



REPORT TO COUNCIL

City of Sacramento

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915 I Street, Sacramento, CA 95814-2671
www. CityofSacramento.org

PUBLIC HEARING
March 7, 2006

Honorable Mayor and
Members of the City Council

Subject: Cameron 5 (P05-052)

Location/Council District:

Northeast of the Intersection of Sheldon Road and Bruceville Road; APN: 117-0212-045; Council District 8.

Recommendation:

Planning Commission and staff recommend that the City Council take the following actions: 1) Adopt the Resolution approving the Mitigated Negative Declaration and approving the Mitigation Monitoring Plan; 2) Adopt the Resolution amending the General Plan land use designation; 3) Adopt the Resolution amending the South Sacramento Community Plan Designation; 4) Adopt the Ordinance amending the district established by the Zoning Ordinance; and 5) Adopt the Resolution for the Inclusionary Housing Plan.

Contacts: Ellen Marshall, Associate Planner, 808-5851; Thomas Pace, Senior Planner, 808-6848

Presenters: Ellen Marshall, Associate Planner

Department: Development Services Department

Division: Planning

Organization No: 4875

Summary:

The applicant is seeking entitlements to subdivide 5.0± gross acres in the Rural Estates (RE – 1/4) zone on the east side of Bruceville Road and north of Sheldon Road. The subject site will be divided into twenty-two lots for the future development of single-family detached homes and four half-plex lots. The proposed lots would be consistent with the single-family homes to the north and with the Sheldon Whitehouse subdivision (P02-083) that will create 160 single-family lots adjacent to the subject site. Aside from the tentative map required to subdivide the property, a General Plan Amendment to redesignate the site from Parks/Open Space to Low Density Residential (4-15 dwelling units per net acre (du/na)), Community Plan Amendment to re-designate the site from Parks/Open Space to Residential 4-8 du/na, a

Rezone to redesignate the site *from* Rural Estates (RE – 1/4) to Single-Family Alternative (R-1A), Special Permit to construct twenty-two single family residences and four half-plex residences within the Single-Family Alternative (R-1A) zone, and an Inclusionary Housing Plan are required to develop the site. There have been no public comments submitted and there are no outstanding issues related to this project.

Committee/Commission Action:

On January 12, 2006, the Planning Commission approved the Tentative Map to subdivide 5.0+ acres into twenty-two (22) single family lots, four (4) half-plex lots, one (1) landscape lot, one (1) drainage lot, and one (1) pedestrian connection lot and Special Permit to construct twenty-two single family residences and four half-plex residences within the Single-Family Alternative (R-1A) zone. The Planning Commission voted eight ayes and zero noes to approve the proposed project on consent and recommended approval of the General Plan Amendment, Community Plan Amendment, Rezone and the Inclusionary Housing Plan to the City Council.

Background Information:

The subject site consists of a single 5.0± gross acre parcel on the east side of Bruceville Road, north of Sheldon Road. The site is currently vacant and was planned to be a City park. The City Parks Department does not have the ability to purchase the site for a park, so the property owner would like to develop the site with single family homes. A recently approved subdivision, Sheldon Whitehouse (P02-083), surrounds the property except to the north, where a detention basin connected to the Jacinto Creek Parkway is located. The property owner and the developer of the Sheldon Whitehouse subdivision have reached an agreement to develop this property as an extension of Sheldon Whitehouse. The developer now wishes to subdivide the property in a manner consistent with recent approvals on adjacent properties.

Financial Considerations:

This project has no fiscal considerations.

Environmental Considerations:

A Mitigated Negative Declaration has been prepared for the proposed project in compliance with Section 15070(b)1 of the California Environmental Quality Act (CEQA). Environmental Planning Services has determined that the proposed project would result in significant impacts associated with biological resources, noise, and cultural resources. However, the environmental analysis determined that the implementation of mitigation measures would reduce the impacts to less-than-significant levels. The project applicant has agreed to the proposed mitigation measures, which are listed in the attached Mitigation Monitoring Plan (Exhibit 1A). The Mitigated Negative Declaration was available for public review during the period of September 21, 2005 through

October 20, 2005. Three letters were received that provided comment on the proposed project.

The first letter was from County Sanitation District 1 stating that CSD-1 and Sacramento Regional County Sanitation District (SRCSD) do not have any specific concerns related to the proposed project. However, the letter did point out that the project is within the CSD-1 service area and will be served by the CSD-1 sewer system, not by the City of Sacramento Utilities System, as indicated in the Mitigated Negative Declaration.

According to the City's Department of Utilities, the comment made by CSD-1 is correct. The Mitigated Negative Declaration misstated that the project would be served by the City of Sacramento Utilities System. The proposed development is located within CSD-1 service area, and sanitary sewer service will be served by CSD-1, as indicated in the comment letter. This correction is indicated in the Errata attached to the cover of the Mitigated Negative Declaration. The Errata also indicates that the correction of the service provider would not result in changes to the conclusions made in the Mitigated Negative Declaration.

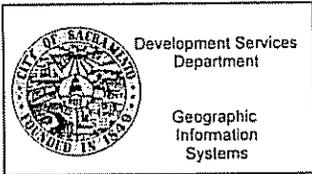
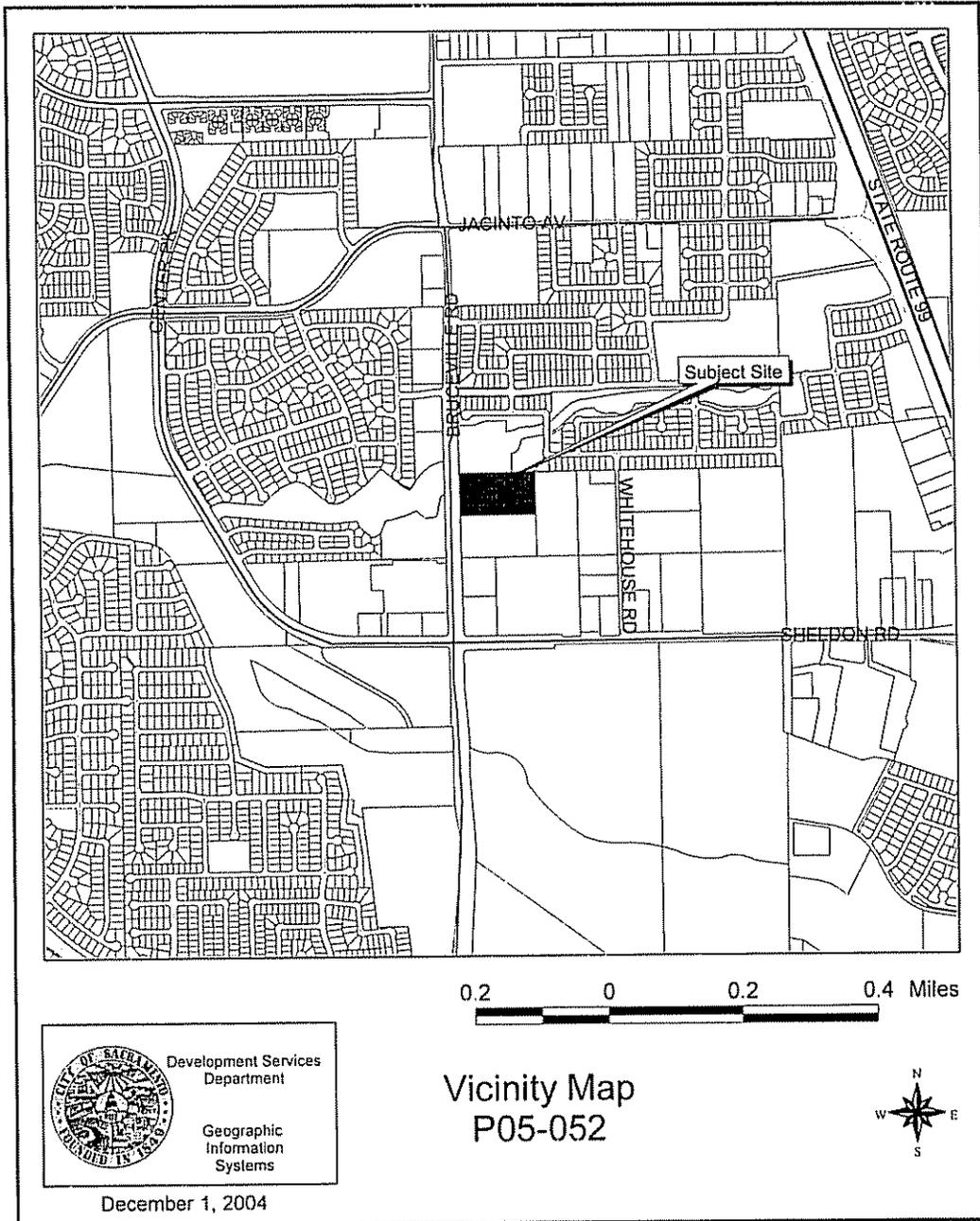
The second letter was from the California Regional Water Quality Control Board. The letter consists of their standard comment language describing the regulatory requirements for construction storm water, post-construction storm water, wetlands and/or stream course alteration, and dewatering permits and their regulatory authority over those requirements. The City's Department of Utilities reviewed the letter and indicated that the standard comments made in the letter are consistent with the City's standard conditions of approval that have been placed on this project.

The third letter is from the Sacramento County Department of Transportation, and they had no comments on the project.

Policy Considerations:

The Cameron 5 project has been determined to be consistent with applicable City policies, including the City's Smart Growth Principles, as well as the City's Strategic Plan three-year goals of achieving sustainability and enhancing livability, and expanding economic development throughout the City. In addition, the proposed project is consistent with the General Plan and Community Plan land use designations for Low Density Residential. The proposed project is consistent with the General Plan in that it provides residential development at a density of seven units per net acre, and develops a residential land use in a manner which is efficient and utilizes existing urban resources (sec 2-15, Goal C).

Attachment 1 – Vicinity Map

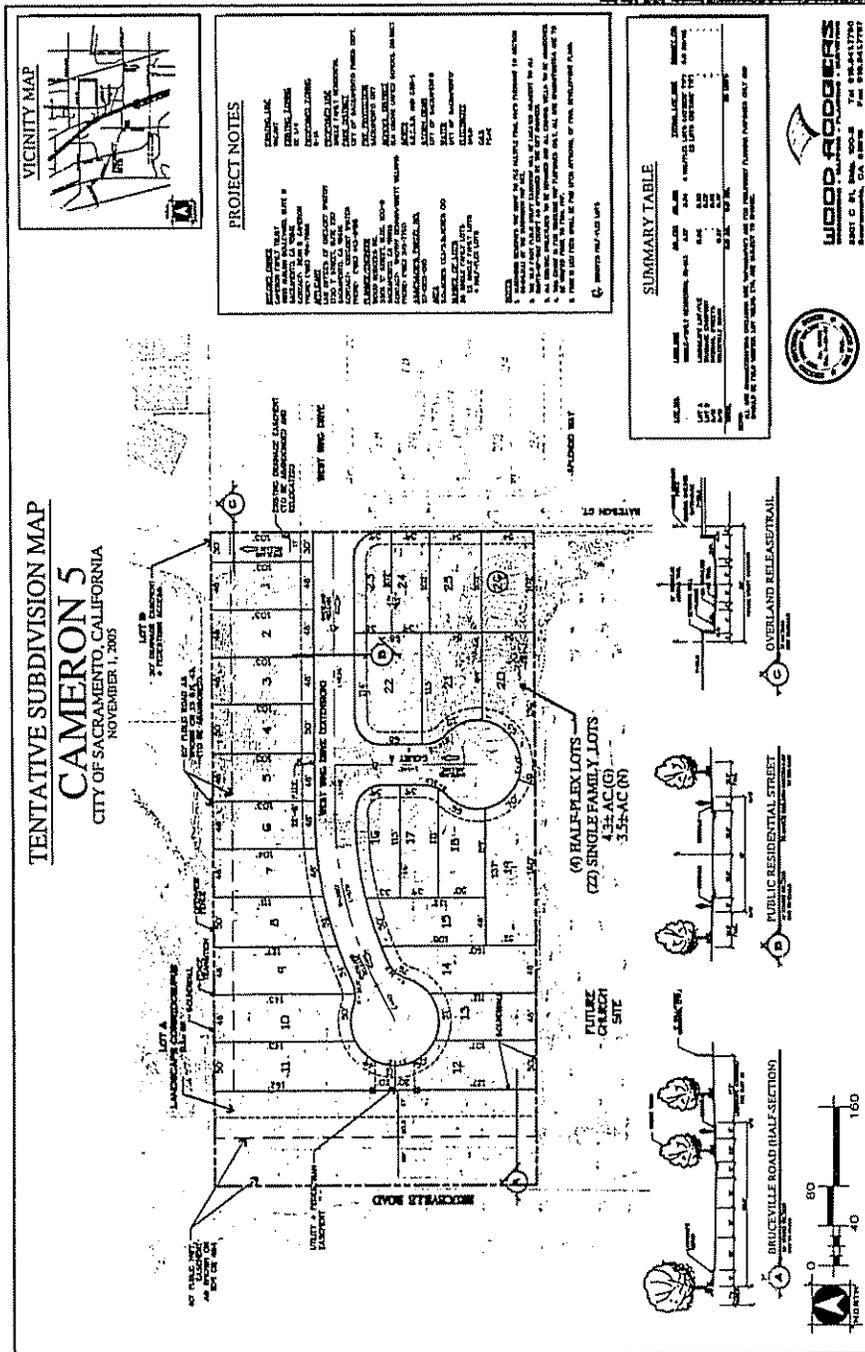


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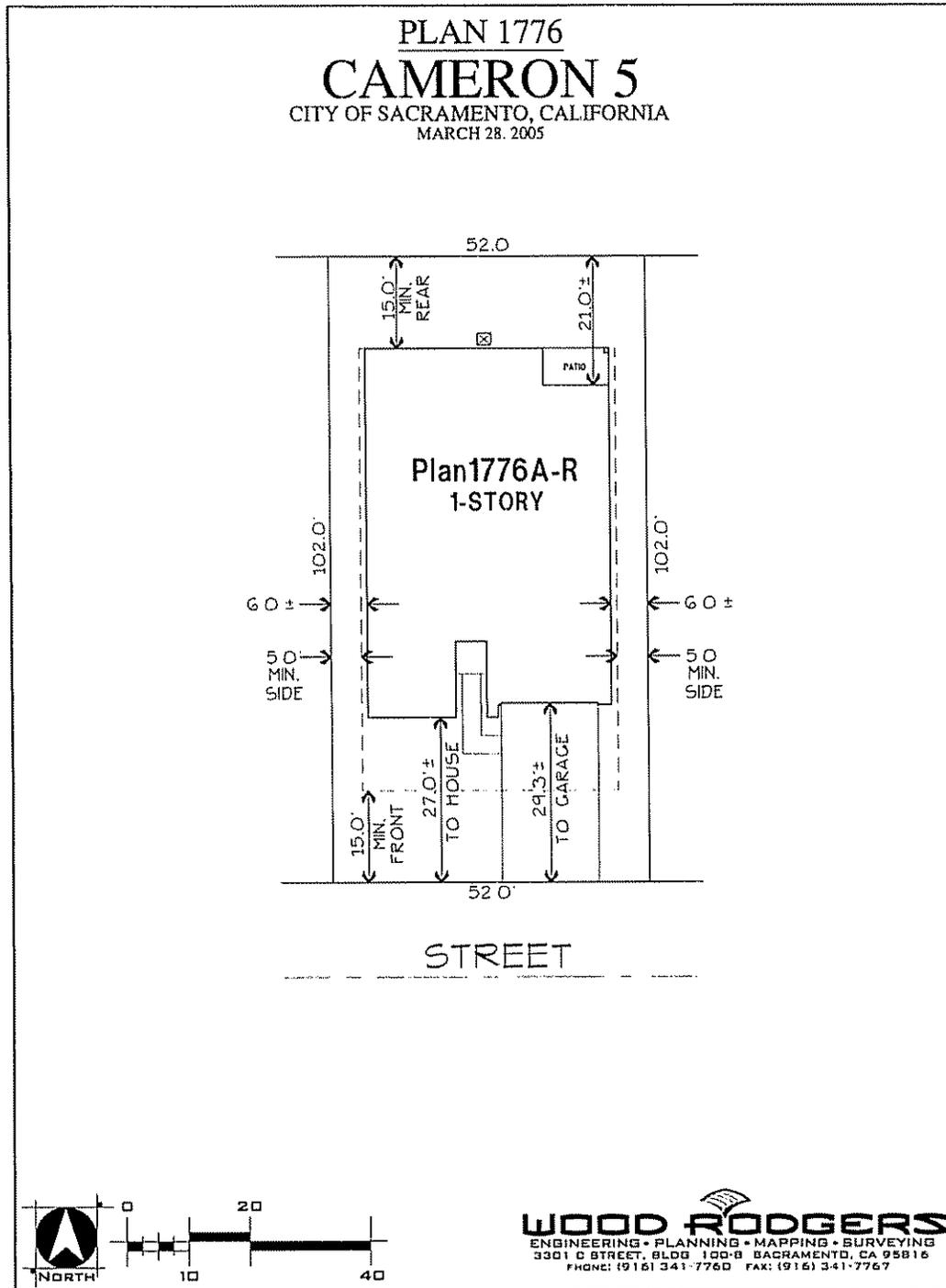
Vicinity Map
P05-052

