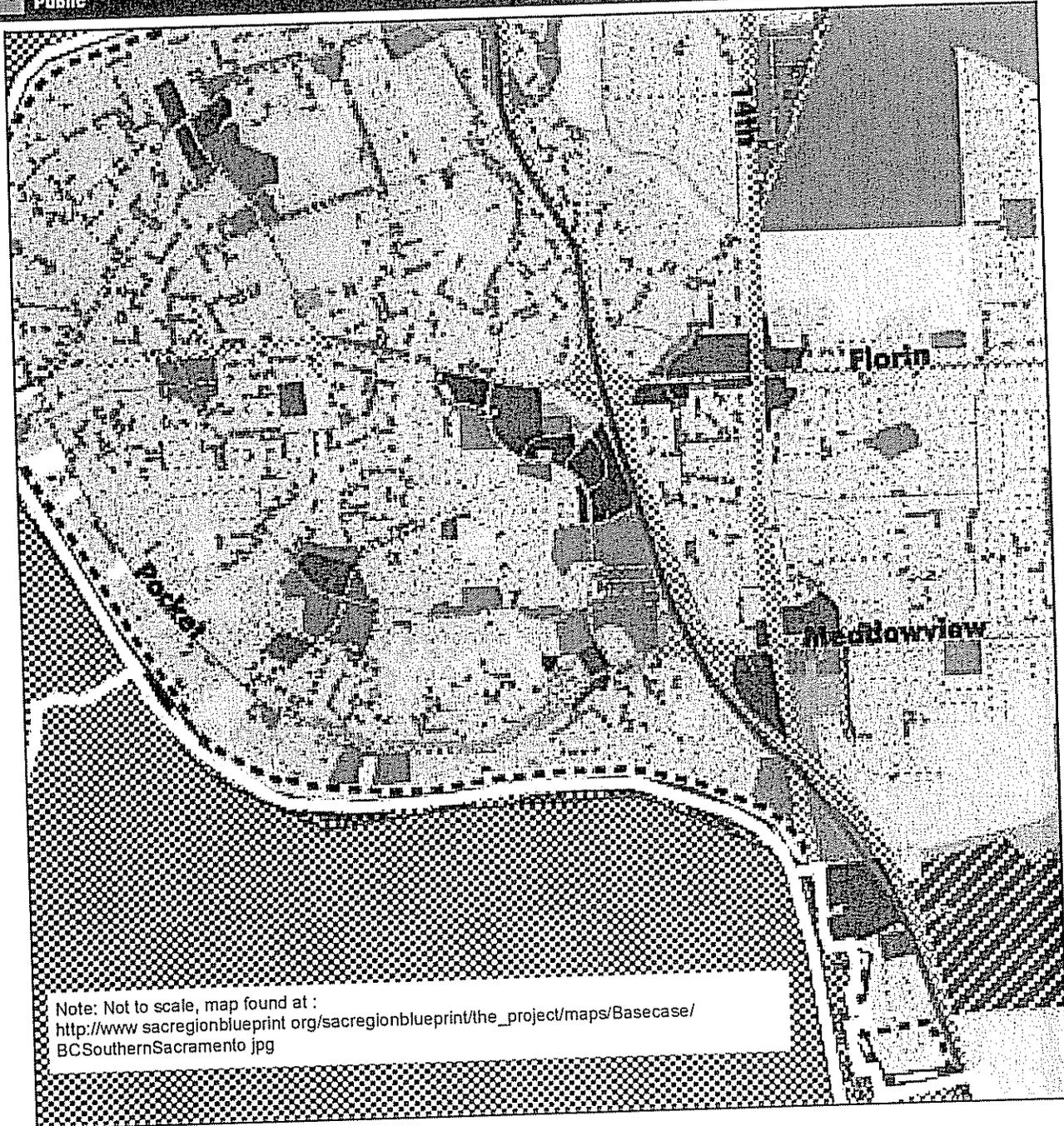
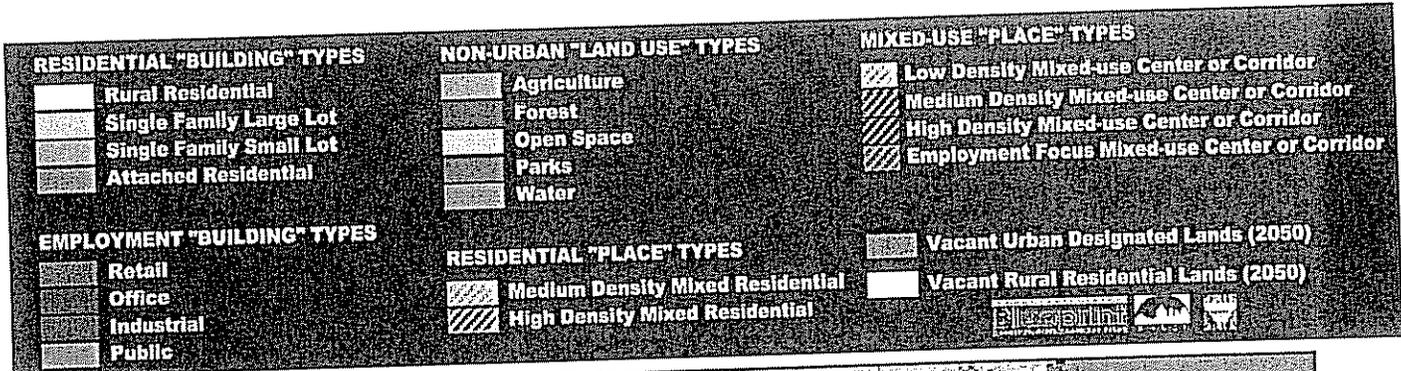


