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50 Alternatives

For each of the R-1A alternatives, the average project intensity is similar. Alternative A4 is the least intense of the R-1A alternatives because it would construct the fewest units. Alternative A6 would construct about one-third fewer units than the R-1A alternatives would, included the Islands at Riverlake project. Alternative A5 is the most intense because it contemplates the maximum number of units (equivalent to A3) allowable under the Schematic Plan Map with larger floor plans than A3. The proposed project and A7 have identical bulk/mass ratios.

Table 27. Intensity Comparison of Project Alternatives with Proposed Project.

	FAR	FAR + Garage	Building Coverage (BCA)
Islands at Riverlake Average	0.540	0.658	0.455
Pocket Road Manor Houses (A2) Average	0.638	0.794	0.575
Riverlake Park Homes (A3) Average	0.511	0.653	0.465
Pocket Protectors Plan (A4) Average	0.428	0.591	0.424
Zero Lot Line (A5) Average	0.763	0.918	0.659
R-1 Rezone (A6) Average	0.4	0.45	0.35
R-1A Mixed (A7) Average	0.540	0.658	0.455

5.4.1.2 Aesthetics

Table 28. Comparison of Average Lot and Building Sizes per Alternative.

Project Alternatives	Detached Houses		Halfplexes		Neighborhood	
	Avg lot size	Avg bldg size	Avg lot size cmb*	Avg bldg size cmb*	Avg lot size all	Avg bldg size all
Islands at Riverlake	3998	1792			3998	1792
Pocket Road Manor Houses (A2)	2050	1791	6050	3104	4050	2448
Riverlake Park Homes (A3)			10327	4792	10327	4792
Pocket Protectors Plan (A4)			7330	3525	7330	3525
Zero Lot Line (A5)	2580	1969			2580	1969
R-1 Rezone (A6)	5200	2080			5200	2080
R-1A Mixed (A7)	3998	1792	7996	3584	3998	1792

*cmb = combined.

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5 0 Alternatives

5.4.1.3 Comparison of Environmental Impacts

Table 29. Comparison of Environmental Impacts of Project Alternatives.

Impact Factors	A1: No Project	A2: Manor Houses	A3: Park Homes	A4: Pocket Protectors	A5: Zero Lot Line	A6: R-1 Rezone	A7: R-1A Mixed
Land Use	--	0	0	-	0	--	+
Population and Housing	--	0	0	0	+	-	0
Seismicity, Soils, and Geology	+	0	0	0	0	0	0
Water	+	0	0	0	0	0	0
Air Quality	+	0	0	0	0	0	0
Transportation/ Circulation	+	0	0	0	0	0	0
Biological Resources	+	0	0	0	0	0	0
Energy	+	0	0	0	0	0	0
Hazards	+	0	0	0	0	0	0
Noise	+	0	0	0	0	0	0
Public Services	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0
Aesthetics	0	0	0	0	-	-	0
Cultural Resources	0	0	0	0	0	0	0
Recreational Opportunities	0	0	0	-	-	-	-

- ++ Substantial improvement compared to the proposed project
- + Insubstantial improvement compared to the proposed project
- 0 Same impact as proposed project
- Insubstantial deterioration compared to the proposed project
- Substantial deterioration compared to the proposed project

6.0 CEQA-REQUIRED ASSESSMENT CONCLUSIONS

As required by CEQA, this chapter provides an overview of the impacts of the proposed project based on the technical topical analyses. The topics covered in this chapter include growth inducement; cumulative impacts; unavoidable significant effects; significant irreversible changes; short-term uses versus long-term productivity; and impacts not found to be significant. A more detailed analysis of the effects the project would have on the environment is provided in Chapter 4: Environmental Evaluation.

6.1 Growth Inducement

A project is considered to be growth inducing if it fosters economic or population growth beyond the boundaries of the project site. Typical growth inducements might be the extension of urban services or transportation infrastructure to a previously un-served or under-served area or the removal of major obstacles to development.

The proposed project site has been designated for development as residential housing for 20 years. The project site consists of the last parcels designated for Townhouse (R-1A) development in the LPPT PUD and is four of the six remaining large parcels available for development in the LPPT PUD (the other two include an R-3 parcel and an R-4 parcel in the Northland subdivision). Utilities and transportation infrastructure already exists to serve the eventual residential development of the Islands at Riverlake project site. Therefore, the proposed project would not result in the extension of urban services or transportation infrastructure to a previously un-served or under-served area.

The 19.44 net acre site is surrounded by residential development and related infrastructure including dedicated open space. Although the site exceeds the five-acre maximum threshold to satisfy the City of Sacramento's definition of an "infill development," the project site satisfies the definition of an "infill area" pursuant to California Public Resource Code sections 21061.0.5 and 21072. Because the proposed project is considered an infill project and not a Greenfield development project, it would not result in removing an obstacle to the conversion of existing agricultural land or rangeland for suburban development.

6.2 Cumulative Impacts

The State CEQA Guidelines require consideration of the potential cumulative impacts that could result from a proposed project in conjunction with other projects in the vicinity. Such impacts can occur when two or more individual effects either together create a considerable environmental impact or compound other environmental consequences.

6.2.1 Land Use Plans and Policies

The conversion of viable agricultural land to urban land uses resulting in the cumulative reduction in the acreage of viable agricultural land was evaluated in the Sacramento General Plan Update Environmental Impact Report (SGPU EIR; Sacramento 1987). The designation of the project site "Low Density Residential (4 – 15 dwelling units per net acre)" was included in the Statement of Overriding Considerations for the significant, immitigable, cumulative impact resulting from the conversion of agricultural resources.

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Based on the evaluation in Section 4.1 Land Use Plans and Policies in this DEIR, the proposed project is consistent with the land use density designations and applicable planning goals, objectives, and policies identified in the SACOG Blueprint Preferred Scenario for 2050 Map and Growth Principles, the SGPU, Pocket Area Community Plan – South Pocket Specific Plan (PACP-SPSP), LPPT PUD Schematic Plan, LPPT PUD Development Guidelines, and the Sacramento zoning code. Therefore, no cumulative impacts resulting from inconsistencies with land use plans and policies were identified.

6.2.2 Population and Housing

The proposed project would construct 139 residential dwelling units, generating a population increase of \pm 473 new residents in the City of Sacramento. The proposed number of dwelling units is consistent with the number of houses designated for the project site in the SGPU, PACP-SPSP, LPPT PUD Schematic Plan, and zoning ordinance. While the project would increase the number of people living in the area, the maximum number of 2,953 dwelling units that was anticipated in the LPPT PUD will not be achieved. The current maximum development potential for the LPPT PUD is \pm 2,040 dwelling (382 future dwelling units plus 1,658 existing dwelling units). This number of dwelling units is 69% of the maximum number of dwelling units contemplated by the LPPT PUD in 1985. Therefore, no cumulative population and housing impacts were identified.

6.2.3 Seismicity, Soils, and Geology

The proposed project could have geotechnical impacts resulting from locating housing in an area where earthquakes could occur and erosion could occur during and after construction. However, these potential impacts would be site specific. As found in the Initial Study (City of Sacramento February 2005) in Exhibit A, adherence to City codes related to building standards and erosion control would reduce potential impacts to a less than significant level. No cumulative impacts to soils, seismicity or geology were identified.

6.2.4 Water

The proposed project would increase the amount of impervious surface area on the project site. This would increase the amount of surface runoff. The on-site drainage system will discharge to a pipe system that is connected to the City storm drain system that discharges into Riverlake via Sump 132. The proposed project would account for less than 1% of the Sump 132 drainage basin (personal communication, Glenn Marshall, City of Sacramento Utilities Department). A drainage study and shed map prepared by the Project Engineer identified the amount of storm water drainage and flow rate anticipated to result from the proposed project. The City approved improvement plans demonstrate that the storm water system is capable of accommodating increased flows.

The proposed project would construct 139 residential dwelling units in a 100-year floodplain. Implementation of the project could expose people and property to the risk of injury and damage in the event of a 100-year or lesser flood. This potential impact would be site specific. The City found in the Initial Study (City of Sacramento February 2005) in Exhibit A that with implementation of the Comprehensive Flood Management Plan (SCC section 17.156.050) the proposed project would reduce flood related risks a level of less than significant.

The proposed project would result in an increase in the discharge of pollutants into water due to urban uses in the area. The City found that complying with SCC section 15.88.260 by implementing a post construction erosion and sediment control plan, the proposed project would have a less than significant impact on down gradient receiving waters.

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Potential impacts resulting from groundwater problems were identified in a seepage study prepared by the Project Engineer. The potential impact resulting from building structures on soil with high groundwater is site-specific. Facilities to alleviate the problems were incorporated into the improvement plans that were approved by the Department of Utilities.

Through the adherence to City codes and regulations potential site specific, as well as local, impacts to water resources are less than significant. No cumulative impacts were identified.

6.2.5 Air Quality

Construction and operation of the project would contribute ROG, NO_x, and PM₁₀ emissions into the Sacramento Valley Air Basin non-attainment area. The generation of ozone precursors resulting from intensified urbanization in the City of Sacramento was evaluated in the SGPU EIR (Sacramento 1987). This cumulative impact was considered significant and mitigation measures adopted in the EIR was found to be sufficient to reduce the level of impact to less than significant. The designation of the project site "Low Density Residential (4 – 15 dwelling units per net acre)" was included in the Statement of Overriding Considerations for this significant, cumulative impact on air quality.

As evaluated in Section 4.2 of this DEIR, incorporation of Mitigation Measure AIR-1 would reduce the potentially significant project specific air quality impact resulting from construction emissions to a level of less than significant. Based on the Sacramento Air Quality Management District's "Guide to Air Quality Assessment" (SMAQMD 2004), the 139 dwelling units proposed by the Islands at Riverlake project is 21% fewer than the screening threshold for significant air quality impacts.

6.2.6 Transportation/ Circulation

Transportation facilities in and around the LPPT PUD were planned and designed based on build out densities identified in the SGPU, PACP-SPSP, and LPPT PUD Schematic Plan. The Pocket Road was sized to accommodate the maximum number of 2,953 dwelling units in the LPPT PUD Schematic Plan area in addition to surrounding development. The current maximum development potential for the LPPT PUD is ± 2,040 dwelling (382 future dwelling units plus 1,658 existing dwelling units). This number of dwelling units is 69% of the maximum number of dwelling units contemplated by the LPPT PUD in 1985. Riverlake has developed below the maximum density projections. The traffic counts conducted at Pocket Road and West Shore Drive and Pocket Road and East Shore Drive on 10 April 2002 and at Pocket Road and Dutra Bend Drive on 18 June 2002 demonstrated that Pocket Road operated at approximately half of its design capacity. The estimated number of less than 1,000 daily trips is not expected to result in cumulative transportation or circulation impacts.

Potential site-specific transportation impacts, such as potential hazards resulting from providing a street that is less wide than the standard Local-Residential Street section, are reduced to less than significant with implementation of Mitigation Measure TRANS-2.

6.2.7 Biological Resources

The permanent conversion of Swainson's hawk (*Buteo swainsoni*) foraging habitat resulting from the conversion of agricultural and vacant land for the development of urban land uses was evaluated in the SGPU EIR (Sacramento 1987). The cumulative loss of Swainson's hawk was identified as a significant impact for which mitigation would not reduce the level of significance to less than significant. The designation of the project site "Low Density Residential (4 – 15 dwelling units per

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net acre)" was included in the Statement of Overriding Considerations for this significant, cumulative impact on to Swainson's hawk foraging habitat.

The Islands at Riverlake project implemented project specific mitigation for the loss of Swainson's hawk foraging habitat. Prior to issuance of the grading permit, the applicant provided proof to the City of Sacramento that 10.3 acres of Swainson's hawk foraging habitat mitigation had been purchased from a California Department of Fish and Game approved mitigation bank. Implementation of Mitigation Measure BIO-1 would help ensure that the project avoids construction related impacts to potentially nesting raptors, including Swainson's hawk.

Project specific impacts to City heritage trees 17, 18, and potentially NL #1 would be reduced to a less than significant level by planting replacement trees in accordance to the ratios identified on the City-issued tree removal permit (Table 6 in this DEIR). Implementation of Mitigation Measure BIO-2 would help ensure that construction of the project does not injure or kill City heritage trees not permitted by the City for removal.

6.2.8 Energy

The proposed project would consume fossil fuels during construction and over the long term. All construction equipment will be maintained and tuned at the interval recommended by the manufacturers to ensure efficient use of fuel. The SGPU and PACP-SPSP (and associated EIRs) both anticipated residential development on the project site. The proposed number of dwelling units is consistent with the number of dwelling units evaluated under both planning document EIRs. The proposed project would not result in a substantial increase in demand on existing sources of energy nor require the development of new energy sources not already anticipated in the various plans and associated EIRs. No cumulative impact on energy was identified.

6.2.9 Hazards

The Initial Study (City of Sacramento February 2005) in Exhibit A identified potential site specific impacts including the possibility that an accidental spill of hazardous materials could occur during construction and excavation activities could unearth previously unidentified hazardous material(s). The City found that the adherence to City codes and would minimize potential impacts to a level of less than significant.

Based on the discussion of Transportation/Circulation above under Section 6.2.6, traffic generated by the proposed project would not adversely impact the use of Pocket Road for emergency evacuation. At build out of the LPPT PUD, the maximum number of dwelling units will be 31% less than originally planned and with the area nearly built out, Pocket Road was operating at half of its design capacity in 2002. No cumulative impacts resulting from hazards were identified.

6.2.10 Noise

Traffic noise from Pocket Road was evaluated in the SGPU EIR (Sacramento 1987). Pocket Road traffic noise was determined to cause residential land uses in areas that exceed the exterior noise level threshold of 60 dB L_{dn}. The City found this impact to be a significant adverse impact and adopted mitigation measures to reduce the effect. The mitigation measures included requiring residential subdivisions adjacent to Pocket Road construct sound walls, berms, or other sound attenuating features. The City determined that the impact would still be significant after mitigation. The

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designation of the project site "Low Density Residential (4 – 15 dwelling units per net acre)" was included in the Statement of Overriding Considerations for this significant, cumulative noise impact.

The LPPT PUD included dedication of the Linear Parkway. The Linear Parkway functions as a sound-attenuating feature. Brown-Buntin Associates, Inc. prepared an "Environmental Noise Analysis for Islands at Riverlake Subdivision, Sacramento, California" in May 2002 (Appendix D in the Initial Study in Exhibit A of this DEIR). The purpose of the analysis was to determine potential noise impacts to the proposed single-family residential areas from Pocket Road traffic noise. The Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA RD-77-108) was used to predict traffic noise levels after noise measurements were made in the field to calibrate the FHWA RD-77-108. Based on the modeling, which included the addition of traffic generated by the proposed project, none of the proposed dwelling units would be located in an area where exterior or interior noise levels would exceed the exterior noise level significance threshold of 60 dB L_{dn} or the interior noise level significance threshold of 45 dB L_{dn}. The 60 feet of landscaped open space between Pocket Road and the proposed dwelling units is sufficient to attenuate predicted noise levels from Pocket Road.

6.2.11 Public Services

In 1985, demand on public services was anticipated for a maximum number of 2,953 dwelling units in the LPPT PUD Schematic Plan area. The current maximum development potential for the LPPT PUD is ± 2,040 dwelling (382 future dwelling units plus 1,658 existing dwelling units). This number of dwelling units is 69% of the maximum number of dwelling units contemplated by the LPPT PUD in 1985. Therefore, increased demand on public services resulting from 139 new dwelling units (± 473 new residents) is not considered cumulatively significant.

The City evaluated school impacts in the SGPU based on each school district's "standards for school site size and recommended enrollment per school (student loading) and estimates of student yield per housing unit (generation factors)" (SGPU DEIR P-1). The City's role in school planning involves reserving school sites and coordinating and cooperating with the school districts to correct impaction problems (SGPU DEIR P-7). This is done during the approval of new Community Plans and during subdivision review of individual development projects (SGPU DEIR P-7). One role the City had in school planning, to act "as a facilitator to school districts and the private sector to finance school construction," (SGPU DEIR P-7) has been fulfilled by the State with adoption of Senate Bill 50 (SB 50; Chapter 407, Statutes of 1998). The SB 50 establishes the base (statutory) amount (indexed for inflation) of allowable developer fees at \$1.93 per square foot for residential construction. Through payment of this amount, a developer satisfies the statutory requirements and the payment is deemed to be full and complete mitigation. The City requires the Applicant to pay this development fee at the time of issuance of the building permit.

