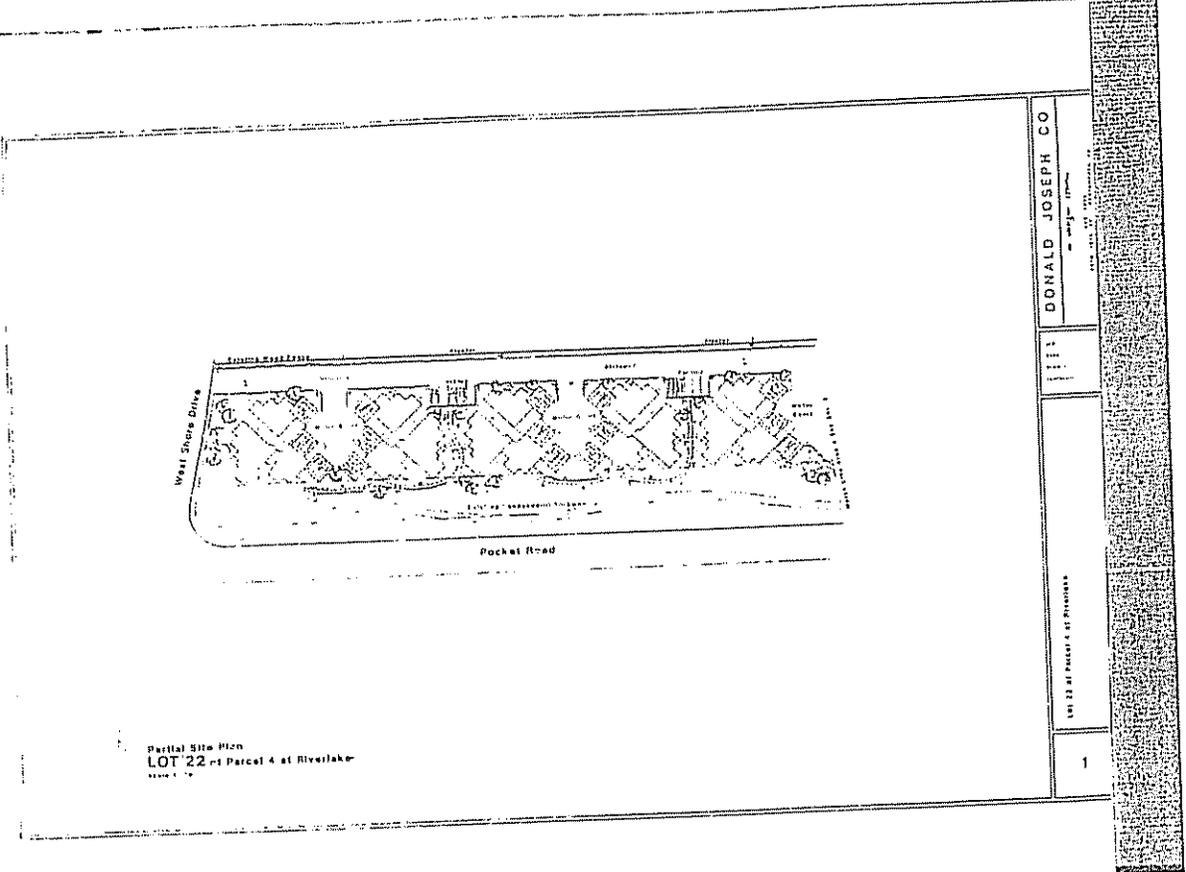


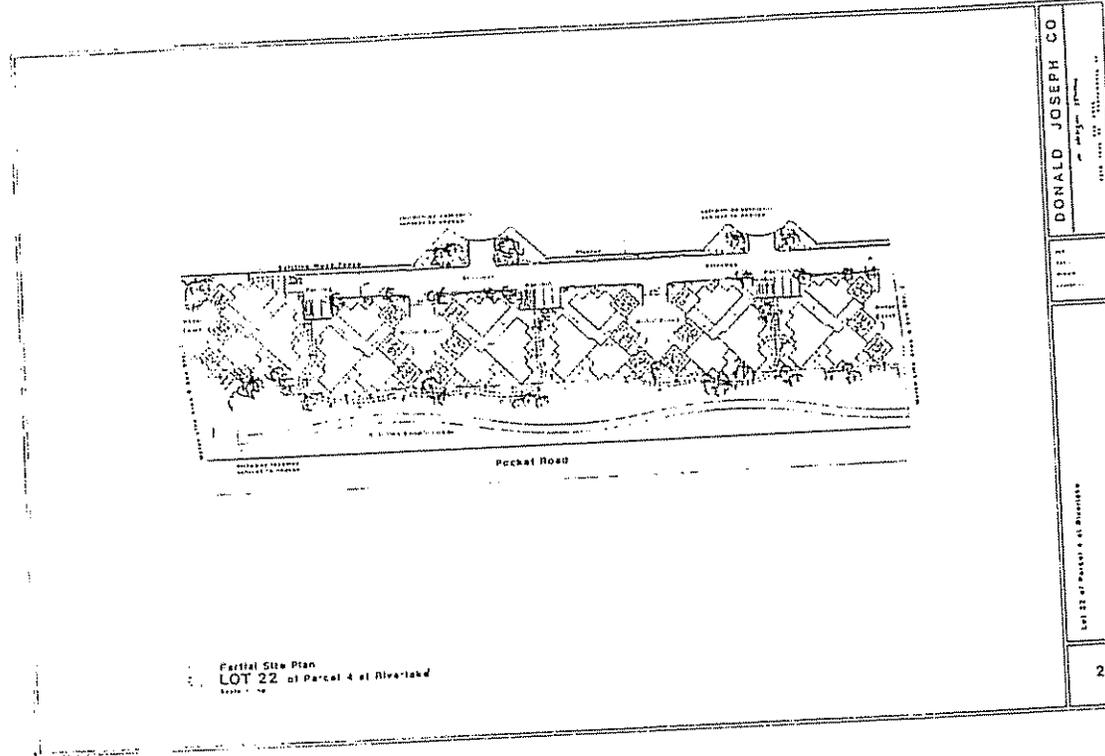
PRELIMINARY ADMIN REVIEW DRAFT
SUBJECT TO REVISION (27 MAY 2005)

5.0 Alternatives



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

5.0 Alternatives

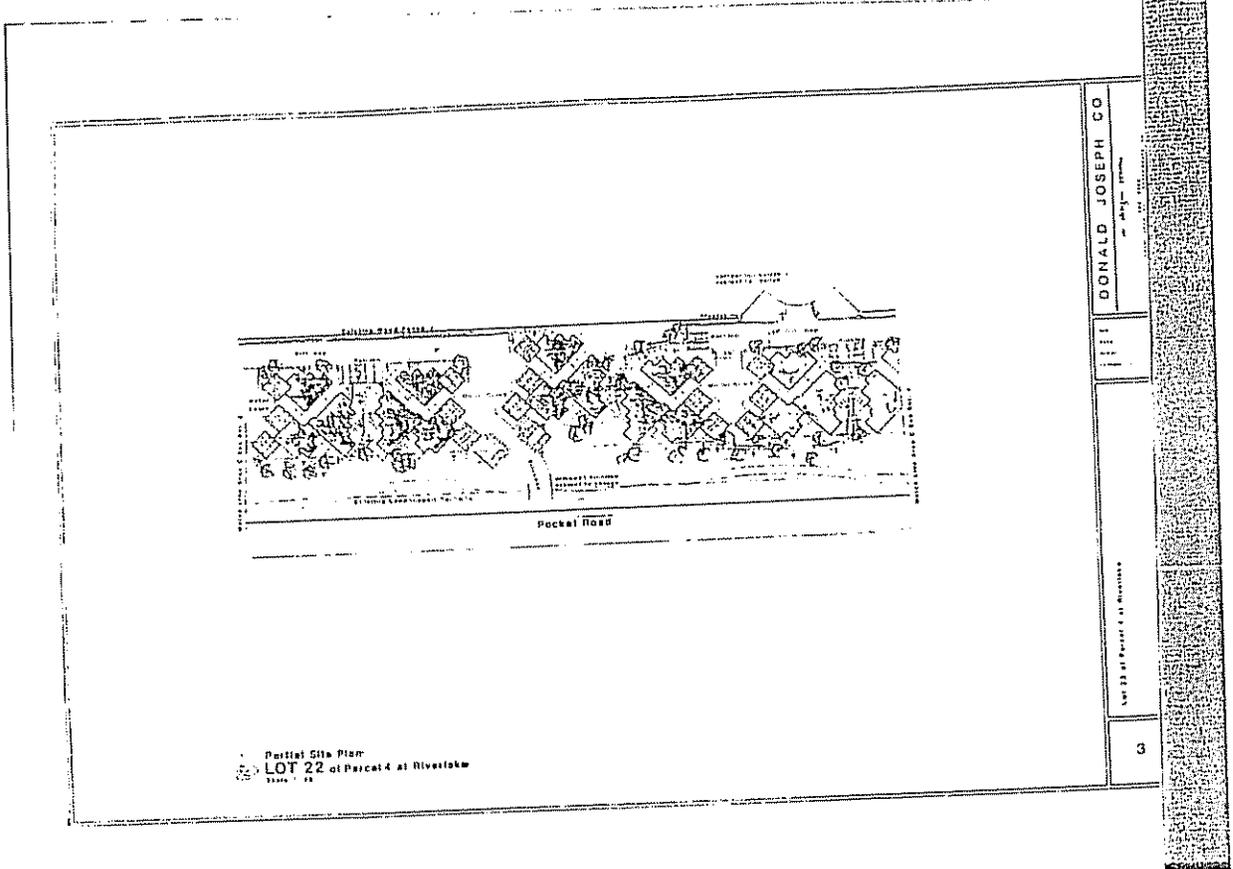


Partial Site Plan
LOT 22 of Parcel 4 at Riverland

DONALD JOSEPH CO
Lot 22 of Parcel 4 at Riverland
2

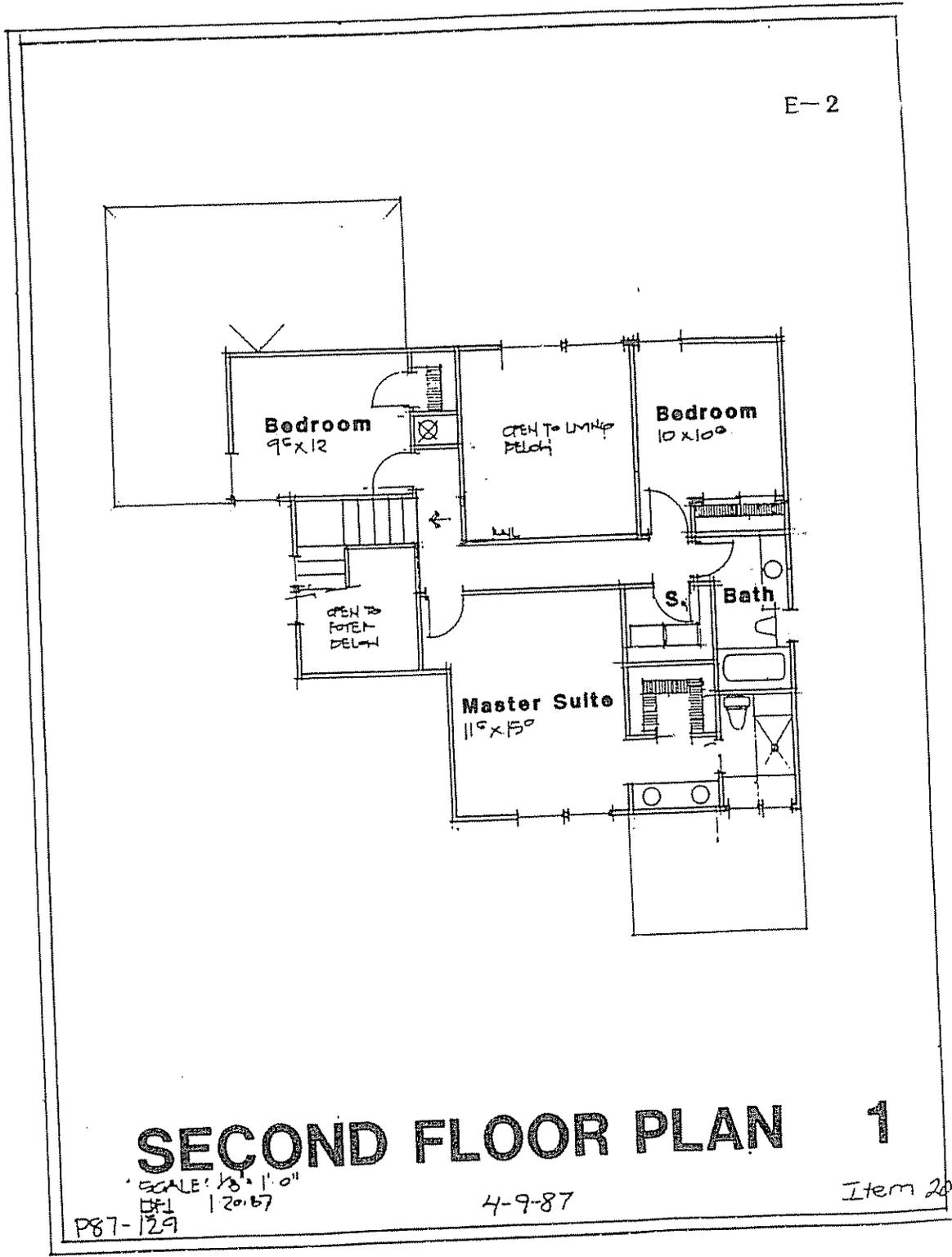
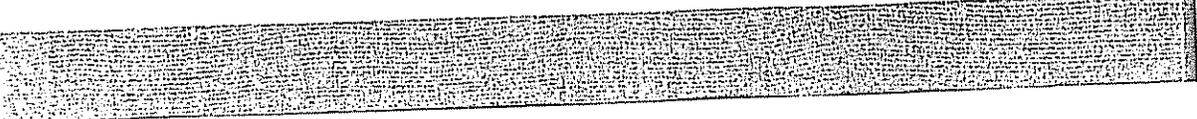
PRELIMINARY ADMIN REVIEW DRAFT
SUBJECT TO REVISION (27 MAY 2005)