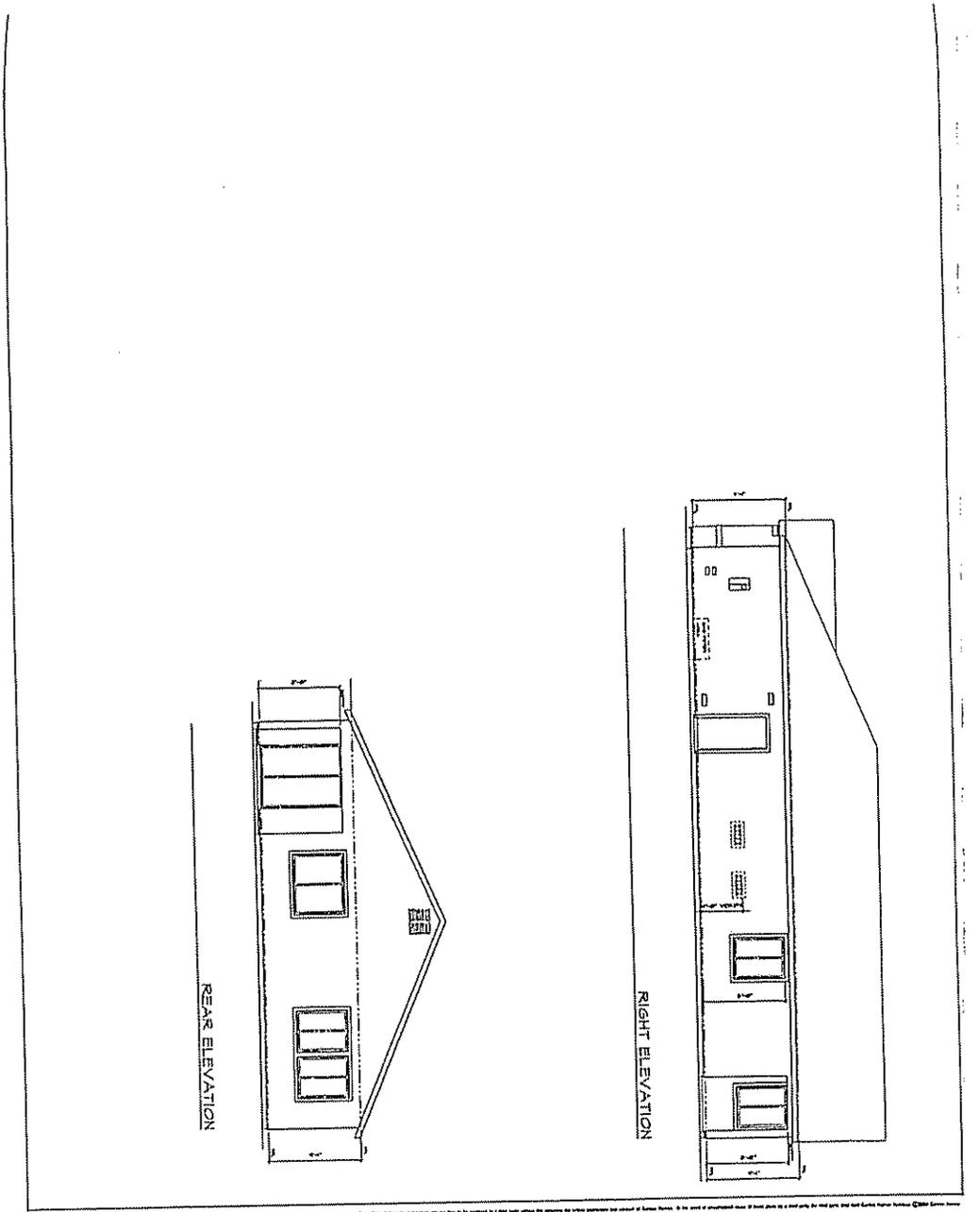


Attachment 2 – Tentative Map

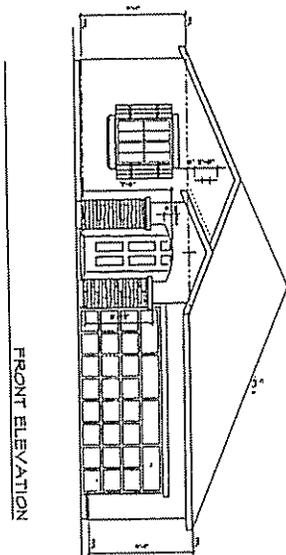
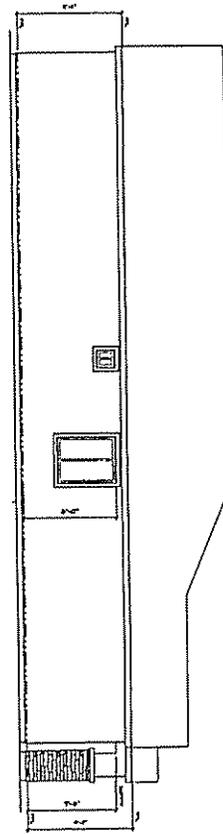
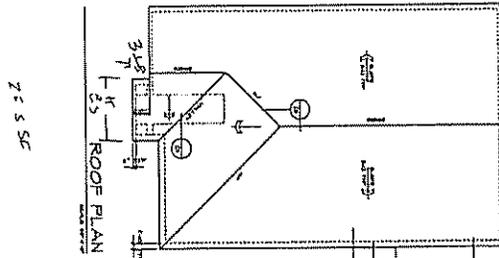


Attachment 3 – House Plans





Sheet Number A1.6	Sheet Title PLAN 1776 ELEVATION 'A'	Project 54204 802	Client CENTEX HOMES 3700 Douglas Ave Beverly Hills, CA 90210 (310) 750-0823	Architect RITNER Architectural Group 19401 N. Holly Street Beverly Hills, CA 90210 (310) 750-0823	Revisions
Date 10/21/04		Scale 1/4" = 1'-0"			

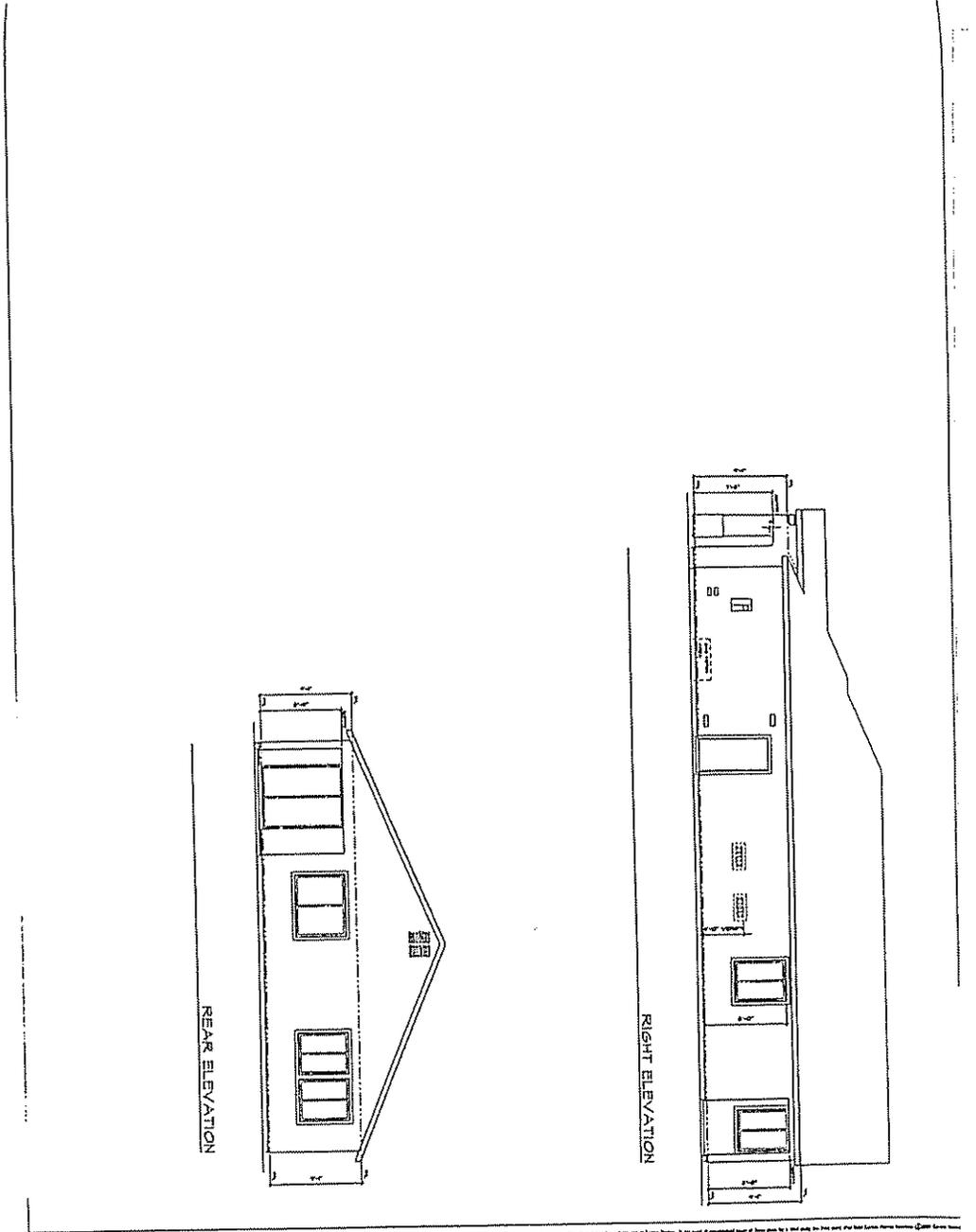


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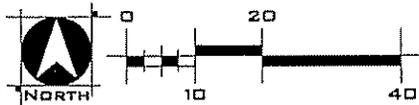
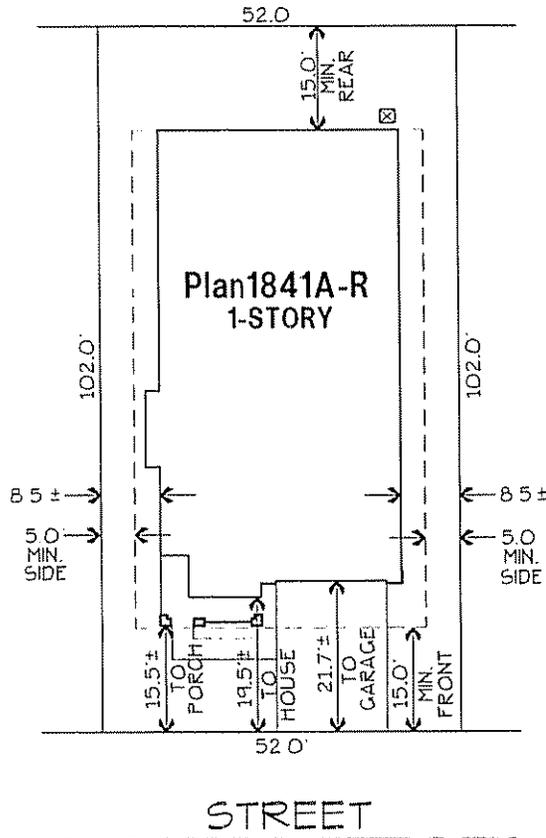
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Sheet Number	Sheet Title	Project	Client	Architect	Revisions
A1.7	PLAN 1776 ROOF PLAN ELEVATION "B"		CENTEX HOMES 3700 Douglas Blvd Saginaw, MI 48604 989-2828	RITNER Architects 1801 E. High Street Ann Arbor, MI 48106 734-761-1111	



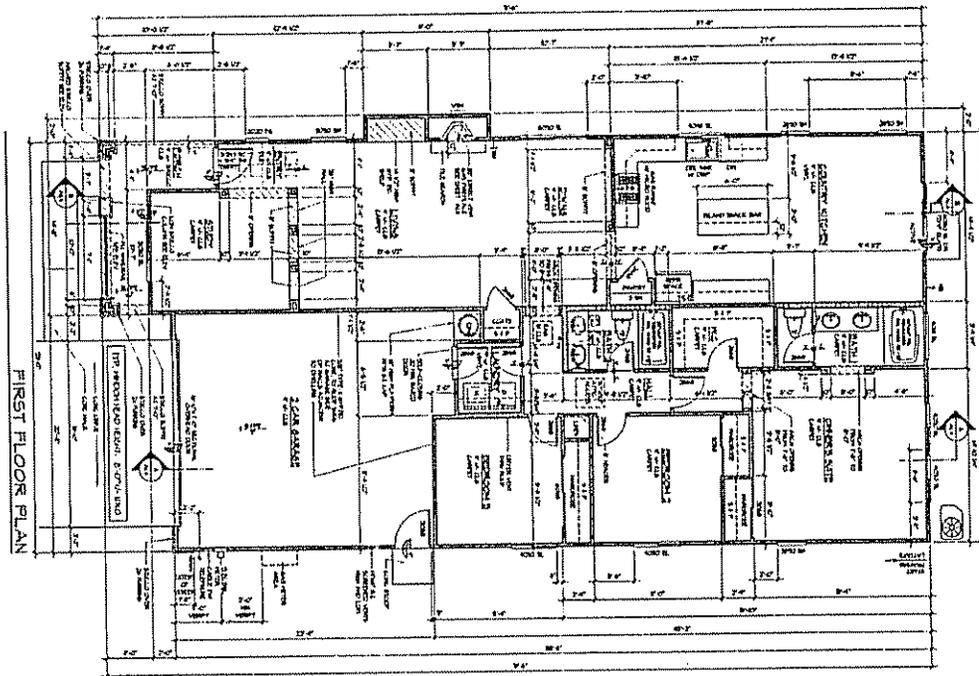
Sheet Number	Sheet Title	Project	Client	Architect	Revisions
A1.10	PLAN 1776 ELEVATION 'C'	Production, SACOS 605	CENTEX HOMES 3200 Douglas Blvd Richardson, TX 75082 (972) 788-8823	RITNER Architects 1100 N. Ross Blvd Richardson, TX 75082 (972) 788-8823	

PLAN 1841
CAMERON 5
CITY OF SACRAMENTO, CALIFORNIA
MARCH 5, 2005



WOOD RODGERS
ENGINEERING • PLANNING • MAPPING • SURVEYING
3301 G STREET, OLD B. 100-B, SACRAMENTO, CA 95816
PHONE: (916) 341-7760 FAX: (916) 341-7767