In the PACP-SPSP, the City estimated student yield based on Sacramento City Unified School District methods and determined the number of schools needed to serve the South Pocket area. School sites were identified and reserved. The City facilitated the financing of school construction through development agreements with land developers. The SGPU EIR identified all of the significant school impacts caused by build out of the City. Mitigation measures to reduce the significant impacts were identified and adopted by the City. School impacts resulting from the development of the proposed project site were previously identified and the City already adopted mitigation for the impacts. This was done in the Community and General plans. The project is consistent with the land use designated and planned for in the PACP-SPSP and SGPU. With payment of development fees pursuant to SB 50, no cumulatively significant impacts can be found resulting from school impaction.

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6.2.12 Utilities

In 1985, demand on public utilities was anticipated for a maximum number of 2,953 dwelling units in the LPPT PUD Schematic Plan area. The current maximum development potential for the LPPT PUD is \pm 2,040 dwelling (382 future dwelling units plus 1,658 existing dwelling units). This number of dwelling units is 69% of the maximum number of dwelling units contemplated by the LPPT PUD in 1985. Therefore, increased demand on public utilities resulting from 139 new dwelling units (\pm 473 new residents) is not considered cumulatively significant.

6.2.13 Aesthetics, Light, and Glare

The aesthetic impacts to viewsheds around the City of Sacramento resulting from the permanent conversion of vacant and agricultural land for the development of urban land uses was evaluated in the SGPU EIR (City of Sacramento 1987). The SGPU EIR also identified the "Intensification of the character of Sacramento as a major urban area" (SGPU EIR Exhibit C-3 Aesthetics) as a significant impact. The mitigation for the cumulative loss of these viewsheds by 1) requiring that large scale development projects be Planned Unit Developments and 2) developing and adopting the "Single Family Residential Design Principles (SFRDP; City of Sacramento 2001). The City found that the mitigation was not sufficient to reduce the significance of the loss of the viewsheds to a level of less than significant. The designation of the project site "Low Density Residential (4 – 15 dwelling units per net acre)" was included in the Statement of Overriding Considerations for this significant, cumulative impact on the scenic resources.

The LPPT PUD was approved with Development Guidelines. As discussed in Section 4.1 of this DEIR, the proposed project is consistent with the LPPT PUD Development Guidelines. The LPPT PUD Development Guidelines amendment proposed by the project would clarify that the housing products allowed under "Townhouse and related" are the same products that are allowed under the R-1A zone. No new cumulative impact would result from the amendment because regardless, the vacant land would be developed with housing.

The proposed project was evaluated for consistency with the SFRDP in Section 4.5 of this DEIR. The project was found to be consistent with the Design Principles the City has identified to reduce the impact of the increasing intensity of urban development in Sacramento. However, consistency with the SFRDP does not reduce the significant impact of intensified urbanization of Sacramento.

6.2.14 Cultural Resources

No cultural resources were identified on the project site. If cultural resources were identified on the project site during construction, Mitigation Measures CUL-1 and CUL-2 would ensure that potential impacts are reduced to a level of less than significant. No cumulative impacts to cultural resource were identified.

6.2.15 Recreational Resources

The City found in the SGPU EIR (City of Sacramento 1987) that no cumulatively significant impacts to parks and recreational resources would occur because the City collected parkland dedication or in lieu fees for each residential development constructed in the SGPU plan area. The LPPT PUD Schematic Plan was approved in 1985 and the City found that the Linear Parkway dedication and other open space features, such as Riverlake, satisfied the parkland dedication requirement. No cumulative

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impacts to parks and recreational resources would result from building out the project site as planned in the LPPT PUD.

6.3 Unavoidable Significant Impacts

No unavoidable significant impacts were identified in this evaluation. All impacts can be mitigated to a level of less than significant.

6.4 Significant Irreversible Changes

The SGPU EIR (City of Sacramento 1987) identified the conversion of agricultural areas to urban uses as significant irreversible change. Development of the project site according to the Low Density Residential (4 – 15 dwelling units per net acre) designation would commit future generations to residential dwelling units. The resources used to construct the houses and related infrastructure would be irretrievably committed. The proposed project will consume nonrenewable fossil fuels during construction and also require additional electric and gas service. However, the additional gas and electrical services will be provided with no impact to the service providers and will not result in the need construct new facilities for service providers.

As found in Section 4.1 of this DEIR, the project is consistent with the Sacramento Area Council of Governments' Blueprint Preferred Scenario for 2050 Map and Growth principles. The proposed residential development project is considered an "infill site" pursuant to California Public Resource Code sections 21061.05 and 21072. The project would locate new housing in an urbanized area of the City, thereby reducing the pressure to convert agricultural and range lands in the greater Sacramento area to provide needed housing.

6.5 Impacts Found Not to Be Significant

The City has prepared two Initial Studies for the proposed project. The Initial Study prepared in February 2005 is in Exhibit A. The impacts found not to be significant in the Initial Study include:

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

The impacts found to be potentially significant are evaluated and mitigation measures are described in Chapter 4 of this DEIR. The Initial Study in Exhibit A provides additional analysis of the potentially significant impacts. The potentially significant impacts and mitigation measures reducing the impacts to a level of less than significant are summarized in Table 2.

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7.0 Literature Cited

7.0 LITERATURE CITED AND PERSONNEL COMMUNICATIONS

7.1 Literature Cited

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- California Health and Safety Code. 2004. Section 7050.5.
- California Public Resources Code. 2004. Sections 1500 et seq.
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7 0 Literature Cited

7.2 Staff Reports from Previous Projects in Riverlake

Project #	Project Description	Approval	Date Approved
P85-164	CPA, RZ, TM, SM	CC	5 June 1985
P85-420	TM, SM	CC	18 Dec 1985
P86-299	TM, SM	CC	23 Sept 1986
P86-395	RZ, TM, SP, SM	CPC	9 Oct 1986
P86-396	RZ, TM, SP, SM	CPC	9 Oct 1986
P86-432	SP	CPC	31 Oct 1986
P87-129	TM, SP	CPC	9 Mar 1987
P87-130	TM, SP	CPC	9 Mar 1987
P87-287	SP, V	CPC	19 June 1987
P87-343	TM	CPC	27 July 1987
P87-267	RZ, PUD-SCHPA	CC	5 Aug 1987
P88-136	RZ, TM, SP	CPC	14 Apr 1988
P88-364	TM	CPC	12 Aug 1988
P89-098	CPA, RZ, TM, SP, SM, PUD-SCHPA	CC	10 Feb 1989
P89-099	CPA, RZ, TM, SP, SM, PUD-SCHPA	CC	10 Feb 1989
P89-097	CPA, RZ, TM, SP, SM, PUD-SCHPA	CC	10 Feb 1989
P87-131	TM-TE	CC	18 Apr-1989
P89-208	TM	CPC	12 May 1989
P91-121	MMP, GPA, CPA, RZ, TM, SP, V, PUD-SCHPA	CC	20 May 1991
P92-054	TM	CPC	10 Mar 1992
P92-114	TM	CPC	27 Apr 1992
P92-136	MMP, SP	CC	20 May 1992
P94-054	TE	CPC	27 Jul 1995
P95-011	MMP, CPA, PUD- SCHPA, RZ, TM, SM, SP	CC	14 Sept 1995
P95-066	PUD-SCHPA, TM, SM, SP V	CC	14 Dec 1995
P95-113	SP, TM, V	CPC	11 Jan 1996
P01-133	SP, TM, V	CC	17 June 2003

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7 0 Literature Cited

7.3 Persons Consulted

Martin Fitch, City of Sacramento City Arborist, Sacramento, CA

Anis Ghobril, City of Sacramento Public Works Department, Development Services Division, Sacramento, CA

Kimberly Kaufmann-Brisby, City of Sacramento Planning and Building Department, Sacramento, CA

Glenn Marshall, City of Sacramento Utilities Department, Sacramento, CA

Sokcheat Monh, Brown-Buntin Associates, Fair Oaks, CA

Tom Pace, City of Sacramento Planning and Building Department, Sacramento, CA

Melinda A. Peak, Peak and Associates, El Dorado Hills, CA

Dan Pskowski, City of Sacramento City Arborist, Sacramento, CA

Brad Shirhall, City of Sacramento Planning and Building Department, Sacramento, CA

Charles Torrence, Sacramento City Unified School District, Sacramento, CA.

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8 0 Report Preparers

8.0 REPORT PREPARERS

8.1 DEIR Authors

Sycamore Environmental Consultants, Inc.

6355 Riverside Boulevard, Suite C
Sacramento, CA 95831
Phone: 916/ 427-0703

R. John Little, Ph.D. Project Manager
Jeffery J. Little
W. Andrew Bayne
Erin K. Gibson
Jared L. Birdsall
Leslie C. Powell

8.2 Consultants

Brown-Buntin, Inc.

7996 California Avenue, Suite A
Fair Oaks, CA 95628
916/ 961-5822

Morton & Pitalo, Inc.

1788 Tribute Road, Suite 200
Sacramento, CA 95815
Phone: 916/ 927-2400

Packowski-Heinritz Associates

1730 I Street, Suite 101
Sacramento, CA 95814
Phone: 916/ 554-6411

Quadriga Landscape Architecture and Planning, Inc.

2613 J Street
Sacramento, CA 95816
916/ 961-5822

Remy, Thomas, Moose and Manley

455 Capitol Mall, Suite 210
Sacramento, CA 95814
Phone: 916/ 443-2745

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

9.0 Glossary

9.0 GLOSSARY

The definitions of these words and terms are taken from the Sacramento City Code section 17.16.010 except where otherwise indicated.

“Apartments” means a building or portion thereof designed for occupancy by three or more families living independently of each other, but under one roof. Apartments shall not be owned in a condominium form of ownership. See “dwelling, multiple family.”

“Condominium” means an undivided interest in common in a portion of real property coupled with a separate interest called a unit. Condominium ownership is a legal form of ownership of real estate and not a specific building style or type. See additional definitions in Chapter 17.192 of this title.

“Clustered Development” not defined in Sacramento City Code, General Plan, Community Plan, or LPPT PUD Development Guidelines. The following definition is taken from the California General Plan Glossary:

Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area (California Planner Roundtable).

“Dwelling unit” means a group of rooms or a single room within a dwelling, with kitchen facilities, and occupied or intended for occupancy as separate living quarters by a family or other group of persons living together, or by a person living alone. All rooms within a dwelling unit must have their principal entrance from inside said dwelling unit.

Dwelling, Duplex. “Duplex dwelling” means a building designed for occupancy by two families living independently of each other, each in a separate dwelling unit. A duplex may be built as one structure or two detached structures.

Dwelling, Halfplex. “Halfplex dwelling” means a building designed for occupancy by two families living independently of each other, where each dwelling unit is attached and located on a lot which may be separately owned or conveyed.

Dwelling, Multiple Family. “Multiple family dwelling” means a building or portion thereof designed for occupancy by three or more families living independently of each other, but under one roof. Ownership of the building(s) could be a single ownership of units and land (e.g., apartments) or individual ownership of each unit and joint ownership of common area (e.g., condominiums).

Dwelling, Single-Family. “Single-family dwelling” means a detached building designed exclusively for occupancy by one family. A single-family dwelling shall be erected as one building connected by a common wall or walls at least eight feet in width.

“Family” means one or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a rooming or boarding house or hotel as herein defined.

“Floor area ratio (FAR)” means the ratio of gross building area (GBA) of development, exclusive of structured parking areas, proposed on the site divided by the total net lot area (NLA). Formula means $GBA/NLA = FAR$ (Example means $43,560 / 43,560 = FAR 1.0$)

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“Gross floor area” means the area included within the surrounding walls of a building.

“Infill development” shall be defined as the development, redevelopment or reuse of a vacant and underutilized site of five acres or less, except where designated in the General Plan as an infill target area, that may contain one or more parcels and is substantially surrounded by urban uses, where the median age of the surrounding urban development area is 20 years or more, and where the proposed project is consistent with the general plan, any applicable community plans, and zoning. Sacramento City Code 17.191.20 references this definition in the City of Sacramento General Plan (Overall Urban Growth Policies, Policy 5, subheading 2).

“Infill site” means a site in an urbanized area that meets either of the following criteria: (a) The immediately adjacent parcels are developed with qualified urban uses or at least 75 percent of the perimeter of the site adjoins parcels that are developed with qualified urban uses and the remaining 25 percent of the site adjoins parcels that have previously been developed for qualified urban uses, and the site has not been developed for urban uses and no parcel within the site has been created within the past 10 years. (b) The site has been previously developed for qualified urban uses. The Islands at Riverlake project site is considered an infill site because it meets criterion (a). Defined by California Public Resources Code section 21061.5. “Qualified urban use” means any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses (California Public Resources Code 21072).

“Landscape setback” means an area so designated which includes a combination of trees, mounded turf and/or live ground cover and shrubs. A fully automatic irrigation system shall be provided. Sidewalks are allowed in the landscaped area for access to buildings, parking lots, or handicapped access. When vehicles overhang and no wheel stops are provided, the required landscaped area must be increased by two feet. A six-inch raised concrete curb is required at the back of sidewalk; however, if turf is used and extends farther than fifteen (15) feet from the property line, this curb is not required.

“Lot” means a parcel of land shown on a subdivision map or a record of survey map or a parcel described by metes and bounds, or a building site in one ownership having an area for each main building as hereinafter required in each zone.

1. “Corner lot” means a lot situated at the intersection of two or more streets having an angle of intersection of not more than one hundred thirty-five (135) degrees.
2. “Interior lot” means a lot other than a corner lot.
3. “Key lot” means the first interior lot to the rear of a reversed corner lot.
4. “Reversed corner lot” means a corner lot, the rear of which abuts upon the side of another lot.
5. “Through lot” means a lot having frontage and public access on two parallel public streets.

“Lot area” means the total area within the lot lines of a lot.

Lot Area, Net. “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.

“Lot coverage” means the amount of lot, stated in terms of percentage, that is covered by all buildings and/or structures located hereon. This shall be deemed to include all buildings, porches, breezeways, patio roofs and the like, whether open box type or lathe roofs, or fully roofed, but shall not be deemed

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to include fences, walls, or hedges used as fences, uncovered porches or patios, or swimming pools. On a residential structure, an eave overhang measuring two feet or less in width, shall not be counted as lot coverage; however, if the overhang exceeds two feet in width, the entire overhang shall be counted as lot coverage.

“Lot depth” means the distance between the front and rear lot line. If the side lot lines differ in length, the depth of the lot is defined as the average of the lengths of the side lot lines.

“Lot width” means the distance between the side lot lines measured at right angles to the lot depth at a point midway between the front lot line and the rear lot line.

“Open space” means land and water essentially without improvements and used for public recreation, enjoyment or scenic beauty, conservation or use of natural resources, production of food or fiber, light and air or an environmental amenity.

Open Space, Residential (Usable). “Residential (usable) open space” shall be composed of outdoor areas designed for outdoor living, recreation or landscaping, including such areas on the ground and on the decks, balconies, porches, and roofs, which are safe and suitably surfaced and screened. Such areas shall be on the same lot as the dwelling units they serve, and shall be designed and oriented in a manner that make the best practical use of available sun and other climatic advantages. Landscaped setback yards that are not designed for outdoor use shall not be considered usable open space.

“Reversed frontage” means the situation wherein the rear lot line of a corner lot is contiguous to the side lot line of the adjacent interior lot.

“Setback line” means the line beyond which the main wall of a building or structure shall not project. Setbacks shall be measured from the property line to the main wall of the building

“Townhouse” not defined in Sacramento City Code, General Plan, Community Plan, or LPPT PUD Development Guidelines. The following definition is taken from the California General Plan Glossary:

A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common and fire-resistant walls. Townhouses usually have separate utilities; however, in some condominium situations, common areas are serviced by utilities purchased by a homeowners association on behalf of all townhouse members of the association (California Planning Roundtable).

Yard, Front. “Front yard” means a yard extending across the full width of the lot, the depth of which is the distance between the front lot line and the main wall of the building.

Yard, Rear. “Rear yard” mean a yard extending across the full width of the lot between the most rear main building and the rear lot line. The depth of the required rear yard shall be measured from the nearest point of a main building toward the nearest part of the rear lot line.

Yard, Side. “Side yard” means a yard between a main building and side lot line, extending from the front yard to the rear yard. The width of the required side yard shall be measured from the nearest point of the side lot line toward the nearest part of main building.

1. “Interior side yard” means any side yard which is not a street side yard.