50 Alternatives



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

5.0 Alternatives



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

5.0 Alternatives

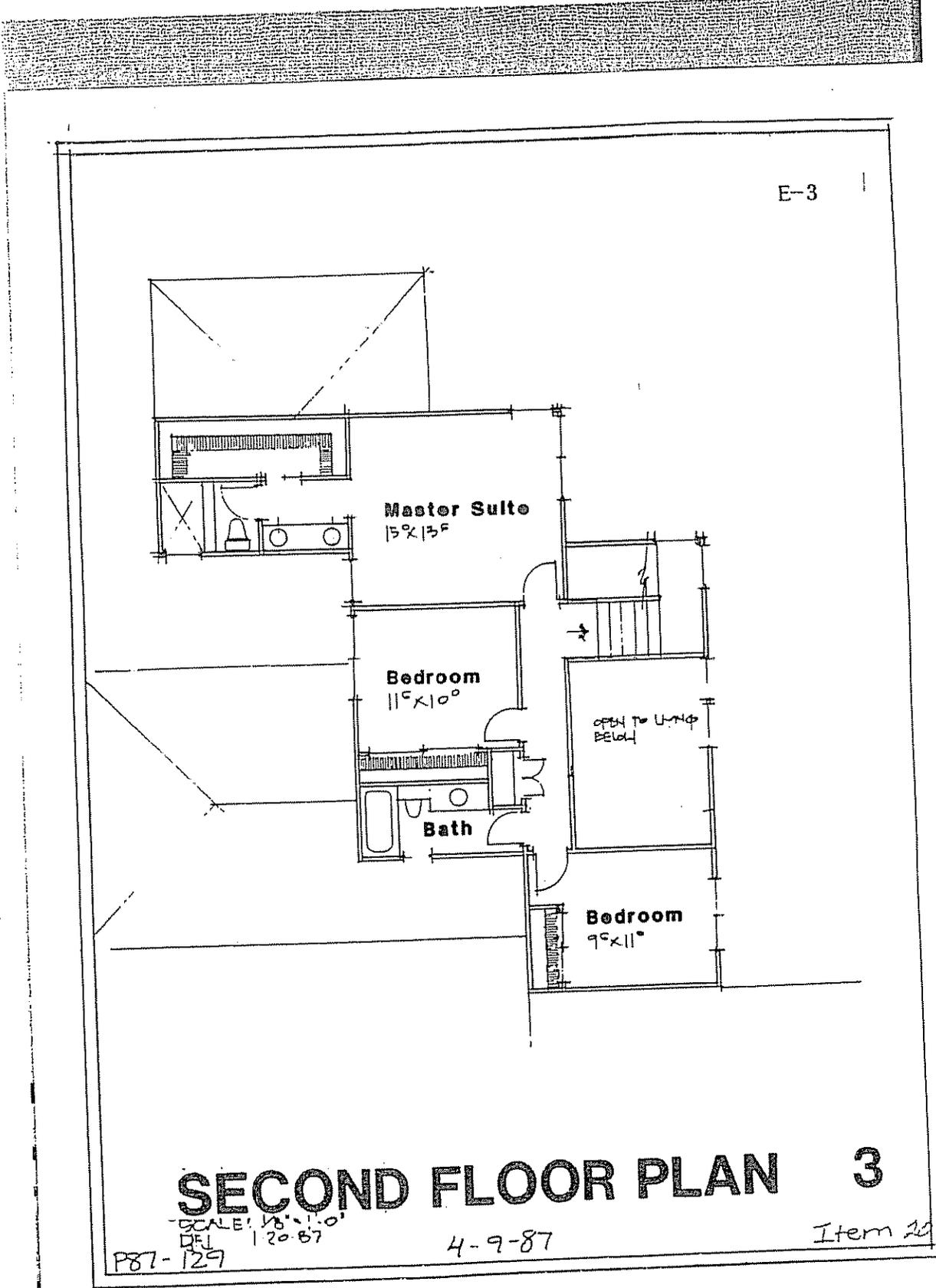


Figure 14. Pocket Road Manor House Typical Building Cluster

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

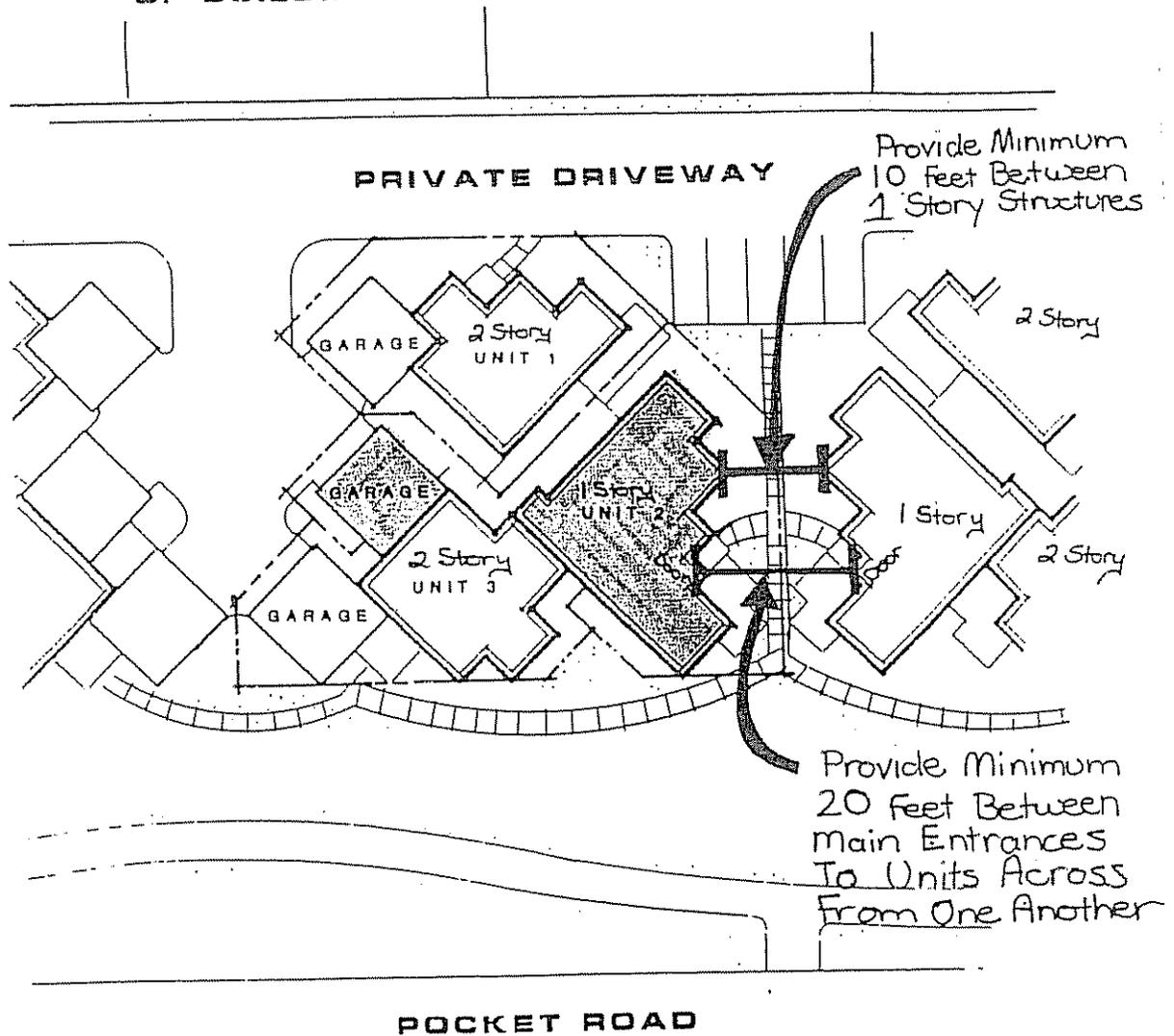
50 Alternatives

EXHIBIT F

TYPICAL BUILDING CLUSTER

SCALE: 1" = 30'

EACH 3 UNIT CLUSTER CONTAINS 4,488 SQ. FT.
OF BUILDING AREA.



P87-129

4-9-87

Tom 20

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

5 0 Alternatives

5.3.2.2 Less than Significant Impacts

The impacts associated with the Islands at Riverlake that were found in the 2005 Initial Study would be the same for A2. Mitigation measures for construction-related air quality impacts, preconstruction surveys for Swainson's hawk and tree protection, and procedures to follow in the event subsurface artifacts or human burials are unearthed would reduce potentially significant impacts to a level of less than significant.

5.3.2.3 Land Use

Consistency with Land Use Policies

The construction of 150 units on 19.44 net acres (7.7 dwelling units per net acre) would be consistent with the SACOG Blueprint Growth Principles, the Sacramento General Plan's, the Pocket Area Community Plan's, and the PACP – South Pocket Specific Plan land use designations and densities for the project site.

A2 would not need a General Plan, Community Plan, or LPPT PUD Schematic Plan amendment. This alternative has previously been found to be consistent with the R-1A-PUD zone. It would need a special permit to develop dwellings in the R-1A PUD zone, approval of a tentative map, and a subdivision modification to reduce the standard 53 foot right-of-way width for a private street. The Special Permit would authorize lot sizes and setbacks in the R-1A zone that are different than R-1 standards.

The A2 site plan is potentially inconsistent with the Single Family Residential Design Principles (SFRDP) (City of Sacramento September 2000). The site plan configures the houses on an angle to the property line. Under the heading "Building Design" on page 8 of the SFRDP, the Planning Commission encourages, "Fronts of houses and entries that face the street. Each house should have a clearly identified entry and have active use windows (i.e., living room, kitchen) facing the street." The rationale is that it provides for "eyes on the street" and contributes to pedestrian safety and activity (ibid). This design principle is especially important for the residents living in houses with side yards adjacent to the street because the focus of their houses are directed to their own cul-de-sac. Because the houses are oriented on a 45% angle, the street directly in front of the unit might not be visible depending on the window placement. The garages further screen the street from active use windows.

The LPPT PUD Schematic Plan amendment proposed by the Islands at Riverlake would be applicable for the A2. The Amendment modifies some wording and exhibits in the LPPT Guidelines and Resolution to make clear that the "Townhouse" designation was intended to be interpreted to allow uses consistent with the range of residential uses allowed under the City's R-1A zone. The amendment clarifies that a land use conflict with the LPPT PUD Development Guidelines does not arise when some or all of the units are detached. The amendment may be unnecessary for A2 because the City of Sacramento previously determined that a mix of halfplexes and detached units was consistent with the "Townhouse" designation when it approved the Park Manor Homes (Alternative A2).

Alternative A2, like the proposed project, is consistent with the five "General development standards" in the LPPT PUD Development Guidelines.

A2 would result in a potential zoning inconsistency which previously required a Special Permit to allow the construction of the private road. The project would construct a road adjacent to the side yard of existing houses within the 12.5-foot minimum street side, side yard setbacks required by the zoning code for the R-1 zone and the R-1A zone. The road would be located five feet from the adjacent,

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

5.0 Alternatives

existing side yards. This would cause the existing houses to be approximately 10 feet from the new road. Two design features of the project would mitigate some of the negative impacts resulting from locating a road in this alignment. The existing six-foot high fence would attenuate traffic noise and screen views of the road from the yard and rooms on the first floor. Traffic noise and views of the road would be less well screened from rooms on the second floor. To provide more screening, shrubs or modest sized trees could be planted in the five-foot setback between the road and the fence.

Another method of maintaining the standard street side, side yard setbacks would be to shift the entire project three feet towards Pocket Road. Shifting the project toward Pocket Road would remove land from the Riverlake Community Association landscape easement. The Landscape Easement would be reduced from 25 to 22 feet. The total width of the Linear Parkway would be reduced from 60 feet to 57 feet to reduce privacy concerns and zoning inconsistencies associated with the originally proposed road alignment. The easement encroachment could result in potentially significant aesthetic and recreational resources impacts.

Compatibility with Adjacent Land Uses

The proposed density of dwelling units per net acre for A2 would be the similar to the proposed project. The density of 7.7 du/na is slightly less than the maximum allowed by the land use plans guiding development on the project site. The density is consistent with the plans and the subdivisions in Riverlake that A2 abuts.

Alternative A2 would exceed the 40% maximum lot coverage which is a potential compatibility conflict with adjacent land uses that is similar to the proposed project. A2 would construct detached single-family residences in the R-1A zone on lots smaller than the R-1 minimum. The lot coverages would exceed the 40% maximum lot coverage without a Special Permit. All of the R-1A alternatives exceed 40% lot coverage. In the LPPT PUD, the Stillwater subdivision in an R-1A zone was approved for lot coverages that exceed 40%. The Coleman Ranch subdivision, part of the Riverlake Community Association, is a detached, single family alternative development in the R-1A zone approved with a variance allowing the individual lots to exceed the standard R-1 lot coverage of 40%. For projects that exceed the 40% lot coverage threshold, the City reviews the project on a case-by-case basis to ensure that the project is consistent with the requirements of a Special Permit and the project does not result in a compatibility conflict with adjacent land uses.

Alternative A2 would construct houses with a mass/bulk that are potentially incompatible with adjacent properties. The average Riverlake halfplex is 4,322-square feet for both units combined. The A2 halfplexes with an average size of 3,104-square feet for both units combined. The halfplexes are almost 30% smaller than the average R-1A halfplex. The smaller size does not result in a compatibility conflict with adjacent R-1 units.

The A2 Alternative is potentially inconsistent with the Single Family Design Principles (City of Sacramento September 2000). The 1987 site plan configures the houses on an angle to the property line and the cul-de-sacs. The units do not have a clearly identified entry when accessed from the cul-de-sac. Active use windows do not face the cul-de-sac. The garages further screen the street from active use windows.

Alternative A2 would construct detached houses with setbacks that are potentially incompatible with adjacent properties. The setbacks for the A2 detached units that abut existing houses would be less than the R-1 standard 15-ft rear yard setback.

The City made land use compatibility findings for locating R-1A units adjacent to R-1 units in Riverlake. The City established minimum setbacks for two-story halfplexes on R-1A corner lots in

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

50 Alternatives

Dutra Bend, Cobble Shores, Bridgeview, Southshore, and Stillwater that are less than R-1 minimum setbacks. The minimum rear yard setback was set at 7.5 feet for the first floor and 15 feet for the second floor. The minimum side yard setback was set at 5 feet and the minimum street side yard setback was set at 12.5 feet. Other Riverlake subdivisions have a minimum rear yard setback of 10-ft for the first floor.

The City approved Pocket Manor Homes with a minimum 10-ft setback from the existing fence. The setbacks are consistent with existing, abutting Riverlake subdivisions.

Overall, the land use impacts that result from A2 are similar to the proposed project. A2 proposes a density of development consistent with applicable environmental plans and policies which is similar to the proposed project. Neither project disrupts or divides the physical arrangement of the Riverlake community, nor do they substantially alter the present or planned land use of the area.

Alternative A2 has the same potential land use conflict as Alternatives A3 to A6 that could result from the placement of a road within the minimum street side, side yard setback.

5.3.2.4 Aesthetics

The aesthetic expectations of residents of the Riverlake community are influenced by the prevalence of large houses on large lots. Projects that differ from large houses on large lots may be considered incompatible with the neighborhood because a different aesthetic appearance would occur. Both A2 and the Islands at Riverlake would look different than the adjacent neighborhoods.