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<p>PLAN INFORMATION</p> <p>REGULATION SCHEDULE</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>TYPE</td><td>NO.</td></tr> <tr><td>FOUNDATION</td><td>100</td></tr> <tr><td>WALL</td><td>100</td></tr> <tr><td>FLOOR</td><td>100</td></tr> <tr><td>CEILING</td><td>100</td></tr> <tr><td>ROOF</td><td>100</td></tr> <tr><td>MECHANICAL</td><td>100</td></tr> <tr><td>ELECTRICAL</td><td>100</td></tr> <tr><td>PLUMBING</td><td>100</td></tr> <tr><td>HEATING</td><td>100</td></tr> <tr><td>Cooling</td><td>100</td></tr> <tr><td>Other</td><td>100</td></tr> </table> <p>REGULATION SCHEDULE</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>TYPE</td><td>NO.</td></tr> <tr><td>FOUNDATION</td><td>100</td></tr> <tr><td>WALL</td><td>100</td></tr> <tr><td>FLOOR</td><td>100</td></tr> <tr><td>CEILING</td><td>100</td></tr> <tr><td>ROOF</td><td>100</td></tr> <tr><td>MECHANICAL</td><td>100</td></tr> <tr><td>ELECTRICAL</td><td>100</td></tr> <tr><td>PLUMBING</td><td>100</td></tr> <tr><td>HEATING</td><td>100</td></tr> <tr><td>Cooling</td><td>100</td></tr> <tr><td>Other</td><td>100</td></tr> </table> <p>FLOOR AREA (SQ. FT.)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>TYPE</td><td>NO.</td></tr> <tr><td>FOUNDATION</td><td>100</td></tr> <tr><td>WALL</td><td>100</td></tr> <tr><td>FLOOR</td><td>100</td></tr> <tr><td>CEILING</td><td>100</td></tr> <tr><td>ROOF</td><td>100</td></tr> <tr><td>MECHANICAL</td><td>100</td></tr> <tr><td>ELECTRICAL</td><td>100</td></tr> <tr><td>PLUMBING</td><td>100</td></tr> <tr><td>HEATING</td><td>100</td></tr> <tr><td>Cooling</td><td>100</td></tr> <tr><td>Other</td><td>100</td></tr> </table>	TYPE	NO.	FOUNDATION	100	WALL	100	FLOOR	100	CEILING	100	ROOF	100	MECHANICAL	100	ELECTRICAL	100	PLUMBING	100	HEATING	100	Cooling	100	Other	100	TYPE	NO.	FOUNDATION	100	WALL	100	FLOOR	100	CEILING	100	ROOF	100	MECHANICAL	100	ELECTRICAL	100	PLUMBING	100	HEATING	100	Cooling	100	Other	100	TYPE	NO.	FOUNDATION	100	WALL	100	FLOOR	100	CEILING	100	ROOF	100	MECHANICAL	100	ELECTRICAL	100	PLUMBING	100	HEATING	100	Cooling	100	Other	100	<p>FLOOR PLAN NOTES</p> <ol style="list-style-type: none"> 1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF SACRAMENTO BUILDING DEPARTMENT REGULATIONS AND THE CALIFORNIA BUILDING CODE. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO BUILDING DEPARTMENT. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
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<p>PLAN 1841 FLOOR PLAN Sheldon Whitehouse Sacramento, California</p>	<p>CENTEX HOMES Sacramento Division Phone: (916) 786-6000 Fax: (916) 786-6800</p> <p>2100 Industrial Blvd Suite 100 Flower Hill, CA 95621</p> <p>RITNER Architectural Group 2207 Oak Park Blvd Suite 10 Sacramento, CA 95825 916 722-6222</p>																																																																								

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PLAN 1841
ROOF PLAN - ELEVATION 'C'
 Sheldon Whitehouse
 Sacramento, California

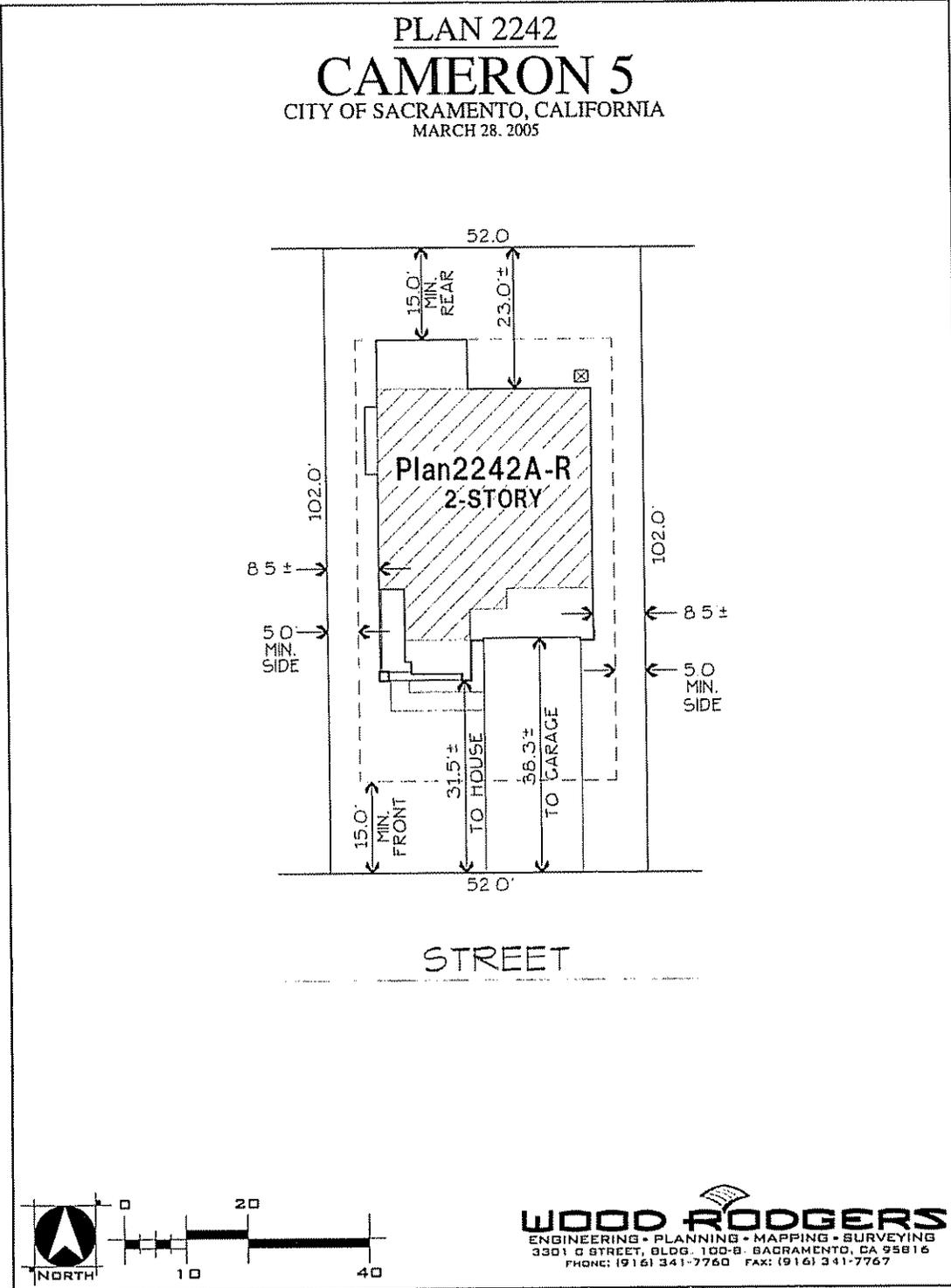
CENTEX HOMES
 Sacramento Division
 Phone: (916) 786-8881
 Fax: (916) 786-6672

3120 Douglas Blvd
 Suite 150
 Roseville, CA 95678

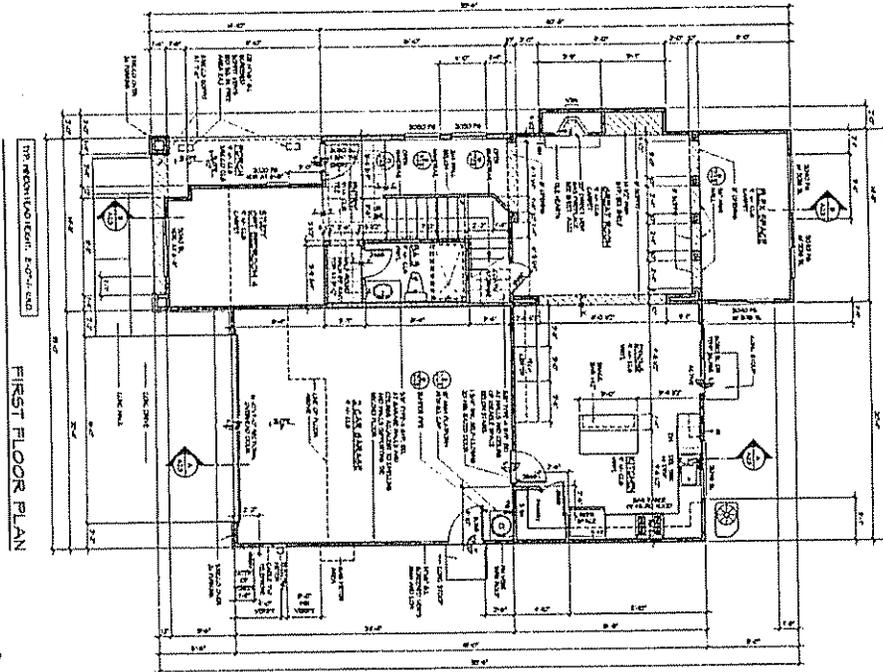
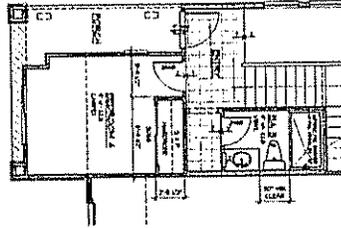
RITNER
 Architectural Group

1075 1st Street Suite 100
 Roseville, CA 95678 (916) 228-8287

A19



OPTIONAL BEDROOM 4



2006.03.07

FLOOR PLAN NOTES

1. ALL WORK SHOWN ON THIS PLAN IS TO BE CONSIDERED AS A GENERAL GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE PRIOR TO COMMENCEMENT OF WORK.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED OR ALTERED.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND TO THE SATISFACTION OF THE ARCHITECT AND LOCAL BUILDING DEPARTMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE PRIOR TO COMMENCEMENT OF WORK.
10. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED OR ALTERED.
12. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND TO THE SATISFACTION OF THE ARCHITECT AND LOCAL BUILDING DEPARTMENT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
14. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE PRIOR TO COMMENCEMENT OF WORK.
16. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED OR ALTERED.
18. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND TO THE SATISFACTION OF THE ARCHITECT AND LOCAL BUILDING DEPARTMENT.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
20. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

PLAN INFORMATION

INSULATION SCHEDULE	
CEILING	R-19
WALLS	R-13
FLOORS	R-9
ROOF	R-30

FINISHES	
WALLS	1/2" GYPSUM BOARD
CEILING	5/8" GYPSUM BOARD
FLOORS	3/4" GYPSUM BOARD
ROOF	1/2" GYPSUM BOARD

MATERIALS	
CEILING	5/8" GYPSUM BOARD
WALLS	1/2" GYPSUM BOARD
FLOORS	3/4" GYPSUM BOARD
ROOF	1/2" GYPSUM BOARD

PLAN 2242
FIRST FLOOR PLAN / OPTION
Sheldon Whitehouse
Sacramento, California

CENTEX HOMES
Sacramento Division
Mark (916) 756-6623
Pat (916) 756-6623
1150 Douglas Blvd
Suite 100
Rocky, CA 95740

RITNER
Architectural Group
2222 Old Orange Street Suite 100
Hayward, CA 94541 (916) 255-8827

A22

ROOF PLAN
LAWN SERVICE
LAWN SERVICE

SHUTTER

FRONT ELEVATION

LEFT ELEVATION

EXTERIOR FINISH NOTES

1. FINISH NOTES
2. FINISH NOTES
3. FINISH NOTES
4. FINISH NOTES
5. FINISH NOTES

NO.	DATE	REVISION

PLAN 2242
ROOF PLAN - ELEVATION "A"
Sheldon Whitehouse
Sacramento, California

CENTEX HOMES
Sacramento Division
Phone: (916) 798-8223
Fax: (916) 798-8002

RITNER
Architectural Group
2275 2nd Street, Suite 200
Folsom, CA 95630
Phone: (916) 992-1111

ROOF PLAN

FRONT ELEVATION

LEFT ELEVATION

SHUTTER

EXTERIOR FINISH NOTES

1. EXTERIOR WALLS: 2" MIN. INSULATION, 4" MIN. CONCRETE OR CMU, 1/2" GYPSUM BOARD.
2. ROOFING: 1/2" OSB DECKING, 2" MIN. INSULATION, ASPHALT/FLYSHALE SHINGLES.
3. FLOORING: 3/4" OSB DECKING, 1/2" GYPSUM BOARD, 1/2" GYPSUM BOARD, 1/2" GYPSUM BOARD.
4. FINISHES: SEE FINISH SCHEDULE.

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	ASPH/FLY SHINGLES	1000	SQ YD	1.50	1500.00
2	2" MIN. INSULATION	1000	SQ YD	1.00	1000.00
3	1/2" OSB DECKING	1000	SQ YD	0.50	500.00
4	3/4" OSB DECKING	1000	SQ YD	0.50	500.00
5	1/2" GYPSUM BOARD	1000	SQ YD	0.50	500.00
6	1/2" GYPSUM BOARD	1000	SQ YD	0.50	500.00
7	1/2" GYPSUM BOARD	1000	SQ YD	0.50	500.00
8	1/2" GYPSUM BOARD	1000	SQ YD	0.50	500.00
9	1/2" GYPSUM BOARD	1000	SQ YD	0.50	500.00
10	1/2" GYPSUM BOARD	1000	SQ YD	0.50	500.00

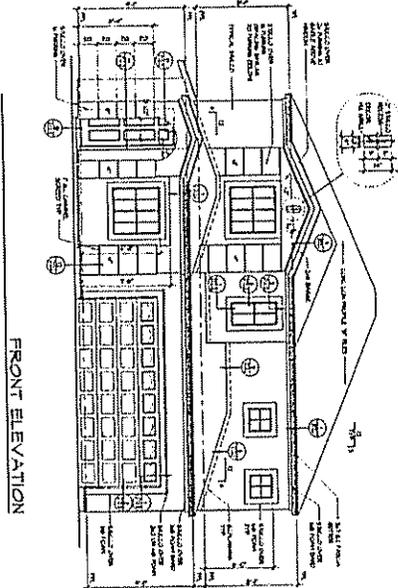
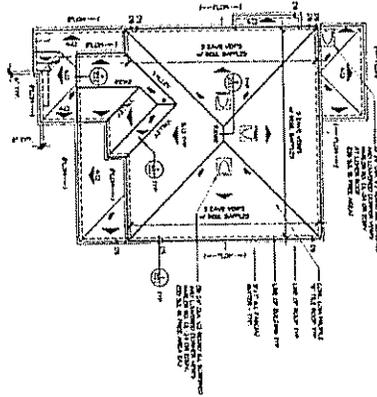
PLAN 2242
ROOF PLAN - ELEVATION 'B'
 Sheldon Whitehouse
 Sacramento, California

CENTEX HOMES
 Sacramento Division
 Phone: (916) 786-8071
 Fax: (916) 786-2602

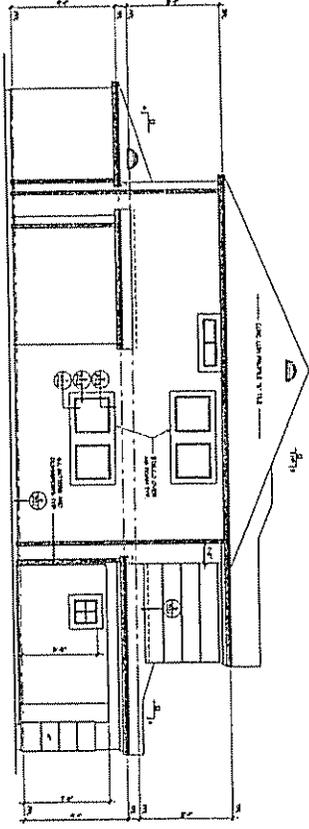
RITNER
 Architectural Group
 2002 THE DR - THE DR BLDG
 HUNTSVILLE, AL 35894
 Phone: (256) 837-1100