Figure 7. Blueprint Preferred Scenario for 2050 Map of South Sacramento

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Growth Principles

1. **Transportation Choices:** Developments should be designed to encourage people to sometimes walk, ride bicycles, ride the bus, ride light rail, take the train or carpool. Use of Blueprint growth concepts for land use and right-of-way design will encourage use of these modes of travel and the remaining auto trips will be, on average, shorter.
2. **Mixed-Use Developments:** Buildings homes and shops, entertainment, office and even light industrial uses near each other can create active, vital neighborhoods. This mixture of uses can be either in a vertical arrangement (mixed in one building) or horizontal (with a combination of uses in close proximity). These types of projects function as local activity centers, contributing to a sense of community, where people tend to walk or bike to destinations and interact more with each other. Separated land uses, on the other hand, lead to the need to travel more by auto because of the distance between uses. Mixed land uses can occur at many scales. Examples include: a housing project located near an employment center, a small shopping center located within a residential neighborhood, and a building with ground floor retail and apartments or condominiums on the upper floor(s).
3. **Compact Development:** Creating environments that are more compactly built and use space in an efficient but aesthetic manner can encourage more walking, biking, and public transit use, and shorten auto trips.
4. **Housing Choice and Diversity:** Providing a variety of places where people can live – apartments, condominiums, townhouses, and single-family detached homes on varying lot sizes – creates opportunities for the variety of people who need them: families, singles, seniors, and people with special needs. This issue is of special concern for the people with very low-, low-, and moderate-income, often our teachers, other public employees and professionals, as well as retail employees, service workers and other people for whom finding housing close to work is challenging. By providing a diversity of housing options, more people have a choice.
5. **Use of Existing Assets:** In urbanized areas, development on infill or vacant lands, intensification of the use of underutilized parcels (for example, more development on the site of a low-density retail strip shopping center), or redevelopment can make better use of existing public infrastructure. This can also include rehabilitation and reuse of historic buildings, denser clustering of buildings in suburban office parks, and joint use of existing public facilities such as schools and parking garages.
6. **Quality Design:** The design details of any land use development - such as the relationship to the street, setbacks, placement of garages, sidewalks, landscaping, the aesthetics of building design, and the design of the public right-of-way (the sidewalks, connected streets and paths, bike lanes, the width of streets) - are all factors that can influence the attractiveness of living in a compact development and facilitate the ease of walking and biking to work or neighborhood services. Good site and architectural design is an important factor in creating a sense of community and a sense of place.
7. **Natural Resources Conservation:** This principle encourages the incorporation of public use open space (such as parks, town squares, trails, and greenbelts) within development projects, over and above state requirements; along with wildlife and plant habitat preservation, agricultural preservation and promotion of environment-friendly practices such as energy efficient design, water conservation and stormwater management, and shade trees to reduce the ground