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2. "Street side yard" means a side yard which is immediately contiguous to a public street or a private street serving a purpose similar to a public street. A side yard adjacent to an alley is not considered a street side yard.

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Exhibit A

EXHIBIT A. INITIAL STUDY FOR ISLANDS AT RIVERLAKE (P01-133)

Prepared for the City of Sacramento by Sycamore Environmental Consultants, Inc. in February 2005.

NOTE:

**NOT BOUND IN ADEIR. WILL BE BOUND IN DEIR FOR
PUBLIC CIRCULATION.**

PRELIMINARY ADMIN REVIEW DRAFT
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Exhibit B

EXHIBIT B. NOTICE OF PREPARATION AND COMMENTS RECEIVED



DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 J STREET
ROOM 300
SACRAMENTO, CA
95811-2998

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

DATE: February 25, 2005
TO: Interested Persons
FROM: LE Buford, Principal Planner

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT
REPORT FOR THE ISLANDS AT RIVERLAKE PROJECT (P01-133)

INTRODUCTION

The City of Sacramento is the lead agency for the preparation of an Environmental Impact Report (EIR) for the above referenced project located in the City of Sacramento. The document is being prepared in compliance with the California Environmental Quality Act (CEQA)

The EIR will evaluate the potential environmental impacts of the proposed project, and recommend mitigation measures, as required. The EIR will be project-specific, pursuant to Section 15161 of the CEQA Guidelines. The EIR will provide an evaluation of the environmental effects of the Islands at Riverlake Project, including proposed amendments to the L and P – Pacific Teichert Planned Unit Development (LPPT PUD) Guidelines and Exhibits.

CEQA Section 15082 states that, once a decision is made to prepare an EIR, the lead agency (the City of Sacramento) must prepare a Notice of Preparation (NOP) to inform all responsible agencies that an EIR will be prepared. The NOP must also be sent to each governmental agency expected to be involved in approving or funding elements of the project. The purpose of the NOP is to provide sufficient information describing the project and the potential environmental effects to enable the agencies to make a meaningful response regarding the scope and content of the information to be included in the EIR.

PROJECT LOCATION

The project area is located in the Greenhaven/Pocket Community in the City of Sacramento, Sacramento County, California. It is located west of Interstate 5 and east of the Sacramento River in a primarily residential community. The project is located on the north and south sides of Pocket Road from approximately 1,200 feet west of West Shore Drive to approximately 580 feet east of Dutra Bend Drive.

PROJECT DESCRIPTION

The proposed project consists of 139 one and two-story single-family residential units arranged in two rows along a private, 22-foot wide street located parallel to Pocket Road. The proposed project includes the subdivision of three vacant Single-Family Alternative Planned Unit Development (R-1A PUD) zoned lots (Parcel Nos. 031-1210-03, 031-1210-061, 031-1200-073, 031-1030-015, 031-1030-031, and 031-1300-048) into 166 lots, of which 139 lots would be designated for single-family residential (11.58 acres), four lots for private street

(3.81 acres), and 23 for open space and landscaping setbacks (4.05 acres). Of the 23 open space lots, seven of the lots would be passive use mini-parks totaling approximately 0.36 acre.

The proposed project includes five basic floor plans (two 1-story plans and three 2-story plans). The proposed lots on the north side of the proposed private road north of Pocket Road and the lots on the south side of the proposed private road south of Pocket Road are primarily single-story houses.

The proposed project is substantially the same as the version approved by the City Council in June 2003, except that the current proposal also includes amendments to the LPPT PUD Development Guidelines to accommodate single-family detached small lot development. The purpose of this amendment is to resolve the ambiguity of the term "Townhouse and related development" in the LPPT PUD, which the Court of Appeals for the Third District identified in its December 7, 2004, ruling in *Pocket Protectors v. City of Sacramento* as giving rise to a potential land use planning inconsistency between the project and the LPPT PUD.

ENTITLEMENTS REQUESTED:

Special Permit to construct 139 dwelling units in the LPPT PUD;
Tentative map to subdivide six existing parcels into 166 lots;
Subdivision Modification to reduce the standard 41-foot right-of-way width for a private street; and
Amendment to the LPPT PUD Guidelines to accommodate single-family detached small lot development

ENVIRONMENTAL EFFECTS

The City has reviewed the proposed Islands at Rivertlake project in an Initial Study (available for review at 1231 I Street, Suite 300) and is requiring that an EIR be prepared, pursuant to the December 7, 2004, ruling of the Court of Appeal for the Third District. At this time, it is anticipated that the following environmental issues will be evaluated.

Land Use, Zoning, and Adopted Plans: The EIR will evaluate the proposed project's consistency with the City's General Plan, PACP-SPSP, Zoning Ordinance, and the LPPT PUD, as well as the project's compatibility with existing surrounding land uses. The evaluation will address standard land use consistency and compatibility issues, as well as any impacts associated with amending the LPPT PUD Guidelines and Exhibits as proposed.

Aesthetics: The EIR will assess the potential aesthetic impacts associated with existing conditions, conditions after the construction of the proposed project, and the project alternatives. Mitigation measures will be developed, if feasible and necessary, for any significant aesthetic impacts. All mitigation measures will reflect City policies and practices with respect to design review and single-family residential development guidelines.

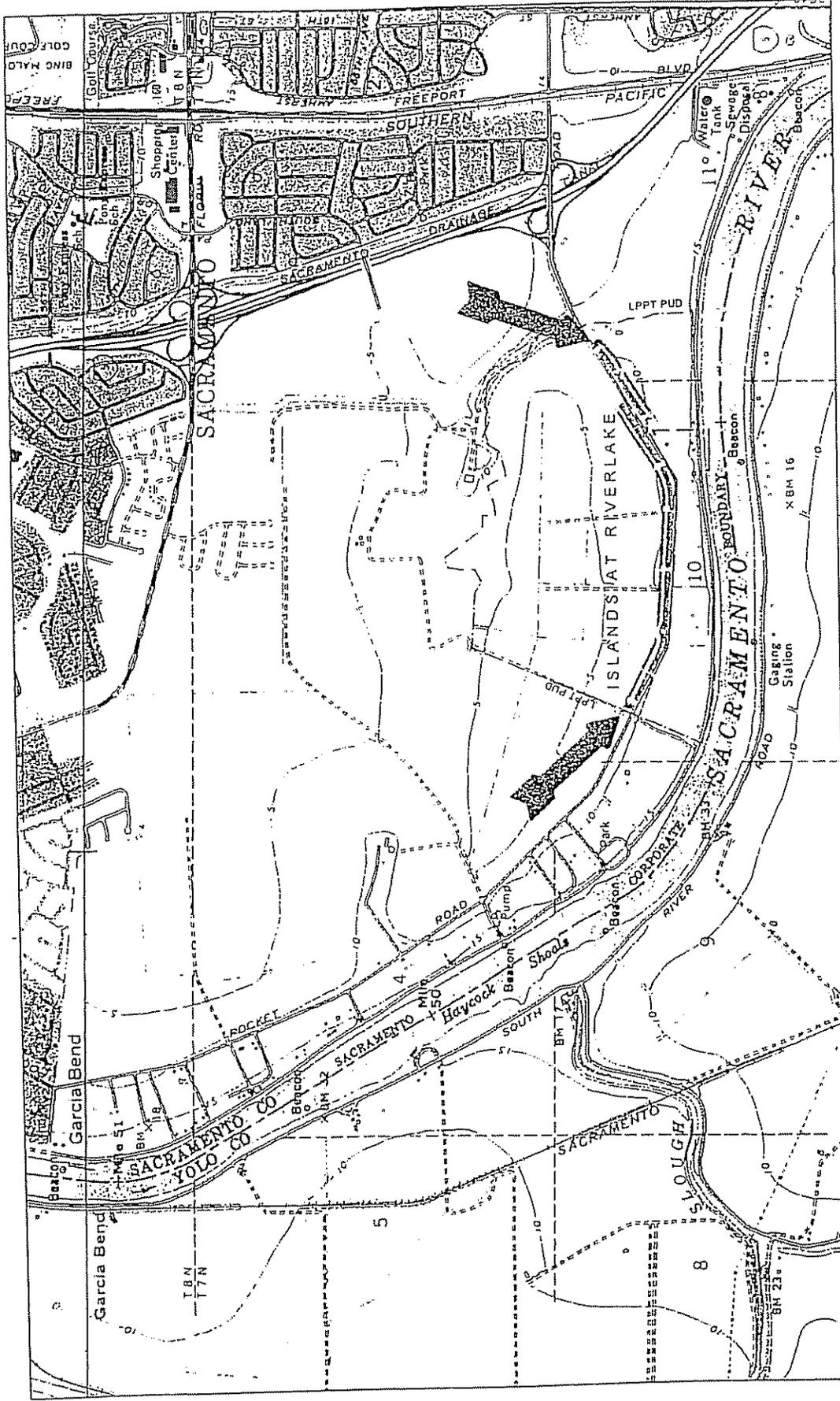
Recreational Resources: The EIR will identify the recreational resources in the project area and evaluate the potential impact of the project on those recreational resources.

SUBMITTING COMMENTS

Written comments concerning the scope of the EIR for the project should be directed to the following address by 5:00 p.m. on March 30, 2005:

LE Buford, Principal Planner
City of Sacramento Planning Division
1231 I Street, Room 300
Sacramento, CA 95814
(916) 808-5935 (916) 808-7185 fax
lbuford@cityofsacramento.org

All comments must include full name and address in order for staff to respond appropriately.



Initial Study for Islands at Riverlake (P01-133)
 City of Sacramento, CA
 14 February 2005

Figure 1
 Project Location Map

Sycamore Environmental Consultants, Inc.



Base map: Teale Data Center DRG
 Sacramento West USGS Quad (Photorevised 1980)
 and Clarksburg USGS Quad (Photorevised 1980)

March 30, 2005

LE Buford, Principal Planner
City of Sacramento Planning Division
1231 I Street, Room 300
Sacramento, CA 95814

Re: Island at Riverlake Project

Dear Mr. Buford:

I am writing on behalf of the Ross family regarding the Environmental Impact Report to be prepared for the Island at Riverlake project.

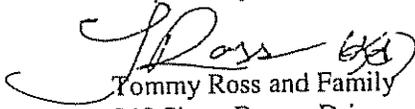
Because this project is a change from the one for which this area was originally zoned, respect for the interest of the families affected by the project dictate that the report be as comprehensive as possible. To perform a limited environmental review would imply that the city of Sacramento is biased toward expediting this project.

I request that the report consider the impact of the project on areas schools, traffic, local species affected by the construction, air quality, and housing value immediately adjacent to the project and in the surrounding Pocket Area.

I am informed that the project developer is required to build a fence that will be parallel to the existing fencing along the Southshore Development. My concern is that two fence lines will result in space between these two fences that can serve as an attraction for small animals, including bats, rats, insects, including bees, which are attracted to dark hollow spaces. It is likely that leaves from trees over the fence line will fall into the space in between the fences and that other vegetation will grow in that space. That vegetation and those leaves will become wet from rain and ultimately rot the fencing on both sides.

- The developer should be directed to coordinate with the affected resident so that we can remove our fencing and avoid the above described problems. The developer should also be directed to compensate us for the removal and disposal of our fences. Please ensure that the interests of those of us affected by this development are not taken lightly. The Environmental Impact Report conducted for this project should ensure that all possible impacts are considered before it is allowed to go forward.

Respectfully,


Tommy Ross and Family
948 Shore Breeze Drive
Sacramento, CA 95831
(916) 427-7079

cc: Members of the Sacramento City Council

March 21, 2005

Silas and Bonnie Ting
975 South Beach Drive
Sacramento, CA 95831

LE Bufurd, Principal Planner
City of Sacramento Planning Division
1231 I Street, Room 300
Sacramento, CA 95814

Dear Mr. Bufurd:

Subject: Islands at Rivelake Project

This letter is in reference to the Islands at Riverlake Project. We are property owners in Riverlake Community and have reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Islands at Riverlake Project (PO1-133) dated February 25, 2005. Your proposal to reduce the building by 27 units is noted.

We considered the proposed changes submitted, however, the scope of the EIR needs to be broad enough measure on all impacts that it will cause. The project as proposed cannot be adequately mitigated; therefore, a different alternative needs to be selected.

We trust that the scope of the studies should be as wide-open as possible and not to prejudge or eliminate review without public notice and input via community meetings.

Your consideration of this matter is appreciated.

Sincerely yours,

Silas and Bonnie Ting

McCARDLE + ASSOCIATES

800 Cobble Cove Lane - Sacramento, Ca 95831

(916) 421-8005

(916) 421-8006 Fax

FAX MEMORANDUM

Two Pages - Total

March 29, 2005

FAX: (916) 808-7185

LE Buford, Principal Planner
City of Sacramento Planning Division
1231 I Street, Room 300
Sacramento, CA 95814

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report (PO1-133)

My name is Roger A. McCardle and I reside at 800 Cobble Cove Lane in Sacramento. I will summarize some additional comments to those that were previously e-mailed to you

I am confused as to the City of Sacramento's position to proceed with an EIR and yet has filed a court action to not do an EIR? Clearly this action can only add confusion to residents that believe those in authority have a responsibility to follow the law and provisions outlined in CEQA.

The CEQA document outlines that alternatives are to be part of an EIR and yet there is no notation of this requirement in your notice. There are a number of alternatives that could be a consideration and several that have not been studied in any detail. The alternatives could achieve significant improvement in large scale landscaping with shade trees, improve setbacks from existing homes, and achieve better traffic circulation for access by emergency and service vehicles

Last Sunday, the Sacramento Bee had a large article about the attempt to increase the number of canopy trees in Sacramento. Projects like the proposed development do not allow for large canopy shade trees, merely ornamental shrubs due to minimal setbacks and utility easements that do not provide space for tree planting over pipes and conduits. Councilman Tretheway voted for approval of this project yet he professes to be the "father" of trees in Sacramento?

Page 2 - continued

A key issue that needs further study and evaluation is the publicly dedicated greenbelt intrusion by the present project. A number of years ago the City of Sacramento Planning Department noted in bold felt pen notation on each drawing that had been submitted that patios and sidewalks could not intrude into the publicly dedicated greenbelt. There are various documents where this greenbelt space, a part of the Riverlake Master Plan, is legally described as publicly dedicated land for public use.

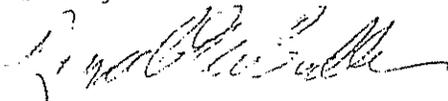
In 1985 when this entire area was developed there was an agreement that went into great detail as to the intended use of this property. There was also an option noted should this portion of the property be developed into single family homes that it would be rezoned accordingly. This was a mutually agreed understanding by the owner of the property and the City of Sacramento. Residents who purchased or constructed homes in this area were aware of this agreement and assumed that all parties would honor that agreement.

For the City of Sacramento to change the rules at this late date to approve a project that does not "fit" is unconscionable and a violation of all reasonable planning principles. The City of Sacramento's consideration to amend the LPPT PUD guidelines should not be part of an EIR process. This is not a clarification of language issue; it has the intent of changing the rules!

As I have stated before, the EIR must be comprehensive and not a truncated document that has little value and is merely window dressing by the City of Sacramento and the developer RHNC. The addressing of issues should be clearly in the best interest of residents as well as the City of Sacramento. The Riverlake development is an icon that represents good land use and planning to this date by the original developer and the City of Sacramento. Why anyone would attempt to undermine the completion of this development and the last key-stone parcel with anything less than good land use, sensitivity to existing properties, and compromise traffic and safety, is beyond my comprehension as an architect.

The EIR process must be done to the highest standards. anything less than that is a total disservice to residents of Sacramento and the entire pocket community.

Thank you



Roger A. McCardle

From: <AHockenson@aol.com>
To: <lbuford@cityofsacramento.org>
Date: 3/26/05 12:17PM
Subject: Comments, NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT (P01-133)

LE Buford, Principal Planner
City of Sacramento Planning Division
1231I Street, Room 300
Sacramento, CA 95814
(916) 808-5935 (916) 808-7185 fax
lbuford@cityofsacramento.org

I am Alan L. Hockenson. My residence and property I currently own in Sacramento are listed at the end of this e-mail. I appreciate the opportunity to provide comments on the Notice of Preparation of a Draft Environmental Impact Report for the Islands at Riverlake Project (P01-133) dated February 25, 2005.

Is the City committed to preparing an EIR or not?