GENERAL NOTES	
1.	SEE ARCHITECT'S SPECIFICATIONS
2.	ALL MATERIALS TO BE APPROVED BY ARCHITECT
3.	ALL WORK TO BE DONE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL CODES
4.	ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL RESIDENTIAL CODE
5.	ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL MECHANICAL AND PLUMBING CODE
6.	ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL ELECTRICAL CODE
7.	ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL FIRE AND ALARM CODE
8.	ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL BUILDING DEPARTMENT CODE
9.	ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL ENERGY CONSERVATION CODE
10.	ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL SMOKE ALARM CODE
11.	ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL ACCESSIBILITY AND MOBILITY ACT
12.	ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL GREEN BUILDING CONVENTION CODE
13.	ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL SUSTAINABLE BUILDING CONVENTION CODE
14.	ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL WELL-BEING CONVENTION CODE
15.	ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL COMMUNITY DEVELOPMENT CONVENTION CODE
16.	ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL ENVIRONMENTAL CONVENTION CODE
17.	ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL CULTURAL CONVENTION CODE
18.	ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL HUMAN RIGHTS CONVENTION CODE
19.	ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL LABOR CONVENTION CODE
20.	ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL PEACE CONVENTION CODE

ROOF PLAN
SCALE: 1/8" = 1'-0"



FRONT ELEVATION

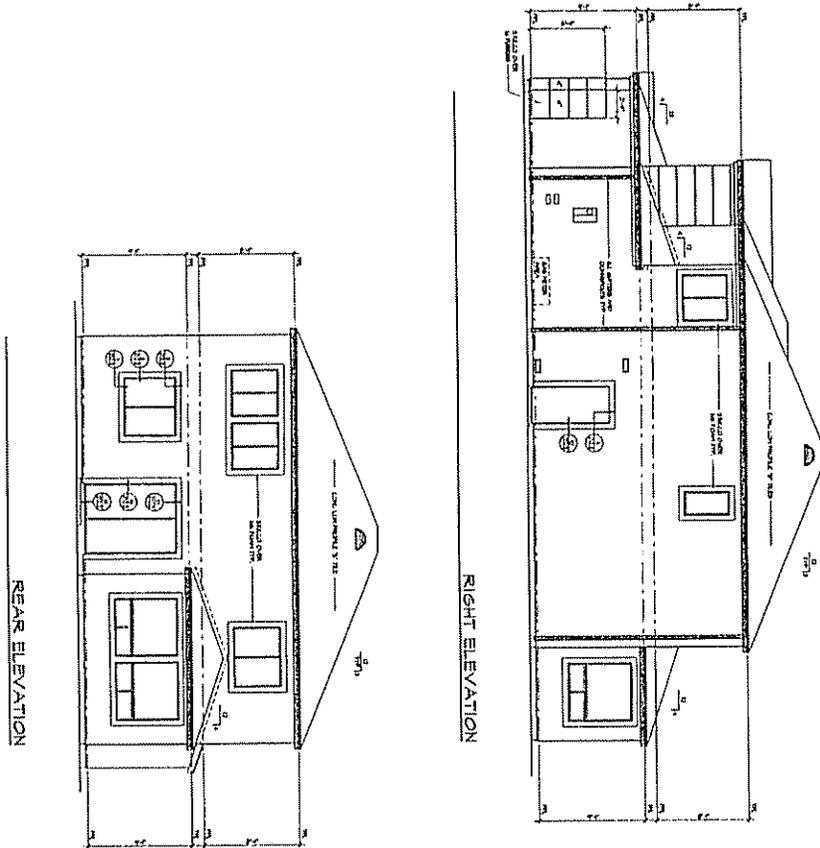


LEFT ELEVATION

EXTERIOR FINISH NOTES

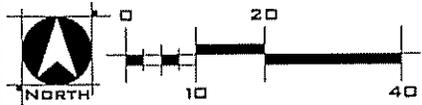
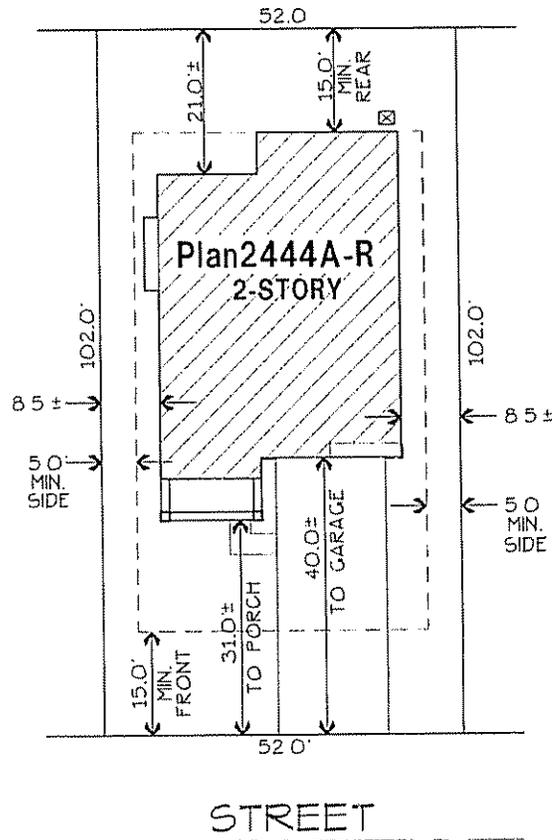
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<p>A210</p>	<p>PLAN 2242 ROOF PLAN - ELEVATION 'C' Sheldon Whitehouse Sacramento, California</p>	<p>CENTEX HOMES Sacramento Division Phone: (916) 756-6223 Fax: (916) 756-6222</p>	<p>1700 Douglas Blvd Suite 102 Roseville, CA 95678</p>	<p>RITNER Architectural Group 1000 The Oaks Center Suite 60 Newport Beach, CA 92660 (949) 750-8887</p>
	<p><small>These drawings are prepared by the architect and are not to be used for construction without the approval of the architect. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others.</small></p>			



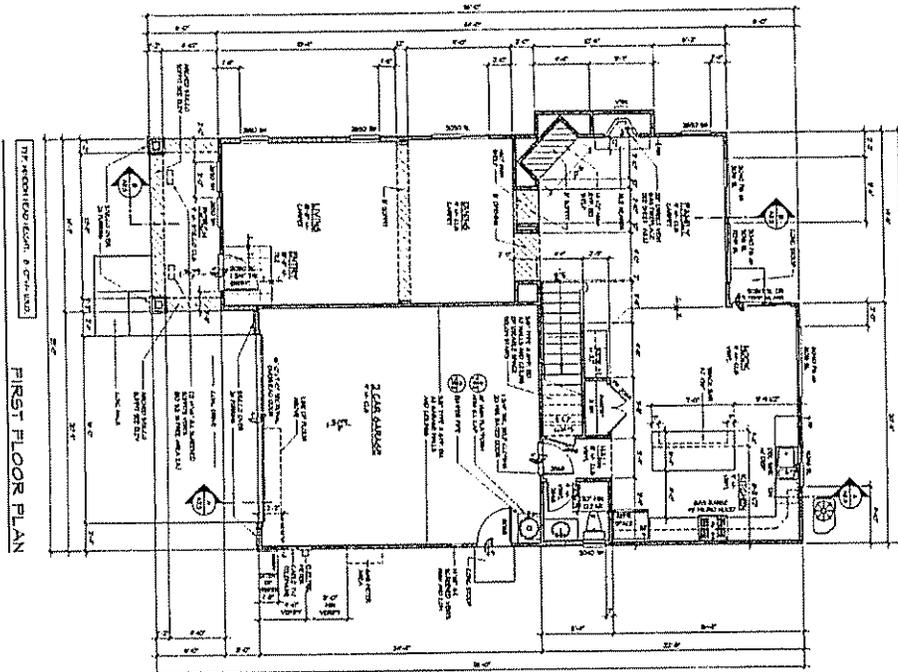
<p>A211</p>	<p>PLAN 2242 ELEVATION "C"</p>	<p>CENTEX HOMES Sacramento Division Phone (916) 766-6633 Fax (916) 766-6632</p>	<p>3730 Douglas Blvd Suite 120 Roseville, CA 95678</p>	<p>RITNER Architectural Group</p>
	<p>Sheldon Whitehouse Sacramento, California</p>	<p><small>© 2005 Centex Homes, Inc. All rights reserved. This drawing is the property of Centex Homes, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Centex Homes, Inc. This drawing is not to be used for any other project without the prior written permission of Centex Homes, Inc. This drawing is not to be used for any other project without the prior written permission of Centex Homes, Inc.</small></p>	<p>2200 SW Park Street, Suite 202 Newport Beach, CA 92660 (949) 224-2281</p>	

PLAN 2444
CAMERON 5
CITY OF SACRAMENTO, CALIFORNIA
MARCH 28, 2005



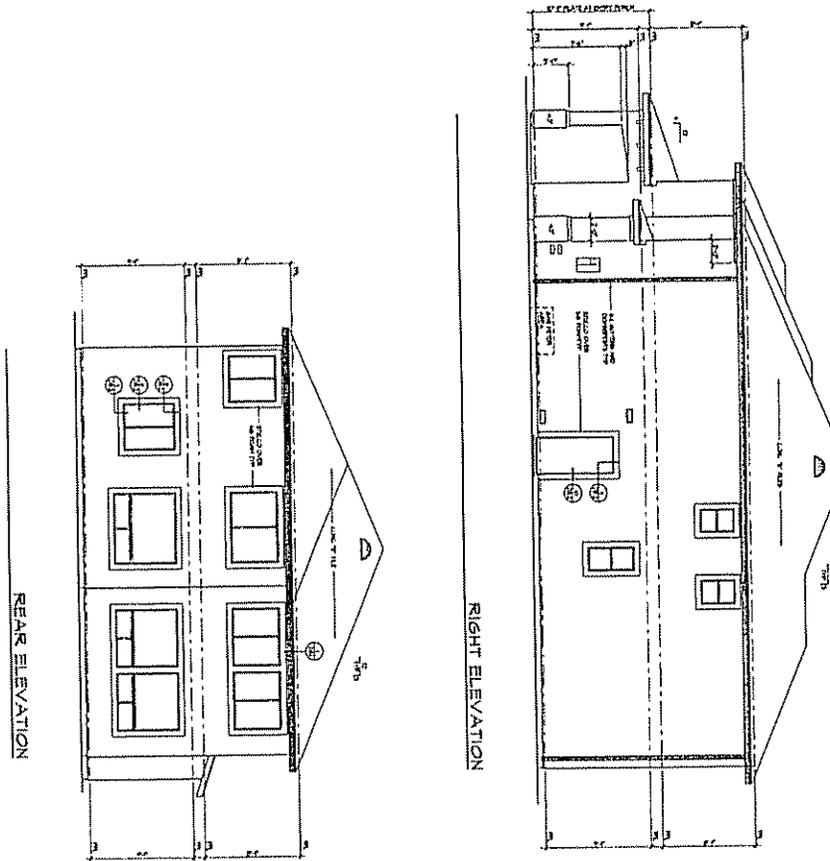
WOOD RODGERS
ENGINEERING • PLANNING • MAPPING • SURVEYING
3301 G STREET, BLDG. 100-B SACRAMENTO, CA 95816
PHONE: (916) 341-7760 FAX: (916) 341-7767

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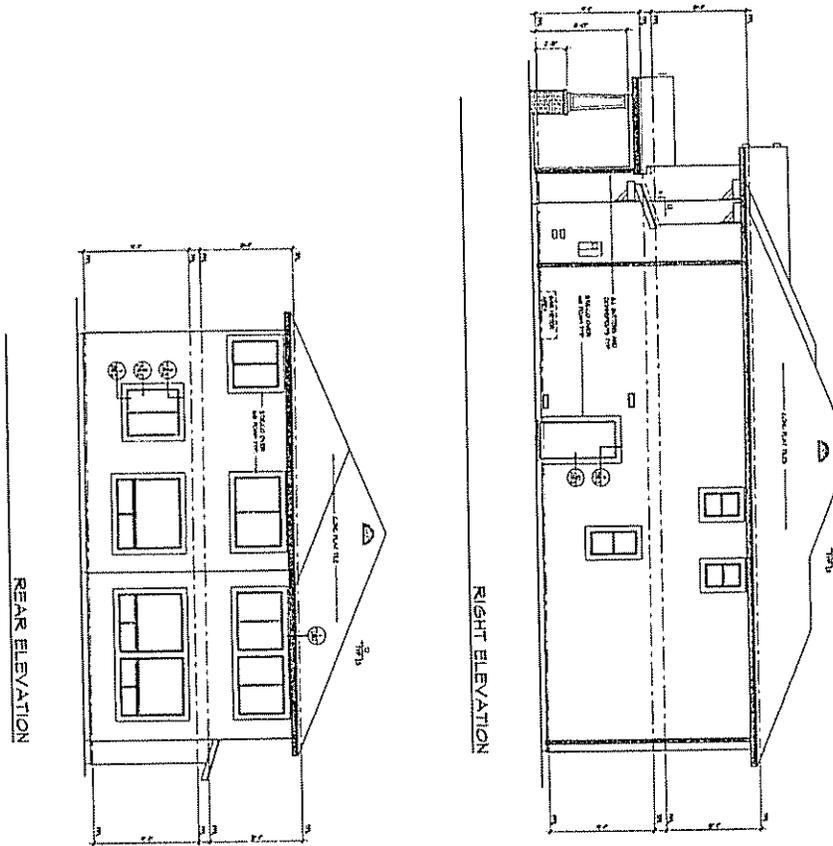