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temperatures in the summer. In addition to conserving resources and protecting species, this principle improves overall quality of life by providing places for everyone to enjoy the outdoors with family outings and by creating a sense of open space.

City of Sacramento General Plan

The project site is designated Low Density Residential (4 – 15 dwelling units per net acre) on the City of Sacramento General Plan Land Use Map dated November 2003 (Figure 8). The Low Density Residential designation (4-15 dwelling units per net acre) in the SGPU allows single-family detached units, duplexes, halfplexes, townhouses, condominiums, zero lot line units and cluster houses (SGPU 2-4). These types of developments are not defined, but a figure showing examples of different developments is provided on page 2-6 of the SGPU and photograph examples are on page 2-2. Since General Plan designations include large areas of land, other related neighborhood uses and specific residential densities may be indicated in community plans (ibid).

According to a table titled “Estimated Build-out Based on the 2001 Inventory of Vacant Residentially Zoned Lands” in the Housing Element of the SGPU, as amended through 2003 (SGPU), the Pocket area has approximately 68 net acres of single-family zoned land and no multi-family zoned acreage (SGPU 2003 3.5). These acres account for 2.1% of the citywide total of vacant residentially zoned land (ibid).

The SGPU EIR identified that wherever development of vacant land occurs, there is a potential for conflict between the new and the existing uses (SGPU EIR D-42). The greatest potential impacts would be expected in areas of high growth where there is limited existing urbanization and in areas where new development would encroach upon and eventually displace agriculture (ibid). The SGPU EIR identified residential-nonresidential land use conflicts as a significant adverse impact. (SGPU EIR D-43).

The SGPU contains 12 Overall Urban Growth Policies (SGPU 1-32 through 1-42) as well as Goals and Policies for the following SGPU elements: Residential Land Use, Housing, Commerce and Industry, Circulation, Conservation and Open Space, Public Facilities and Services, and Health and Safety. This section of the DEIR evaluates the consistency of the proposed project with the Overall Urban Growth Policies and the Goals and Policies of the Residential Land Use and 2003 Housing elements.

Pocket Area Community Plan (PACP)

The Pocket Area Community Plan (PACP) is comprised of the North Pocket Specific Plan (NPSP) and the South Pocket Specific Plan (SPSP). The project site is located in the SPSP planning area and is designated Residential 7 – 15 dwelling units per net acre on the PACP land use map dated December 2003 (Figure 9). Accepted uses in this designation include townhouse and condominiums, cluster homes, and garden apartments as well as single-family and duplexes.

South Pocket Specific Plan (SPSP)

The South Pocket Specific Plan (SPSP; City of Sacramento 1976) was prepared to ensure a healthy and attractive living environment for residents in the Pocket Community (PACP-SPSP 1) including the subject site. As a guide for urban growth, the SPSP sets goals, objectives, and policies for desired land uses and their supporting features. The SPSP recommends development standards and criteria, which are consistent with other City policies. The plan designates major land use patterns; streets and highways; and other public facilities such as schools, parks, and bike trails (PACP-SPSP 1).