Contrary to your notice, the City has filed documents before the California Supreme Court indicating that it has no intention of completing the EIR for P01-133 unless ordered by the California Court System. This statement is in direct conflict with the subject notice. Therefore, the next time you contact the public on P01-133 and ask them comment or otherwise participate in the review of this project, you should specifically identify how the City will be compensating them for the time and effort they have spent at the City's request when the City chooses to not complete the EIR process.

Assuming the California Court System does order the preparation of an EIR for Project P01-133, the City must restart the CEQA process to the date of a new Notice of Preparation that is subsequent to the date of the court order. The City just can't start the CEQA "clock" without a good-faith commitment to finishing the process.

No harm in getting an early start!

Regardless of the uncertainty posed by the City, I will offer direct comments on the scope of the EIR for P01-133. The summary of my comments are as follows:

1. The City must prepare a full and complete EIR pursuant to CEQA and not limit its scope. All topical areas included in Appendix G should be addressed.
2. The City must look at reasonable alternative projects and not just the project proposed by the developer, Regis Homes.
3. The City must abandon the Amendment to the LPPT PUD Guidelines. The City should seek a rezoning of the property to R-1 pursuant to the LPPT PUD Guidelines if the City chooses to accommodate the structure of the project proposed by Regis Homes.
4. The City must review the project construction undertaken during the period wherein the requirements included in the Mitigated Negative Declaration for P01-133 and report on the compliance and governance of such activities by Regis Homes and the City, respectively.
5. The City must document and publicize how Regis Homes was allowed to leave the project site in such an adverse condition once the Third Circuit Court of Appeals ordered an injunction on the construction activities of Regis Homes.
6. The City must study and review the impact of the enjoined construction.

has had on housing values to those properties sold during the period of the construction injunction

7. The City must review the baseline expectations in the original EIR for the Greenhaven/Pocket Area (as relied upon in the Mitigation Negative Declaration) and measure the resulting development of the area compared to the baseline expectations

Prepare a Full and Complete EIR

The Notice of Preparation indicates that Land Use, Zoning, and Adopted Plans, Aesthetics, and Recreational Resources are the only topics to be considered in the EIR. The City has correctly identified the threshold issues identified by the Court that result in an order to prepare an EIR. That doesn't mean those are the only issues to be reviewed in an EIR. For example, there is no indication of the trenching and subsequent constant pumping of water into the City's street water collection system. That was never addressed in the Mitigated Negative Declaration. In order to not exacerbate its water problem, Regis Homes cut back on its dust suppression system. The neighborhood became filthy with dust as a result. Was there any archaeological work done on the material trenched by Regis Homes in its road preparation efforts? Obviously, there was a geotechnical oversight as major amounts of water filled Regis Homes road trenches that was missed in all discussions.

If the City had proposed a limited-scope EIR and the scoping period had ended without adverse comment, the City could have proceeded with such limited-scope EIR. However, if the City receives comments that additional areas need review, the City has no option but to review such areas, without incurring risk of legal challenge as to the adequacy of the EIR. The City does have the advantage of an EIR that was prepared for the region but the EIR is over 20 years old. The effort supporting the development of the Mitigated Negative Declaration relied heavily on the old data and was completely inaccurate in several areas (see estimate of high school population). Given this information, I ask for a full and complete EIR to be prepared consistent with the CEQA Guidelines, Appendix G for new projects. Who knows how many warts will be counted with the frog is inspected correctly?

An EIR is all about Alternatives

CEQA requires alternatives. An EIR is supposed to look at alternatives to effectively reduce impacts to the community. The Pocket Protectors proposed an alternative to the City Council in 2004 and at least one Councilman expressed his preference for the Pocket Protectors alternative as a better use of the land

The City appears hell-bent on considering the Regis Homes alternative and no other alternative. This is wrong. All reasonable alternatives must be reviewed and the EIR should be scoped to include alternatives. To do less, jeopardizes the validity of the EIR

Do Not Amend LPPT PUD Guidelines!

How can I express myself strongly enough? Obviously, there is a flaw in the project proposed by Regis Homes that makes it inconsistent with the LPPT PUD Guidelines. The simple answer is to change the project . . . not change the rules to make the project fit. I see the City's plan to be consistent with the following fictional story:

The World Series is tied 3 games apiece and it is 1 on and 2 out in the bottom of the 9th inning of Game 7 with the home team trailing by one run. A deep ball is hit to centerfield and in mid-flight, the home town umpire changes the definition of Home Run. To be a Home Run, it includes the touching of the ball by fielder while standing on the warning track. As the ball is caught on the warning track, the home team cheers because, with the newly defined Home Run, they have won the World Series.

I find the proposal to amend the LPPT PUD Guidelines no less onerous. To truly correct the situation, Regis Homes should request a zoning change to R1 to accommodate single-family homes. This is important because such a change (either to R1 or back to R1-A) later in the process (once it officially begins) would likely cause a delay in the completion date of the EIR and further delay in the construction of the correct project.

What happened during the 2004 Construction?

We have the incredible opportunity to review and discuss how Regis Homes and the City performed during the Regis Homes 2004 Construction period on the site. Officially, construction was being conducted and supervised under the auspices of the Mitigated Negative Declaration approved by the City Council. The City now has the opportunity to measure the effectiveness of the mitigation measures and commitments included in the Mitigated Negative Declaration and the ability of the City to actually control Regis Homes during its construction activities.

For example, show the public a copy of the Swainson Hawk report that was required prior to the commencement of construction. Show the public the measurement (DBA) of the large evergreen trees that were uprooted by Regis Homes at the time of their removal. Show the public the approval by the City Fire Department that 21-foot streets were safe for the community. Show the public how the City monitored the dust suppression efforts of Regis Homes. Show the public the request and approval that authorized Regis Homes to dump water into the City's storm drainage system.

The City must conduct a careful review of the Mitigated Negative Declaration and how the City and Regis Homes performed under the obligations and commitments contained therein to assure that the environment is adequately protected when Regis Homes resumes construction. This holds for P01-133 and any other Regis Homes development in the City.

Why is the project site such a mess?

Regis Homes has construed the court-ordered injunction as an excuse to not correct any problems in make the construction site safe. A mere posting of a few signs and neon orange netting is not enough. Sidewalks have been destroyed, fences have been removed, private property has been damaged, water continues to be pumped into the storm water collection system. Nothing has been done to correct this ongoing damage to the environment.

There needs to be a detailed explanation on how and why this site has got to be such a mess and an eyesore on the neighborhood. Please remember it was Regis Homes who began construction activities understanding the authority to construct had been appealed to the Third District Court of Appeals. No crying or whining is allowed!

Regis Homes and Affected Local Property Values

As a part of the EIR process, the City must assess what damage Regis Homes has caused on the existing community. My experience is that homes located near the project site have been adversely impacted (sales value) since Regis Homes risked starting construction in 2004. The City needs to study home prices over the past 10 years to determine the comparable home prices based upon proximity to the project to develop a baseline of relative home worth. With that study in hand, the City can assess statistically significant impacts to those that have sold or are selling homes during the construction (including injunctioned construction stoppage) period. To perform such a study, third party real estate agents could be used as Regis Homes would be conflicted from performing such a study. This information needs to be included in the EIR

The Best Laid Plans

Over 25 years ago, the City approved a master plan for the development of the Greenhaven/Pocket Area. Promises were made and dreams were realized. An EIR was created that explained the expectation of what the region would be like and how it would be developed. The City now has the golden opportunity to review the expectations made back then and the performance of the City in making the dream a reality for all. The reason that this is important is because the EIR requires an accurate and true representation of what the baseline environmental landscape is before the project is added. Such a study is needed to determine what the incremental impact this project has on City services, the school system, public transit, and other services that are used by those that will buy homes in this development.

This actually turns out to be a great opportunity for the City to assess its own performance in managing its own growth. One of my professional pet peeves is that "salespeople" make all sorts of promises, provide cost/benefit analyses, and other forms of justification to get projects developed as they envision. My experience is that there is little accountability and rare after-the-fact comparison of what was expected compared to what actually happened.

I won't sugarcoat it for you. My understanding is that the City has deviated substantially from what was originally planned way back when. Developers have asked for individual zoning changes and variances to increase housing density. The local high school has double the population that was identified in the Mitigated Negative Declaration and subject conversations validated that all schools in the Sacramento Unified School District are overcrowded. Once studied, it will be discovered that other public services are similarly impacted.

Please don't misunderstand my position. I don't expect Regis Homes to "cure" all the ills that Sacramento is experiencing. However, I expect the collection of an adequate baseline of data, and determination of whether there is or is not an impact, and an assessment of how Regis Homes (or the ultimate developer) creates an impact or incrementally adds to the already impacted environment. Regis Homes is required to mitigate its impacts to the environment, even if they are incremental impacts, regardless to any City policy to the contrary. That's how CEQA works

Closing, with Expectations

I offer my comments and suggestions with the expectation that the outline of

the EIR for P01-133 will be structured to include or positively address all the issues that I have raised in these comments. I trust that the next notification from the City will include an absolute commitment to complete the EIR process and is not conflicted by statements made by the City in other forums. To that end, I will reiterate any comments herein not addressed in the next "Notice of Preparation" from the City, that I trust will be valid.

The City has a lot of fence-building, bridge-mending, or just plain healing that it needs to accomplish with the community. By issuing this Notice, the City has at least taken a half-step in that direction. More steps are needed.

Sincerely, Alan L. Hockenson

Residence:
1212 Terracina Drive
El Dorado Hills, CA
95762-5403

Sacramento Property:
1104 Rio Cidade Way
Sacramento, CA
95831-4470

From: "Christopher Caneles" <ccaneles@mcclatchy.com>
To: <Lbuford@cityofsacramento.org>
Date: 3/28/05 4:16PM
Subject: Regarding NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT (P01-133)

LE Buford, Principal Planner
City of Sacramento Planning Division
1231 I Street, Room 300
Sacramento, CA 95814
(916) 808-5935 (916) 808-7185 fax
<mailto:lbuford@cityofsacramento.org> lbuford@cityofsacramento.org

My name is Christopher Caneles, and I am a Sacramento resident. I would like to offer the following comments regarding the proposed EIR for "Islands at Riverlake" area (P01-133):

First, I want to recognize that you are sending mixed signals to the community: by filing a Notice of Preparation - which says you intend to prepare an EIR, while at the same time the City's and developers' attorneys' say otherwise in court filings, causes confusion. This leaves the community wondering how much effort they should make in responding to your request for comments. That mixed-message is patently unfair to the citizens of Sacramento and is dilutive of the EIR process.

Hopefully you will forge ahead with the EIR; here are my comments specifically on the EIR issues:

The City should look at all topics that are rightly considered under CEQA. The City should not limit the scope to a few areas of concern that may be the most-cited. The residents I talk to about this development are concerned about all facets of this development, from impact on infrastructure, traffic, safety, environment, protected wildlife, etc., to the specific issues with the plan and style of this proposal, which could include adverse affects on surrounding neighbors and which rightly include aesthetics, open spaces, intrusion into dedicated parkways and others.

A key factor in an EIR, as I understand it, is the complete review of alternative project plans, so that the city can determine which ones are preferable. I did not see this important effort mentioned in your notice. The City knows that at least three alternative projects could be reviewed (they exist as part of the City's records), and others may appear that hold even more promise.

Amending the LPPT PUD guidelines should not be a part of this process. When I spoke at both Planning Commission and City Council meetings over the past few years, I specifically reiterated my position that rezoning should be required in order to build Regis' proposed development. I don't believe the amendment you propose is to clarify confusing language - instead this suggestion reeks of changing the rules so that the current development can continue, and that's not what the EIR's purpose should be. There are other ways for this issue to be handled, post-EIR.

I look forward to a thorough environmental review process. If all or part of the process is conducted by a third-party, I would also ask that the third-party be independent, with no connection to the developer, regardless of who ultimately pays for the review process. The citizens of Sacramento deserve nothing less.

Thanks,

Christopher Caneles
1404 4th Street
Sacramento, CA 95814
ccaneles@mcclatchy.com

PS: To add context to my comments; I am fairly well-versed on this proposal . . . until just prior to the start of

construction, my address was 7712 West Shore Drive, Sac, 95831

CC: "Christopher Caneles" <ccaneles@mcclatchy.com>

From: C Michael Pleschner <pleschner@sbcglobal.net>
To: <lbuford@cityofsacramento.org>
Date: 3/29/05 10:32AM
Subject: Islands at Riverlake Project

Dear Mr. Buford,

My wife and I have two main concerns regarding the "Islands At Riverlake" project. First is the traffic impact, it is already hazardous to turn left from East Shore Drive onto Pocket Road. I believe that this problem will be greatly exacerbated by the project. Second, as walkers, we enjoy the publically dedicated greenbelt along Pocket Road. How can this be preserved?

Respectfully,

Michael & Catherine Pleschner
20 Lake Harbor Court (Marina Cove)
Sacramento, CA 95831

March 3, 2005

L.E. Buford, Principal Planner
City of Sacramento Planning Division
1231 I Street, Room 300
Sacramento, CA 95814

Dear Mr. Buford,

I am writing as a concerned neighbor about the "Islands at Riverlake" project. Although I am not well versed in the legal aspect of things, I can tell you as a community member, I have great reservations about this project!

Listed below are issues of concern:

1. Although the developer is allow to build the number of houses he plans, the original proposal (when we bought our property) was to be town houses and half-plexes. This design allows for similar number of dwellings with much more open space, easy access and increased distance between existing fence line and new roof lines.
2. This project was rejected by City Planning Commission 6-1. Please review their comments. Who would know more about land use - City Planning or City Council??
3. Narrow street causes many concerns; chances for accidents, so narrow people have to put their trash cans on one side of the street, few places for visitors to park, short driveways limit parking of other cars.
4. One very long straight street means potential noise problems.
5. Only 10 feet between existing fence line and new houses means less privacy.
6. This community prides itself on long term owners. This project has potential for dissatisfied owners, selling often or becoming rental property. The builder does not care about the community - he wants his money.

Please consider the long term effects of this project on the south Pocket community.

Thank you


Sandra and Bob Puliz
1006 South Beach Dr.
Sacramento, CA 95831

From: <RogerArch@aol.com>
To: <LBuford@cityofsacramento.org>
Date: 3/1/05 8:56AM
Subject: Islands at Riverlake Project (P01-133)

I received a copy of the proposed EIR scope for the subject project. Under the section Environmental Effects I would like to call several additional issues to your attention.

- 1). The proposed project in the mid-nineties indicated that mitigation measures were required for sound attenuation in the proposed dwellings. It is clear that traffic and sound issues on Pocket Road have intensified over the past years since this requirement by the City of Sacramento.
- 2). There is not an accurate traffic study for Pocket Road that relates to safety issues of egress on to this high speed thoroughfare. The City of Sacramento, as recently as two weeks ago, had an intense traffic citation enforcement to reduce speed on this street.
- 3). Since the Regis Project was originated there has been an elementary school (Digarmo) started near the intersection of Pocket Road and Greenhaven (Dutra House). This new facility has impacted the traffic congestion on Pocket Road during early morning and late afternoon traffic.
- 4). The most important of all is the traffic access to the proposed development by fire trucks and emergency vehicles. Also, the narrow street impacts traffic while weekly garbage collection takes place as well as recyclable materials. The garbage truck and its articulating pickup arm takes considerable space and likely will impact egress by residents during this frequent operation.
- 5). The City of Sacramento Planning Dept indicated on all drawings submitted for the mid nineties project that there could be no intrusion in the "dedicated greenbelt" by patios or sidewalks. Copies of these documents are available for your review.

I hope these comments are helpful in developing the criteria for the EIR document. If you have any questions, please feel free to call me at any time.

Regards,

Roger McCardle - Architect
(916) 421-8005
E-mail: _RogerArch@AOL.com (mailto:RogerArch@AOL.com)

From: <Rpecora@cs.com>
To: <lbuford@cityofsacramento.org>
Date: 3/16/05 9:02AM
Subject: Pocket Road Regis Homes EIR

In response to your mass mailing, I submit to you that the EIR should address in depth:

1. The massive developments impact on excessive density creating access concerns and congestion for the residents of Dutra Bend as well as the residents for the homes created and other Riverlake Communities.
 2. Suitable access for police, fire protection, ambulance, garbage, special delivery, mail truck, visitors and its limitations and congestion, especially at peak times of the day, like the morning and evening commute.
 3. Increase in air and noise pollution from vehicle exhausts, fireplaces.
 4. Deprovement in the quality of life.
 5. Inadequacy for school student absorption as stated by the Sacramento City Unified School District.
 6. Investigate alternatives such as 50% fewer homes, moving the street location near the fence and having the homes on only one side of the street, reducing the height and massing of the homes, increase the distance between the homes and other prudent considerations.
 7. Homes are so close together as to create a canyon effect, putting streets in shadow, robing sunlight.
 - a) light and shade studies at different times of the day and year, especially when conditions are the worst.
 8. Lack of adequate space around the homes for landscaping to grow properly and spread - size at mature growths.
 9. Desirability of having homes on a busy street recessed back further from that street.
 10. Destruction of existing landscaping with the removal of mature trees.
 11. Impeding traffic on Pocket Road with more curb cuts, especially at peak times.
 12. Safe areas for children to play.
 13. Adequate visitor parking.
- Suggest that there is an open minded attitude to this effort, rather than a restricted viewpoint.