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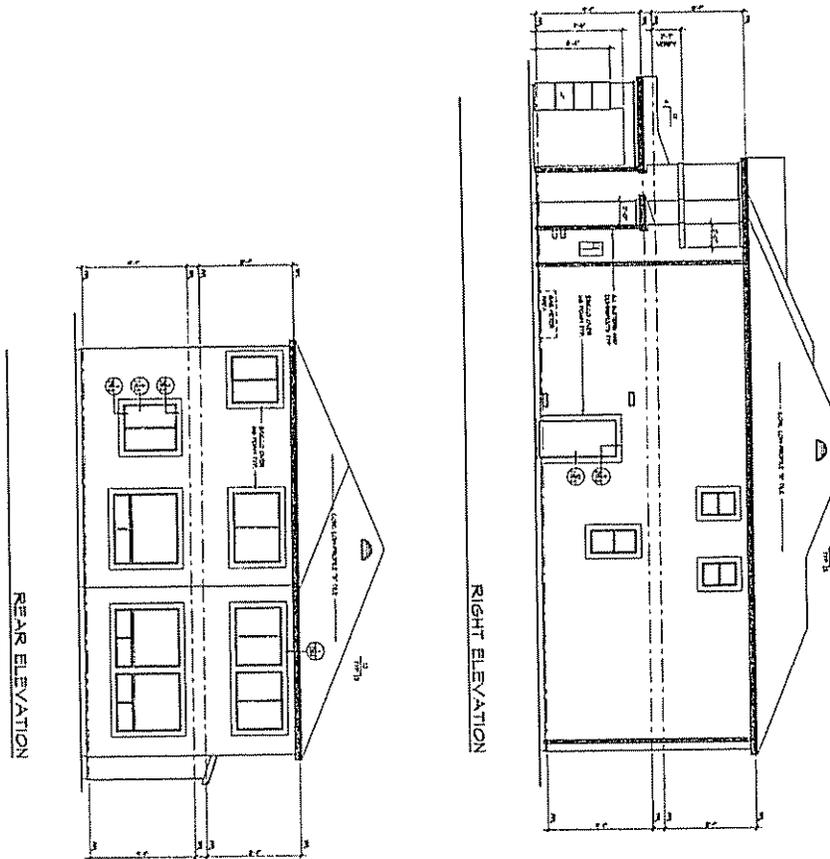
<p>FLOOR PLAN NOTES</p> <ol style="list-style-type: none"> 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2004 CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES. 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2004 CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2004 CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2004 CALIFORNIA PLUMBING CODE AND ALL APPLICABLE LOCAL ORDINANCES. 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2004 CALIFORNIA FIRE CODE AND ALL APPLICABLE LOCAL ORDINANCES. 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2004 CALIFORNIA SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES. 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2004 CALIFORNIA ENVIRONMENTAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2004 CALIFORNIA HEALTH CARE CODE AND ALL APPLICABLE LOCAL ORDINANCES. 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2004 CALIFORNIA LABOR CODE AND ALL APPLICABLE LOCAL ORDINANCES. 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2004 CALIFORNIA PROFESSIONAL AND BUSINESS CODE AND ALL APPLICABLE LOCAL ORDINANCES. 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2004 CALIFORNIA REALITY CODE AND ALL APPLICABLE LOCAL ORDINANCES. 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2004 CALIFORNIA VEHICLE CODE AND ALL APPLICABLE LOCAL ORDINANCES. 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2004 CALIFORNIA WELFARE AND PENSIONS CODE AND ALL APPLICABLE LOCAL ORDINANCES. 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2004 CALIFORNIA WILDFIRE CODE AND ALL APPLICABLE LOCAL ORDINANCES. 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2004 CALIFORNIA WINE AND SPIRITS CODE AND ALL APPLICABLE LOCAL ORDINANCES. 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2004 CALIFORNIA WINE AND GRAPEVINE CODE AND ALL APPLICABLE LOCAL ORDINANCES. 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2004 CALIFORNIA WINE AND VINEYARD CODE AND ALL APPLICABLE LOCAL ORDINANCES. 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2004 CALIFORNIA WINE AND VINEYARD CODE AND ALL APPLICABLE LOCAL ORDINANCES. 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2004 CALIFORNIA WINE AND VINEYARD CODE AND ALL APPLICABLE LOCAL ORDINANCES. 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2004 CALIFORNIA WINE AND VINEYARD CODE AND ALL APPLICABLE LOCAL ORDINANCES. 																																																															
<p>PLAN INFORMATION</p> <p>INSULATION SCHEDULE</p> <table border="1"> <tr><td>ROOF</td><td>R-19</td></tr> <tr><td>WALLS</td><td>R-13</td></tr> <tr><td>FLOORS</td><td>R-9</td></tr> <tr><td>CEILING</td><td>R-13</td></tr> <tr><td>FOUNDATION</td><td>R-10</td></tr> <tr><td>GLAZING</td><td>U-0.30</td></tr> <tr><td>DOOR</td><td>U-0.35</td></tr> <tr><td>WINDOW</td><td>U-0.35</td></tr> </table> <p>MECHANICAL SYSTEMS</p> <table border="1"> <tr><td>HEATING</td><td>FORN</td></tr> <tr><td>Cooling</td><td>FORN</td></tr> <tr><td>Ventilation</td><td>FORN</td></tr> <tr><td>Humidity Control</td><td>FORN</td></tr> <tr><td>Sound Attenuation</td><td>FORN</td></tr> <tr><td>Lighting</td><td>FORN</td></tr> <tr><td>Power</td><td>FORN</td></tr> <tr><td>Water</td><td>FORN</td></tr> <tr><td>Gas</td><td>FORN</td></tr> <tr><td>Oil</td><td>FORN</td></tr> <tr><td>Electric</td><td>FORN</td></tr> <tr><td>Other</td><td>FORN</td></tr> </table> <p>FINISHES</p> <table border="1"> <tr><td>FLOOR</td><td>FORN</td></tr> <tr><td>WALL</td><td>FORN</td></tr> <tr><td>CEILING</td><td>FORN</td></tr> <tr><td>DOOR</td><td>FORN</td></tr> <tr><td>WINDOW</td><td>FORN</td></tr> <tr><td>Other</td><td>FORN</td></tr> </table> <p>CONSTRUCTION METHODS</p> <table border="1"> <tr><td>Foundation</td><td>FORN</td></tr> <tr><td>Walls</td><td>FORN</td></tr> <tr><td>Floors</td><td>FORN</td></tr> <tr><td>Roof</td><td>FORN</td></tr> <tr><td>Other</td><td>FORN</td></tr> </table>		ROOF	R-19	WALLS	R-13	FLOORS	R-9	CEILING	R-13	FOUNDATION	R-10	GLAZING	U-0.30	DOOR	U-0.35	WINDOW	U-0.35	HEATING	FORN	Cooling	FORN	Ventilation	FORN	Humidity Control	FORN	Sound Attenuation	FORN	Lighting	FORN	Power	FORN	Water	FORN	Gas	FORN	Oil	FORN	Electric	FORN	Other	FORN	FLOOR	FORN	WALL	FORN	CEILING	FORN	DOOR	FORN	WINDOW	FORN	Other	FORN	Foundation	FORN	Walls	FORN	Floors	FORN	Roof	FORN	Other	FORN
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CEILING	FORN																																																														
DOOR	FORN																																																														
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Walls	FORN																																																														
Floors	FORN																																																														
Roof	FORN																																																														
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<p>PLAN 2444 FIRST FLOOR PLAN Sheldon Whitehouse Sacramento, California</p>																																																															
<p>CENTEX HOMES Sacramento Division 3100 Douglas Blvd Suite 100 Roseville, CA 95661 Tel: (916) 786-8811 Fax: (916) 786-8822</p>																																																															
<p>RITNER Architectural Group 2215 Oak Street, Suite 202 Sacramento, CA 95811 (916) 442-4242</p>																																																															
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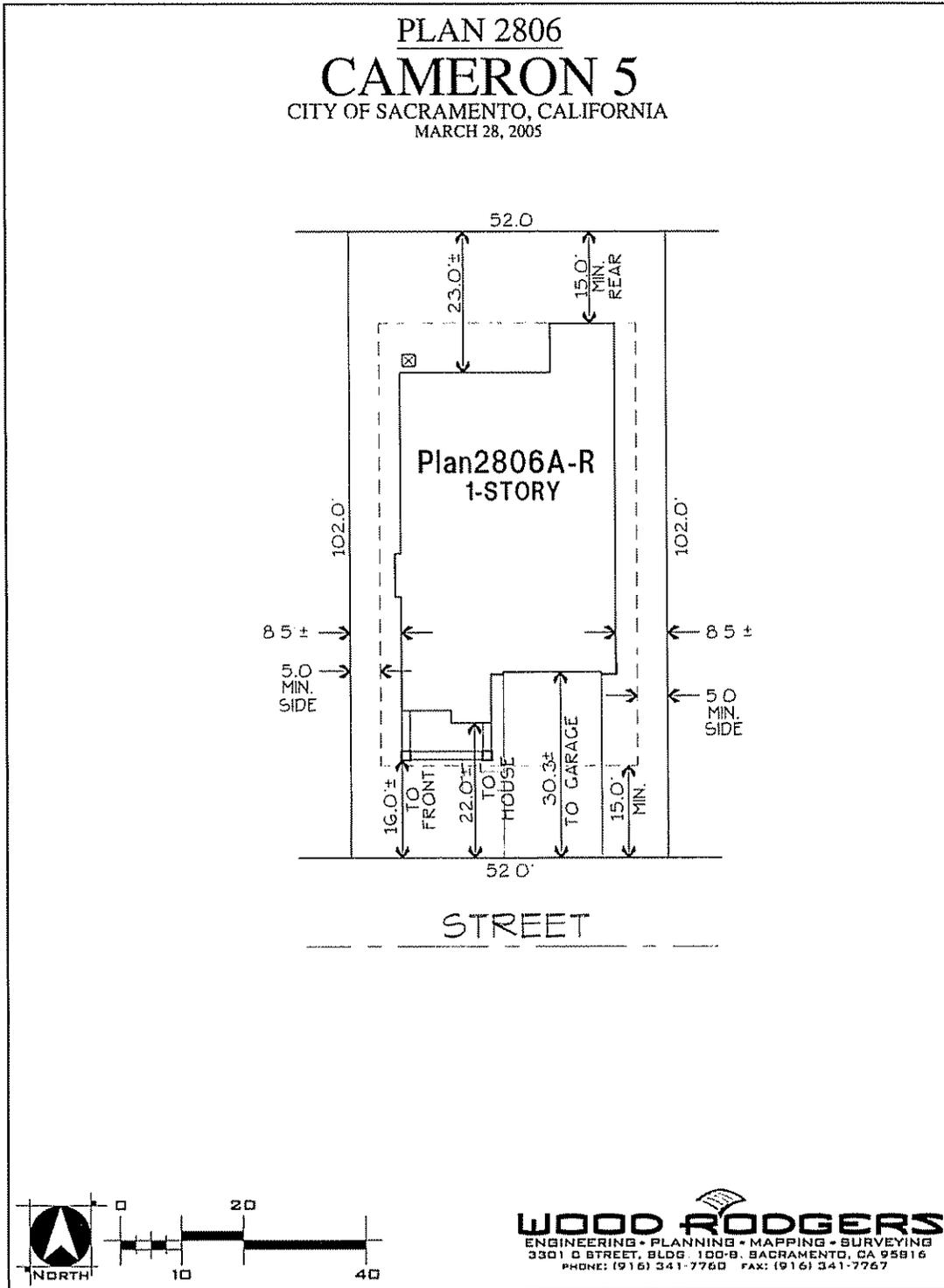
<p>A37</p>	<p>PLAN 2444 ELEVATION 'A'</p> <p>Sheldon Whitehouse Sacramento, California</p>	<p>CENTEX HOMES Sacramento Division Phone: (916) 786-6283 Fax: (916) 786-6282</p>	<p>3700 Douglas Blvd. Suite 102 Fairfield, CA 94533</p>	<p>RITNER Architectural Group</p> <p>2525 El Dorado Blvd. Suite 60 Newport Beach, CA 92660 (714) 758-8321</p>
	<p>These drawings are prepared by the architect and are intended for the use of the contractor. They are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in these drawings. The contractor is responsible for verifying all dimensions and conditions of the site before construction. The architect is not responsible for any construction defects or delays. The contractor is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any construction costs or schedule. The contractor is responsible for all construction work. The architect is not responsible for any construction safety. The contractor is responsible for all construction safety. The architect is not responsible for any construction insurance. The contractor is responsible for all construction insurance. The architect is not responsible for any construction bonds. The contractor is responsible for all construction bonds. The architect is not responsible for any construction liens. The contractor is responsible for all construction liens. The architect is not responsible for any construction disputes. The contractor is responsible for all construction disputes. The architect is not responsible for any construction claims. The contractor is responsible for all construction claims. The architect is not responsible for any construction lawsuits. The contractor is responsible for all construction lawsuits. The architect is not responsible for any construction judgments. The contractor is responsible for all construction judgments. The architect is not responsible for any construction awards. The contractor is responsible for all construction awards. The architect is not responsible for any construction penalties. The contractor is responsible for all construction penalties. The architect is not responsible for any construction fines. The contractor is responsible for all construction fines. The architect is not responsible for any construction sanctions. The contractor is responsible for all construction sanctions. The architect is not responsible for any construction orders. The contractor is responsible for all construction orders. The architect is not responsible for any construction decrees. The contractor is responsible for all construction decrees. The architect is not responsible for any construction judgments. The contractor is responsible for all construction judgments. The architect is not responsible for any construction awards. The contractor is responsible for all construction awards. The architect is not responsible for any construction penalties. The contractor is responsible for all construction penalties. The architect is not responsible for any construction fines. The contractor is responsible for all construction fines. The architect is not responsible for any construction sanctions. The contractor is responsible for all construction sanctions. The architect is not responsible for any construction orders. The contractor is responsible for all construction orders. The architect is not responsible for any construction decrees. The contractor is responsible for all construction decrees.</p>			

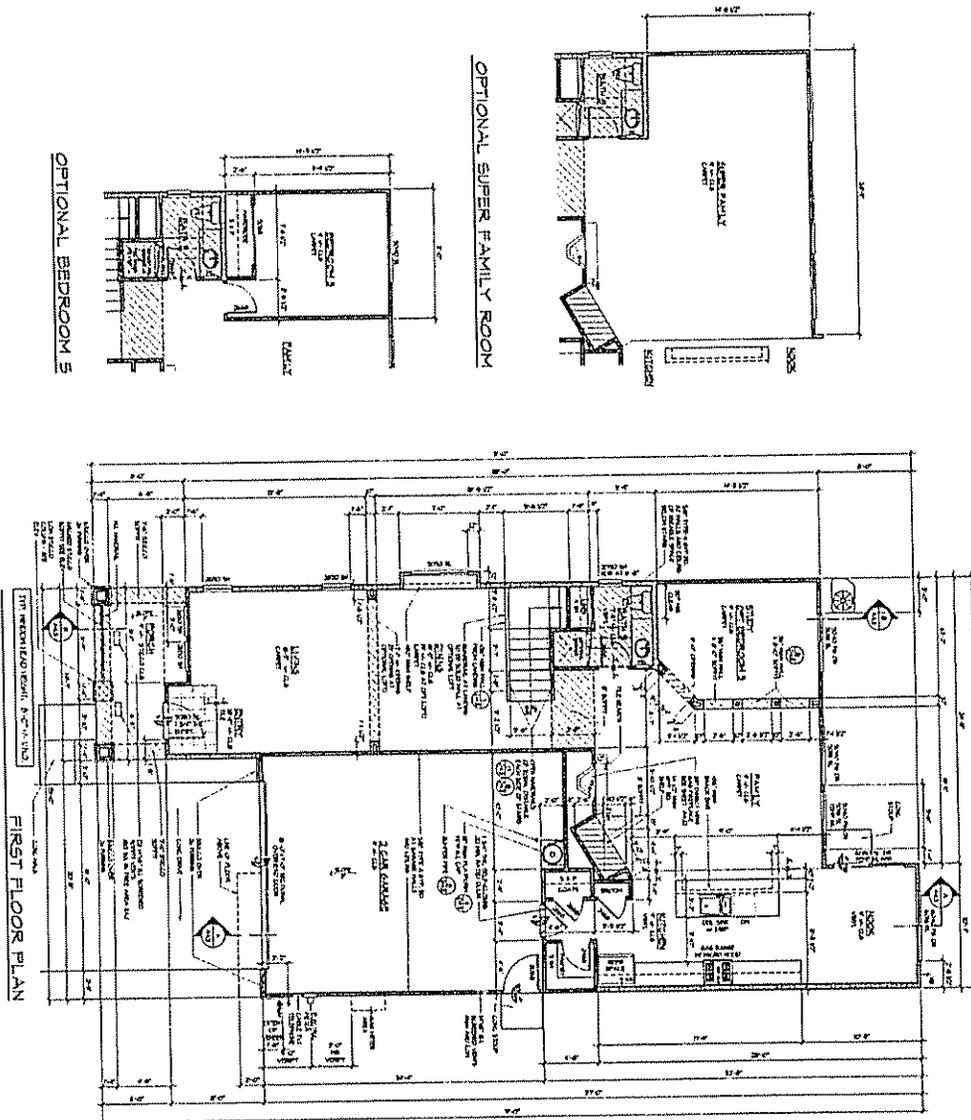


<p>A39</p>	<p>PLAN 2444 ELEVATION 'B'</p>	<p>CENTEX HOMES Sacramento Division 3100 Douglas Blvd Power 916.631.4421 Fax 916.631.7786</p>	<p>RITNER Architectural Group 10000 Oak Creek Street, Suite 65 Sacramento, CA 95830 916.255.1897</p>
	<p>Sheldon Whitehouse Sacramento, California</p>	<p>3100 Douglas Blvd Power 916.631.4421 Fax 916.631.7786</p>	<p>10000 Oak Creek Street, Suite 65 Sacramento, CA 95830 916.255.1897</p>