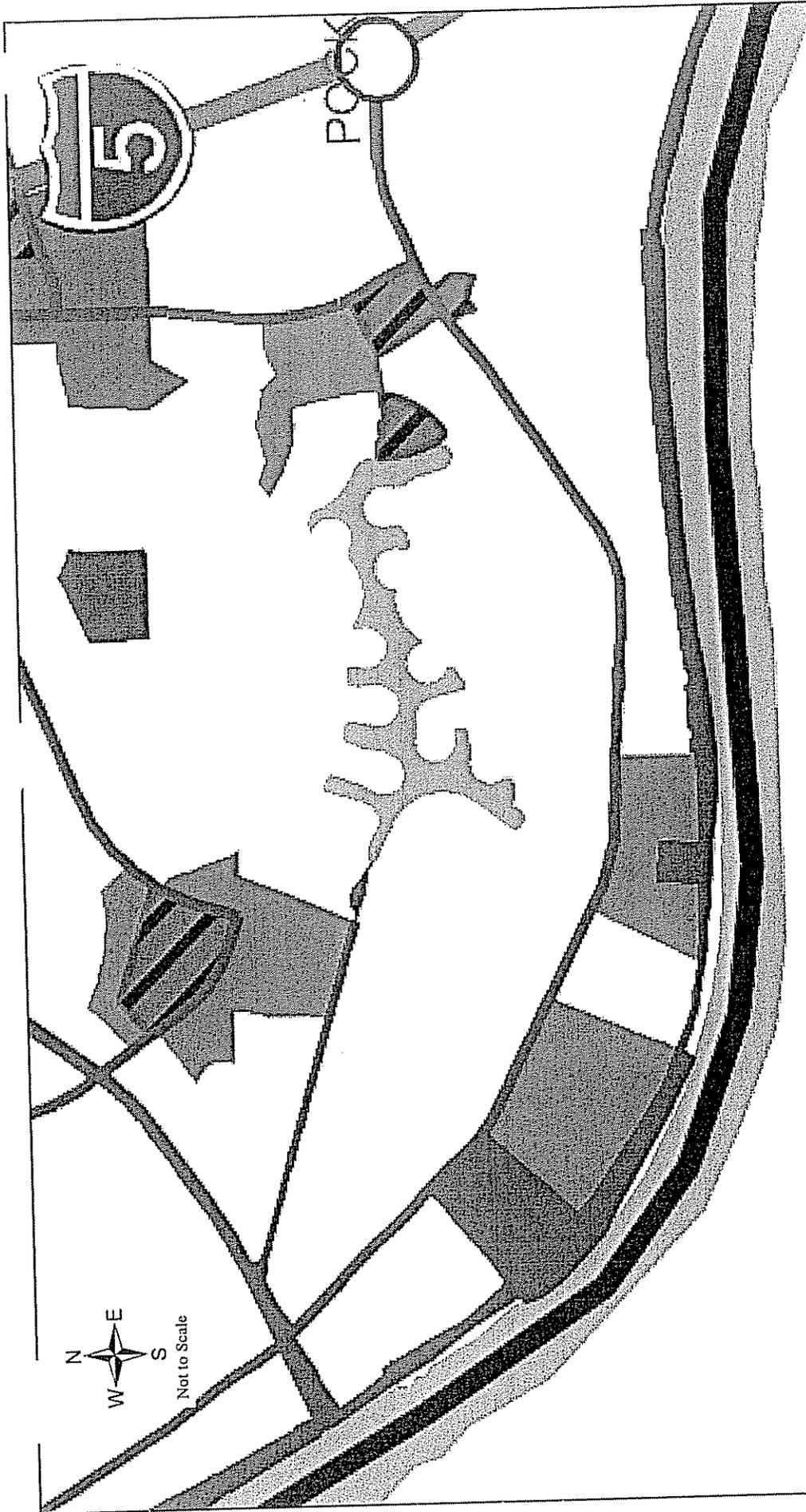
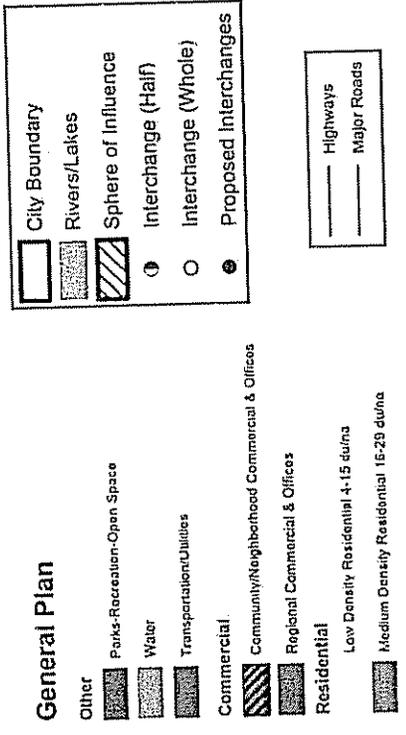
