Item No. 5

Supplemental Material

For

City of Sacramento

City Council
Housing Authority
Redevelopment Agency
Economic Development Commission
Sacramento City Financing Authority

Agenda Packet

Submitted: 01-31-2006

For the Meeting of: January 31, 2006

☒ Additional Material

Subject: **Appeal: Islands at Riverlake (P05-004)** (Continued from 10-18-05, Noticed on 10-07-05, 11-04-05, 11-09-05, 12-14-2005, and 1-17-06) Location: North and south sides of Pocket Road between East and West Shore Drives (District 7)
Contact: Kimberly Kaufmann-Brisby, Associate Planner, (916) 808-5590, Thomas S. Pace, Senior Planner, (916) 808-6848, Development Services.

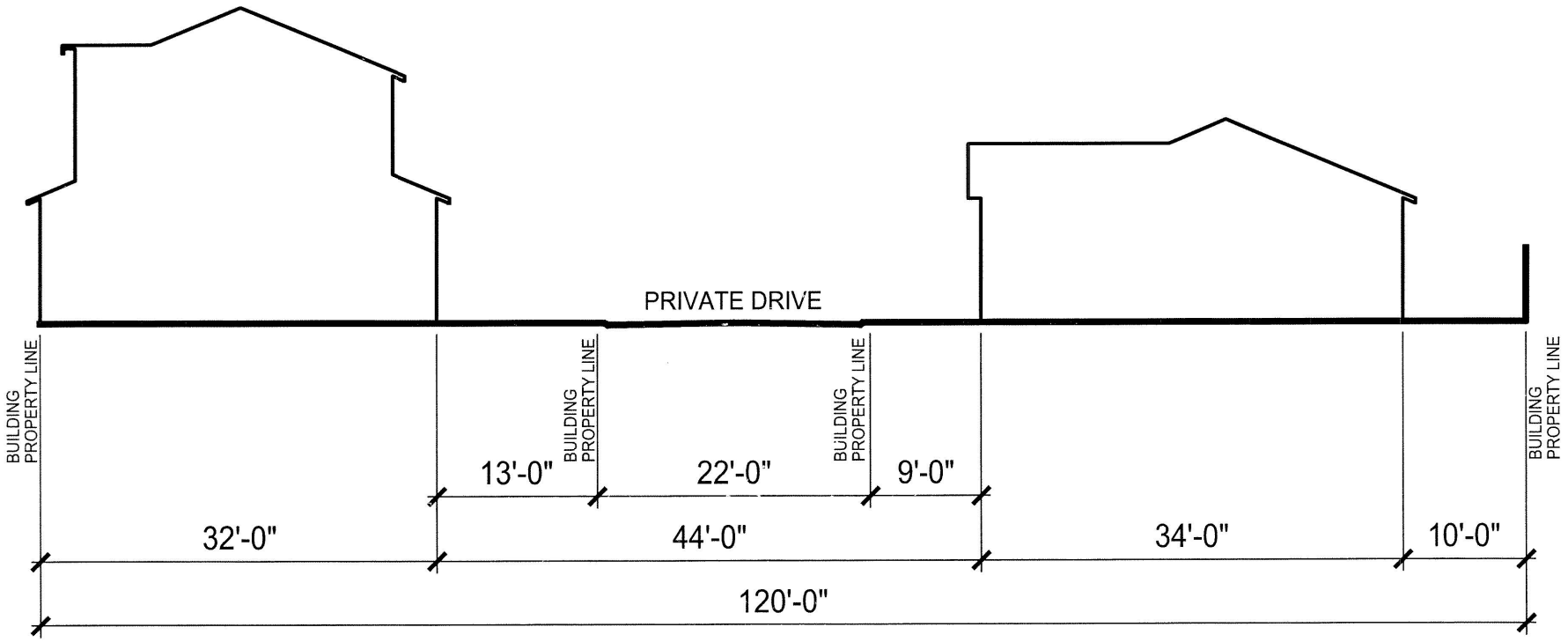
Attached are three exhibits that were not included in the Council packet and will be used as exhibits during staff's presentation this evening:

- **Typical Site Section**
- **Pocket Road Streetscape Elevation**
- **Private Drive Streetscape Elevation**

The memos listed below address issues brought forward by the Pocket Protectors and are responses for the record and are for Council information only:

- **Long Range Planning April 4, 2001, comments memo**
- **Traffic Memo with Caltrans comments**

Please include this supplemental material in your agenda packet. This material will also be published to the City's Intranet. For additional information, contact the City Clerk Department at Historic City Hall, 915 I Street, First Floor, Sacramento, CA 95814-2604 B (916) 808-7200.