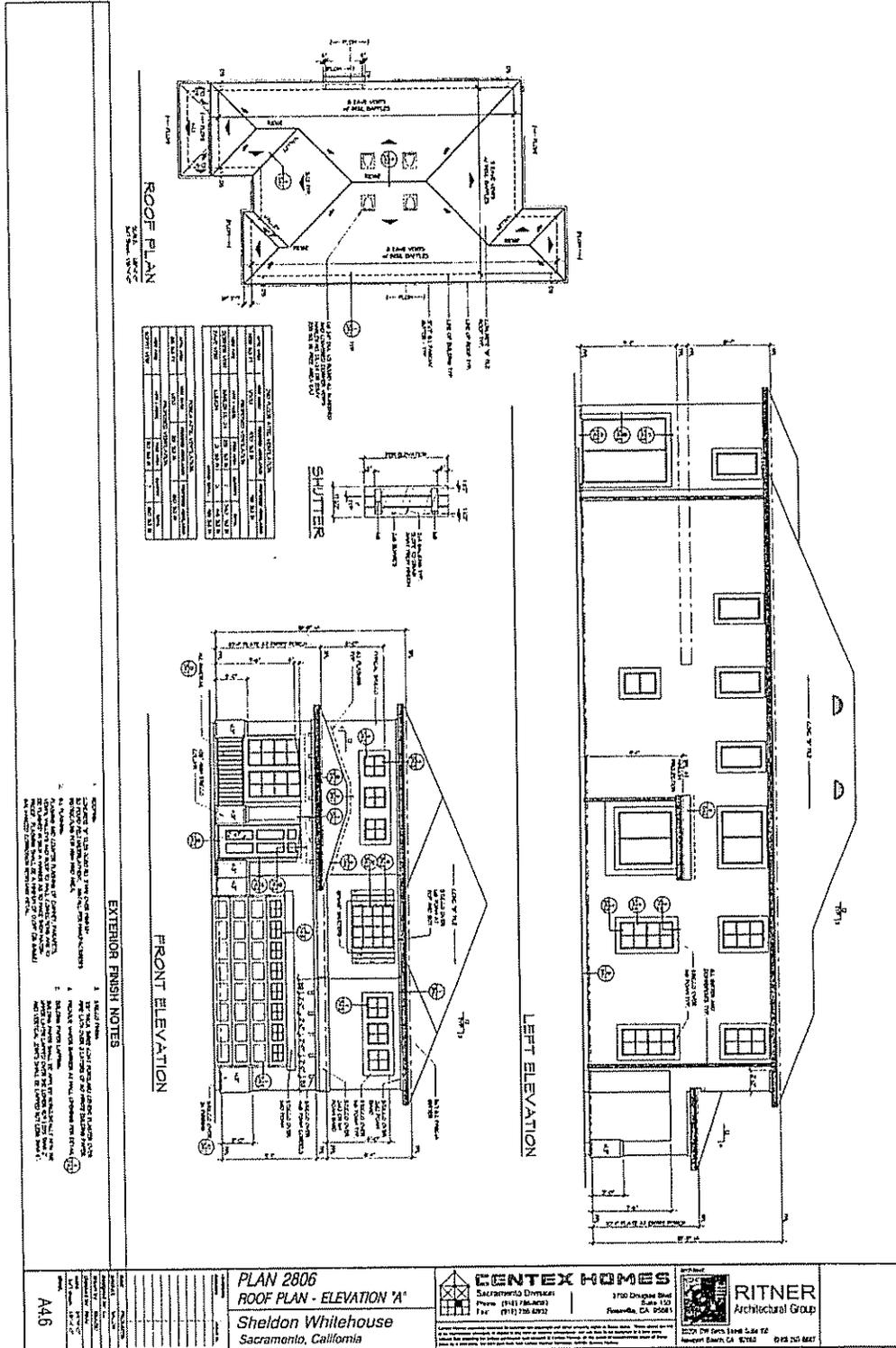
<p>AS11</p>	<p>PLAN 2444 ELEVATION C'</p>	<p>CENTEX HOMES Sacramento Division Phone: (916) 784-4289 Fax: (916) 784-4282</p>	<p>RITNER Architectural Group</p>
	<p>Sheldon Whitehouse Sacramento, California</p>	<p>1700 Douglas Blvd Suite 152 Roseville, CA 95661</p>	<p>2078 De Soto Street, #20 Hunting Beach, CA 92648 (949) 728-8817</p>

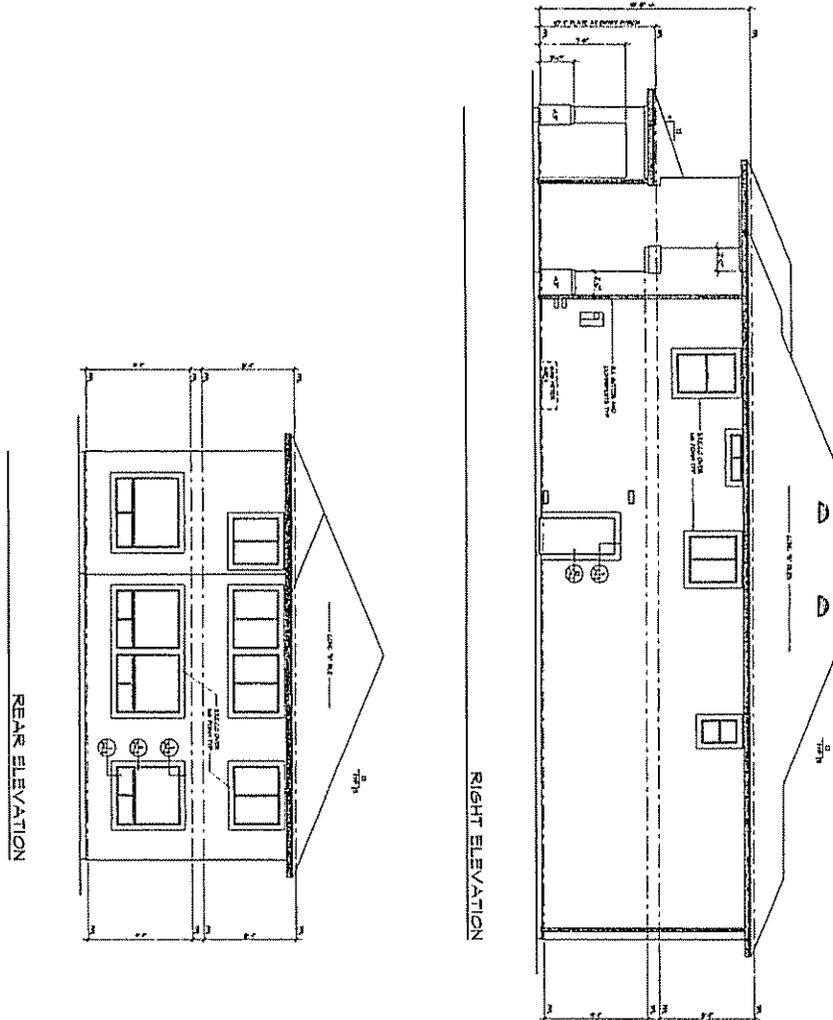




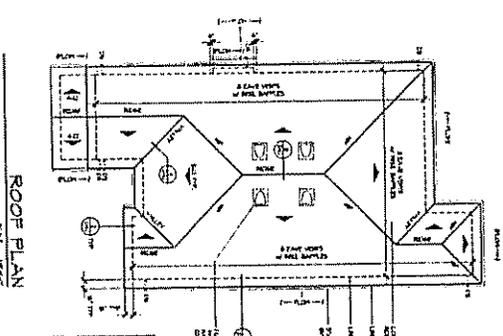
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<p>FLOOR PLAN NOTES</p> <ol style="list-style-type: none"> 1. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS NOTED OTHERWISE. 2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE. 3. ALL WALLS ARE TO BE 1/2" GYPSUM BOARD OVER STUDS. 4. ALL FLOORS ARE TO BE 1/2" GYPSUM BOARD OVER JOISTS. 5. ALL CEILING ARE TO BE 1/2" GYPSUM BOARD OVER JOISTS. 6. ALL ROOFING ARE TO BE AS SHOWN ON THE ROOF PLAN. 7. ALL EXTERIOR WALLS ARE TO BE 8" CMU WITH 1/2" GYPSUM BOARD OVER. 8. ALL EXTERIOR DOORS ARE TO BE 1 3/4" SOLID CORE WITH 1 1/2" GYPSUM BOARD OVER. 9. ALL EXTERIOR WINDOWS ARE TO BE 1 3/4" SOLID CORE WITH 1 1/2" GYPSUM BOARD OVER. 10. ALL INTERIOR DOORS ARE TO BE 1 3/4" SOLID CORE WITH 1 1/2" GYPSUM BOARD OVER. 11. ALL INTERIOR WINDOWS ARE TO BE 1 3/4" SOLID CORE WITH 1 1/2" GYPSUM BOARD OVER. 12. ALL STAIRS ARE TO BE 1 1/2" SOLID CORE WITH 1 1/2" GYPSUM BOARD OVER. 13. ALL BATHS ARE TO BE 1 1/2" SOLID CORE WITH 1 1/2" GYPSUM BOARD OVER. 14. ALL KITCHENS ARE TO BE 1 1/2" SOLID CORE WITH 1 1/2" GYPSUM BOARD OVER. 15. ALL HALLWAYS ARE TO BE 1 1/2" SOLID CORE WITH 1 1/2" GYPSUM BOARD OVER. 16. ALL BEDROOMS ARE TO BE 1 1/2" SOLID CORE WITH 1 1/2" GYPSUM BOARD OVER. 17. ALL LIVING AREAS ARE TO BE 1 1/2" SOLID CORE WITH 1 1/2" GYPSUM BOARD OVER. 18. ALL DINING AREAS ARE TO BE 1 1/2" SOLID CORE WITH 1 1/2" GYPSUM BOARD OVER. 19. ALL BREAKFAST ROOMS ARE TO BE 1 1/2" SOLID CORE WITH 1 1/2" GYPSUM BOARD OVER. 20. ALL PORCHES ARE TO BE 1 1/2" SOLID CORE WITH 1 1/2" GYPSUM BOARD OVER. 																										
<p>PLAN INFORMATION</p> <p>INSULATION SCHEDULE</p> <table border="1"> <tr> <th>LOCATION</th> <th>TYPE</th> <th>THICKNESS</th> </tr> <tr> <td>CEILING</td> <td>R-13</td> <td>3 1/2"</td> </tr> <tr> <td>WALLS</td> <td>R-13</td> <td>3 1/2"</td> </tr> <tr> <td>FLOORS</td> <td>R-13</td> <td>3 1/2"</td> </tr> <tr> <td>ROOF</td> <td>R-19</td> <td>6"</td> </tr> </table> <p>FINISHES</p> <table border="1"> <tr> <th>LOCATION</th> <th>FINISH</th> </tr> <tr> <td>WALLS</td> <td>1/2" GYPSUM BOARD OVER STUDS</td> </tr> <tr> <td>FLOORS</td> <td>1/2" GYPSUM BOARD OVER JOISTS</td> </tr> <tr> <td>CEILING</td> <td>1/2" GYPSUM BOARD OVER JOISTS</td> </tr> <tr> <td>ROOF</td> <td>AS SHOWN ON ROOF PLAN</td> </tr> </table>		LOCATION	TYPE	THICKNESS	CEILING	R-13	3 1/2"	WALLS	R-13	3 1/2"	FLOORS	R-13	3 1/2"	ROOF	R-19	6"	LOCATION	FINISH	WALLS	1/2" GYPSUM BOARD OVER STUDS	FLOORS	1/2" GYPSUM BOARD OVER JOISTS	CEILING	1/2" GYPSUM BOARD OVER JOISTS	ROOF	AS SHOWN ON ROOF PLAN
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<p>PLAN 2806 FIRST FLOOR PLAN / OPTIONS Sheldon Whitehouse Sacramento, California</p>																										
<p>CENTEX HOMES SACRAMENTO DIVISION 2700 Douglas Blvd Suite 200 Sacramento, CA 95833 Phone: (916) 746-0632 Fax: (916) 769-6821</p>																										
<p>RITNER Architectural Group 2200 S. 1st Street Suite 60 Sacramento, CA 95833 Phone: (916) 252-8187</p>																										



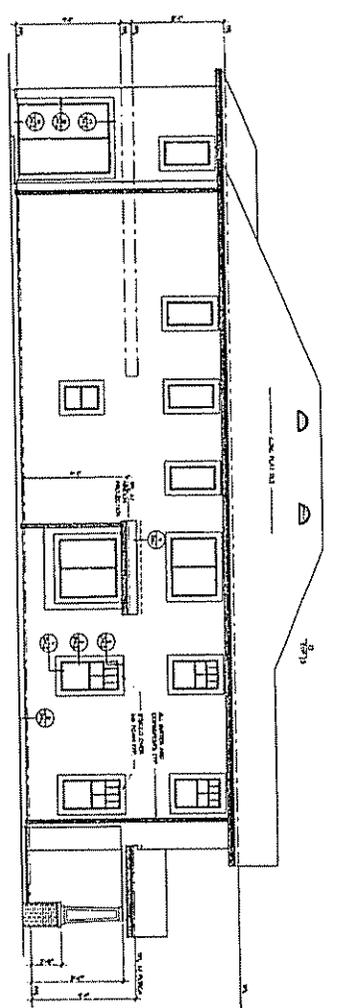


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	<p>Sheldon Whitehouse Sacramento, California</p>				

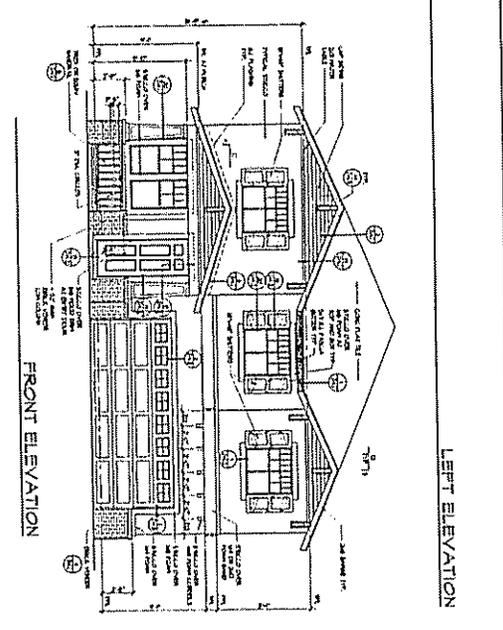


ROOF PLAN

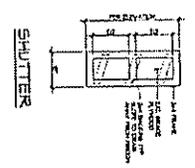
SCALE: 1/8" = 1'-0"



LEFT ELEVATION



FRONT ELEVATION



SHUTTER

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	SHUTTER	1	EA	100.00	100.00
2	SHUTTER	1	EA	100.00	100.00
3	SHUTTER	1	EA	100.00	100.00
4	SHUTTER	1	EA	100.00	100.00
5	SHUTTER	1	EA	100.00	100.00
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EXTERIOR FINISH NOTES