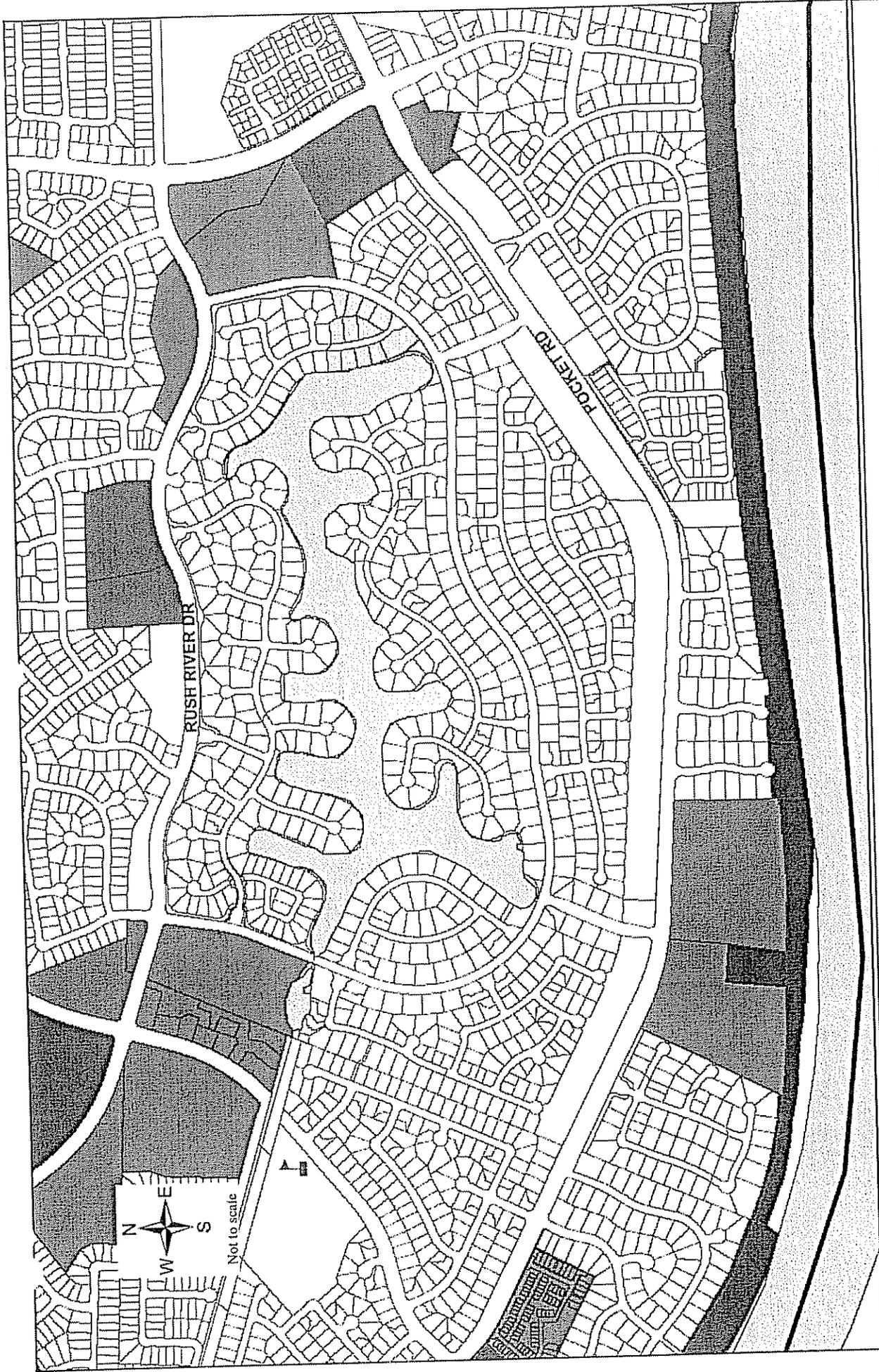