Robert Pecora
rpecora@cs.com

DEPARTMENT OF TRANSPORTATION
DISTRICT 3 – SACRAMENTO AREA OFFICE
VENTURE OAKS, MS 15
P. O. BOX 942874
SACRAMENTO, CA 94274-0001
PHONE (916) 274-0614
FAX (916) 274-0648
TTY (530) 741-4509



*Flex your power!
Be energy efficient!*

March 10, 2005

05SAC0048
03 SAC-5 PM 16.147
Islands at Riverlake Project (P01-133)
Notice of Preparation
SCH#2005032020

Ms. Lezley Buford
City of Sacramento
Development Services Department
1231 I Street, Room 300
Sacramento, CA 95814

Dear Ms. Buford:

Thank you for the opportunity to review and comment on the Islands at Riverlake Project near the Interstate 5/Meadowview/Pocket Road Interchange. Our comments are as follows:

- The NOP does not indicate that a traffic study will be conducted. However, this 138 single family residential unit project will generate approximately 107 AM and 145 PM peak hour trips and contribute to potential cumulative traffic impacts at the interchange. Caltrans recommends that a focused Traffic Impact Study (TIS) be prepared. The complete Caltrans TIS guidelines are at the following website:

<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/>

- The TIS should incorporate the following scenarios:

- Existing conditions without the project
- Existing conditions plus the project
- Cumulative conditions (without the project)
- Cumulative conditions (with project build-out)

- The traffic analysis should provide a Level of Service (LOS) analysis for the freeway ramps and ramp terminal intersections. A merge/diverge analysis should be performed for the freeway and ramp junctions and all analysis should be based on AM and PM peak hour volumes. The analysis should include the (individual, not averaged) LOS and traffic volumes applicable to all intersection road approaches and turn movements. The procedures contained in the Year 2000 Highway Capacity Manual should also be used as a guide for the traffic study.

Ms. Lezley Buford
March 10, 2005
Page 2

- Mitigation measures should be identified where the project would have a significant impact. Caltrans considers the following to be significant impacts:
 - Off-ramps with vehicle queues that extend into the ramp's deceleration area or onto the freeway.
 - Vehicle queues at intersections that exceed existing lane storage.
 - Project traffic impacts that cause any ramp's merge/diverge Level of Service (LOS) to be worse than the freeway's LOS.
 - Project impacts that cause the freeway or intersection LOS to deteriorate beyond LOS E for freeway and LOS D for intersections. (If the LOS is already "E" or "F", then a quantitative measure of increased queue lengths and delay should be used to determine appropriate mitigation measures.)
- The analysis of future traffic impacts should be based on a 20 year planning horizon.

Please provide our office with any further actions on this project. If you have any questions regarding these comments, please contact Ken Champion at (916) 274-0615.

Sincerely,



KATHERINE EASTHAM, Chief
Office of Transportation Planning – Southwest

c: Scott Morgan, State Clearinghouse

STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
FAX (916) 657-5390



March 17, 2005

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

RE: SCH# 2005032020 - Islands at Riverlake Project, Sacramento County

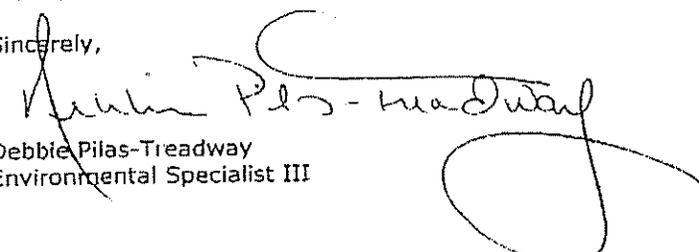
Dear Ms. Buford:

The Native American Heritage Commission has reviewed the above mentioned NOP. To adequately assess and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

1. Contact the appropriate Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
3. Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. Requests must be made in writing with the County, Quad map name, township, range and section.
 - A list of appropriate Native American Contacts for consultation concerning the project site and to assist in the mitigation measures.
4. Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of Identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

If you have any questions, please contact me at (916) 653-4038

Sincerely,


Debbie Pilas-Treadway
Environmental Specialist III

CC: State Clearinghouse



Arnold
Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Sean Walsh
Director

Notice of Preparation

March 3, 2005

To: Reviewing Agencies
Re: Islands at Riverlake Project (P01-133)
SCH# 2005032020

Attached for your review and comment is the Notice of Preparation (NOP) for the Islands at Riverlake Project (P01-133) draft Environmental Impact Report (EIR).

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

Please direct your comments to:

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

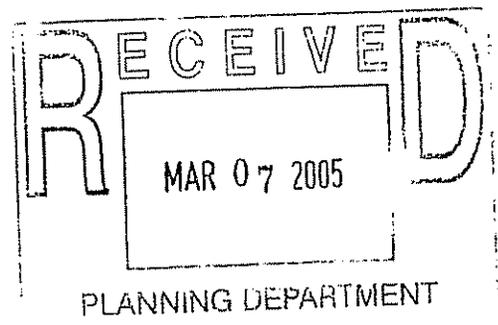
with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

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

Sincerely,


Scott Morgan
Associate Planner, State Clearinghouse

Attachments
cc: Lead Agency



**Document Details Report
State Clearinghouse Data Base**

SCH# 2005032020
Project Title Islands at Riverlake Project (P01-133)
Lead Agency Sacramento, City of

Type NOP Notice of Preparation
Description The proposed project consists of 139 one and two-story single-family residential units arranged in two rows along a private, 22-foot wide street located parallel to Pocket Road. The proposed project includes the subdivision of three vacant Single-Family Alternative Planned Unit Development (R-1A PUD) zoned lots into 166 lots, of which 139 lots would be designated for single-family residential, four lots for private street, and 23 for open space and landscaping setbacks. Of the 23 open space lots, seven of the lots would be passive use mini-parks totaling approximately 0.36.

Lead Agency Contact

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

Project Location

County Sacramento
City Sacramento
Region
Cross Streets Pocket Road, West Shore Drive, Dutra Bend Drive
Parcel No. 031-1210-061, 031-1210-061, 031-1200-073, 031-1030-015, 031-1030-031, and 031-1300-048
Township **Range** **Section** **Base**

Proximity to:

Highways X
Airports
Railways X
Waterways X
Schools X
Land Use

Project Issues Aesthetic/Visual; Recreation/Parks; Landuse

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

Date Received 03/03/2005 **Start of Review** 03/03/2005 **End of Review** 04/01/2005

OP Distri

iol. List

<input type="checkbox"/> Resources Agency Nadell Gayou	<input type="checkbox"/> Fish & Game Region 3 Robert Floerke	<input type="checkbox"/> Public Utilities Commission Ken Lewis	<input type="checkbox"/> Caltrans, District 8 John Pagano	<input type="checkbox"/> Regional Water Quality Control Board (RWQCB)
<input type="checkbox"/> Dept. of Boating & Waterways David Johnson	<input type="checkbox"/> Fish & Game Region 4 William Laudermilk	<input type="checkbox"/> San Gabriel & Lower LA Rivers	<input type="checkbox"/> Caltrans, District 9 Gayle Rosander	<input type="checkbox"/> RWQCB 1 Cathleen Hudson North Coast Region (1)
<input type="checkbox"/> California Coastal Commission Elizabeth A. Fuchs	<input type="checkbox"/> Fish & Game Region 5 Don Chadwick Habitat Conservation Program	<input type="checkbox"/> San Joaquin River Conservancy	<input type="checkbox"/> Caltrans, District 10 Tom Dumas	<input type="checkbox"/> RWQCB 2 Environmental Document Coordinator San Francisco Bay Region (2)
<input type="checkbox"/> Colorado River Board Gerald R. Zimmerman	<input type="checkbox"/> Fish & Game Region 6 Gabrina Gatchel Habitat Conservation Program	<input type="checkbox"/> State Lands Commission Jean Sarino	<input type="checkbox"/> Caltrans, District 11 Mario Oiso	<input type="checkbox"/> RWQCB 3 Central Coast Region (3)
<input type="checkbox"/> Dept. of Conservation Roseanne Taylor	<input type="checkbox"/> Fish & Game Region 6 I/M Tammy Allen Inyo/Mono, Habitat Conservation Program	<input type="checkbox"/> Tahoe Regional Planning Agency (TRPA) Cherry Jacques	<input type="checkbox"/> Caltrans, District 12 Bob Joseph	<input type="checkbox"/> RWQCB 4 Jonathan Bishop Los Angeles Region (4)
<input type="checkbox"/> California Energy Commission Environmental Office	<input type="checkbox"/> Dept. of Fish & Game M. George Isaac Marine Region	<input type="checkbox"/> Business, Trans & Housing	<input type="checkbox"/> Caltrans, District 12 Bob Joseph	<input type="checkbox"/> RWQCB 5 Central Valley Region (5)
<input type="checkbox"/> Dept. of Forestry & Fire Protection Allen Robertson	<input type="checkbox"/> Other Departments	<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Caltrans, District 12 Bob Joseph	<input type="checkbox"/> RWQCB 5F Central Valley Region (5) Fresno Branch Office
<input type="checkbox"/> Office of Historic Preservation Wayne Donaldson	<input type="checkbox"/> Food & Agriculture Steve Shaifer Dept. of Food and Agriculture	<input type="checkbox"/> Airport Projects Jim Lerner	<input type="checkbox"/> RWQCB 5R Central Valley Region (5) Redding Branch Office	<input type="checkbox"/> RWQCB 6 Lahontan Region (6)
<input type="checkbox"/> Dept. of Parks & Recreation B. Noah Tilghman Environmental Stewardship Section	<input type="checkbox"/> Dept. of General Services Public School Construction	<input type="checkbox"/> Transportation Projects Kurt Karperos	<input type="checkbox"/> RWQCB 6V Lahontan Region (6) Victorville Branch Office	<input type="checkbox"/> RWQCB 7 Colorado River Basin Region (7)
<input type="checkbox"/> Reclamation Board DeeDee Jones	<input type="checkbox"/> Dept. of General Services Robert Sleppy Environmental Services Section	<input type="checkbox"/> Industrial Projects Mike Tollstrup	<input type="checkbox"/> RWQCB 8 Santa Ana Region (8)	<input type="checkbox"/> RWQCB 9 San Diego Region (9)
<input type="checkbox"/> Santa Monica Mountains Conservancy Paul Edelman	<input type="checkbox"/> Dept. of Health Services Veronica Ramenz Dept. of Health/Drinking Water	<input type="checkbox"/> California Integrated Waste Management Board Sue O'Leary	<input type="checkbox"/> RWQCB 9 San Diego Region (9)	<input type="checkbox"/> Other
<input type="checkbox"/> S.F. Bay Conservation & Dev't Comm. Steve McAdam	<input type="checkbox"/> Dept. of Health Services Veronica Ramenz Dept. of Health/Drinking Water	<input type="checkbox"/> State Water Resources Control Board Jim Hockenberry Division of Financial Assistance		
<input type="checkbox"/> Dept. of Water Resources Resources Agency Nadell Gayou	<input type="checkbox"/> Independent Commissions, Boards	<input type="checkbox"/> State Water Resources Control Board Steven Herrera Division of Water Rights		
<input type="checkbox"/> Fish and Game	<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> State Water Resources Control Board Steven Herrera Division of Water Rights		
<input type="checkbox"/> Dept. of Fish & Game Scott Flint Environmental Services Division	<input type="checkbox"/> Delta Protection Commission Debbie Eddy	<input type="checkbox"/> Dept. of Toxic Substances Control CEQA Tracking Center		
<input type="checkbox"/> Fish & Game Region 1 Donald Koch	<input type="checkbox"/> Office of Emergency Services Dennis Castillo	<input type="checkbox"/> Department of Pesticide Regulation		
<input type="checkbox"/> Fish & Game Region 2 Banky Curtis	<input type="checkbox"/> Governor's Office of Planning & Research Slate Cleaninghouse			
	<input type="checkbox"/> Native American Heritage Comm. Debbie Treadway			

MEMORANDUM

DATE: March 11, 2005

TO: LE Buford, Principal Planner
City of Sacramento Planning Division
1231 I Street, Room 300
Sacramento, CA 95814

FROM: Gary Hartwick
1128 Rio Cidade Way
Sacramento, CA 95831

SUBJECT: Notice of Preparation of a Draft
Environmental Impact Report for
The Islands at Riverlake Project (P01-133)

SENT VIA FAX (916) 808-7185

Please accept this letter as a formal written response to the above referenced notice concerning the scope of the EIR for the project known as, The Islands at Riverlake.

First, I would like to point out an error in your Notice on page 2, under the heading "Environmental Effects", sub-paragraph "Land Use, Zoning, and Adopted Plans". Your request incorrectly states the evaluation will address, "any impacts associated with amending the LPPT PUD Guidelines". However, to date, there has been no request to amend the LPPT PUD guidelines, therefore, a review under those terms is not valid. The review should address standard land use consistency and compatibility with existing surrounding land uses under the current LPPT PUD.

As stated in an October 21, 2002 memo from Gary Stonehouse to the City Council, "At issue for the proposed project is its inconsistency with the Sacramento General Plan update, Pocket Community Plan, and the LPPT PUD in that the Planning Commission found the proposed single family detached units are not consistent with the townhouse style of housing previously approved for the site. The Planning Commission also determined that the site is not physically suitable for the proposed type of development because the shallow depth of the existing parcel lacks sufficient area to develop the proposed lotting plan with adequate setbacks from adjacent housing". Second, one of the most important

items missing from your Notice is a primary requirement of an EIR, which is the requirement to review and assess alternative projects and the effects or benefits those projects may have on the environment. Alternative projects, such as the one presented to the City Planning Department and City Council by the Pocket Protectors cannot be excluded from the EIR report.

With respect to evaluating the potential environmental impacts of the proposed project, and recommending mitigation measures, as required, I direct you to two documents issued by the City of Sacramento Planning Department.

The City of Sacramento Planning Department issued a report dated April 30, 2001, which outlines many issues concerning this project. This report acknowledges there are design challenges inherent with the parcel configuration and states, "the necessity of shallow lots for the proposed project limits the amount of privacy afforded adjacent property owners".

The City of Sacramento's Long Range Planner, in a document to the developer dated April 4, 2001, makes three very key points with respect to this project. They are as follows:

1. The Long Range Team is "concerned with the tunnel, or canyoning effect of two-story, wide houses on small lots".
2. "Has the applicant considered reducing the number of units and reconfiguring the lots into only one row of houses on deeper lots?"
3. "Ultimately, the project should be reviewed in the context of the adopted Single Family Residential Design Guidelines and Smart Growth Principles."

Additionally, in the Court of Appeals of the State of California Third Appellate District, the court found that substantial evidence did exist to support a fair argument the project may have a significant effect on the environment based on several findings, a few of which are detailed below:

Because the proposed project would build single-family detached housing, its consistency with the overall community growth goals and policies for single-family and townhouses and related development of the PACP-SPSP, must be assessed. This results from the LPPT PUD designating the area for townhouses and similar development. "Significant effect on the environment means a substantial, or potentially substantial, adverse change in the environment."

The appellant court properly noted in their decision that the PUD's drafters intended the site for a different type of housing, townhouse or similar development, not single-family housing. "In addition to their general

objectives, the PUD's Development Guidelines specifically stress the importance of landscaping."

The court also noted in their decision that there was substantial evidence the project conflicts with the objectives of the PUD. "Not only did the PUD require townhouses and similar development for the site, but the site's unusually narrow shape dictated that only such housing could be built at the desired density without violating the PUD's objectives." "Even the City planning staff admitted this fact." In April 2001, a staffer informed Regis that the project "does not fulfill the intent of the LPPT PUD Townhouse land-use designation insofar as it does not incorporate the landscaping and open space concepts embraced by the remainder of the LPPT PUD.