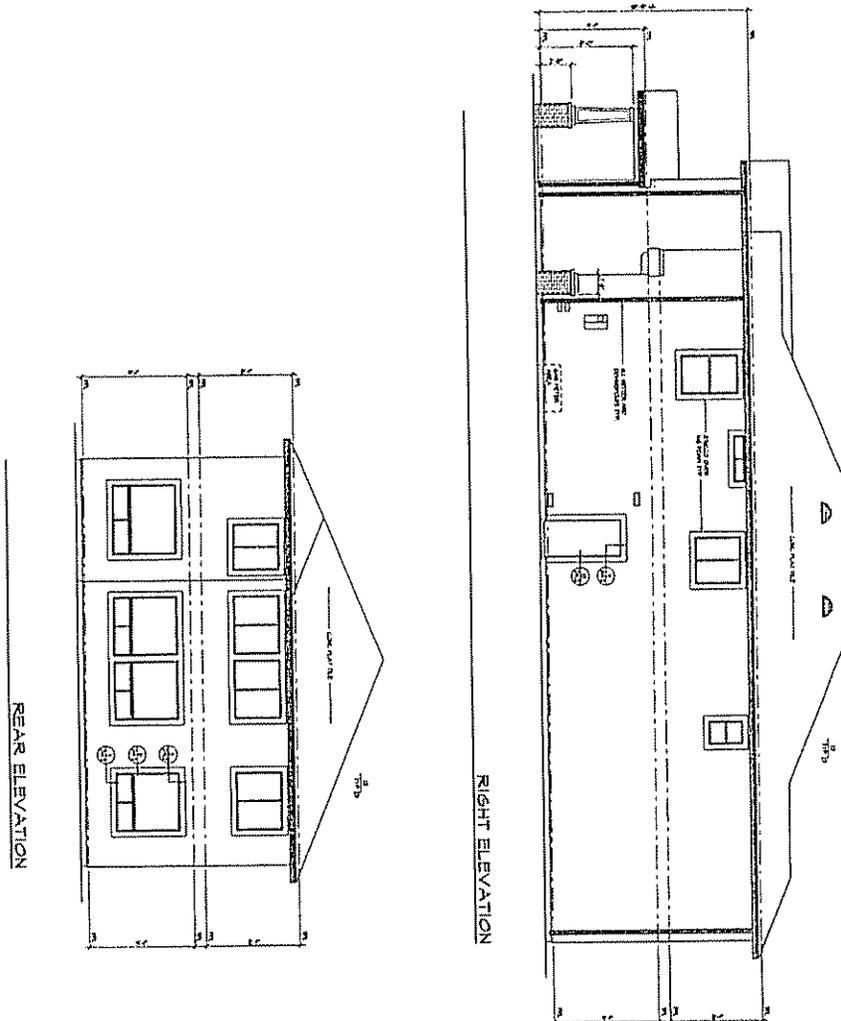
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PLAN 2806
ROOF PLAN - ELEVATION "B"
Sheldon Whitehouse
 Sacramento, California

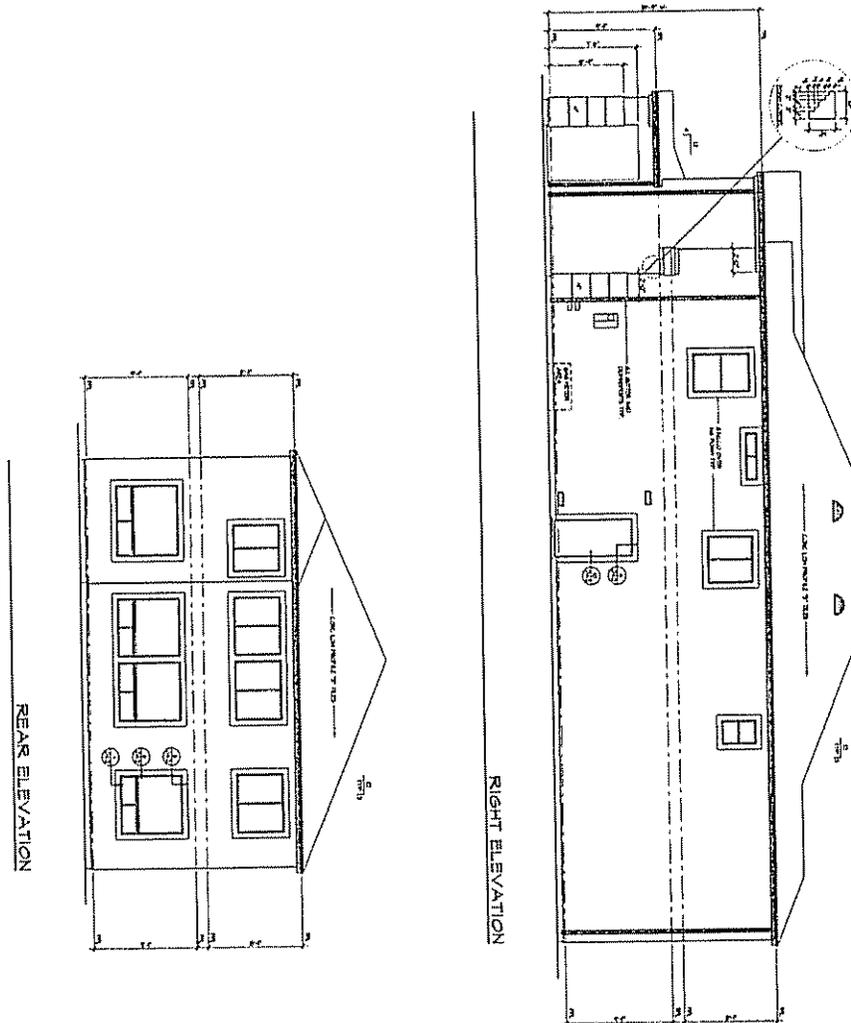
CENTEX HOMES
 Sacramento Division
 Phone: (916) 486-8020
 Fax: (916) 786-2822

RITNER
 Architectural Group
 2213 Elm Street, Suite 102
 Sacramento, CA 95811
 (916) 255-8337

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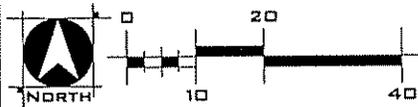
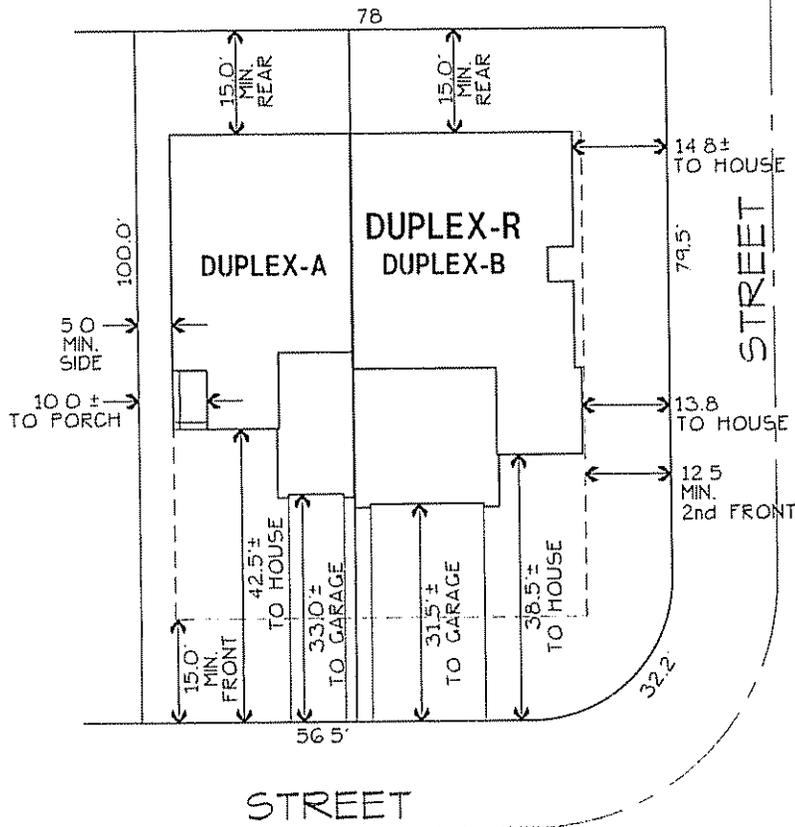


AA9 SHEET TITLE DATE DRAWN BY CHECKED BY PROJECT NO. PROJECT NAME	PLAN 2806 ELEVATION 'B' Sheldon Whitehouse Sacramento, California	CENTEX HOMES Sacramento Division Phone: (916) 736-8933 Fax: (916) 736-8852	RITNER Architectural Group 2225 Oak Street, Suite 50 Sacramento, CA 95820 (916) 204-4887
	ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.		



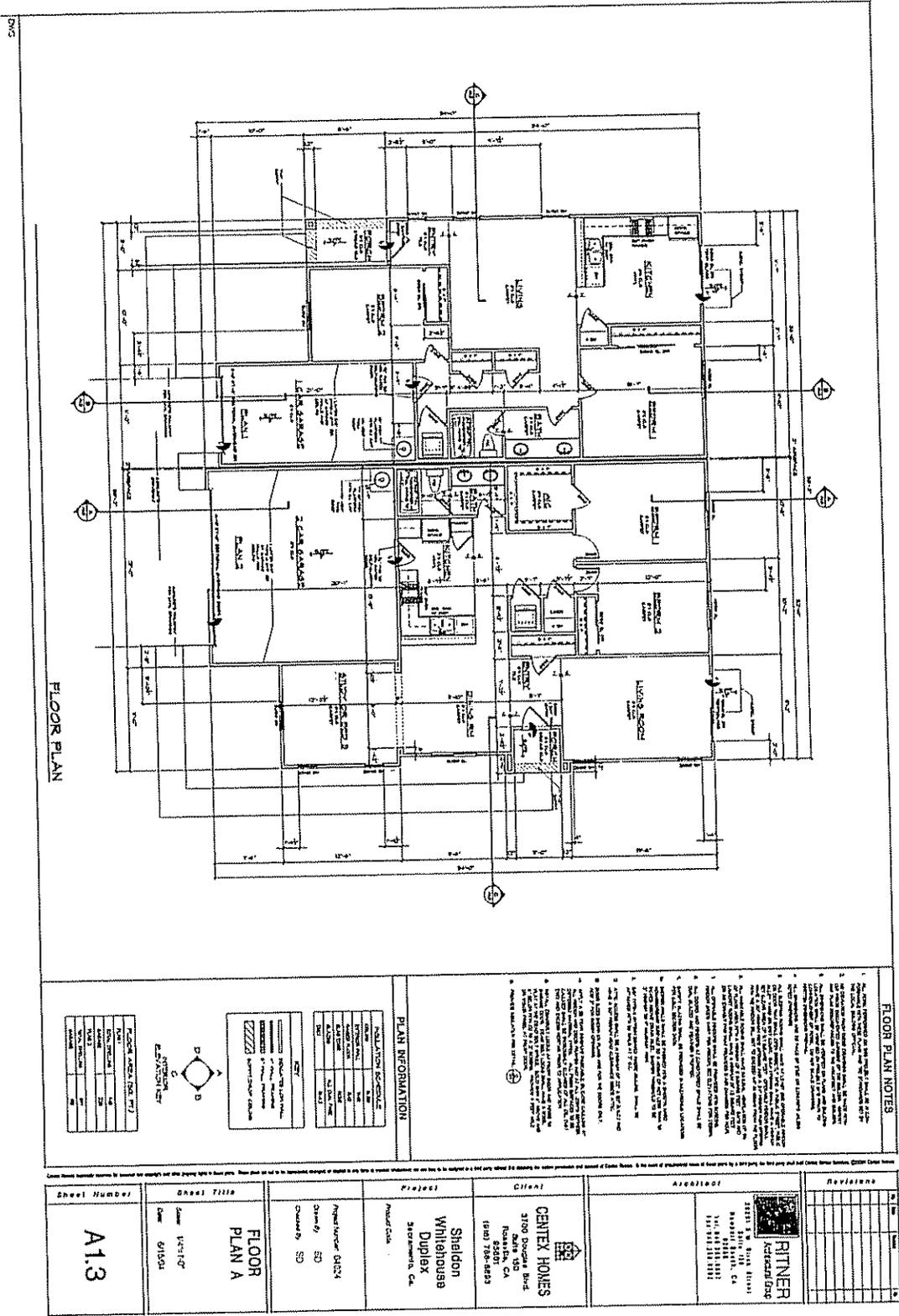
<p>PLAN 2806 ELEVATION "C" Sheldon Whitehouse Sacramento, California</p>	<p>CENTEX HOMES Sacramento Division Phone: (916) 748-6623 Fax: (916) 748-6277</p>	<p>3751 Douglas Blvd Suite 127 Sacramento, CA 95841</p>	<p>RITNER Architectural Group 3027 The Park Drive, Suite 60 Folsom, CA 95630 916 752 8822</p>
	<p>DATE: 03/07/06 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN SHEET NO: 1 OF 1</p>		

PLAN DUPLEX
CAMERON 5
CITY OF SACRAMENTO, CALIFORNIA
MARCH 28, 2005



WOOD RODGERS
ENGINEERING - PLANNING - MAPPING - SURVEYING
3301 G STREET, BLDG. 100-0 SACRAMENTO, CA 95816
PHONE: (916) 341-7760 FAX: (916) 341-7767

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FLOOR PLAN

FLOOR PLAN NOTES

1. All work to be done in accordance with the latest edition of the International Building Code, the International Residential Code, and the applicable local codes and ordinances.
2. The contractor shall be responsible for obtaining all necessary permits and for paying all associated fees.
3. The contractor shall be responsible for protecting all existing work and utilities that are not to be removed.
4. All materials and workmanship shall conform to the highest quality standards.
5. The contractor shall be responsible for the safety of all workers and the public.
6. The contractor shall be responsible for the disposal of all waste materials.
7. The contractor shall be responsible for the cleanup of the work area.
8. The contractor shall be responsible for the final inspection and certification of the work.
9. The contractor shall be responsible for the maintenance of the work area during the construction process.
10. The contractor shall be responsible for the protection of the surrounding property.

PLAN INFORMATION

DESCRIPTION	DATE
INSULATION SCHEDULE	03/07/06
FOUNDATION	03/07/06
FLOORING	03/07/06
MECHANICAL	03/07/06
ELECTRICAL	03/07/06
PLUMBING	03/07/06
PAINTING	03/07/06
LANDSCAPING	03/07/06
OTHER	03/07/06

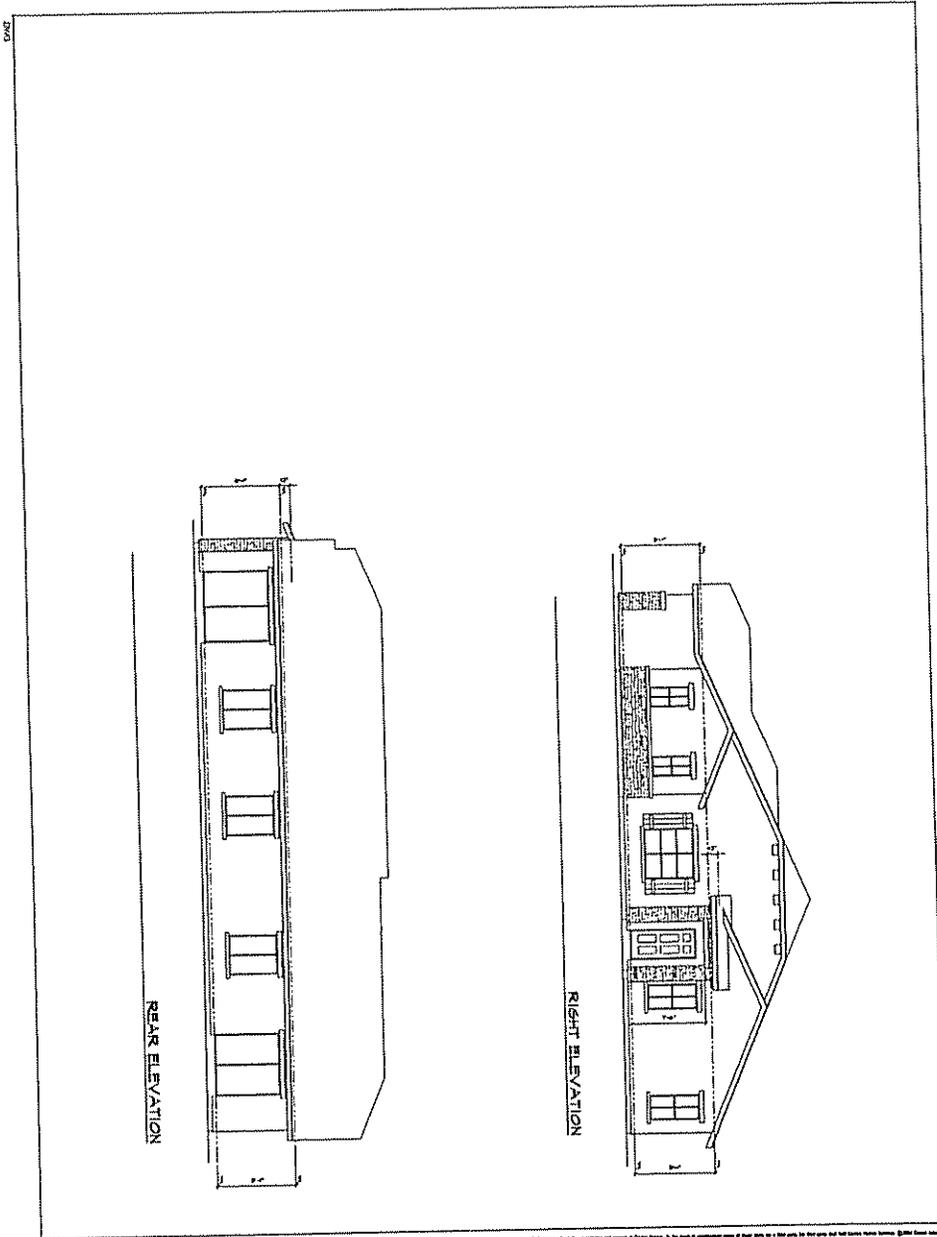
PROJECT: SHILTON WHITEHOUSE DUPLEX

 DRAWN BY: [Name]