Figure 8. General Plan Land Use Designation Map





•	Schools
□	City Boundary
□	Parcels
□	Water
□	Creeks

**Figure 9. Pocket Area Community Plan
Land Use Designation Map**

Pocket Land Uses	
■	Residential 16-29 du/na
■	Highway Commercial
■	Residential 7-15 du/na
■	Business/Professional Office
■	Residential 3-6 du/na
■	Parks/Open Space
■	Commercial/Shopping
■	Public/Quasi Public

Generated by Aurora, September 2023
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When the SPSP was developed, only two residential land use designations were mapped: Low Density Residential and Light Density Multiple Family. In the Low Density Residential designation, the SPSP recommended that 1,854 acres be distributed for Single-Family and Duplex and 75 acres be distributed for Townhouses and Related Development (PACP-SPSP 8). Densities for Single-Family and Duplex Development were set at three to six units per net acre (PACP-SPSP 10). Densities for Townhouses and Related Development were set to not exceed an average of eight units per net acre (PACP-SPSP 12). In the Light Density Multiple Family designation, 140 acres were designated (ibid). The City anticipated that 2,350 housing units would be developed in the Light Density Multiple Family designation as garden apartments (ibid). The South Pocket Specific Plan mapped "Interim Agricultural" land where the "Single-Family and Duplex" or the "Townhouse and Related" land uses would urbanize the existing agricultural land use. The "Single-Family and Duplex" or the "Townhouse and Related" designations were not shown on the South Pocket Specific Plan. The project site was mapped "Interim Agricultural." Subsequently, the project site was mapped on the Pocket Area Community Plan Land Use Map as "Residential 7 – 15 dwelling units per net acre" (Figure 9). The Light Density Multiple Family land use was shown on the South Pocket Specific Plan Map clustered near neighborhood and community shopping centers.

North Pocket Specific Plan (NPSP)

The North Pocket Specific Plan (NPSP; City of Sacramento 1976 as amended in 1989) used different terms than the PACP-SPSP to classify land use. The residential land use classifications included Residential 4 to 6 dwelling units per gross acre, Residential 7 to 17 dwelling units per net acre and Residential 18 to 29 dwelling units per net acre (PACP-NPSP 7). The Residential 4 to 6 dwelling units per gross acre designation was for single-family residential and duplexes (ibid). The Residential 7 to 17 dwelling units per net acre designation was for townhouses, condominiums, cluster homes, and garden apartments as well as single-family and duplexes (ibid). The project site is not in the NPSP area.

L and P Pacific Teichert Planned Unit Development (LPPT PUD)

The City adopted a Negative Declaration for and approved the LPPT PUD in 1985. The LPPT PUD subdivided 325.5 acres into 26 large lots. The large lots were designated for further subdivision and development as specific land use types. The land use types were shown on the following exhibits to the LPPT PUD Development Guidelines (City Planning Department File No. P85-165 dated 11 July 1985): Exhibit A "Tentative Map for South Pocket L.P.P.T.," Exhibit B "South Pocket L.P.P.T. Schematic Plan Land Use Exhibit," and Exhibit C "Site Information." The following land uses were designated in the LPPT PUD: Elderly Care (R-4 zone), Garden Apartment (R-2B zone), Single Family (R-1 zone), Townhouse (R-1A zone), Multi-family (R-3 zone), Recreation Center (R-1 zone), Specialty Commercial (C-1 Restricted zone), Day Care (R-1 zone), and Lake (A-OS zone). Figure 10 is the South Pocket L.P.P.T. Schematic Plan Land Use Exhibit.