"Staff also pointed out the "canyon" effect of putting so many houses of similar scale so close together along the whole length of the site. Staff recommended mitigating this effect by among other things, planting one shade tree per 30 linear feet of street frontage, but the approved project did not include this mitigating measure. Nor could it have done so; after every possible adjustment had been made in increase the setbacks, they remained too small to permit large shade trees."

Finally, in their denial of this project, the City of Sacramento Planning Commission issued on August 8, 2002, a Notice of Decision and Findings of Fact which provides substantial evidence of the many problems associated with this project. Additionally, minutes of the Sacramento Planning Commission meeting of August 8, 2002, indicate several concerns that were not addressed by the environmental analysis.

Both of these documents should be a part of any EIR process for this project.

The above information should provide assistance in developing the criteria necessary for the preparation of an EIR report on the Islands at Riverlake project.

If you have any questions or would like to review this information, please give me a call.



Gary Hartwick
1128 Rio Cidade Way
Sacramento, CA 95831
(916) 567-2616

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

Exhibit C

**EXHIBIT C. LPPT PUD DEVELOPMENT GUIDELINES AND PACP-SPSP
AMENDMENTS**

NOTE:

**PACP-SPSP AMENDMENT NOT BOUND IN ADEIR
BECAUSE IT IS UNDER PREPARATION. IT WILL BE
BOUND IN DEIR FOR PUBLIC CIRCULATION.**

Amendments to
Resolution 85-648
and
LPPT Planned Unit Development Guidelines
adopted August 27, 1985
under City Planning File No. P85-165
City of Sacramento, California

February 14, 2005

A. Purpose

The LPPT Planned Unit Development Guidelines, dated July 11, 1985, under Sacramento City Planning File No. P85-165 ("LPPT Guidelines"), were adopted by the duly elected Council for the City of Sacramento, California (the "City") after a public hearing on August 27, 1985, pursuant to Resolution No.85-648 (the "Resolution").

The Purpose of this document (the "Amendment") is to clarify, expand, and/or modify the LPPT Guidelines and the Resolution such that the LPPT Guidelines and the Resolution accurately reflect the intent, interpretation, and understanding of the City.

B. Intent

In the mid-1980's the word "Townhouse" was a generic term used to describe alternative residential uses different and typically higher in density than standard single family detached residential uses containing public streets, traditional lots sizes for the period, and standard setbacks. These alternative residential uses are residential uses allowed and described in the R-1A zoning code of the City, which includes, without limitation: small lot, single-family detached developments; clustered attached and detached houses; duplex or half-plex developments; attached or detached condominiums and townhouse developments; all of which may be on public or private streets with a variety of front, side, and rear setbacks ("Alternative Housing").

Townhouse and related development, sometimes referred to in the LPPT Guidelines and the Resolution as "Townhouse (or similar development)" or simply "Townhouse", (collectively referred to in this Amendment as "Townhouse") is one of the four types of residential uses found in the LPPT Guidelines and in other documents approved and adopted with the Resolution. The four types are: 1) Single Family, 2) Townhouse and related development, 3) Garden Apartment, and 4) Elderly Housing/Care Facility. The intent of the City when approving the Resolution and the LPPT Guidelines was not to limit the possibilities for residential uses under the Townhouse designation to only attached townhouses but to allow for a wide variety of alternative residential uses as allowed under the R-1A zoning. The intent of this Amendment is to add and modify 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 and General Plan. Therefore, to clarify this designation, the term "Townhouse" is changed to "Alternative Housing," as that term is used in the City's 2002 General Plan Housing Element.

C. Modifications to LPPT Guidelines adopted August 27, 1985:

1. Section A, "Purpose and Intent," last paragraph, is revised to read:
"These guidelines are intended to act as a supplement to existing City Ordinances and shall prevail when more specific than the City Ordinance. Any amendments hereto can only become effective upon approval by the

Planning Commission of the City of Sacramento, or ultimately, the City Council, pursuant to the City's ordinances and procedures."

2. Section B.1.: In the first line, describing the four types of residential uses found in the LPPT PUD, delete the phrase "Townhouse and related development" and replace with "Alternative Housing".
3. Section D.1., second paragraph, first line: Delete "Townhouse" and replace with "Alternative Housing".
4. Exhibits A, B, & C: Wherever "Townhouse" appears on Exhibits A, B, & C, the word "Townhouse" shall be replaced with "Alternative Housing".

D. Modifications to City Resolution 85-648, adopted August 27, 1985:

1. Section B.1.d.: The words "Townhouse (or similar development)" shall be replaced by "Alternative Housing".

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

Exhibit D

EXHIBIT D. PLAN DRAWINGS AND FIGURES

Floor Plan and Elevation Drawings

Conceptual Landscape Plans

22' Private Street

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

Exhibit D

FLOOR PLAN AND ELEVATION DRAWINGS

Plan 7110 (1,428 square feet)

- Sheet A1-1.1 – Floor Plan Pocket Road
- Sheet A1-3.1 – Exterior Elevation "A" Pocket Road
- Sheet A1-3.2 – Exterior Elevation "A" Pocket Road
- Sheet A1-3.7 – Exterior Elevation "A" Private Drive
- Sheet A1-3.8 – Exterior Elevation "A" Private Drive
- Sheet A1-3.9 – Exterior Elevation "B" Private Drive
- Sheet A1-3.10 – Exterior Elevation "B" Private Drive
- Sheet A1-3.11 – Exterior Elevation "C" Private Drive
- Sheet A1-3.12 – Exterior Elevation "C" Private Drive

Plan 7120 (1,500 square feet)

- Sheet A2-1.1 – Floor Plan Pocket Road
- Floor Plan Private Drive
- Sheet A2-3.1 – Exterior Elevation "A" Pocket Road
- Sheet A2-3.2 – Exterior Elevation "A" Pocket Road
- Sheet A2-3.3 – Exterior Elevation "B" Pocket Road
- Sheet A2-3.4 – Exterior Elevation "B" Pocket Road
- Sheet A2-3.5 – Exterior Elevation "C" Pocket Road
- Sheet A2-3.6 – Exterior Elevation "C" Pocket Road
- Sheet A2-3.7 – Exterior Elevation "A" Private Drive
- Sheet A2-3.7 – Exterior Elevation "A" Private Drive
- Sheet A2-3.9 – Exterior Elevation "B" Private Drive
- Sheet A2-3.10 – Exterior Elevation "B" Private Drive
- Sheet A2-3.11 – Exterior Elevation "C" Private Drive
- Sheet A2-3.12 – Exterior Elevation "C" Private Drive

Plan 5713 (2,034 square feet)

- Sheet A3a-1.1 – Main Level Floor Plan Pocket Road
- Sheet A3a-1.2 – Upper Level Floor Plan Pocket Road
- Sheet A3a-3.1 – Exterior Elevation "A" Pocket Road
- Sheet A3a-3.2 – Exterior Elevation "A" Pocket Road
- Sheet A3a-3.3 – Exterior Elevation "B" Pocket Road
- Sheet A3a-3.4 – Exterior Elevation "B" Pocket Road
- Sheet A3a-3.5 – Exterior Elevation "C" Pocket Road
- Sheet A3a-3.6 – Exterior Elevation "C" Pocket Road
- Sheet A3a-3.7 – Exterior Elevation "A" Options Private Drive

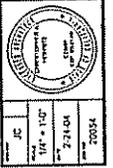
Plan 5720 (2,154 square feet)

- Sheet A4-1.1 – Main Level Floor Plan Pocket Road
- Sheet A4-1.2 – Upper Level Floor Plan Pocket Road
- Sheet A4-3.1 – Exterior Elevation "A" Pocket Road
- Sheet A4-3.3 – Exterior Elevation "B" Pocket Road
- Sheet A4-3.5 – Exterior Elevation "C" Pocket Road

Plan 5730 (2,244 square feet)

- Sheet A5-1.1 – Main Level Floor Plan Pocket Road
- Sheet A5-1.2 – Upper Level Floor Plan Pocket Road
- Sheet A5-3.1 – Exterior Elevation "A" Pocket Road
- Sheet A5-3.3 – Exterior Elevation "B" Pocket Road
- Sheet A5-3.5 – Exterior Elevation "C" Pocket Road
- Sheet A5-3.7 – Exterior Elevation "A" Private Drive
- Sheet A2-3.8 – Exterior Elevation "B" Private Drive
- Sheet A2-3.9 – Exterior Elevation "C" Private Drive

Plan 1580 Typical Plot Plan Pocket Road



PLAN 7110
EXTERIOR
ELEVATION "A"
POCKET ROAD

SHEET
A1-3.1

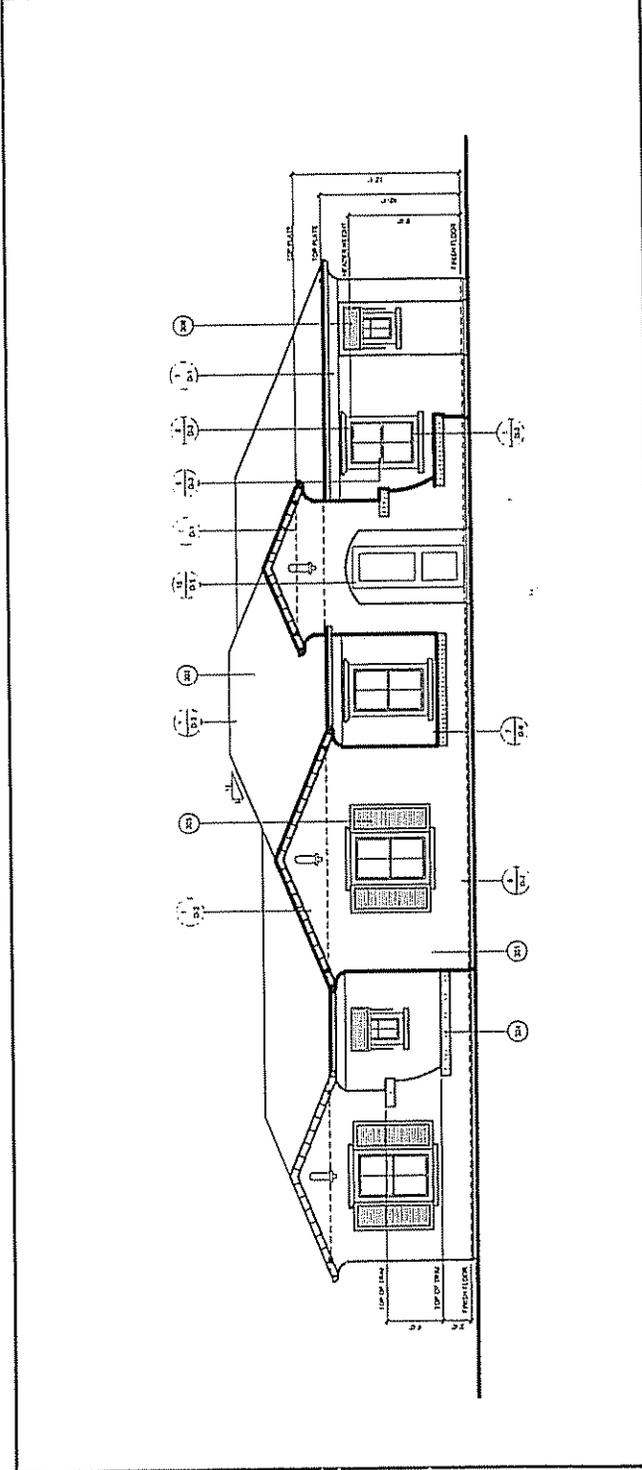
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PACKOWSKI REINERTZ ASSOCIATES
ALEXANDER H. REINERTZ
REGISTERED PROFESSIONAL ENGINEER
1721 Street, Suite 811
Sacramento, California 95811
Phone: 916.441.4111
www.alexhreinertz.com

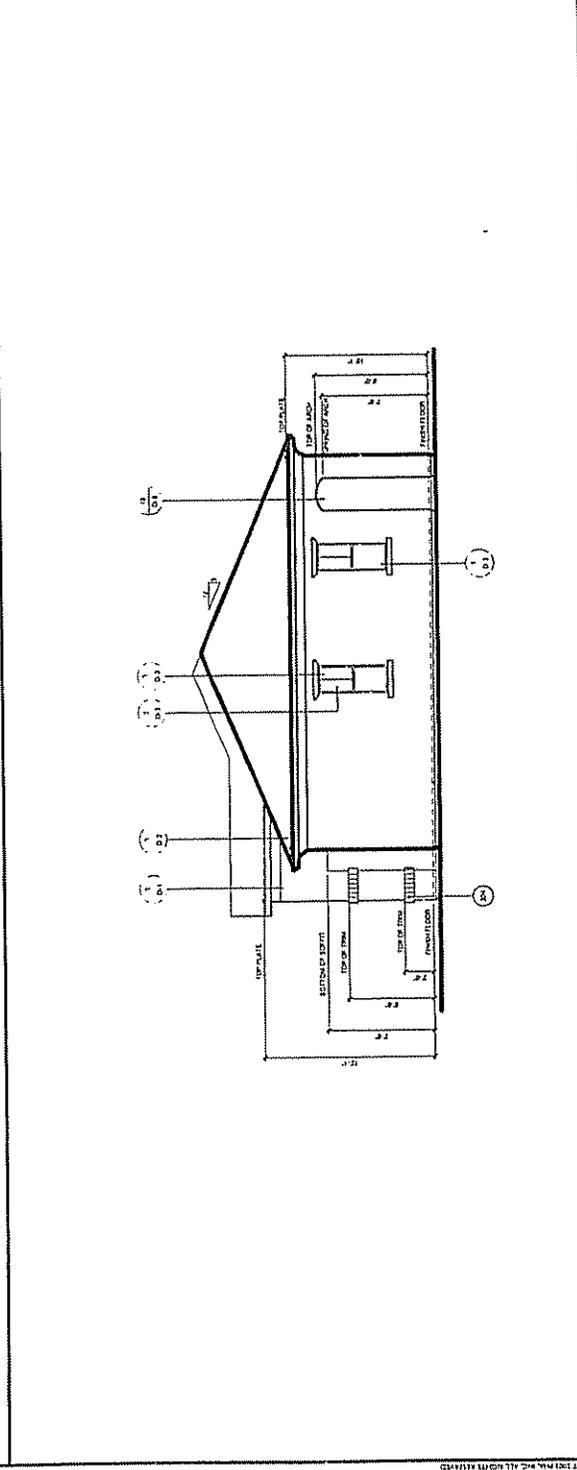
REGIS HOMES
ISLANDS AT RIVERLAKE
City of Sacramento, CA
LIVABLE AREA - 1,429 S.F.