REGIS HOMES
THE ISLANDS AT RIVERLAKE

TYPICAL SITE SECTION
2 Story - 1 Story

PHA architects
PHA JOB # 20054 — January 30, 2008

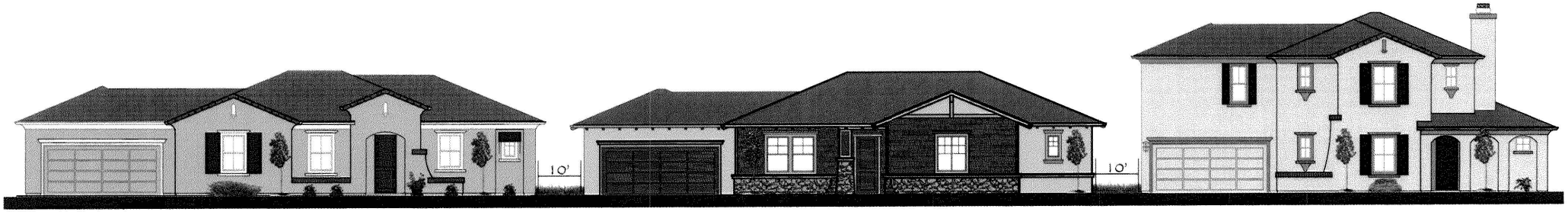
Pocket Road

5730 5720 5710

REGIS|HOMES

PHA architects

Private Drive



7110 7120 5713

REGIS|HOMES

PHA architects

DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

915 I STREET
NEW CITY HALL, 3rd FLOOR
SACRAMENTO, CA
95814-2998

MEMORANDUM

Date: January 30, 2006

To: Kimberly Kaufmann-Brisby

From: Stacia Cosgrove, Associate Planner, 808-7110

SUBJECT: Long Range Planning Comments, dated April 4, 2001, on the Islands at Riverlake Project. File number IR01-024.

It has come to my attention that there is some concern within the community as to the nature of the project review comments I submitted to Current Planning staff on April 1, 2001, regarding the Preliminary Review application for the Islands at Riverlake project, file number IR01-024. I am writing this memorandum to clarify the intent of the comments and the long standing practice within the Development Services Department of Long Range Planning staff commenting on Current Planning development projects.

It is customary for development applications to be routed to Long Range Planning staff and for that staff to provide constructive comments to the Project Manager. Long Range staff comments primarily on applications that involve infill housing, projects in transit areas, or projects located in areas where they might be affected by a Long Range project.

There is one member of the Long Range staff at a time that is assigned the job duty of typing up the team's comments and delivering them to the Project Manager. At the time the Islands at Riverlake Preliminary Review application came in, I was the planner assigned to this task. I had no other involvement with the project other than to summarize the twenty minute conversation that took place at Long Range's regular staff meeting when this project was reviewed and deliver them to the Project Manager.

I have had no involvement with the project since that time, and have not reviewed, nor been asked to review, the formal submittal for planning entitlements (the P# file) or any subsequent revisions to the proposed project that may have addressed the Long Range comments.

Development Services
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Memorandum

Department of
Development Services
City of Sacramento

Development Engineering and Finance

Date: January 30, 2006

To: Lezley Buford, Principal Planner, Environmental Planning
From: Samar Hajeer, Senior Engineer, Dev. Engineering and Finance

Subject: Islands at Riverlake- The Pocket Protectors Appeal Letter

Dear Lezley:

The purpose of this letter is to clarify the Development Engineering's position regarding traffic issues associated with the Islands at Riverlake project.

During the City's review of the Islands at Riverlake project's traffic impacts, Dev. Engineering and Finance determined that the project land use designation is less intense than the land use designation for the site in the Pocket Area Community Plan and that the traffic that will be generated from the Islands at Riverlake project will be within, and not exceed, the capacity of Pocket Road; therefore, the proposed project and its ingress and egress points will not cause any significant impact along Pocket Road not evaluated in the community plan EIR.

Dev. Engineering determined in the Initial Study prepared for the project that the predicted Level of Service (LOS) with the full build out of the project would not meet the City's threshold criteria for significant traffic impacts. Caltrans asked in their comment letter on the Notice of Preparation for the EIR that the City evaluates the traffic situation anyway, which the City did and included in the City's Final EIR. The traffic study confirmed the City's conclusion that there would not be any significant impacts related to traffic associated with the project and no new findings of impacts in the traffic study require the need to re-circulate the DEIR.

Additionally, I would like to respond, on behalf of the Development Engineering and Finance Department, to the Pocket Protector's January 9, 2006, appeal letter on the project. At page 2, paragraph 5, of the Pocket Protector's appeal, the letter states that "Eastham [of Caltrans] indicated that she did not agree with the conclusions drawn in the EIR regarding the insignificance of traffic impacts for the project because the study did not evaluate (1) growth projected to occur in Elk Grove; (2) the new interchange and over crossing on I-5; and (3) 9,000 homes planned for the Pocket area."