The Islands at Riverlake project site encompasses parcels 21, 22, and 23 of the original large lot subdivision. The net acreage of these parcels was 20.5 acres. Parcels 21 (5.4 net acres), 22 (11.2 net acres), and 23 (3.9 net acres) were designated for "Townhouse (R-1A)". Maximum density allowed for this designation under the PUD is eight dwelling units per acre.

The LPPT PUD Development Guidelines were prepared and adopted by the City to ensure that development in the PUD be in general conformance with the approved Land Use Schematic Plan.³ They provide five general objectives for review of subsequent projects in the PUD (Development Guidelines page 2). The Development Guidelines rely on the Development Standards (Table 6.3)

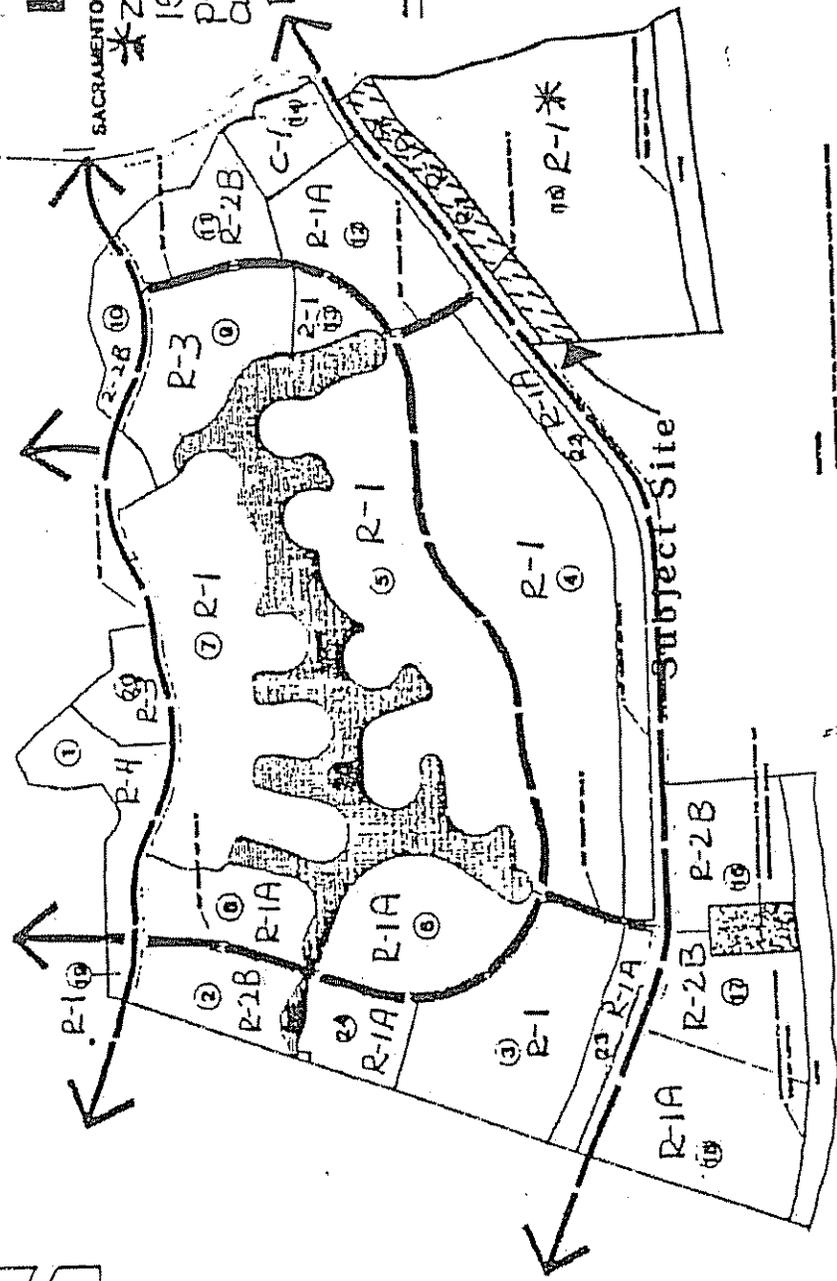
³ The LPPT PUD Schematic Plan land use designation for the project site is "Townhouse (R-1A)" and the LPPT PUD Development Guidelines refer to "Townhouse or related development." It is the understanding of the City that no inconsistency was intended.