KEYNOTES

- 201 ALL MATERIALS TO BE USED IN ACCORDANCE WITH THE 2001 CALIFORNIA BUILDING CODE.
- 202 CONCRETE TO BE REINFORCED PER THE 2001 CALIFORNIA BUILDING CODE.
- 203 UNLESS OTHERWISE NOTED, ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
- 204 FINISH ACCENT TRIM.
- 205 FINISH LITTLE PINE DOOR.
- 206 FINISH LITTLE PINE WINDOW.
- 207 FINISH LITTLE PINE TRIM.
- 208 UNLESS OTHERWISE NOTED, ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
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POCKET ROAD - FRONT ELEVATION A

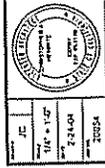


POCKET ROAD - RIGHT ELEVATION A

REGIS HOMES
ISLANDS AT RIVERLAKE
City of Sacramento, CA

PACKOWSKI-HEINITZ
ARCHITECTS
1110 EAST 11TH
SACRAMENTO, CA 95833
TEL: 916.441.1111
WWW.PACKOWSKI-HEINITZ.COM

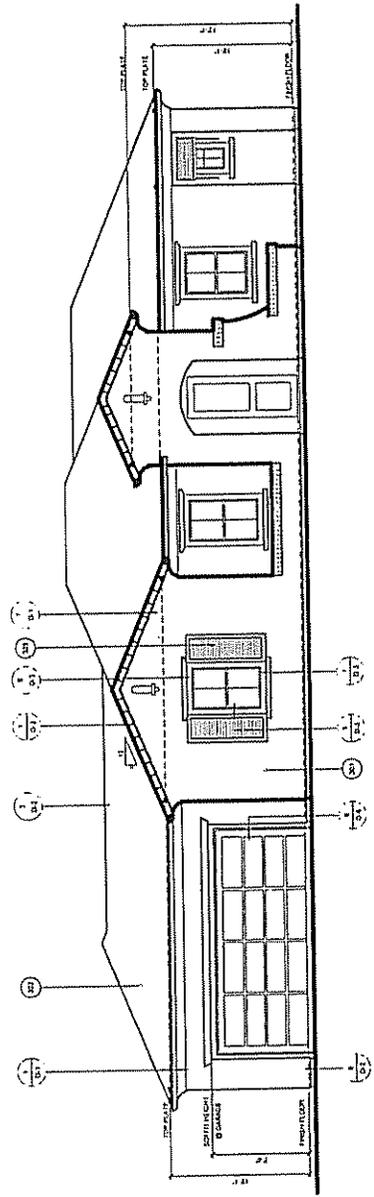
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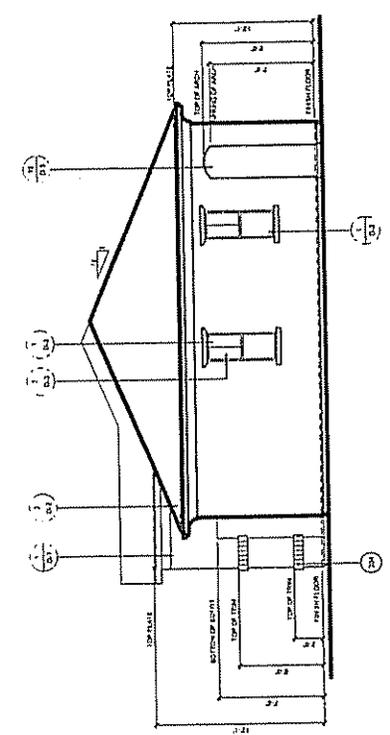
PLAN 7110
EXTERIOR
ELEVATION "A"
PRIVATE DRIVE

PROJECT
A1-3.7

- KEYNOTES**
- 101 ALL EXTERIOR SURFACES SHALL BE FINISHED WITH 1/2" THICK CONCRETE ON 4" REINFORCED CONCRETE SLAB.
 - 102 CONCRETE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - 103 ALL MANUFACTURED STONE OR CERAMIC TILE SHALL BE SET ON A 1/2" THICK BED OF MORTAR.
 - 104 BRICK ACCEPT THIS.
 - 105 BRICKER 3/4" TILE PER ELEVATION.
 - 106 BRICKMAN SHALL INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - 107 WOOD ON GARAGE DOOR SHALL BE 2" X 4" WOOD TRIM, SEE DETAIL.
 - 108 WOOD ON EXTERIOR WALLS SHALL BE 2" X 4" WOOD TRIM, SEE DETAIL.
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PRIVATE DRIVE - FRONT ELEVATION A



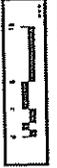
PRIVATE DRIVE - RIGHT ELEVATION A

REGIS HOMES
 ISLANDS AT RIVERLAKE
 City of Sacramento, CA



PACEDOWSKI-HEINRITZ
 ARCHITECTS
 ARCHITECTS, PLANNERS
 CONSULTANTS
 1101 14th St. Ste. 411
 Sacramento, CA 95811
 Tel: 916.441.1111
 www.pacedowski.com

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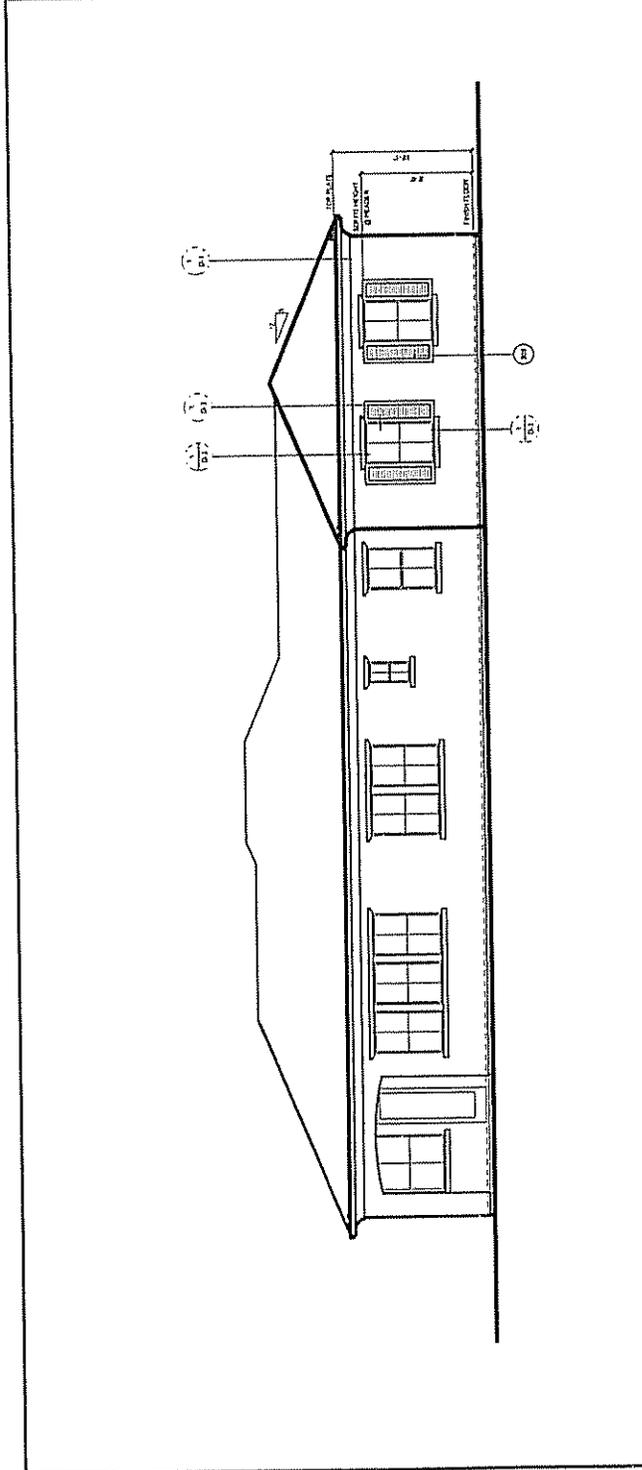


PLAN 7110
 EXTERIOR
 ELEVATION "A"
 PRIVATE DRIVE

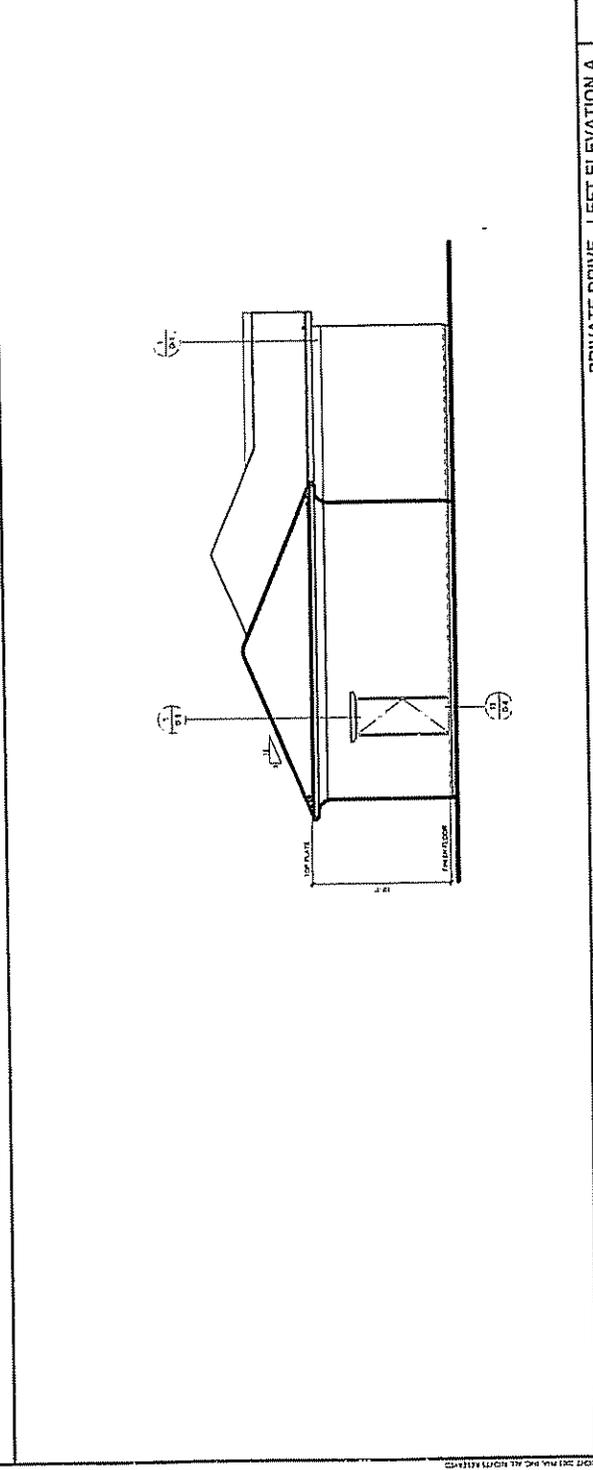
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KEYNOTES

- 301. 1/2" THICK Gypsum BOARD OVER 5/8" GYP. LATH ON EXTERIOR WALLS.
- 302. 1/2" THICK Gypsum BOARD OVER 5/8" GYP. LATH ON EXTERIOR WALLS.
- 303. CONCRETE TILE ROOFING INSTALLED PER MANUFACTURER'S SPECIFICATION.
- 304. MANUFACTURED SIDING ON EXTERIOR WALLS WITH 1/2" GYP. BOARD BACKING.
- 305. BRICK ACCENT TRIM.
- 306. SHUTTER LETTERS FOR ELEVATION.
- 307. MANAMA PAINTS, MATCH PER IFA.
- 308. HAND ON EXTERIOR STAIRS AND WOOD TRAIL, SEE DETAIL.
- 309. HAND ON EXTERIOR PROTECTION PANELS WITH WOOD TRAIL, SEE DETAIL.
- 310. 1/2" THICK Gypsum BOARD ON EXTERIOR WALLS.
- 311. 1/2" THICK Gypsum BOARD ON EXTERIOR WALLS.
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- 320. 1/2" THICK Gypsum BOARD ON EXTERIOR WALLS.



PRIVATE DRIVE - REAR ELEVATION A

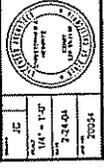


PRIVATE DRIVE - LEFT ELEVATION A

REGIS HOMES
 City of Sacramento, CA
 ISLANDS AT RIVERLAKE

PACKOWSKI • HEINITZ
 ARCHITECTS ASSOCIATES
 CONSULTANTS
 10711 Riverway, Suite 401
 Sacramento, California 95828
 Phone: (916) 485-1141
 Fax: (916) 485-1142
 www.p-h.com

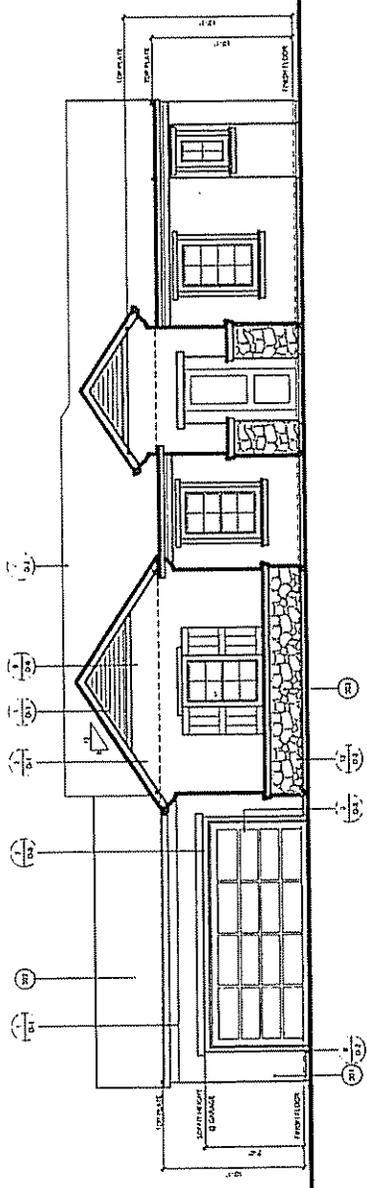
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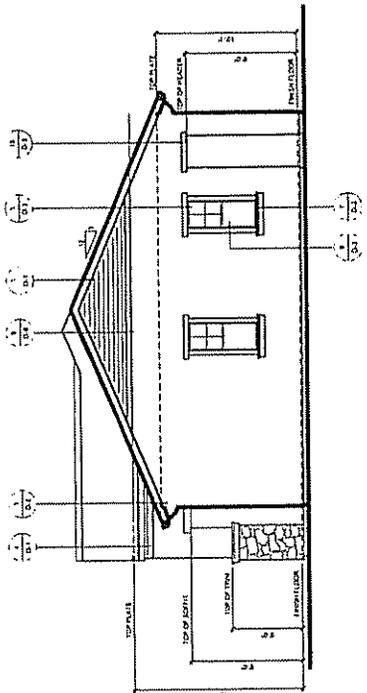
PLAN 7110
 EXTERIOR
 ELEVATION "B"
 PRIVATE DRIVE

SHEET
A1-3.9

- KEYNOTES**
- 1. ALL FINISHES TO BE AS SHOWN UNLESS NOTED OTHERWISE.
 - 2. ALL FINISHES TO BE AS SHOWN UNLESS NOTED OTHERWISE.
 - 3. CONCRETE FILL AS SHOWN UNLESS NOTED OTHERWISE.
 - 4. MANUFACTURED STONE BY BOWEN/LEONARD OR METAL CLAY BY BOWEN/LEONARD.
 - 5. BRICK ACCENT TRIM.
 - 6. MASTER STAIR FINISH ELEVATION.
 - 7. MURANO FLUTTER METAL PORCH UP.
 - 8. WOOD ON GARAGE/STAIRS UP GAR STAIRS UP WOOD TRIM. SEE DETAIL.
 - 9. WOOD ON GARAGE/STAIRS UP WOOD TRIM. SEE DETAIL.
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PRIVATE DRIVE - FRONT ELEVATION B

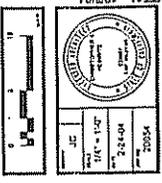


PRIVATE DRIVE - RIGHT ELEVATION B

REGIS HOMES
 ISLANDS AT RIVERLAKE
 City of Sacramento, CA

PACKOWSKI • REINHARTZ
 ASSOCIATES
 ARCHITECTS
 1015 J Street, Suite 101
 Sacramento, California 95811
 Tel: 916.441.1111
 Fax: 916.441.1112
 www.packowksi.com

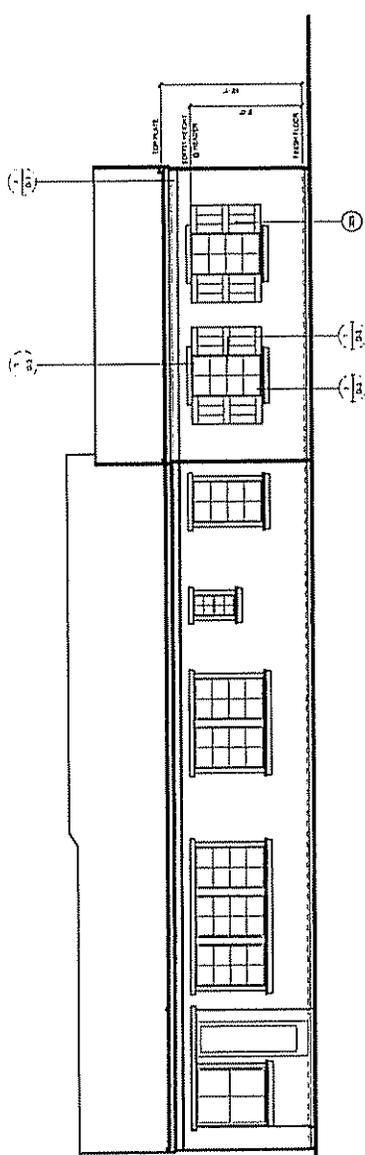
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5	REVISED PER COMMENTS	08/11/11
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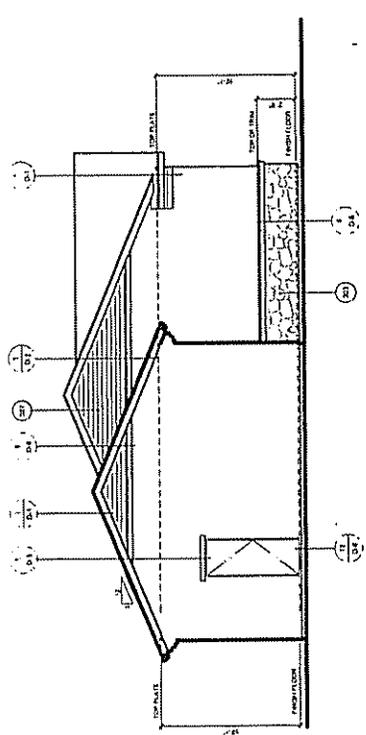
PLAN 7110
 EXTERIOR "B"
 ELEVATION "B"
 PRIVATE DRIVE