The setbacks proposed for A2 are less than the R-1 minimum between the proposed lots and along the existing fence. When the City approved the Pocket Road Manor Homes, the City determined that 10-ft setbacks along the existing fence were sufficient to mitigate noise and privacy issues with the adjacent detached houses in the R-1 zone. The City also determined that a 5-ft landscape buffer and a 6-ft high fence was compatible with adjacent detached houses in the R-1 zone. The setbacks will not result in a demonstrable negative aesthetic effect.

The Pocket Road Manor House buildings are larger than the buildings proposed for the Islands at Riverlake project. Table > is a comparison of the average lot and building size estimated for A2 and the lot and building size average for all of Riverlake.

Table 16. A2 Average Lot and Building Sizes Compared to Riverlake Average.

Neighborhood Comparison	Neighborhood	
	Avg lot size all	Avg bldg size all
Riverlake combined	9346	3636
Pocket Road Manor Houses	4050	2448
Islands at Riverlake	3998	1792

The Alternative A2 is consistent with most of the Single Family Residential Design Principles (City of Sacramento September 2000). The alternative is consistent with the SFRDP for architecture, walkways, setbacks, landscaping, and open space. The Alternative A2 is potentially inconsistent with the SFRDP with the orientation of the garages. The 1987 site plan configures the houses on an angle

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

50 Alternatives

to the property line and the cul-de-sacs. The units do not have a clearly identified entry when accessed from the cul-de-sac. Active use windows do not face the cul-de-sac. The garages further screen the street from active use windows.

The density of dwelling units per net acre is less than A3 and A5 but more than the other alternatives. Because the du/na is consistent with Development Guidelines, the density would not result in a demonstrable negative aesthetic effect. The mass/bulk of the halfplexes and detached two-story units is comparable with other R-1A developments. The units are 15 to 45 % smaller than comparable R-1 and R-1A units in adjacent subdivisions in Riverlake.

The mix of single- and two-story units in the A2 alternative would not obstruct a significant view or viewshed in a location that is visible from a public gathering or viewing area. The mix of single- and two-story units is similar to the proposed project and alternatives A3, A4, A5, and A7. The clusters are set on a skew on the lot. There is a 10-ft minimum distance between the single-story structures as the clusters face one another. As the clusters are oriented around the motor courts, the garages of the two-story are about five feet from one another at their closest point. The view of Pocket Road and the Linear Parkway from the existing, adjacent houses would be limited to this space.

Alternative A2 would construct houses and plant shade trees that are consistent with other residential development and would not result in excessive shade on the Linear Parkway or locate existing, adjacent residences in complete shade. The building heights are consistent with the City zoning ordinance for maximum building height in residential neighborhoods. The proposed setbacks are consistent with setbacks in adjacent subdivisions. A landscaping plan would need to be prepared to meet the planting requirements for the Riverlake Community Association and to integrate the houses and open space with the Linear Parkway.

The project will include the installation of outdoor lighting. Compliance with SCC Titles 17.24 and 17.68.030 Part B will ensure that exterior lighting is appropriate and will be reflected away neighboring land uses. Project lighting impacts would be less than significant and no mitigation would be needed.

5.3.2.5 Recreational Resources

Implementation of A2 would result in an increased demand for parks due to increased population, the same as the proposed project. The increased demand is a less-than-significant because the LPPT PUD already constructed parks based on the projected maximum number of residences for the LPPT PUD.

The presence of new homes on the project site adjacent to the Linear Parkway is not expected to discourage existing Linear Parkway users from continuing to use it. The location of houses immediately adjacent to the Linear Parkway has been planned since 1987. The presence of homes adjacent to parks and parkways parks bordering residential subdivisions is common in the City.

Implementation of A2 would result in seven driveway cuts into the Linear Parkway, two more than are proposed in the Islands at Riverlake Project. Park use and the level of neighborhood integration with the parks would be similar to the proposed project. Because no mini-parks are proposed for A2, it would have a slightly less positive recreational resource impact than the project.

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

50 Alternatives

5.3.3 Alternative 3: Riverlake Park Homes (A3)

5.3.3.1 Project Characteristics

The Riverlake Park Homes alternative (A3) would construct the project that was approved in 1994 (P93-089) with a time extension for the project approved in 1995. The City reviewed the application pursuant to CEQA and adopted a mitigated negative declaration for the Riverlake Park Homes project.

A3 is a single-family alternative housing project with 162 individually owned residential units distributed throughout 22 triplexes and 24 quadplexes. Each unit would have its own 400-square foot two-car garage. The triplexes would have 4,205-square feet of livable space divided between the three units. Each triplex would include a 1,145-square foot single-story unit, a 1,520-square foot two-story unit, and a 1,540-square foot two-story unit.

The quadplexes would have 5,330-square feet of livable space divided between the four units. Each quadplex would include two 1,145-square foot single-story units and two 1,520-square foot two-story units. Looking at the project from Pocket Road, there would be 17 feet between the structures at the narrowest point and 25-feet between the structures at the widest point.

A 24-foot wide private road would be located adjacent to the fence in the intervening distances. There would be a five-foot landscape easement between the private road and the wood fence along the existing neighborhoods. This alternative would provide 9 ingress/egress points to collector streets and public roads, including four driveways through the Linear Parkway. The private road would not connect to the existing Riverlake neighborhood cul-de-sacs. Guest parking would be provided between the buildings. The alternative was approved with 46 on-street parallel parking stalls opposite the adjacent Riverlake neighborhood cul-de-sacs. To obtain a 9-ft wide parking stall, the 5-ft wide landscape buffer would be reduced by 3-ft and the 6-ft high wooden fence would be moved 6-ft towards the cul-de-sacs. The alternative would provide 491 parking spaces, 137 of which are for guest parking.

The neighborhood building coverage area was calculated for each alternative. The square footage of the first floor including garage for each floor plan was multiplied by the number units proposed to be constructed by floor plan. The area covered by all of the units was divided by the net acreage of the site (19.44 acres) to determine the percent of the neighborhood covered by buildings. For Alternative A3, the neighborhood building coverage area is 26 percent.

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

50 Alternatives

Figure 15. Riverlake Park Homes Tentative Subdivision Map (Six sheets).

P93099

EXHIBIT D-2
January 27, 1994

Item # 35
Page 25

TENTATIVE SUBDIVISION MAP for
RIVERLAKE PARK HOMES

A.P.N. 031-1210-003

CITY OF SACRAMENTO, CALIFORNIA

Site Plan - Sheet 1
RIVERLAKE PARK HOMES

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

50 Alternatives

EXHIBIT D-3

Item # 3
Page 26

P93 C.F. 1

January 27, 1994

REPLACES JAWBROUGHT MAP FOR
RIVERLAKE PARK HOMES

A.P.N. 031-1210-061



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

50 Alternatives

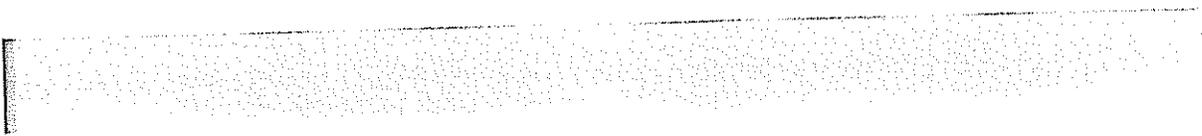
P93-0891

EXHIBIT D-4

January 27, 1994

Item # 3
Page 27

REPRODUCTION BY
RIVERLAKE PARK HOMES
APR. 03-1038-01
APR. 01-1038-01



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

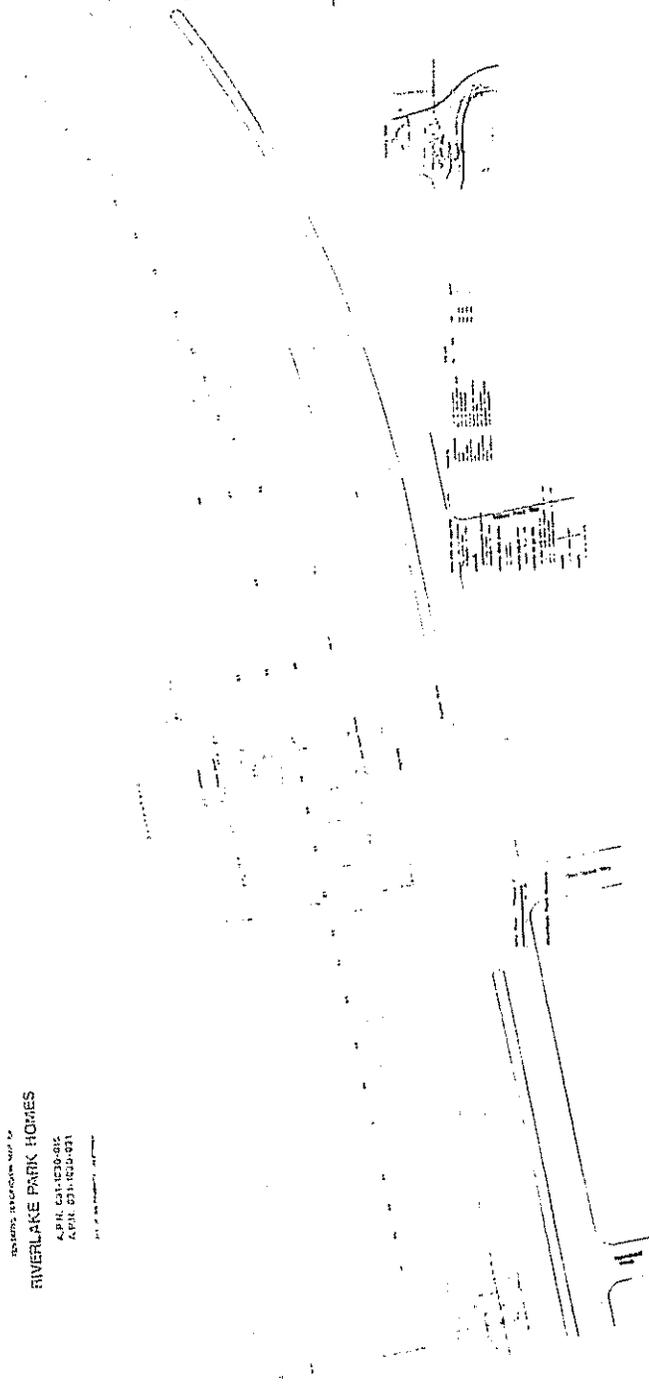
5.0 Alternatives

EXHIBIT D-5

Item # 3
Page 23

P93 089

January 27, 1994



200 NORTH 1000 EAST, SUITE 100
RIVERLAKE PARK HOMES
APRIL 2011-2012-012
APRIL 2011-2012-011
100 N. 1000 E., SUITE 100



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

50 Alternatives

P93-089

EXHIBIT D-6
January 27, 1994

Mem # 3
Page 29



THE CITY OF RIVERLAKE, ILLINOIS
RIVERLAKE PARK HOMES
A.P.N. 031-032-005
A.P.N. 031-032-031



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

50 Alternatives

EXHIBIT D-7

P93-089

January 27, 1994

Mem # 3
Page 30

DESIGNED AND PREPARED BY
RIVERLAKE PARK HOMES

A.P.N. 031-150-013



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

50 Alternatives

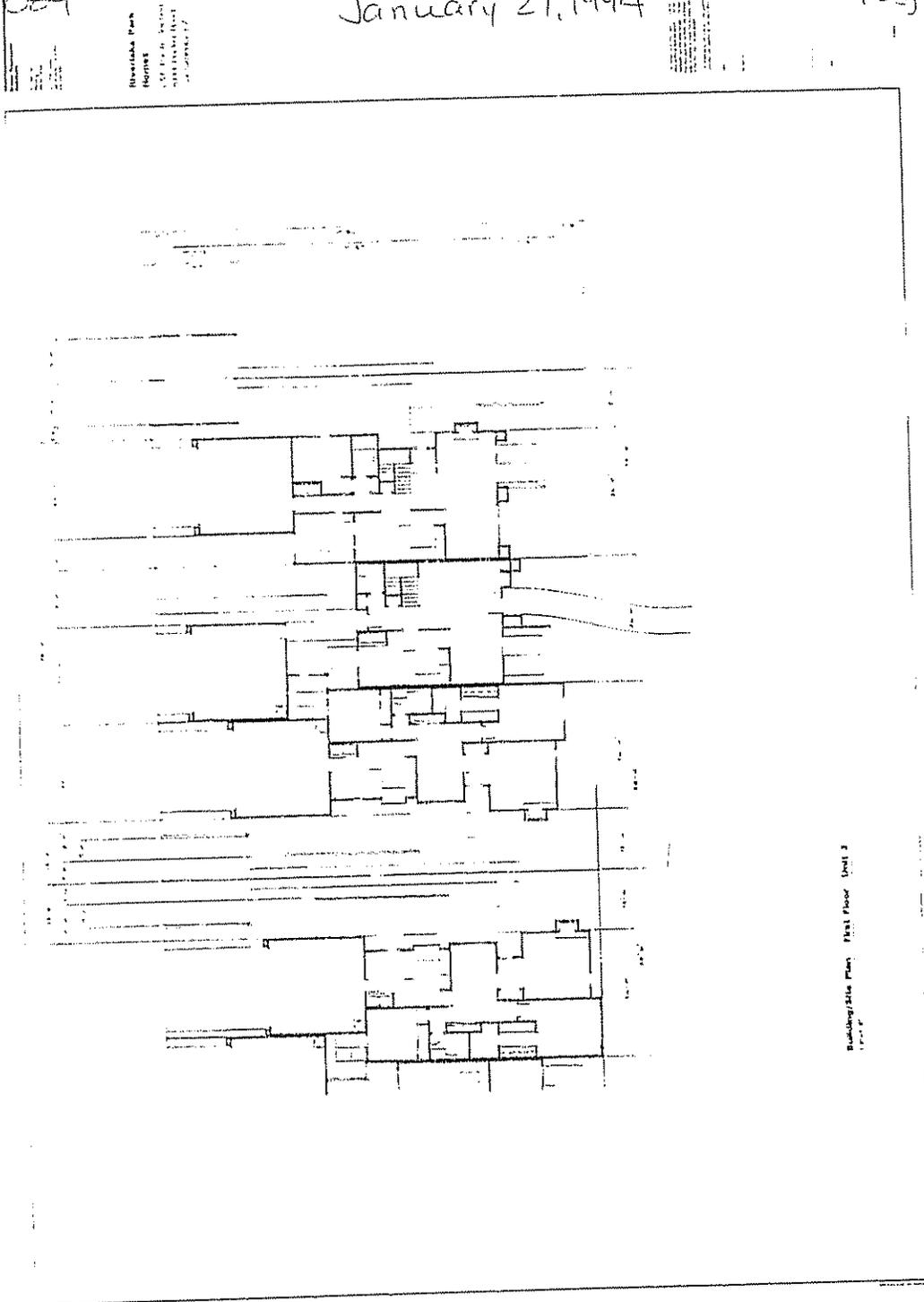
Figure 16. Riverlake Park Homes Floor Plans (Four sheets).