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The City's responses to these concerns are as follows:

1. On page 14 of the traffic study, under Year 2025 Conditions, it is stated that: "*The SACMET travel demand-forecasting model (V, 01) that was previously modified for the Cosumnes River Boulevard/I-5 interchange Project Study Report traffic study was used to develop traffic volume forecasts for Year 2025 conditions.*" Therefore, any estimated growth in the Elk Grove area and the interchange project is already accounted for in the SACMET Model, which was used as the basis for the traffic study for the Islands at Riverlake project. Additionally, the Project Study Report (PSR) for the Cosumnes River Boulevard/I-5 Interchange is a Caltrans document, and Fehr and Peers, who prepared the traffic study for the Islands at Riverlake project, is also the traffic consultant who prepared the traffic study for the interchange program.

2. On page 14 of the traffic study, under the Baseline Conditions, it is stated that two other approved projects were assumed in the Pocket Area:

   - Sycamore Terrace Apartments, a 244-unit apartment complex, and
   - Greenhaven Retail Building, a 12,021-square-foot retail project.

   Caltrans, according to the appeal, did not specify the name of the project that has 9,000 units. Delta Shores is the only project that may be close to this size, and Delta Shores was also incorporated in the SACMET interchange model.

3. For the Year 2025 conditions, the traffic study used the SACMET model, which assumed the build out of the City according to the City of Sacramento General Plan and Pocket area Community Plan projections. The traffic study evaluated the impacts of the project on all transportation facilities within the study area. Additionally, as noted above, the model used in the Islands at Riverlake traffic analysis is the updated SACMET model used in the interchange traffic analysis.

It is my understanding, based on the scope of Caltrans' original request for a traffic study and follow-up communications with Ms. Eastham, Chief, Office of Transportation Planning –Southwest and East Caltrans—District 3, that all of Caltrans' concerns have been addressed. Additionally, on January 12, 2006, I sent Ms. Eastham an email asking her for any additional comments and concerns regarding the project. She replied that Caltrans initially had concerns regarding the draft EIR, but that "the review of the traffic study revealed that the mainline future Annual Average Daily Traffic (AADT) may be less than what Caltrans staff anticipates; however, this would lead to the project having less impact to the cumulative mainline than stated in the traffic study. Caltrans has no further comment on the project at this time." (See attached email exchange between myself and Katherine Eastham.) It is the City's position, therefore, as supported by the Initial Study, traffic study, Draft EIR, and Caltrans, that the Islands at Riverlake will not cause any significant adverse effects on traffic.

cc: Sabina Gilbert, Senior Deputy City Attorney

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From: Katherine Eastham <katherine_eastham@dot.ca.gov>
To: "Samar Hajeer" <sHajeer@cityofsacramento.org>
Date: 01/20/2006 3:00:24 PM
Subject: Re: Island at River Lakes

Samar,
Caltrans initially had concerns regarding the draft EIR as the Traffic study was not included in the circulation and in fact was not completed until after the final date for comments. The review of the traffic study revealed that the mainline future AADT may be less than what Caltrans staff anticipates; however, this would lead to the project having less impact to the cumulative mainline than stated in the traffic study.

Caltrans has no further comment on the project at this time. Please contact Alyssa Begley at (916) 274-0635 if you need any additional information.

Beginning January 23, my new contact information will be eastham@pbworld.com, or via the main office number at (415) 243-4600. Please keep in touch and let me know if I can be of any further assistance.
-Katie

Katie Eastham, Chief
Office of Transportation Planning - Southwest and East
Caltrans - District 3
P.O. Box 942874, MS-15
Sacramento CA 94274-0001

Desk: (916) 274-0614
Cell: (916) 947-6995
Fax: (916) 274-0648

"Samar Hajeer" <sHajeer@cityofsacramento.org>
01/12/2006 02:25 PM

To: <eastham@dot.ca.gov>
cc: "Jesse Gothan" <jGothan@cityofsacramento.org>
Subject: Island at River Lakes

Hi Katie:

Going back to this project, you know that we prepared a traffic study for this project which is included in the FEIR and this traffic study did not show any significant impacts on the free way system analyzed within the study area. I did not receive any comments from the Caltrans on this project after the FEIR and my understanding at the Planning Commission hearing that you are satisfied with this traffic study. Please let me know if you have any comments on the traffic study presented in the FEIR.

We also, received a letter of appeal from the Pocket Protectors and in the packet they included a letter from Rachel Howlett, Brandt-Hawley Law Group, addressed to you and dated November 15, 2005. Howlett in her letter indicated that she understood the you have several concerns on the traffic study. I will fax you this letter if you would like and I would like to hear from you regarding this issue and if you have any concerns on the study we need to discuss it and make sure you all your concerns are addressed.

I know it may no be a good timing for you, but given the sensitivity of this project which is already continued to be heard at City Council on 1/31/06, we may need to discuss it a gain and make sure that all your concerns are addressed and you are satisfied with our analysis.

Thanks

Samar Hajeer, Senior Engineer
Development Engineering and Finance
Development Services
Office: (916) 808-7808
Fax: (916) 808-7185
shajeer@cityofsacramento.org

CC: "Jesse Gothan" <jGothan@cityofsacramento.org>, Alyssa M Begley <alyssa_m_begley@dot.ca.gov>