SHEET
A1-3.10

- KEYNOTES**
- 01 FINISH MATERIALS TO BE AS SHOWN UNLESS NOTED OTHERWISE
 - 02 FINISH MATERIALS TO BE AS SHOWN UNLESS NOTED OTHERWISE
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PRIVATE DRIVE - REAR ELEVATION B

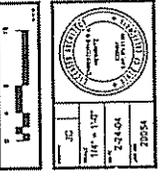


PRIVATE DRIVE - LEFT ELEVATION B

REGIS HOMES
 ISLANDS AT RIVERLAKE
 City of Sacramento, CA

PAKOWSKI-HISHITZ
 ARCHITECTS
 1721 17th Ave, Ste 101
 Sacramento, CA 95811
 Tel: 916.441.4411
 Fax: 916.441.4412
 www.pakowshi.com

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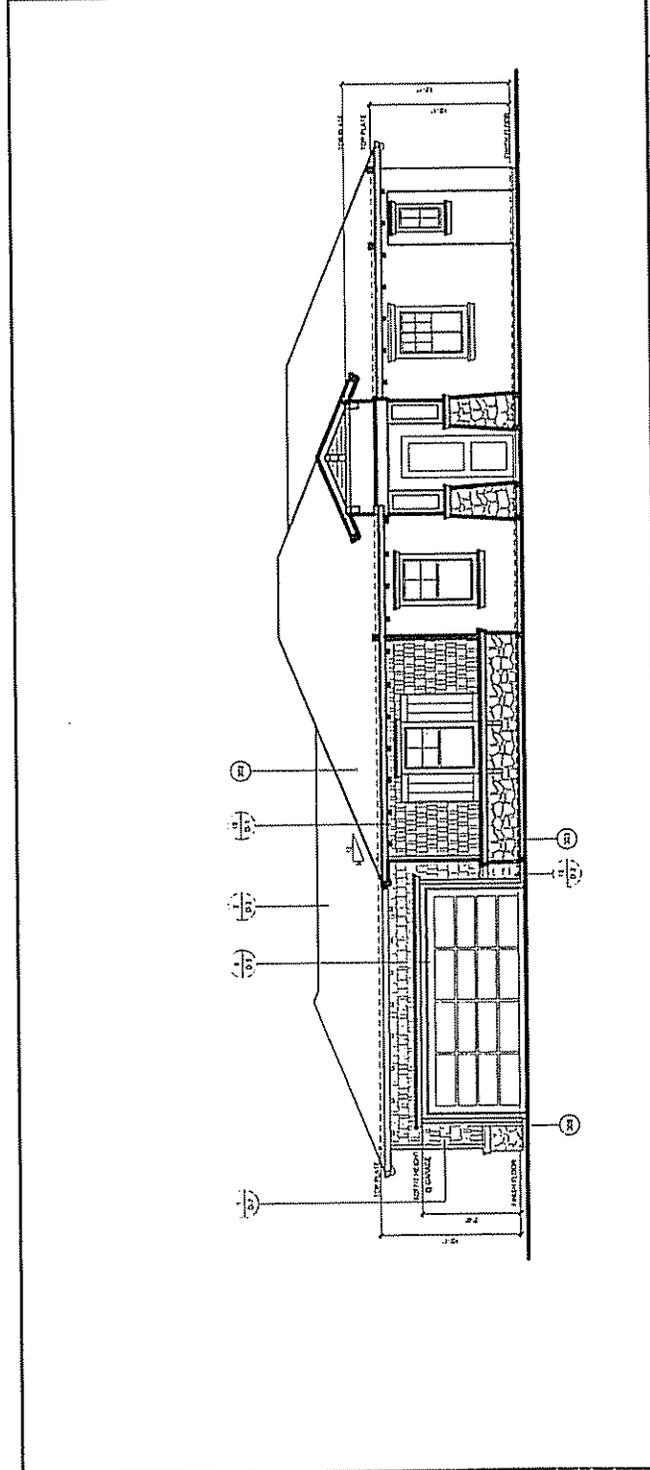


PLAN 7110
 EXTERIOR
 ELEVATION "C"
 PRIVATE DRIVE

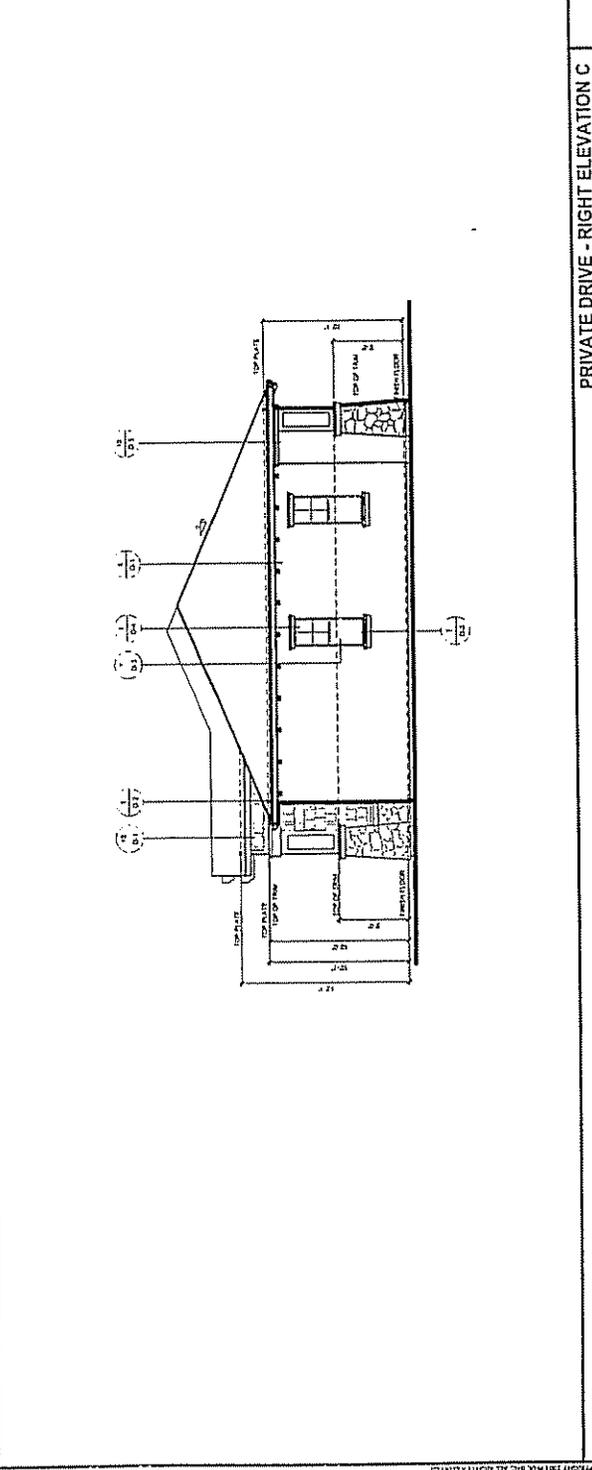
SHEET
A1-3.11

KEYNOTES

301. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE CITY OF SACRAMENTO.
302. CONCRETE SHALL BE ACCORDING TO CALIFORNIA STANDARD SPECIFICATIONS FOR CONCRETE.
303. MANUFACTURED STONE OR SIMILAR COAT OF MATERIALS SHALL BE USED.
304. BRICK ACCENT TRIM.
305. SHUTTER, STYLE FOR ELEVATION.
306. MASONRY FINISHES SHALL BE AS SHOWN.
307. MAKE OR EQUIVALENT 1" LAP SIDING ON WOOD TRIM. SEE DETAIL.
308. WIND OR CEILING FINISHES TO MATCH EXISTING FINISHES.
309. SEE DETAIL.
310. FINISHES TO MATCH EXISTING FINISHES.
311. SEE DETAIL ON TRIM.
312. SEE DETAIL ON TRIM.
313. ALL FINISHES TO MATCH EXISTING FINISHES.



PRIVATE DRIVE - FRONT ELEVATION C



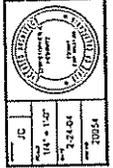
PRIVATE DRIVE - RIGHT ELEVATION C

LIVABLE AREA - 1,420 S.F.

REGIS HOMES
 City of Sacramento, CA
 ISLANDS AT RIVERLAKE

FACEWORKS • HEINRITZ
 ARCHITECTS
 1225 Green Valley Dr.
 Sacramento, CA 95834
 Tel: 916.486.4411
 www.faceworks.com

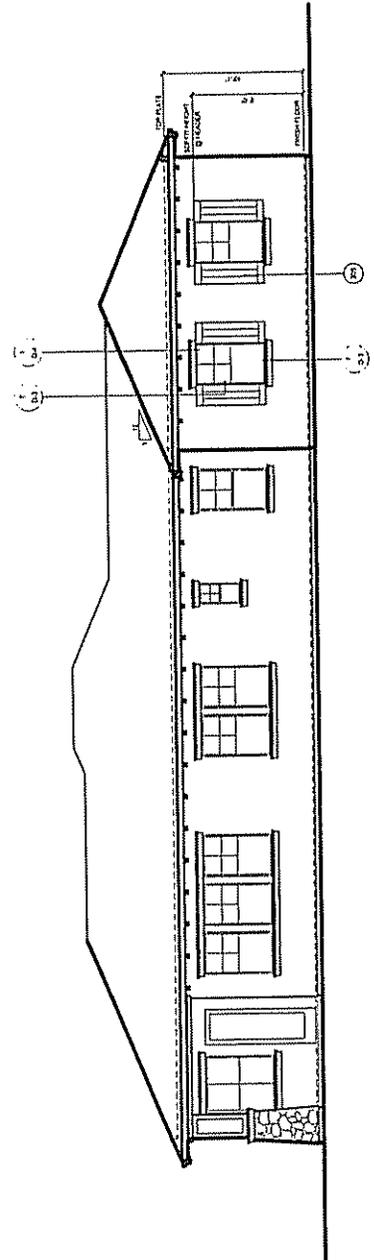
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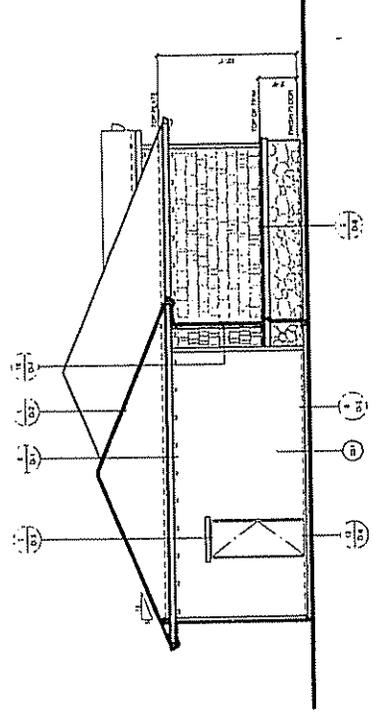
PLAN 7110
 EXTERIOR "C"
 ELEVATION "C"
 PRIVATE DRIVE

SHEET
A1-3.12

- KEYNOTES**
- 201. SEE EXTERIOR FINISH SCHEDULE, PART 05 10 00
 - 202. FINISHES TO BE AS SHOWN UNLESS NOTED OTHERWISE
 - 203. FINISHES TO BE AS SHOWN UNLESS NOTED OTHERWISE
 - 204. MANUFACTURED STAIRS TO BE MANUFACTURED BY THE MANUFACTURER OF THE STAIRS
 - 205. SEE ACCESS PANEL
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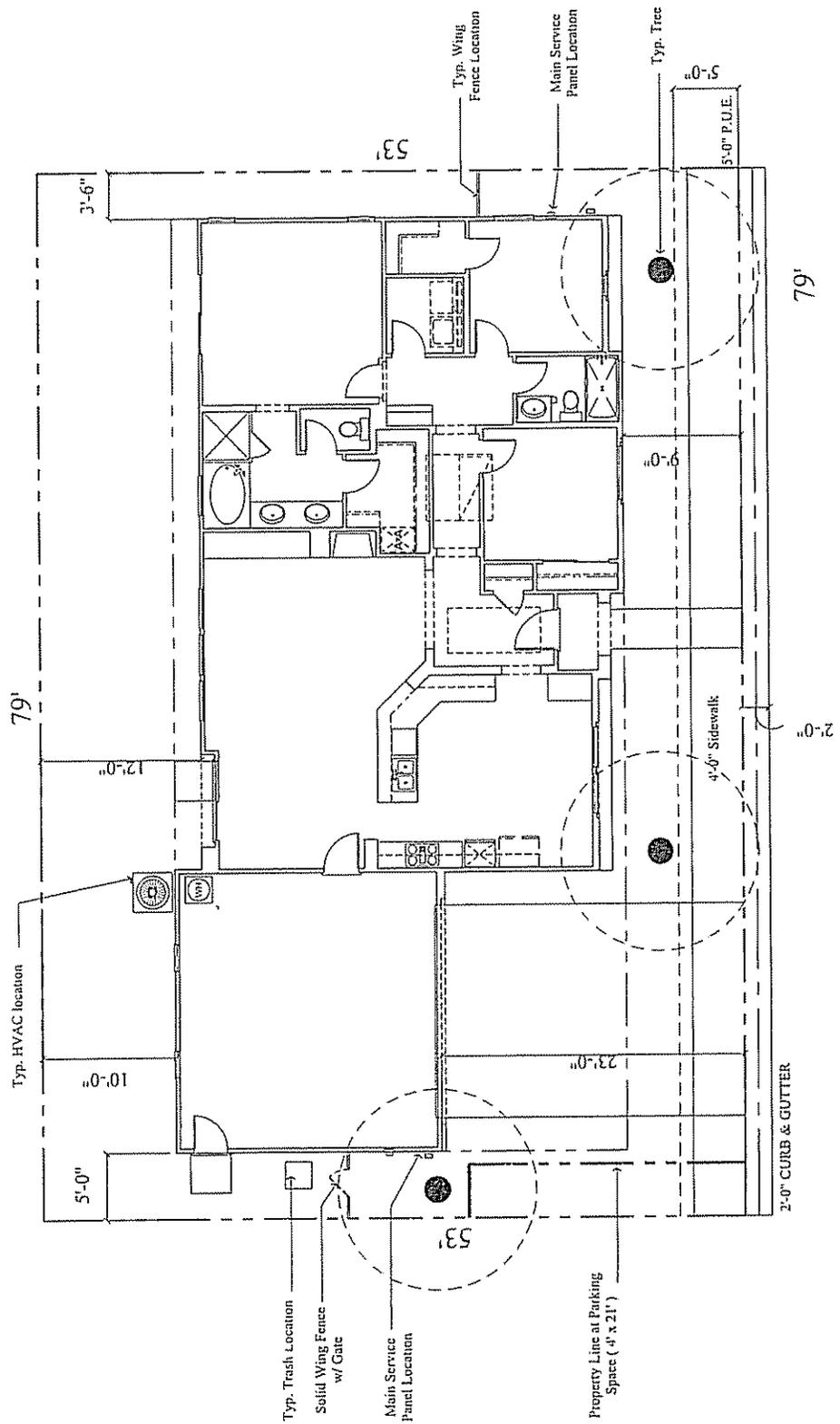


PRIVATE DRIVE - REAR ELEVATION C



PRIVATE DRIVE - LEFT ELEVATION C

% of Lot Coverage	4,187 s.f.
Lot Size	1,237 s.f.
Bldg. Footprint	46%
% of coverage	389 s.f.
Walkways/Parking	9%
% of coverage	1,861 s.f.
Landscape	45%
% of coverage	



PLAN 7120
TYP. PLOT PLAN
Private Drive

REGIS HOMES
THE ISLANDS AT RIVERLAKE



PHA 104 # 20234 --- AUG-07-2023