EXHIBIT E-1

January 27, 1994

Item #3
Page 3

993-089



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

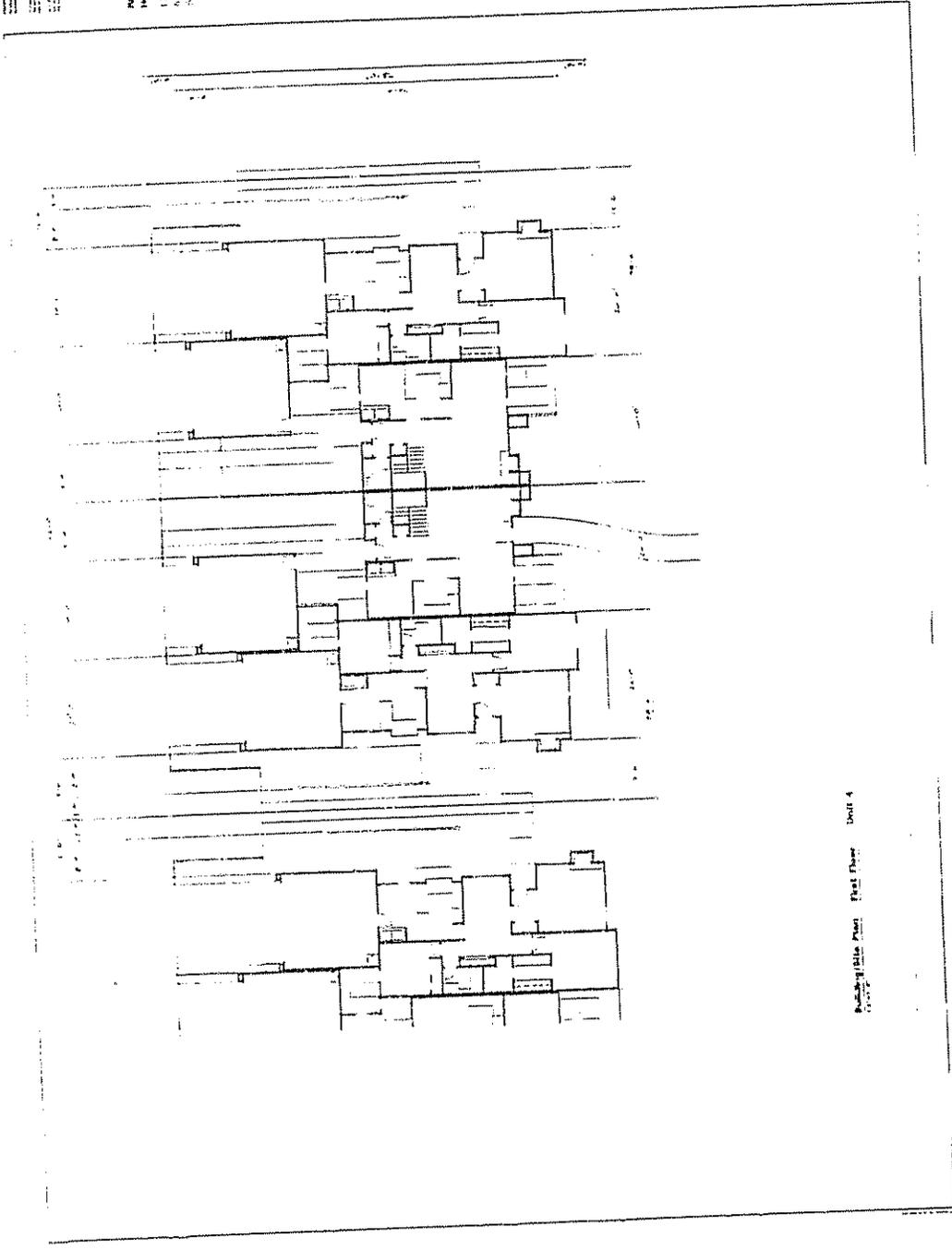
5.0 Alternatives

Item # 3
Page 36

P93-089

January 27, 1994

Project Name:
13750 137th Street
Bellevue, WA



Architectural Plans
Final Plans
Sheet 4

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

50 Alternatives

5.3.3.2 Less than Significant Impacts

proposed project
The environmental impacts associated with the Islands at Riverlake would be the same for A2, A3?
Mitigation measures for construction related air quality impacts; preconstruction surveys for Swainson's hawk and tree protection; and procedures to follow in the event subsurface artifacts or human burials are unearthed would reduce potentially significant impacts to a level of less than significant.

5.3.3.3 Land Use

The construction of 162 units on 19.44 acres (8.3 dwelling units per net acre) would be consistent with the General Plan and Community Plan land use designation for the project site. A3 would not need a General Plan or Community Plan amendment.

When the alternative was approved in 1994 the net acreage of the site was calculated as ± 21.6 acres which established the maximum number of 172 units at 8 du/na. In 1994, 167 units were approved. When a time extension was approved in 1995, the number of units was reduced to 162. The current site acreage is 19.44 net acres which would allow a maximum number of 155 units at 8 du/na. At 162 units, A3 would need an LPPT PUD Schematic Plan amendment. The project would be consistent with the R-1A-PUD zone. It would need a special permit to develop dwellings in the R-1A PUD zone, approval of a tentative map, and a subdivision modification to reduce the standard 53 foot right-of-way width for a private street.

A3 would result in the same potential zoning inconsistency that was described for the A2 project. The project would construct a road within the 12.5-foot minimum side yard setback adjacent to the street. In the staff report for the Riverlake Park Homes project (P93-089 dated 27 January 1994), planning staff wrote that the existing six-foot high fence, in conjunction with the five-foot wide planter, would be adequate to satisfy the noise and safety concerns caused by the proximity of the private street to existing homes. As discussed under the evaluation of the Pocket Road Manor Houses project, another method of achieving the R-1 standard (and the default R-1A standard) street side, side yard setbacks would be to shift the entire project three feet towards Pocket Road. The total width of the Linear Parkway would be reduced from 60 feet to 57 feet to reduce privacy concerns and zoning inconsistencies. The encroachment could result in potentially significant aesthetic and recreational resources impacts.

Although the A3 site plan does not configure the buildings on an angle like the A2 site plan, the A3 site plan does not conform to the Single Family Residential Design Principles (City of Sacramento September 2000). The 24 quadplexes locate the four garages between the living units and the private street. The 22 triplexes are facing inward and opposite to another triplex. The active use windows are facing the Linear Parkway and not the private street.

Several tables are provided at the end of the alternatives discussion that compares the alternatives together. Table > at the end of the alternatives section compares the mass/bulk of A3 with all of the project alternatives.

5.3.3.4 Aesthetics

The aesthetic expectations of residents of the Riverlake community are influenced by the prevalence of large houses on large lots. Projects that differ from large houses on large lots may be considered

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

5.0 Alternatives

incompatible with the neighborhood because a different aesthetic appearance would occur. The triplexes and quadplexes proposed by Alternative A3 are 30% larger than the average Riverlake unit, which the City previously determined was compatible the adjacent Riverlake development. One unit in each cluster has a main entrance facing Pocket Road. The other units have their entrances to the side and rear of the cluster to create the illusion from Pocket Road of a single, large house.

The large units are set over 30-ft from the existing fenceline. A 25-ft wide private road and 5-ft landscape buffer provide physical distance between A3 and the existing, adjacent houses. The triplexes and quadplexes have a minimum 20-ft side yard setback between the clusters. The units have a zero lot line along the Linear Parkway. The City determined the setbacks were compatible with the existing neighborhood when it approved the Riverlake Park Homes project in 1994.

Because a private road is located within the 12.5-ft minimum street side, side yard setback to existing houses than is typical under the zoning ordinance, the road may have an adverse aesthetic effect on adjacent houses. The City also determined that a 5-ft landscape buffer and a 6-ft high fence were sufficient to mitigate noise and privacy issues and therefore were compatible with adjacent detached houses in the R-1 zone. The setbacks will not result in a demonstrable negative aesthetic effect.

Table > compares the combined average lot and building size for the tri- and quadplexes to the lot and building size average for all of Riverlake.

Table 17. A3 Average Lot and Building Sizes Compared to Riverlake Average.

Neighborhood Comparison	Neighborhood	
	Avg lot size all	Avg bldg size all
Riverlake combined	9346	3636
Riverlake Park Homes (A3)	10327	4792
Islands at Riverlake	3998	1792

Although lot coverage is essentially the same as in the proposed project, the buildings proposed in A3 are tri- and quadplexes, not one unit. Nevertheless, Alternative A3 is compatible with the adjacent neighborhoods; the lot size will not result in a demonstrable negative aesthetic effect.

Explain / Alternative A3 is consistent with most of the Single Family Residential Design Principles (City of Sacramento September 2000). The alternative is consistent with the SFRDP for architecture, walkways, setbacks, landscaping, and open space. The Alternative A3 is potentially inconsistent with the Single Family Design Principles with the orientation of the garages. The 1994 site plan locates the garages prominently as seen from the private road. Active use windows do not face the private street. The garages further screen the street from active use windows.

The density of dwelling units per net acre is the highest of all the alternatives. Because the du/na is consistent with Development Guidelines, the density would not result in a demonstrable negative aesthetic effect. The mass/bulk of the triplex and quadplex units is comparable with adjacent subdivisions in Riverlake.

Alternative A3 would not obstruct a significant view or viewshed in a location that is visible from a public gathering or viewing area. The alternative has a mix of single- and two-story units in each

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

5.0 Alternatives

cluster which provides for different vertical elevations. The 20-ft side yard setbacks between clusters provides the existing, adjacent houses an opportunity to view Pocket Road and the Linear Parkway.

Alternative A3 would construct houses and plant shade trees that are consistent with other residential development and would not result in excessive shade on the Linear Parkway or locate existing, adjacent residences in complete shade. The building heights are consistent with the City zoning ordinance for maximum building height in residential neighborhoods. The proposed setbacks are consistent with setbacks in adjacent subdivisions. A landscaping plan would need to be prepared to meet the planting requirements for the Riverlake Community Association and to integrate the houses and open space with the Linear Parkway.

The project will include the installation of outdoor lighting. Compliance with SCC Titles 17.24 and 17.68.030 Part B will ensure that exterior lighting is appropriate and will be reflected away neighboring land uses. Project lighting impacts would be less than significant and no mitigation would be needed.

5.3.3.5 Recreational Opportunities

Implementation of A3 would result in an increased demand for parks due to increased population, the same as the proposed project. The increased demand is a less-than-significant because the LPPT PUD already constructed parks based on the projected maximum number of residences for the LPPT PUD.

The presence of new homes on the project site adjacent to the Linear Parkway is not expected to discourage existing Linear Parkway users from continuing to use it. The location of houses immediately adjacent to the Linear Parkway has been planned since 1987. The presence of homes adjacent to parks and parkways parks bordering residential subdivisions is common in the City.

Implementation of A3 would result in four new driveways in the Linear Parkway, one less than the Islands at Riverlake project. Park use and the level of neighborhood integration with the parks would be similar to the proposed project.

5.3.4 Alternative 4: Pocket Protectors Plan (A4)

5.3.4.1 Project Characteristics

The Pocket Protectors Plan alternative (A4) was scanned, scaled, and placed on a digital basemap of the project parcels to determine the likely number of units. The A4 alternative could construct approximately 126 individually owned, single-family alternative residential units arranged in 63 halfplexes. Each unit would have a 400-square foot, two-car garage. Two halfplex designs have been identified at this time. One halfplex design would have 3,000-square feet of livable space divided between a 1,275-square foot, single-story unit and a 1,725-square-foot, two-story unit. The other halfplex design would have 4,050-square feet of livable space divided between a 2,150-square foot, two-story unit and a 1,900-square foot two-story unit.

The halfplexes would be set in pairs at opposite angles as they face the private road. Each pair of duplexes would have three driveways. The units closest to the private road would have their own driveways. The driveways for the two units in the back would extend from the private road and then branch off, right or left, on a 30-degree angle to the separate garages. The halfplex layout on the lot would continue this 30-degree skew for the entire lot layout.

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

50 Alternatives

The angled layout of the halfplex pairs places the closest building corners for every adjacent halfplex approximately seven to nine feet apart. This spacing is uniform throughout the proposed subdivision. The angled layout provides more individual lot yard space than the other alternatives but results in the least number of dwelling units. There would be no mini-parks. While connections to the public parkway are not identified, nor are internal sidewalk connections between the units abutting the linear parkway, it is assumed that there would be connections similar to other previously approved projects.

A 25-foot wide road with rolled curb and gutters would be located adjacent to the existing wood fence. There would be a five-foot landscape easement between the private road and the wood fence along the existing neighborhoods. This alternative would require approximately seven ingress/egress points to collector streets and public roads including five driveways through the Linear Parkway. The private road would not connect to the existing Riverlake neighborhood cul-de-sacs. The alternative could have up to 46 on-street parallel parking stalls opposite the adjacent Riverlake neighborhood cul-de-sacs, similar to A3. To obtain a 9-ft wide parking stall, the 5-ft wide landscape buffer would be reduced by 3-ft and the 6-ft high wooden fence would be moved 6-ft towards the cul-de-sacs. The alternative would provide 560 parking spaces, 46 of which are for guest parking.

The neighborhood building coverage area was calculated for each alternative. The square footage of the first floor including garage for each floor plan was multiplied by the number units proposed to be constructed by floor plan. The area covered by all of the units was divided by the net acreage of the site (19.44 acres) to determine the percent of the neighborhood covered by buildings. For Alternative A4, the neighborhood building coverage area is 23 percent.

I couldn't find this for other alternatives?