SOUTH POCKET

L.P.P.T.

SACRAMENTO CALIFORNIA
 * Zoning for sites 15 and 21 have previously been approved under P85-16H (Dutra Ranch)

LPPT PUD Schematic Plan

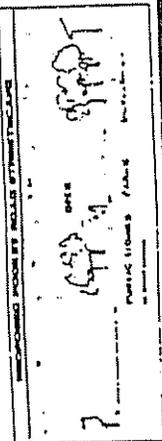


SITE INFORMATION

NO.	ACRES	PREVIOUS ZONING	PROPOSED ZONING	COMMENTS
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				

SCHMATIC PLAN **LAND USE EXHIBIT**

LAND PLANNED
 ANTHONY M. BILKAND
 AND ASSOCIATES INC



P87-130

4-9-87

Item 21

Figure 10a. LPPT PUD Schematic Plan Land Use Designation Map

SITE INFORMATION

ARCSEL	PROPOSED LAND USE	PROPOSED ZONING	NET ACREAGE	DENSITY (MAXIMUM)	NUMBER OF DWELLING UNITS
1	ELDERLY CARE	R-4	7.0 AC	48/AC	318
2	GARDEN APARTMENT	R-2B	8.7 AC	21.7/AC	188
3	SINGLE FAMILY	R-1	18.1 AC	8/AC	93
4	SINGLE FAMILY	R-1	39.8 AC	8/AC	204
5	SINGLE FAMILY	R-1	31.8 AC	27/AC	187
6	TOWNHOUSE	R-1A	18.8 AC	18/AC	183
7	SINGLE FAMILY	R-1	22.9 AC	3.5/AC	118
8	TOWNHOUSE	R-1A	7.3 AC	10/AC	73
9	MULTIFAMILY	R-3	11.4 AC	22.7/AC	333
10	GARDEN APARTMENT	R-2B	3.2 AC	21.7/AC	50
11	GARDEN APARTMENT	R-2B	7.5 AC	21.7/AC	163
12	TOWNHOUSE	R-1A	11.7 AC	10/AC	117
13	RECREATION CENTER	R-1	3.1 AC	—	—
14	SPECIALTY COMMERCIAL	C-1 RESTRICTED	4.7 AC	—	—
15	SINGLE FAMILY	R-1	38.0 AC	3.7/AC	137
16	GARDEN APARTMENT	R-2B	8.9 AC	21.7/AC	193
17	GARDEN APARTMENT	R-2B	9.2 AC	21.7/AC	200
18	TOWNHOUSE	R-1A	15.0 AC	10/AC	150
19	DAY CARE	R-1	2.0 AC	—	—
20	ELDERLY	R-3	4.0 AC	22.7/AC	118
21	TOWNHOUSE	R-1A	5.4 AC	8/AC	43
22	TOWNHOUSE	R-1A	11.2 AC	8/AC	90
23	TOWNHOUSE	R-1A	3.9 AC	8/AC	31
24	TOWNHOUSE	R-1A	5.0 AC	10/AC	50
25	LAKE	A-08	30.3 AC	—	—
26	LAKE	A-08	.80 AC	—	—

SUBTOTAL ————— **325.5 AC** ————— **2,953 UNITS**

 **LEVEE PARKWAY** **12.71 AC**

 **NEIGHBORHOOD PARK SITE & LINEAL PARKWAY** **4.8 AC**

 **MAJOR AUTO CIRCULATION** **29.7 AC**

TOTAL **372.7 AC** Item No. 11 **2,953 UNITS**

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Figure 10b. LPPT PUD Schematic Plan Land Use Designation Map