Islands of Riverlake
 Pocket Protector's
 Alternative Site Plan

DEDICATED LINEAR GREENBELT

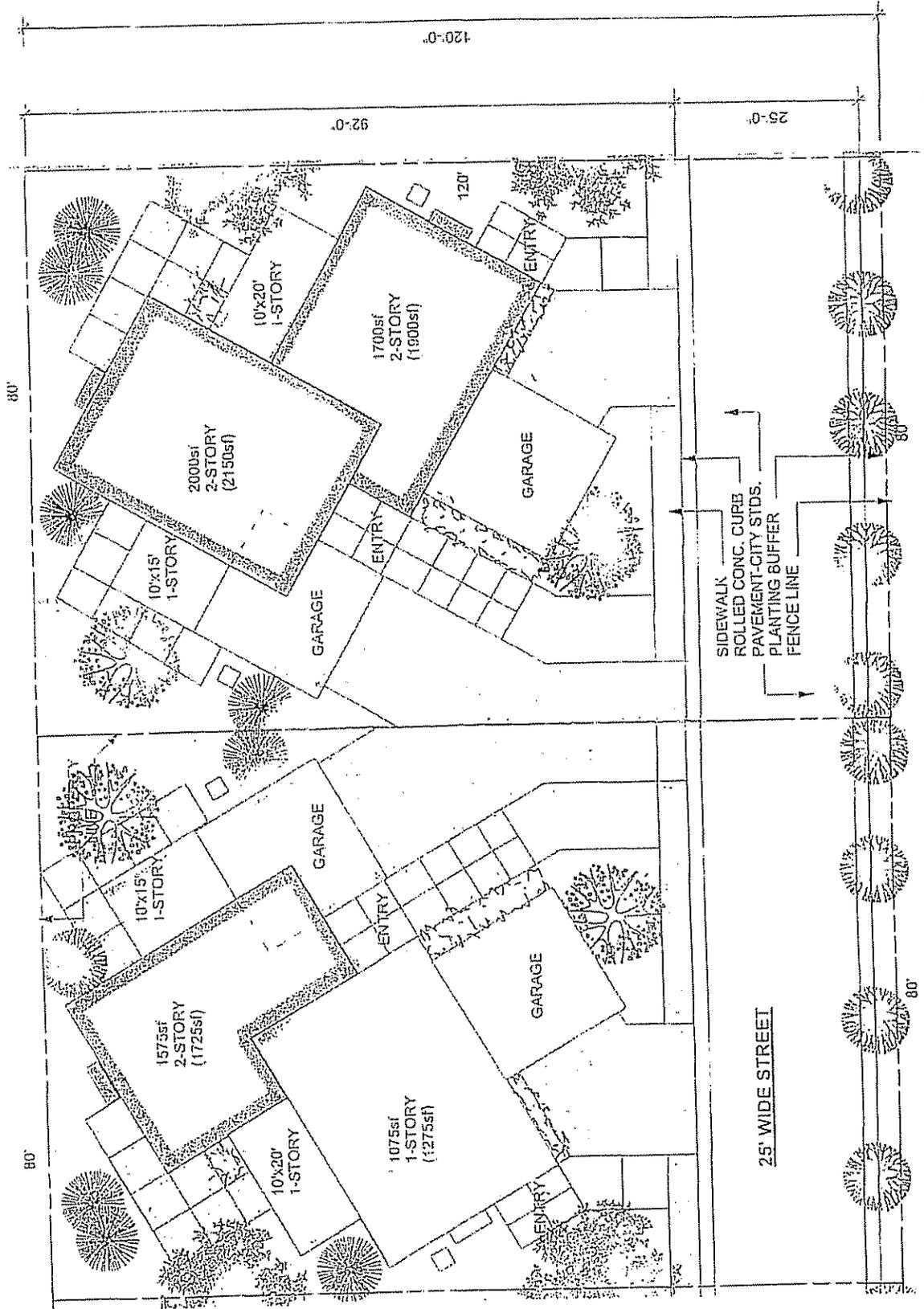
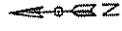


Figure 17. Pocket Protector's Alternative Site Plan

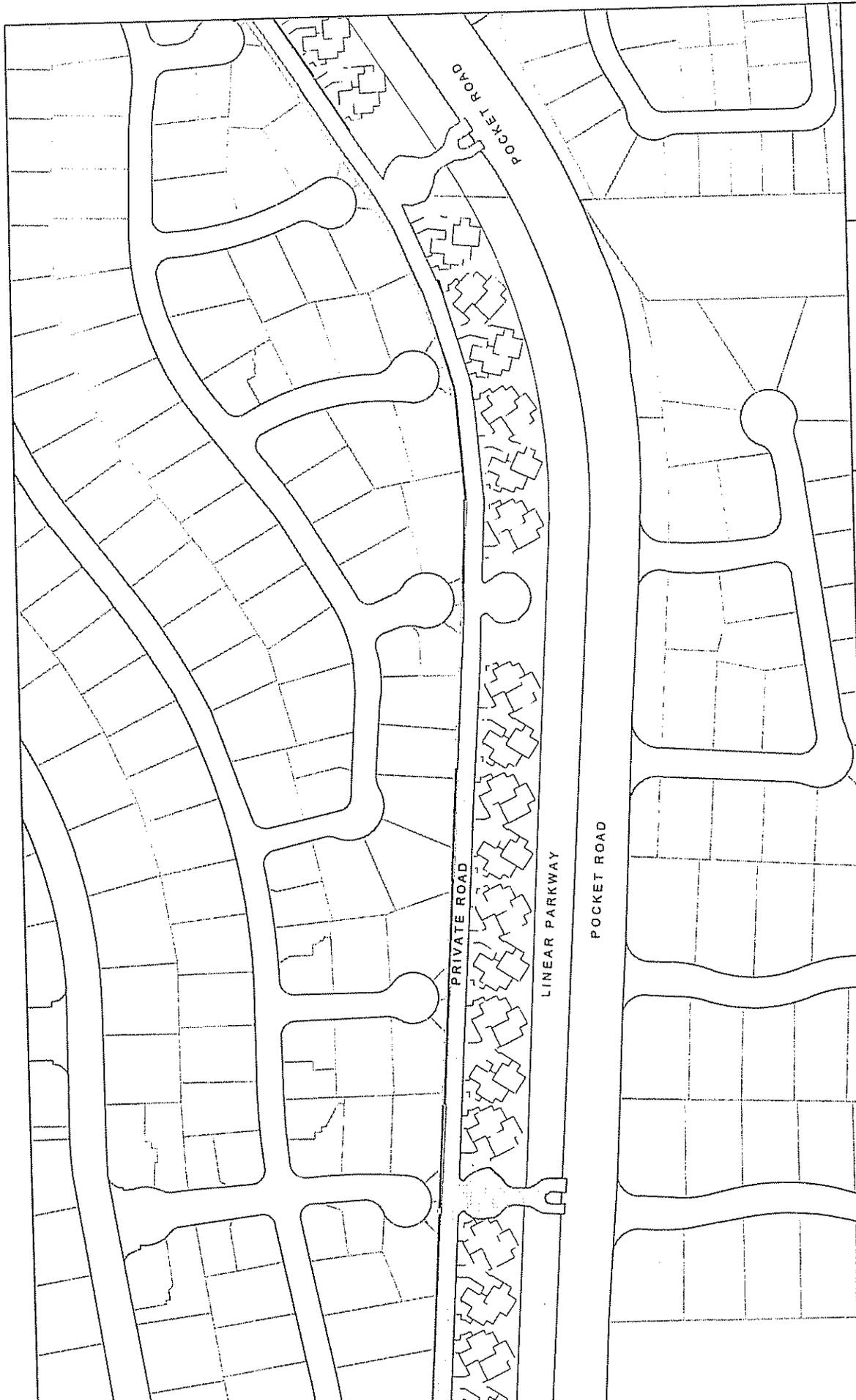


Islands at Riverlake Project (P01-033)
 Administrative Draft EIR
 City of Sacramento, CA
 25 May 2005

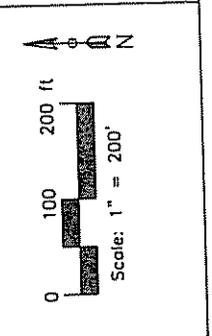


Basemap:
 City of Sacramento GIS
 SHEET 1 of 3

Figure 18. Pocket Protectors' Plan (A4).



SYCAMORE
Environmental
Consultants, Inc.

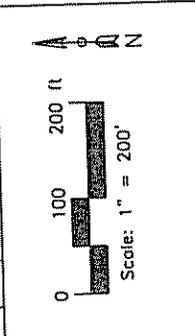


Islands at Riverlake Project (P01-033)
Administrative Draft EIR
City of Sacramento, CA
25 May 2005

Figure 18. Pocket Protectors' Plan (A4).



SYCAMORE
Environmental
Consultants, Inc.
Basemap:
City of Sacramento GIS
SHEET 3 of 3



Islands at Riverlake Project (P01-033)
Administrative Draft EIR
City of Sacramento, CA
25 May 2005

Figure 18. Pocket Protectors' Plan (A4).

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

50 Alternatives

5.3.4.2 Less than Significant Impacts

The environmental impacts associated with the Islands at Riverlake would be the same for A4. Mitigation measures for construction related air quality impacts; preconstruction surveys for Swainson's hawk and tree protection; and procedures to follow in the event subsurface artifacts or human burials are unearthed would reduce potentially significant impacts to a level of less than significant.

5.3.4.3 Land Use

Consistency with Land Use Policies

The construction of 126 units on 19.44 net acres (6.5 dwelling units per net acre) would be consistent with the General Plan designation for the project site. It would not be consistent with the Community Plan land use designation for a minimum of 7 dwelling units per net acre; therefore, the project would require a Community Plan amendment. The density is above the maximum density of 5 dwelling units per net acre for Single Family (R-1) and below the maximum 8 units per net acre for the Townhouse (R-1A) designation on the LPPT PUD Schematic Plan. No Schematic Plan amendment would be needed. The project would be consistent with the R-1A-PUD zone. It would need a special permit to develop dwellings in the R-1A PUD zone, approval of a tentative map, and a subdivision modification to reduce the standard 53 foot right-of-way width for a private street. The Special Permit would authorize lot sizes and setbacks in the R-1A zone that are different than R-1 standards.

A4 would result in the same potential zoning inconsistency that was described for the A2 and A3 projects. The project would construct a road within the 12.5-foot minimum side yard setback adjacent to the street. The existing six-foot high fence in conjunction with the five-foot wide planter would be adequate to satisfy the noise and safety concerns caused by the proximity of the private street to existing houses. As discussed under the evaluations of the Pocket Road Manor Houses project and the Riverlake Park Homes project, another method of achieving the R-1 standard street side, side yard setbacks would be to shift the entire project three feet towards Pocket Road. The total width of the Linear Parkway would be reduced from 60 feet to 57 feet to reduce privacy concerns and zoning inconsistencies. The possible encroachment could result in potentially significant aesthetic and recreational resources impacts.

The A4 site plan configures the buildings on an angle like the A2 site plan. Potential inconsistencies with the Single Family Design Principles (City of Sacramento September 2000) could lead to health and safety concerns by shielding active use windows from the private street.

5.3.4.4 Aesthetics

The aesthetic expectations of residents of the Riverlake community are influenced by the prevalence of large houses on large lots. Projects that differ from large houses on large lots may be considered incompatible with the neighborhood because a different aesthetic appearance would occur. The A4 differs from the proposed project in that the A4 alternative buildings are of a similar size as the average R-1 house in Riverlake. The size of the A4 halfplexes would be compatible with adjacent Riverlake neighborhoods. The site design has a potential adverse aesthetic impact from having uniform setbacks and repetition of appearance that result from an angled layout on the lots along an almost mile-long private road.

The units are set over 30-feet from the existing fenceline. A 25-foot wide private road and 5-foot landscape buffer provide physical distance between A4 and the existing, adjacent houses. Because the

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

50 Alternatives

units are set at an angle on the lot, the building corners are closer to the property lines and one another than the main part of the building. The halfplexes have a minimum 6-foot side yard setback at their closest point. There is about 3-feet between the unit and the Linear Parkway. The setbacks are consistent with other approved projects.

Because a private road is located within the 12.5-foot minimum street side, side yard setback to existing houses than is typical under the zoning ordinance, the road may have an adverse aesthetic effect on adjacent houses. The City also determined that a 5-foot landscape buffer and a 6-foot high fence were sufficient to mitigate noise and privacy issues and therefore were compatible with adjacent detached houses in the R-1 zone. The setbacks will not result in a demonstrable negative aesthetic effect.

Table> compares the combined average lot and building size for the halfplexes to the lot and building size average for all of Riverlake.

Table 18. A4 Average Lot and Building Sizes Compared to Riverlake Average.

Neighborhood Comparison	Neighborhood	
	Avg lot size all	Avg bldg size all
Riverlake combined	9346	3636
Pocket Protectors Plan	7330	3525
Islands at Riverlake	3998	1792

Alternative A4 is compatible with the adjacent neighborhoods; the lot size will not result in a demonstrable negative aesthetic effect.

Alternative A4 is consistent with most of the Single Family Residential Design Principles (City of Sacramento September 2000). The alternative is consistent with the SFRDP for architecture, walkways, setbacks, landscaping, and open space. The Alternative A4 is potentially inconsistent with the Single Family Design Principles with the orientation of the garages. The site plan locates the front unit garage prominently as seen from the private road. Active use windows do not face the private street in front of the unit, but rather face the front yard of the adjacent halfplex. The garages further screen the street from active use windows.

At 6.48 du/na, the density of dwelling units per net acre is the lowest of all the R-1A alternatives. While the du/na is less than designated by the PACP-SPSP, the du/na is consistent with existing neighborhoods. The density would not result in a demonstrable negative aesthetic effect. The mass/bulk of the halfplex units is comparable with adjacent subdivisions in Riverlake.

Alternative A4 would not obstruct a significant view or viewshed in a location that is visible from a public gathering or viewing area. The alternative has a mix of single- and two-story units in each cluster which provides for different vertical elevations. Because the halfplexes are set on an angle on the lot, the halfplexes are six to eight feet from one another at their closest point. The view of Pocket Road and the Linear Parkway from the existing, adjacent houses would be limited to this space.

Alternative A4 would construct houses and plant shade trees that are consistent with other residential development and would not result in excessive shade on the Linear Parkway or locate existing,

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

50 Alternatives

adjacent residences in complete shade. The building heights are consistent with the City zoning ordinance for maximum building height in residential neighborhoods. The proposed setbacks are consistent with setbacks in adjacent subdivisions. A landscaping plan would need to be prepared to meet the planting requirements for the Riverlake Community Association and to integrate the houses and open space with the Linear Parkway.

The project will include the installation of outdoor lighting. Compliance with SCC Titles 17.24 and 17.68.030 Part B will ensure that exterior lighting is appropriate and will be reflected away neighboring land uses. Project lighting impacts would be less than significant and no mitigation would be needed.

5.3.4.5 Recreational Resources

Implementation of A4 would result in an increased demand for parks due to increased population, the same as the proposed project. The increased demand is a less-than-significant because the LPPT PUD already constructed parks based on the projected maximum number of residences for the LPPT PUD.

The presence of new homes on the project site adjacent to the Linear Parkway is not expected to discourage existing Linear Parkway users from continuing to use it. The location of houses immediately adjacent to the Linear Parkway has been planned since 1987. The presence of homes adjacent to parks and parkways parks bordering residential subdivisions is common in the City.

It was assumed that the Pocket Protectors' Plan would include five driveway cuts into the Linear Parkway, the same as the proposed project. Park use would be similar to the proposed project. If mini-parks were not included, there would be a lower level of neighborhood integration with the linear parkway compared to the proposed project.

5.3.5 Alternative 5: Zero Lot Line (A5)

5.3.5.1 Project Characteristics

The Zero Lot Line alternative (A5) would construct approximately 155 individually owned single-family alternative residential units. Each unit would have a 400-square foot, two-car garage. Two typical building footprint designs have been identified at this time. Single and two-story floor plans would be developed with a range of livable space between a single-story with 1,300-square-feet, to a 2,800- square foot two-story unit.

The houses would typically be oriented perpendicular to the private drive. The garage would front the private drive. The minimum lot width would be 30-feet. The house would have a three-foot wide side yard on one side of the house; the other side of the house would be built on the lot line. This type of alternative housing design is described in the City's General Plan Housing Element as a "zero lot line development."

Mini-parks provide neighborhood open space and connections to the Linear Parkway. A mini-park would be located approximately every eight houses. While internal sidewalk connections are not identified between the units abutting the linear parkway, it is assumed that there would be connections similar to other previously approved projects.

A 25-foot wide road with rolled curb and gutters would be located adjacent to the existing wood fence. There would be a five-foot landscape easement between the private road and the wood fence along the

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

5.0 Alternatives

existing neighborhoods. This alternative would require approximately seven ingress/egress points to collector streets and public roads, including five driveways through the Linear Parkway. The private road would not connect to the existing Riverlake neighborhood cul-de-sacs. The alternative could have up to 46 on-street parallel parking stalls opposite the adjacent Riverlake neighborhood cul-de-sacs, similar to A3. To obtain a 9-ft wide parking stall, the 5-ft wide landscape buffer would be reduced by 3-ft and the 6-ft high wooden fence would be moved 6-ft towards the cul-de-sacs. The alternative would provide 472 parking spaces, 55 of which are for guest parking.

The neighborhood building coverage area was calculated for each alternative. The square footage of the first floor including garage for each floor plan was multiplied by the number units proposed to be constructed by floor plan. The area covered by all of the units was divided by the net acreage of the site (19.44 acres) to determine the percent of the neighborhood covered by buildings. For Alternative A4, the neighborhood building coverage area is 32 percent.

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

5 0 Alternatives

5.3.5.2 Less than Significant Impacts

The environmental impacts associated with the Islands at Riverlake would be the same for A5. Mitigation measures for construction related air quality impacts; preconstruction surveys for Swainson's hawk and tree protection; and procedures to follow in the event subsurface artifacts or human burials are unearthed would reduce potentially significant impacts to a level of less than significant.

5.3.5.3 Land Use

The construction of 155 units on 19.44 net acres (8 dwelling units per net acre) would be consistent with the General Plan, Community Plan, and LPPT PUD Schematic Plan designations for the project site. No amendments to City plans would be needed. The project would be consistent with the R-1A-PUD zone. It would need a special permit to develop dwellings in the R-1A PUD zone, approval of a tentative map, and a subdivision modification to reduce the standard 53 foot right-of-way width for a private street. The Special Permit would authorize lot sizes and setbacks in the R-1A zone that are different than R-1 standards.

A5 would result in the same potential zoning inconsistency that was described for the A2, A3, and A4 projects. The project would construct a road within the 12.5-foot minimum side yard setback adjacent to the street. The existing six-foot high fence in conjunction with the five-foot wide planter would be adequate to satisfy the noise and safety concerns caused by the proximity of the private street to existing houses. As discussed under the evaluations of the Pocket Road Manor Houses, Riverlake Park Homes, and Pocket Protectors' Plan projects, another method of achieving the R-1 standard street side, side yard setbacks would be to shift the entire project three feet towards Pocket Road. The total width of the Linear Parkway would be reduced from 60 feet to 57 feet to reduce privacy concerns and zoning inconsistencies. The possible encroachment could result in potentially significant aesthetic and recreational resources impacts.

Although the A5 site plan does not configure the buildings on an angle like the A2 and A4 site plans, the A5 site plan does not conform to the Single Family Residential Design Principles (City of Sacramento September 2000). The zero lot line units would locate the garage between the living units and the private street. The active use windows would face the patio and not the private street.

5.3.5.4 Aesthetics

The aesthetic expectations of residents of the Riverlake community are influenced by the prevalence of large houses on large lots. Projects that differ from large houses on large lots may be considered incompatible with the neighborhood because a different aesthetic appearance would occur. Both A5 and the proposed project would look different than the adjacent neighborhoods. The average size of the A5 Alternative house is slightly larger than the Islands at Riverlake project's proposed homes.

The units are set over 30-feet from the existing fenceline. A 25-foot wide private road and 5-foot landscape buffer provide physical distance between A5 and the existing, adjacent houses. The zero lot line layout places one side yard wall on the property line. The other three sides of the unit would have a minimum 3-foot setback. The units would have a minimum 3-foot side yard setback. There is about 3-feet between the unit and the Linear Parkway. The setbacks from existing, adjacent houses are consistent with other approved projects. The internal setbacks are different than any approved R-1 or R-1A subdivision in the LPPT PUD.

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

50 Alternatives

Because a private road is located within the 12.5-foot minimum street side, side yard setback to existing houses than is typical under the zoning ordinance, the road may have an adverse aesthetic effect on adjacent houses. The City also determined that a 5-ft landscape buffer and a 6-ft high fence were sufficient to mitigate noise and privacy issues and therefore were compatible with adjacent detached houses in the R-1 zone. The setbacks may have a demonstrable negative aesthetic effect.

Table > compares the combined average lot and building size for the A5 units to the lot and building size average for all of Riverlake.

Table 19. A5 Average Lot and Building Sizes Compared to Riverlake Average.

Neighborhood Comparison	Neighborhood	
	Avg lot size all	Avg bldg size all
Riverlake combined	9346	3636
Zero Lot Line	2580	1969
Islands at Riverlake	3998	1792

Alternative A5 is smaller than the adjacent neighborhoods; the lot size may result in a demonstrable negative aesthetic effect.

Alternative A5 is consistent with the Single Family Residential Design Principles (City of Sacramento September 2000) for architecture, walkways, and landscaping. The Alternative A3 is potentially inconsistent with the SFRDP for garages, setbacks, and open space. The site plan locates the front unit garage prominently as seen from the private road. The garages screen the street from active use windows. The setbacks may result in "sameness" throughout the neighborhood which is discouraged. Varying the setbacks could overcome the "sameness" conflict. At 164 units, Alternative A5 would not have much open space between the units. Mini-parks would be spaced after every eighth lot.

At 8.43 du/na, the density of dwelling units per net acre is the highest of all the R-1A alternatives. While the du/na is consistent with Development Guidelines, the density may result in a negative aesthetic effect because the mass/bulk of the units in close proximity is not comparable with adjacent subdivisions in Riverlake.

Alternative A5 would not obstruct a significant view or viewshed in a location that is visible from a public gathering or viewing area. The alternative has a mix of single- and two-story units which provides for different vertical elevations. The view of Pocket Road and the Linear Parkway from the existing, adjacent houses would be effectively blocked because the 3-foot side yard setbacks would provide few opportunities to view Pocket Road.

Alternative A5 would plant shade trees in the mini-parks. There are few opportunities to plant shade trees with the lot dimensions and the floor plans as proposed. A5 would not result in excessive shade on the Linear Parkway or locate existing, adjacent residences in complete shade. The building heights are consistent with the City zoning ordinance for maximum building height in residential neighborhoods. A landscaping plan would need to be prepared to meet the planting requirements for the Riverlake Community Association and to integrate the houses and open space with the Linear Parkway.

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

50 Alternatives

The project will include the installation of outdoor lighting. Compliance with SCC Titles 17.24 and 17.68.030 Part B will ensure that exterior lighting is appropriate and will be reflected away neighboring land uses. Project lighting impacts would be less than significant and no mitigation would be needed.

5.3.5.5 Recreational Resources

Implementation of A5 would result in an increased demand for parks due to increased population, the same as the proposed project. The increased demand is a less-than-significant because the LPPT PUD already constructed parks based on the projected maximum number of residences for the LPPT PUD.

The presence of new homes on the project site adjacent to the Linear Parkway is not expected to discourage existing Linear Parkway users from continuing to use it. The location of houses immediately adjacent to the Linear Parkway has been planned since 1987. The presence of homes adjacent to parks and parkways parks bordering residential subdivisions is common in the City.

It was assumed that the Zero Lot Line project would include five driveway cuts into the Linear Parkway, the same as the proposed project. Park use would be similar to the proposed project. If mini-parks were not included, there would be a lower level of neighborhood integration with the linear parkway compared to the proposed project. A lot width comparable to Coleman Ranch would reduce the number of mini-parks and consequently reduce the neighborhood's access to and integration with the Linear Parkway.

5.3.6 R-1 Rezone (A6)

5.3.6.1 Project Characteristics

The R-1 Rezone alternative (A6) would rezone the R-1A parcels to R-1 and construct 100 individually owned single-family standard residential units that are consistent with the City's Single Family Residential Design Principles. The project would create parcels meeting the City minimum standards for R-1 lot sizes, setbacks and height requirements.

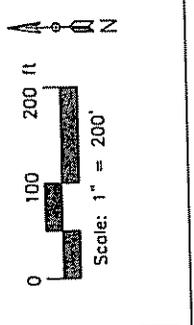
Sacramento City Code, section 17.20.010, defines the R-1 minimum lot dimensions as 52-foot wide by 100 feet deep for a minimum lot size of 5,200 square feet. Section 17.60.20 requires that the maximum front yard setback is 25-feet (the LPPT PUD Development Guidelines require that the front yard setback for R-1 lots is a minimum of 20-feet); the minimum rear yard setback is 15-feet; the minimum interior side yard setback is 5-feet; the minimum street side, side yard setback is 12.5-feet. The City Code sets the maximum lot coverage at 40%. The maximum building height is set at 35-feet.

It is assumed that the minimum size (building coverage area), not including garage, porches, patios, or overhangs, for a one-story house would be a minimum of 1,600-square feet and a two-story house would be a minimum of 1,800-square feet. No specific floor plans or lot configurations were evaluated. Compliance with the R-1 40 percent lot coverage requirement allows a maximum 2,080-square foot, single-story house on a 5,200-square foot lot.

For purposes of analysis, the street width would be the same as proposed for the Islands at Riverlake project, with an 18-foot wide road and 2 feet of rolled curb and gutters on each side of the street, for a level street surface of 20 feet wide and a total of 24 feet in width. This alternative would require approximately seven ingress/egress points to collector streets and public roads, including five



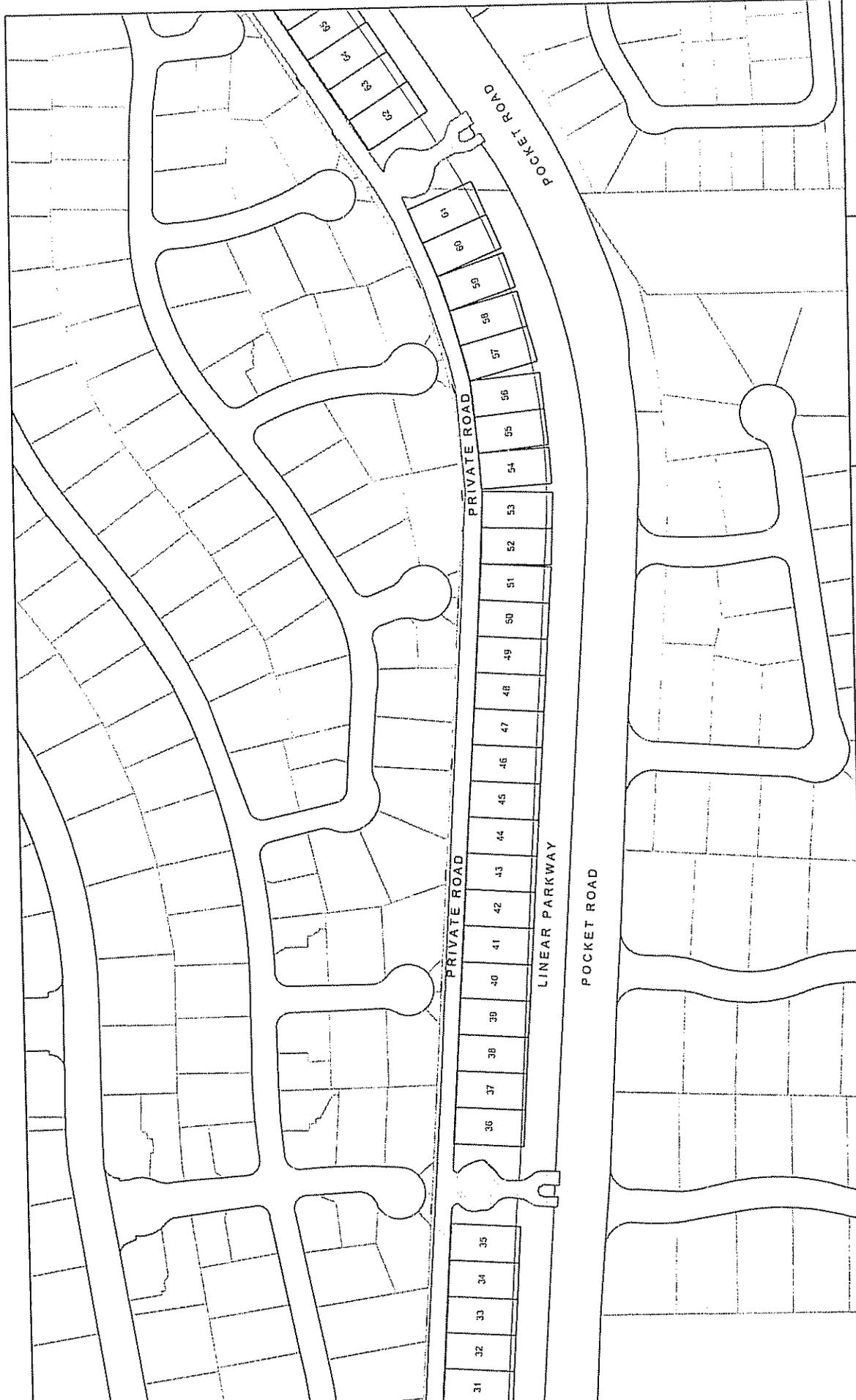
SYCAMORE
Environmental
Consultants, Inc.
Basemap:
City of Sacramento GIS
SHEET 1 of 3



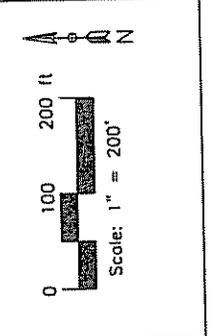
□ = R-1 Zone Minimum Lot Size 52 ft x 100 ft
Private street along existing fence option shown.
Private street along Linear Parkway option not shown.

lands at Riverlake Project (P01-033)
Administrative Draft EIR
City of Sacramento, CA
25 May 2005

Figure 20. R-1 Rezone (A6).



SYCAMORE
Environmental
Consultants, Inc.
Basemap:
City of Sacramento GIS
SHEET 2 of 3



= R-1 Zone Minimum Lot Size 52 ft x 100 ft

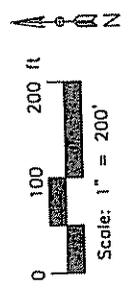
Private street along existing fence option shown.
Private street along Linear Parkway option not shown.

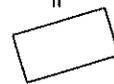
lands at Riverlake Project (P01-033)
Administrative Draft EIR
City of Sacramento, CA
25 May 2005

Figure 20. R-1 Rezone (A6).



SYCAMORE
Environmental
Consultants, Inc.
Basemap:
City of Sacramento GIS
SHEET 3 of 3



 = R-1 Zone Minimum Lot Size 52 ft x 100 ft

Private street along existing fence option shown.
Private street along Linear Parkway option not shown.

Islands at Riverlake Project (P01-033)
Administrative Draft EIR
City of Sacramento, CA
25 May 2005

Figure 20. R-1 Rezoning (A6).

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

5.0 Alternatives

driveways through the Linear Parkway. The private road would not connect to the existing Riverlake neighborhood cul-de-sacs. The private road would not have on-street parking.

There are two potential private road alignments. One option would align the private road along the existing fence, similar to Alternatives A3, A4, and A5. This would place the private road within the 12.5-foot street side, side yard setback. There would be a five-foot landscape easement between the private road and the wood fence along the existing neighborhoods. The 22-foot wide private road with rolled curb and gutters would be located adjacent to the fence and landscape easement. A 5-ft wide public utility easement and sidewalk would be located on the residential lot adjacent to the private road.

A six-foot high fence would be constructed on the edge of the linear parkway similar to the privacy fences screening the East Shore neighborhood in Riverlake from Pocket Road or the fence screening the Stillwater and Marina Cove neighborhoods in Riverlake from Rush River Drive. Garages would be accessed from the private road. There would be no private connections to the Linear Parkway. There would be no mini-parks.

Another option would align the private road along the Riverlake Community Association landscape easement with all the residential units fronting the new private road. This would eliminate the need for a variance to place the road within the 12.5-foot street side, side yard setback. A 22-foot wide private road with rolled curb and gutters would be located adjacent to the RCA landscape easement. A 5-ft wide public utility easement and sidewalk would be located on the residential lot adjacent to the private road. Garages would be accessed from the private road. There would be no private connections to the linear parkway. There would be no mini-parks. The alternative would provide 400 parking spaces, none of which are designated for guest parking.

The neighborhood building coverage area was calculated for each alternative. The square footage of the first floor including garage for each floor plan was multiplied by the number units proposed to be constructed by floor plan. The area covered by all of the units was divided by the net acreage of the site (19.44 acres) to determine the percent of the neighborhood covered by buildings. For Alternative A6, the neighborhood building coverage area is 24 percent.

5.3.6.2 Less than Significant Impacts

The environmental impacts associated with the Islands at Riverlake would be similar for A6. Mitigation measures for construction related air quality impacts; preconstruction surveys for Swainson's hawk and tree protection; and procedures to follow in the event subsurface artifacts or human burials are unearthed would reduce potentially significant impacts to a level of less than significant.

5.3.6.3 Land Use

The R-1 Rezone would construct standard single-family residential units at a density of 3 to 6 dwelling units per net acre (du/na) on 19.44 net ac consistent with the PACP-SPSP. This density would be consistent with the Low Density Residential (4 – 15 dwelling units per net acre) General Plan designation for the study area. No General Plan amendment would be required. As the name indicates, the project would require a rezone. The alternative would require approval of a tentative map and a subdivision modification to reduce the standard 53 foot right-of-way width for a private street.

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

5.0 Alternatives

The maximum number of 5,200-square foot lots based on the developable acreage is 100 lots. This results in a du/na density of 5.14 units. Because this density is less than 7 unit-minimum set forth in the Pocket Area Community Plan, the R-1 Rezone Alternative would not be consistent with the Community Plan designation of the project site as Residential 7 – 15 dwelling units per net acre. A Community Plan amendment would be required.

The project would require an LPPT PUD Schematic Plan amendment because the project would not be consistent with the Townhouse R-1A designation. None of the subdivisions in Riverlake would be built at the 8- to 10-dwelling-units per net-acre density originally designated for 77.7 net acres in the LPPT PUD Schematic Plan. No amendment to the LPPT PUD Development Guidelines would be needed.

The Sacramento City Code describes how to determine net acreage (SCC 17.16.10). “Net lot area” means the area of a lot excluding publicly dedicated land; private streets which meet city standards; and other public use areas, as determined by the planning commission. The net lot area of the site is 19.44 acres and includes the area in a landscaping easement to the Riverlake Community Association but not the parkway dedication to the City adjacent to the City’s Pocket Road ROW.

The following table identifies the maximum number of units could be constructed on the 19.44-net acre existing site at a given du/na without subtracting the private road and landscaping or open space.

Table 20. R-1 Rezone maximum dwelling units/net acre.

du/na	Avg. lot (ft ²)	Units
3	14,520	58
4	10,980	77
4.66	9,346*	90
5	8,712	97
6	7,260	116
7	6,222	136
8	5,445	155

*average Riverlake R-1 lot

To determine the acreage of developable land, it was assumed that the width of the private road and rolled curb and gutter would be the same as the road infrastructure proposed for the Islands at Riverlake project (a total of 3.81 acres for road infrastructure). It was further assumed that the Islands at Riverlake proposed mini-parks would not be included in the R-1 Rezone project. The RCA landscape easement reduces the developable acreage by 3.69 acres. Therefore, the total number of developable acres was calculated as 11.94 acres (19.44 acres minus 3.81 acres minus 3.69 acres).

Based on the calculated developable acreage, the R-1 Rezone could subdivide up to 100 R-1 minimum size lots on 11.94 developable acres (3 to 6 dwelling units per net acre). The following table identifies how many units could be constructed on the 11.94 developable acres at a given du/na (after subtracting the private road and landscaping).

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

50 Alternatives

Table 21. R-1 Rezone maximum dwelling units based on developable acreage.

Avg. lot (ft ²)	Units
14,520	35
10,980	47
9,346*	55
8,712	59
7,260	71
6,222	83
5,445	95
5,200	100

*average Riverlake R-1 lot

A6 could result in the same potential zoning inconsistency that was described for the A2, A3, and A4 projects. If the project constructed the private road along the existing neighborhoods, the road location effectively creates corner lots out of the existing houses with side-yards that abut the project site. The side-yard abutting houses do not have the 12.5-foot minimum street side, side yard setback required by the City zoning code. The City conditioned two previously approved projects to construct a solid 6-foot high fence and a 5-foot wide landscape planter between the fence and the private road to reduce land use and zoning conflicts. Through these mitigation measures, the City determined that placing a private road 10 feet away from existing houses in the R-1 zone was a compatible design for an R-1A neighborhood. Based on past City approved projects, the six-foot high fence in conjunction with the five-foot wide planter would be adequate to satisfy the noise and safety concerns caused by the private street. If the project constructed the private road along the Linear Parkway, no setback conflicts with existing houses would occur.

As discussed under the evaluations of A2, A3, and A4, another method of meeting the 12.5-foot minimum street side, side yard setbacks would be to shift the entire project three feet towards Pocket Road. The Riverlake Community Association landscape easement could need to be reduced from 60 feet to 57 feet to reduce privacy concerns and zoning inconsistencies. While this would address the fenceline setback issues, the possible encroachment into the RCA landscape easement could result in potentially significant aesthetic and recreational resources impacts.

The R-1 Rezone alternative may result in a land use significant conflict, depending on the width of the road. The City Code prohibits creation of R-1-zoned lots that do not meet the minimum dimensions of the zone (17.60.040(H)). The distance from the boundary of Riverlake Community Association landscape easement to the existing interior property line (boundary between Islands at Riverlake and adjacent subdivisions) is 120 feet. A 100-ft deep lot with either road alignment exceeds the 120-ft available for the lot and road. A smaller lot size could be approved either by leaving the zoning R-1A, obtaining approval for a "subdivision modification" if there is a hardship, or by amending the LPPT PUD guidelines to create an alternative lot configuration in the R-1 PUD zone.

Private Road along the Existing Fence

The following table shows the width of the subdivision layout if the private road is located along the existing fence, assuming that 100-foot deep, R-1 standard minimum lots are created. The Public Utility Easement with 4-foot sidewalk would be located on the lot.

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

5.0 Alternatives

Table 22. R-1 Rezone width with private road along existing fence.

From Fence to Linear Parkway	Width (ft)
Fence	0
Landscape buffer	5
Curb and Gutter	2
Paved Private Road	18
Curb and Gutter	2
Minimum Lot depth	100
Total	127 ft

Locating the private road along the existing fence creates a significant, unavoidable land use conflict because, as previously noted, the City Code prohibits creation of R-1-zoned lots that do not meet the minimum dimensions of the zone (17.60.040(H)). In order to create the standard 100-foot deep lot to achieve the R-1 minimum standard, the landscape buffer would need to be eliminated and the private road would need to be narrowed to 20 feet wide, including curb and gutter. The alternative would still need to encroach into the Riverlake Community Association landscape easement.

The elimination of the landscape buffer along the existing fence would create a significant land use conflict by locating a road within the 12.5-foot street side, side yard minimum setback without providing adequate mitigation for privacy conflicts.

A private road that is a total of 20-feet wide (i.e., including travel lanes, curb and gutter) would create a significant land use conflict and significant safety conflict. The Sacramento City Fire Department (memorandum dated 18 January 2002 from Greg Hoeger) conditionally approved a proposed street width of 18-feet in width, with two additional feet on either side of rolled curb and gutter, providing a 20-ft *level* street width. Because curbs add 6 inches to each side of the road, the road including curb and gutter would actually need to be 21 feet wide. A 21-foot wide road with a 100-foot minimum depth lot exceeds the parcel's 120-foot wide developable area by one foot.

Locating the private road along the existing fence would require an encroachment of up to seven feet into the Riverlake Community Association landscape easement, the landscape buffer along the fence could be preserved and the road could be wider than 20 feet including curb and gutter. The removal of land from the Linear Parkway to create standard-sized lots results in potentially significant aesthetic and recreational impacts.

Private Road along the Linear Parkway

The following table shows the width of the subdivision layout if the private road is located along the linear parkway, assuming that 100-foot deep R-1 standard, minimum lots are created. The Public Utility Easement with 4-foot sidewalk would be located on the lot.

Table 23. R-1 Rezone width with private road along linear parkway.

From Fence to Linear Parkway	Width (ft)
Minimum Lot depth	100
Curb and Gutter	2
Paved Private Road	18
Curb and Gutter	2
Total	122 ft

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

5 0 Alternatives

Locating the private road along the linear parkway creates a significant, unavoidable land use conflict because, as analyzed, this alternative could not legally create R-1 lots with dimensions less than the minimum allowed by the City Zoning Ordinance. In order to create the standard 100-foot deep lot to achieve the R-1 minimum, the private road would need to be narrowed to 20-foot wide including curb and gutter.

A private road that is a total of 20-feet wide (i.e., including travel lanes, curb and gutter) would create a significant land use conflict and significant safety conflict. The Sacramento City Fire Department (memorandum dated 18 January 2002 from Greg Hoeger) conditionally approved a proposed street width of 18-feet in width, with two additional feet on either side of rolled curb and gutter, providing a 20-ft *level* street width. Because curbs add 6 inches to each side of the road, the road including curb and gutter would actually be 21 feet wide. A 21-foot wide road with a 100-foot minimum depth lot exceeds the parcel's 120-foot wide developable area by one foot.

Locating the private road along the linear parkway would require an encroachment up to two feet into the Riverlake Community Association landscape easement.

Regardless of the location of the private road (along the fence or along the Linear Parkway), an R-1 zone minimum sized lot with a private road requires an encroachment into the Linear Parkway. The removal of land from the Linear Parkway to create standard-sized lots results in potentially significant aesthetic and recreational impacts.

5.3.6.4 Aesthetics

The aesthetic expectations of residents of the Riverlake community are influenced by the prevalence of large houses on large lots. Projects that differ from large houses on large lots may be considered incompatible with the neighborhood because a different aesthetic appearance would occur. Assuming that the R-1 Rezone project would construct 100 single-family detached houses, the lot sizes and corresponding house sizes would be noticeably smaller than any other R-1 development in Riverlake. The density (5 du/na) is comparable to other Riverlake R-1 development which ranges from 3.3 to 5.1 du/na.

The R-1 Rezone would encroach into the linear parkway, reducing the width of this aesthetic resource. This alternative might construct a privacy wall as a backyard fence at the edge of the RCA landscape easement on the linear parkway. The privacy wall/backyard fence would create an abrupt end to the linear parkway and would eliminate opportunities to integrate with the parkway unlike previously approved projects.

If the private road is located along the existing fence, the road would be within the 12.5-ft minimum street side, side yard setback to existing houses than is typical under the zoning ordinance, the road may have an adverse aesthetic effect on adjacent houses. The City also determined that a 5-ft landscape buffer and a 6-ft high fence were sufficient to mitigate noise and privacy issues and therefore were compatible with adjacent detached houses in the R-1 zone. The backyard of the R-1 Rezone lots would encroach into the Linear Parkway. If the private road is located along the Linear Parkway, the road would encroach into the Linear Parkway to maintain the minimum R-1 lot dimensions of 52-ft wide by 100-ft deep.

Whether the private road is located along the existing fence or along the Linear Parkway, the residential lot setbacks would meet the minimum R-1 standard setbacks. The setbacks would be

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

50 Alternatives

consistent with adjacent R-1 subdivisions. The setbacks would not have a demonstrable negative aesthetic effect.

The A6 average sized lot is based on 6 dwelling units/net acre. Table 24 compares the combined average lot and building size for the A6 units to the lot and building size average for all of Riverlake.

Table 24. A6 Average Lot and Building Sizes Compared to Riverlake Average.

Neighborhood Comparison	Neighborhood	
	Avg lot size all	Avg bldg size all
Riverlake combined	9346	3636
R-1 Rezone	5200	2080
Islands at Riverlake	3998	1792

Alternative A6 has smaller lots and houses than the adjacent neighborhoods; the lot size is not anticipated to result in a demonstrable negative aesthetic effect.

Alternative A6 would be consistent with the Single Family Residential Design Principles (City of Sacramento September 2000).

At 5.14 du/na, the density of dwelling units per net acre is the lowest of all the alternatives. The density is not anticipated to result in a negative aesthetic effect due to the smaller mass/bulk of the units compared to adjacent subdivisions in Riverlake.

Alternative A6 would not obstruct a significant view or viewshed in a location that is visible from a public gathering or viewing area. If Alternative A6 had the same mix of single- and two-story units as other R-1 subdivisions in Riverlake, most units would be two-story. Views of Pocket Road and the Linear Parkway would be possible between the side yards of the units. If the side yards had the minimum 5-ft side yard setbacks, there would be a 10-ft wide view corridor of Pocket Road between each lot.

Alternative A6 would plant shade trees in the individual lots. A6 would not result in excessive shade on the Linear Parkway or locate existing, adjacent residences in complete shade. The building heights would be consistent with the City zoning ordinance for maximum building height in residential neighborhoods. A landscaping plan would need to be prepared to meet the planting requirements for the Riverlake Community Association.

The project will include the installation of outdoor lighting. Compliance with SCC Titles 17.24 and 17.68.030 Part B will ensure that exterior lighting is appropriate and will be reflected away neighboring land uses. Project lighting impacts would be less than significant and no mitigation would be needed.

5.3.6.5 Recreational Resources

Implementation of A6 would result in an increased demand for parks due to increased population but less than the proposed project because the R-1 Rezone alternative would result in half or less of the population. The increased demand is a less-than-significant because the LPPT PUD already constructed parks based on the projected maximum number of residences for the LPPT PUD.

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

5 0 Alternatives

The presence of new homes on the project site adjacent to the Linear Parkway is not expected to discourage existing Linear Parkway users from continuing to use it. The location of houses immediately adjacent to the Linear Parkway has been planned since 1987.

The R-1 Rezone alternative may result in a significant impact to recreational opportunities because it would encroach into the Linear Parkway with either a private road or private house lots. If the private road is located along the Linear Parkway, vehicular traffic on both sides of the linear parkway would additionally impact recreational opportunities by discouraging pedestrian use of the linear parkway.

It was assumed that Alternative A6 would include five driveway cuts into the Linear Parkway, the same as the proposed project. Because mini-parks would not be incorporated into the project design, there would be a lower level of neighborhood integration with the Linear Parkway compared to the proposed project.

5.3.7 Alternative 7: R-1A Mixed (A7)

5.3.7.1 Project Characteristics

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.

Two-story detached units would be located opposite existing cul-de-sacs and several other locations where the two-story detached unit would not abut an existing residence. The rear yard setbacks would be 10-ft for the garages and 12-ft for the main house. The remainder of the units along the existing fence would be single-story detached units. The single- and two-story mix for the lots fronting Pocket Road would be the same as the proposed project.

The R-1A Mixed alternative is similar to Alternative A2 with a mix of single-family alternative attached and detached houses. The subdivision lot configuration, lot size, and building size would be similar to the proposed project. The detached units of the proposed Islands project has side yards of a minimum 7-ft to a maximum of 9.5-ft. The R-1A Mixed alternative would shift two units together to create a common wall. This would create a side yard setback between the halfplexes of 14- to 19-ft. The larger setback would provide an opportunity of planting shade trees between the halfplexes.

The proposed lots are generally wide and shallow and range from approximately 3,015 square feet to 4,187 square feet. The project includes five basic floor plans (two single-story plans and three two-story plans). The two single-story house floor plans would include a 1,428 ft² unit and a 1,500 ft² unit. The three two-story house floor plans would include a 2,034 ft² unit, a 2,154 ft² unit, and a 2,244 ft² unit. This alternative would not place detached, two-story units opposite existing rear facing lots. The lots that could have detached 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.

This alternative would require approximately seven ingress/egress points to collector streets and public roads including five driveways through the Linear Parkway. The private road would not connect to

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

5 0 Alternatives

the existing Riverlake neighborhood cul-de-sacs. The private road would not have on-street parking. The alternative would provide 472 parking spaces, 55 of which specifically designated for guest parking.

2. The neighborhood building coverage area was calculated for each alternative. The square footage of the first floor including garage for each floor plan was multiplied by the number units proposed to be constructed by floor plan. The area covered by all of the units was divided by the net acreage of the site (19.44 acres) to determine the percent of the neighborhood covered by buildings. For Alternative A2, the neighborhood building coverage area is 27 percent.

5.3.7.2 Less than Significant Impacts

The environmental impacts associated with the Islands at Riverlake would be the same for A7. Mitigation measures for construction related air quality impacts; preconstruction surveys for Swainson's hawk and tree protection; and procedures to follow in the event subsurface artifacts or human burials are unearthed would reduce potentially significant impacts to a level of less than significant.

5.3.7.3 Land Use

Consistency with Land Use Policies

The construction of 139 units on 19.44 net acres (7.1 dwelling units per net acre) would be consistent with the SACOG Blueprint Growth Principles, the Sacramento General Plan, the Pocket Area Community Plan, and the PACP – South Pocket Specific Plan land use designation for the project site. A7 would not need a General Plan amendment.

The site design is consistent with the Single Family Design Principles (City of Sacramento September 2000). Under the heading "Building Design" on page 8, the Planning Commission encourages, "Fronts of houses and entries that face the street. Each house should have a clearly identified entry and have active use windows (i.e., living room, kitchen) facing the street." The rationale is that it provides for "eyes on the street" and contributes to pedestrian safety and activity (ibid).

The LPPT PUD Schematic Plan amendment proposed by the Islands at Riverlake would be applicable for the R-1A Mixed alternative (A7). The Amendment modifies some wording and exhibits in the LPPT Guidelines and Resolution to make clear that the "Townhouse" designation was intended to be interpreted to allow uses consistent with the range of residential uses allowed under the City's R-1A zone. The amendment clarifies that a land use conflict with the LPPT PUD Development Guidelines does not arise when some or all of the units are detached. The amendment may be unnecessary for A7 because the City of Sacramento previously determined that a mix of halfplexes and detached units was consistent with the "Townhouse" designation when it approved the Park Manor Homes (Alternative A2).

Alternative A7, like the proposed project and A2, is consistent with the five "General development standards" in the LPPT PUD Development Guidelines.

Alternative A7 is not inconsistent with the City zoning ordinance. Like the proposed project, A7 requires approval of a Special Permit that allows lot sizes and setbacks in the R-1A zone that are different than R-1 standards. It would need a special permit to develop dwellings in the R-1A PUD zone, approval of a tentative map, and a subdivision modification to reduce the standard 53 foot right-of-way width for a private street.

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

5 0 Alternatives

Compatibility with Adjacent Land Uses

The proposed density of dwelling units per net acre for A7 would be the same as the proposed project. The density of 7.15 du/na is slightly less than the maximum allowed by the land use plans guiding development on the project site. The density is consistent with the plans and the subdivisions in Riverlake that A7 abuts.

Alternative A7 would exceed the 40% maximum lot coverage, which is a potential compatibility conflict with adjacent land uses that is similar to the proposed project. A7 would construct detached single-family residences in the R-1A zone on lots smaller than the R-1 minimum. The lot coverages would exceed the 40% maximum lot coverage without a Special Permit. All of the R-1A alternatives exceed 40% lot coverage. In the LPPT PUD, the Stillwater subdivision in an R-1A zone was approved for lot coverages that exceed 40%. For projects that exceed the 40% lot coverage threshold, the City reviews the project on a case-by-case basis to ensure that the project is consistent with the requirements of a Special Permit and the project does not result in a compatibility conflict with adjacent land uses.

Alternative A7 would construct houses with a mass/bulk that are potentially incompatible with adjacent properties. The average Riverlake halfplex is 4,322 ft² for both units combined. The A7 halfplexes would range in size from 3,600 ft² to 4,200 ft² for both units combined. This range is consistent with existing R-1A halfplexes and does not result in a compatibility conflict.

Alternative A7 would construct houses with setbacks for the A7 halfplexes that are potentially incompatible with adjacent properties. The setbacks for the A7 halfplexes abutting existing houses would be less than the R-1 standard 15-ft rear yard setback. Some detached single- and two-story houses would also abut existing houses. The detached unit rear yard setback would also be less than the R-1 standard 15-ft rear yard setback.

The City made land use compatibility findings for locating R-1A units adjacent to R-1 units in Riverlake. The City established minimum setbacks for two-story halfplexes on R-1A corner lots in Dutra Bend, Cobble Shores, Bridgeview, Southshore, and Stillwater that are less than R-1 minimum setbacks. The minimum rear yard setback was set at 7.5 feet for the first floor and 15 feet for the second floor. The minimum side yard setback was set at 5 feet and the minimum street side yard setback was set at 12.5 feet. Other Riverlake subdivisions had a minimum rear yard setback of 10-ft for the first floor.

The A7 halfplexes would have setbacks that are consistent with existing, abutting Riverlake subdivisions.

The land use impacts that result from A7 are similar to the proposed project. A7 proposes a density of development consistent with applicable environmental plans and policies which is similar to the proposed project. Neither project disrupts or divides the physical arrangement of the Riverlake community, nor do they substantially alter the present or planned land use of the area.

5.3.7.4 Aesthetics

The aesthetic expectations of Riverlake residents are influenced by the prevalence of large houses on large lots. Projects that differ from large houses on large lots may be incompatible with the neighborhood because a different aesthetic appearance would occur. Both A7 and the Islands at Riverlake would look different than the adjacent neighborhoods.

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

The setbacks proposed for A7 are less than the R-1 minimum. Because the City determined that the setbacks are compatible for R-1A halfplexes adjacent to detached houses in the R-1 zone, the setbacks will not result in a demonstrable negative aesthetic effect.

The R-1A Mixed alternative average lot and building sizes are the same as the Islands at Riverlake project. The following table compares the average lot and building size estimated for A7 and the lot and building size average for all of Riverlake.

Table 25. A7 Average Lot and Building Sizes Compared to Riverlake Average.

Neighborhood Comparison	Neighborhood	
	Avg lot size all	Avg bldg size all
Riverlake combined	9346	3636
R-1A Mixed	3998	1792
Islands at Riverlake	3998	1792

The A7 Alternative is consistent with the City's Single-Family Residential Design Principles.

The density of dwelling units per net acre is less than previously approved projects. The slightly lower density would not result in a demonstrable negative aesthetic effect. The mass/bulk of the halfplexes, detached single-story, and detached two-story units is comparable with other R-1A developments. The units are 15 to 45 % smaller than comparable R-1 and R-1A units in adjacent subdivisions in Riverlake.

The mix of single- and two-story units in the A7 alternative would not obstruct a significant view or viewshed in a location that is visible from a public gathering or viewing area. The mix of single- and two-story units is similar to the proposed project and alternatives A2 to A5. The view of Pocket Road and the Linear Parkway from the existing, adjacent houses would be mostly blocked by the layout of halfplexes along the fence with single- and two-story units with side yard setbacks of 7 to 9-ft

Alternative A7 would construct houses and plant shade trees that are consistent with other residential development and would not result in excessive shade on the Linear Parkway or locate existing, adjacent residences in complete shade. The building heights are consistent with the City zoning ordinance for maximum building height in residential neighborhoods. The proposed setbacks are consistent with setbacks in adjacent subdivisions. The landscaping plan prepared by Quadriga would be implemented for Alternative A7. The landscaping plan is consistent with the planting requirements for the Riverlake Community Association and is designed to integrate the houses and mini-parks with the Linear Parkway. A minimum of one shade tree will be planted on each residential lot. Other shade trees will be planted in the mini-parks.

The project will include the installation of outdoor lighting. Compliance with SCC Titles 17.24 and 17.68.030 Part B will ensure that exterior lighting is appropriate and will be reflected away neighboring land uses. Project lighting impacts would be less than significant and no mitigation would be needed.

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

5.0 Alternatives

5.3.7.5 Recreational Resources

Implementation of A7 would result in an increased demand for parks due to increased population, the same as the proposed project. The increased demand is a less-than-significant because the LPPT PUD already constructed parks based on the projected maximum number of residences for the LPPT PUD.

The presence of new homes on the project site adjacent to the Linear Parkway is not expected to discourage existing Linear Parkway users from continuing to use it. The location of houses immediately adjacent to the Linear Parkway has been planned since 1987. The presence of homes adjacent to parks and parkways parks bordering residential subdivisions is common in the City.

This alternative would develop the mini-parks as proposed by Islands at Riverlake to integrate the development with the Linear Parkway. Implementation of A7 would result in five driveway cuts into the Linear Parkway, the same as the proposed project, and fewer than the originally approved project. Parkway Park use and the level of neighborhood integration with the parks would be the same for A7 as the proposed project.

5.4 Environmentally Superior Alternative

The No Project Alternative would have the fewest significant effects on the physical environment, but it is inconsistent with all of the planning documents specifying that the project site should be developed with residential uses. In the event that the no-project alternative is considered the environmentally superior alternative, CEQA Guidelines (Section 15126(d)(3)) requires the identification of an environmentally superior "build" alternative. While the A2, A3, and A7 result in similar impacts that are less-than-significant or can be mitigated to less-than-significant, there are several reasons why the proposed project would be environmentally superior:

- A. The proposed project satisfies the density targets established in the LPPT PUD;
- B. The proposed project places houses against houses. It does not place a road along the back and side yard fence of R-1 standard houses within the 12.5-ft street side, side yard minimum setback;
- C. The proposed project places single-story houses opposite existing R-1 houses;
- D. The proposed project has setbacks and mass/bulk that are consistent with approved requirements for adjacent Riverlake subdivisions;
- E. The proposed project has fewer private road ingress/egress points than A2 and A3, and
- F. The proposed project achieves the City's and applicant's objectives for the project site without causing significant impacts on the environment which cannot be mitigated to a level of less than significant.

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

5 0 Alternatives

5.4.1.1 Land Use

The following table summarizes the main design features of each alternative.

Table 26. Comparison of Design Features of Project Alternatives.

Design Features	Proposed Project: Islands at Riverlake	A1: No Project	A2: Manor Houses	A3: Park Homes	A4: Pocket Protectors	A5: Zero Lot Line	A6: R-1 Rezone	(A7): R-1A Mixed
Detached Units	139	0	50	0	0	155	100	79
Halplex Units	0	0	100	66	126	0	0	60
Triplex Units	0	0	0	96	0	0	0	0
Quadplex Units	0	0	0	0	0	0	0	0
Total Units	139	0	150	162	126	155	100	139
Dwelling units/ net acre (19.44)	7.15	--	7.71	8.33	6.48	8	5.14	7.15
Neighborhood building coverage	27%	--	26%	26%	23%	32%	24%	27%
City standard street	No	--	No	No	No	No	No	No
Private road width (rd + curb + gutter)	22-ft	--	24-ft	24-ft	25-ft	25-ft	22-ft	22-ft
Private road adjacent to existing houses	No	--	Yes	Yes	Yes	Yes	Yes	No
Landscape buffer along fence	N/A	--	5-ft	5-ft	5-ft	5-ft	5-ft	N/A
Minimum shade trees per lot (assume 1)	1	--	1	1	1	1	5	1
Mini-parks or Parks	Y	--	N	N	N	Y	N	Y
Access points to public roads	7	--	17	9	7	7	7	7
Driveways through linear pkwy	5	--	7	4	5	5	5	5
On-street parking	No	--	Yes/ Limited	Yes/ Limited	Yes/ Limited	No	No	No
Required parking	139	--	245	178	126	155	100	139
Guest parking	55	--	134	137	0	55	0	55
Parking provided (including guest)	472	--	444	491	560	472	400	472
Sidewalk along private road	Yes	--	Yes	Yes	Yes	Yes	Yes	Yes
Sidewalk in linear pkwy	Yes	--	Yes	Yes	Assumed	Yes	No	Yes