 CHECKED BY: [Name]

 DATE: 03/07/06

Sheet Number	Sheet Title	Project	Client	Architect	Revisions								
A1.3	FLOOR PLAN A	Sheldon Whitehouse Duplex Sheldonville, CA	CENTEX HOMES 3100 Dupont Blvd Bakersfield, CA 93309-8820	RTINER Architects Inc. 2221 N. 11TH STREET BAKERSFIELD, CALIF. CA 93310-1111 TEL: 805.331.1111 FAX: 805.331.1111	<table border="1"> <tr> <th>No.</th> <th>Description</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	No.	Description						
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Sheet Number	Sheet Title	Project	Client	Architect	Revisions	
					No.	Date
A1.9	ELEVATION 'B'	Sheldon Whitehouse Duplex Saratoga, CA	CENTEX HOMES 2100 Gateway Blvd Folsom, CA 95630 (916) 938-9122	 RITNER ARCHITECTS 23211 N. 1st Street Redmond, WA, CA 94063-1012 707.726.1882		

RESOLUTION NO.

Adopted by the Sacramento City Council

Date

A RESOLUTION APPROVING THE NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING PLAN FOR CAMERON 5, LOCATED NORTHEAST OF THE INTERSECTION OF SHELDON ROAD AND BRUCEVILLE ROAD, SACRAMENTO, CALIFORNIA. (P05-052) (APN: 117-0212-045)

BACKGROUND

- A. The Environmental Coordinator has prepared a Negative Declaration for the above identified project;
- B. The Negative Declaration was prepared and circulated for the above identified project pursuant to the requirements of CEQA;
- C. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;
- D. Based upon the Negative Declaration and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment, provided that mitigation measures are added to the above identified project;
- E. The Environmental Coordinator has prepared a Mitigation Monitoring Plan for ensuring compliance and implementation of the mitigation measures as proscribed in the Initial Study for the above identified project, a copy of which is attached as Exhibit A;
- F. In accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The City Council ratifies the Negative Declaration for Cameron 5 project (P05-052) and determines that the Background statements are true.

Section 2. The City Council approves the Mitigation Monitoring Plan for Cameron 5 project (P05-052) based upon the following findings:

- 1. One or more mitigation measures have been added to the above-identified project;

2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit A.

Table of Contents:

Exhibit A: Mitigation Monitoring Plan – 9 Pages

MITIGATION MONITORING PLAN

FOR:
CAMERON 5 (P05-052)

PREPARED BY:
CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL PLANNING SERVICES
MIKE PARKER
808-7483

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

DATE:
SEPTEMBER 8, 2005

ADOPTED BY:
CITY OF SACRAMENTO
CITY COUNCIL

DATE:

ATTEST:

**CAMERON 5 (P05-052)
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Blvd, Ste 200, Sacramento, CA 95834, pursuant to CEQA Guidelines Section 21081.6

SECTION 1: PROJECT IDENTIFICATION

Project Name/File Number: Cameron 5 (P05-052)

Owner/Developer: Gregory Thatch
Law Offices of Gregory Thatch
1730 "I" Street, Suite 220
Sacramento, CA 95816
(916) 443-6956

City of Sacramento Contact: Mike Parker, Assistant Planner
Environmental Planning Services
Development Services Dept
2101 Arena Blvd, Ste. 200
Sacramento, CA 95834
(916) 808-7483

Project Location

The project site (APN 117-0212-045) consists of 5± vacant acres located on the east side of Bruceville Road, approximately 1,000 feet north of the intersection of Bruceville Road and Sheldon Road. Jacinto Creek Parkway exists immediately north of the project site, and an approved church site exists adjacent to the south of the project site. The site is located within the South Sacramento Planning Area; the South Sacramento Community Plan (SSCP) designates the site Parks/Opens Space (OS). Additionally, the Sacramento General Plan Update (SGPU) designates the site Parks-Recreation-Open Space (OS). The project site is zoned Rural Estates (RE 1/4), which allows a maximum density of 0.25 dwelling units per acre (du/ac).

Project Components

The proposed Cameron 5 project includes a Tentative Map to subdivide the project site into 22 single-family residences and 4 half-plex lots and a Special Permit to construct the residences. The proposed project also includes requests for several land use changes including a General Plan Amendment, Community Plan Amendment, and Rezone. An Inclusionary Housing Plan is also included as part of the proposed project.

Permits/Approvals:

The proposed project consists of several requested entitlements, which are listed as follows:

- **General Plan Amendment** to redesignate 5± acres from Parks-Recreation-Open space to Low Density Residential (4-15 du/ac);

- **Community Plan Amendment** to redesignate 5± acres from Parks/Open Space to Residential (4-8 du/ac);
- **Rezone** of 5± acres currently zoned Rural Estates (RE ¼) to Single Family Residential (R-1A);
- **Tentative Map** to subdivide 5± acres into 22 single-family residences and 4 half-plex lots in the proposed Single Family Residential (R-1A) zone;
- **Special Permit** to construct 22 single-family residences and 4 half-plex residences within the proposed Single Family Residential (R-1A) zone; and
- **Inclusionary Housing Plan**

SECTION 2: GENERAL INFORMATION

The MMP includes mitigation for Biological Resources, Hazards, Noise, and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken verbatim from the Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMP. The City of Sacramento, along with other applicable local, state or federal agencies, will be responsible for ensuring compliance.

MITIGATION AGREEMENT

PROJECT NAME / FILE NUMBER: Cameron 5 (P05-052)

OWNER/DEVELOPER: Gregory Thatch
Law Offices of Gregory Thatch
1730 "I" Street, Suite 220
Sacramento, CA 95816
(916) 443-6956

I, _____ (owner/developer/applicant), agree to amend the project application P05-052 to incorporate the attached mitigation measures as identified in the Initial Study for the project. I understand that by agreeing to these mitigation measures, all identified potentially significant environmental impacts should be reduced to below a level of significance, thereby enabling the Environmental Coordinator to prepare a Negative Declaration of environmental impact for the above referenced project.

I also understand that the City of Sacramento will adopt a Mitigation Monitoring Plan for this project. This Mitigation Monitoring Plan will be prepared by the Development Services Department, pursuant to the California Environmental Quality Act Guidelines Section #21081 and pursuant to Article III of the City's Local Administrative Procedures for the Preparation of Environmental Documents.

I acknowledge that this project, P05-052, would be subject to this plan at the time the plan is adopted. This plan will establish responsibilities for the monitoring of my project by various City Departments and by other public agencies under the terms of the agreed upon mitigation measures. I understand that the mitigation measures adopted for my project may require the expenditure of owner/developer funds where necessary to comply with the provisions of said mitigation measures.

Signature (Owner/Developer/Applicant)

Title

Date

**MITIGATION MONITORING PLAN
CAMERON 5 PROJECT (P05-052)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
BIOLOGICAL RESOURCES					
<p>BIO 1 If an American Badger is identified on the project site prior to or during construction activities, all construction shall stop, and the DFG shall be contacted. Construction may resume only after authorization from DFG.</p>	Applicant	<p>City of Sacramento – Development Services Department; Department of Fish and Game</p>	<p>Measure shall be included with the Construction Specifications on all plans.</p>	<p>Measure shall be implemented prior to and during construction activities, as specified</p>	
<p>BIO 2 Prior to initiating construction, the project proponent shall prepare and implement a Swainson's hawk mitigation plan to the satisfaction of CDFG that includes the preservation of Swainson's hawk foraging habitat and management in perpetuity. The plan shall include the securing of a conservation easement or fee title on suitable Swainson's hawk foraging habitat in the region. Because the project is within a one to five-mile radius of an active nest site, the project proponent shall preserve 0.75 acre of similar habitat for each acre lost.</p>	Applicant	<p>City of Sacramento – Development Services Department; Department of Fish and Game US Fish and Wildlife Service</p>	<p>Purchase of mitigation land, or payment of mitigation fees to the satisfaction of DFG.</p>	<p>Measures shall be implemented prior to construction activities.</p>	
OR					
<p>The project proponent shall be required to purchase compensatory Swainson's hawk foraging habitat credits for each developed acre, at a ratio of 1:1, from an approved mitigation bank, or develop and</p>					

**MITIGATION MONITORING PLAN
CAMERON 5 PROJECT (P05-052)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>BIO 3 A burrowing owl survey shall be implemented other arrangements acceptable to and approved by the CDFG, prior to issuance of grading and/or construction permits.</p> <p>A burrowing owl survey shall be conducted by a qualified biologist no more than 30 days prior to the onset of construction activities. If active owl burrows are located during the pre-construction survey, a construction buffer shall be established, restricting construction activities during the owl's breeding season (typically February-August) within 250 feet of active burrows, or 160 feet from occupied burrows during the non-breeding season (November-January). If occupied burrows are observed without active nesting, or if active burrows are observed after the young have fledged, or if development commences after the breeding season, passive relocation of the birds shall be performed by a qualified biologist. Passive relocation shall include installation of a one-way door at the burrow entrance, which encourages the owls to move from the occupied burrow. If relocation of burrowing owls and loss of burrows and/or foraging habitat result from project construction, the CDFG shall be consulted for current guidelines and methods for passive relocation of any owls found on the site. At that</p>	<p>Applicant</p>	<p>City of Sacramento – Development Services Department; Department of Fish and Game US Fish and Wildlife Service</p>	<p>Copies of pre-construction surveys submitted to Development Services Dept Proof of DFG concurrence, where applicable</p>	<p>Measures shall be implemented prior to and during construction activities, as specified</p>	

MITIGATION MONITORING PLAN
CAMERON 5 PROJECT (P05-052)

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>time, the CDFG may require mitigation fees for loss of burrows and/or foraging habitat for burrowing owls (CDFG recommends 6.5 acres of foraging habitat for burrowing owl be preserved for each active burrow that would be impacted by project activities). These measures would only apply in the event that burrowing owls are encountered during the pre-construction survey; if owls are not observed, no further mitigation would be necessary.</p>					
<p>NOISE</p> <p>N-1 A 7-foot high solid noise barrier, located at the rear property line of the residential lots proposed nearest to Bruceville Road shall be included on improvement plans for review and approval by the Building Department. The solid noise barrier shall be constructed along the property lines of all lots located along Bruceville Road. In order to provide side-shielding, the ends of the noise barrier shall continue along the sides of the northernmost and southernmost lots until the noise barrier reaches the point where the rear building façades are located.</p>	Applicant	City of Sacramento Development Services Department	Barrier included on improvement plans.	Prior to approval of improvement plans.	
<p>N-2 Prior to issuance of occupancy permits, the Building Department shall verify that air conditioning</p>	Applicant	City of Sacramento Development	Window upgrades included on	Prior to approval of construction drawings, and	

**MITIGATION MONITORING PLAN
CAMERON 5 PROJECT (P05-052)**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>units have been properly installed in all residences located along Bruceville Road. In addition, the construction drawings for two-story units, adjacent to Bruceville Road shall indicate windows, with a minimum Sound Transmission Class (STC) rating of 30, will be installed in all window locations through which Bruceville Road can be viewed.</p>		Services Department	construction drawings. And air conditioning units installed	prior to issuance of occupancy permits, as specified.	
<p>CULTURAL RESOURCES</p> <p>C-1 Unknown Prehistoric and Historic Resources</p> <p>a) The developer shall ensure that any construction activities associated with the proposed project will comply with the following:</p> <p>(i) In the event that any historic surface or subsurface archaeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, shell, obsidian, mortars, or human remains, are uncovered during construction, work within 100 feet of the find shall cease and a qualified archaeologist shall be contacted to determine if the resource is significant.</p> <p>If the find is determined to be of significance, resources found on the site shall be donated to</p>	Applicant	City of Sacramento -- Services Department Native American Heritage Commission	Measures shall be included on all construction plans.	Measures shall be implemented during construction activities, as specified.	

**MITIGATION MONITORING PLAN
CAMERON 5 PROJECT (P05-052)**

Verification of Compliance (Initials and Date)

Timing

Compliance Standards

Monitoring Responsibility

Implementing Responsibility

Mitigation Measure

an appropriate museum or cultural center.

(ii) When Native American archaeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archaeologists who are either certified by the Society of Professional Archaeologists (SOPA) or who meet the federal standards as stated in the Code

RESOLUTION NO.2005-XXXX

ADOPTED BY THE SACRAMENTO CITY COUNCIL

Date

RESOLUTION AMENDING THE GENERAL PLAN LAND USE MAP FOR 5.0± GROSS ACRES FROM PARKS/OPEN SPACE TO 5.0± GROSS ACRES OF LOW DENSITY RESIDENTIAL DESIGNATION, FOR PROPERTY LOCATED NORTHEAST OF THE INTERSECTION OF SHELDON ROAD AND BRUCEVILLE ROAD , SACRAMENTO, CALIFORNIA. (APN: 117-0212-045) (P05-052)

BACKGROUND

The City Council conducted a public hearing on March 7, 2006 concerning the above plan amendment, and, based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

- A. The proposed land use amendment is compatible with the surrounding land uses;
- B. The subject site is suitable for residential development; and
- C. The proposal is consistent with the policies of the South Sacramento Community Plan and the General Plan.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The property (APN: 117-0212-045), as described on the attached Exhibit A, within the City of Sacramento is hereby re-designated on the General Plan land use map from 5.0± gross acres of Parks/Open Space to 5.0± gross acres of Low Density Residential.

Table of Contents:

Exhibit A: General Plan Amendment Exhibit – 1 page

EXHIBIT A - General Plan Amendment

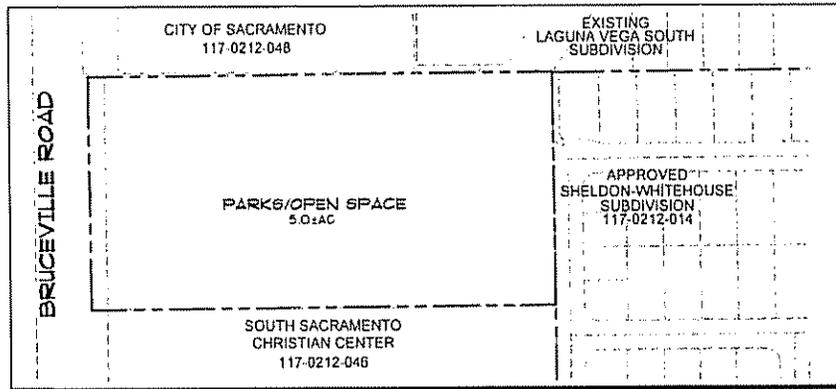
GENERAL PLAN AMENDMENT

CAMERON 5

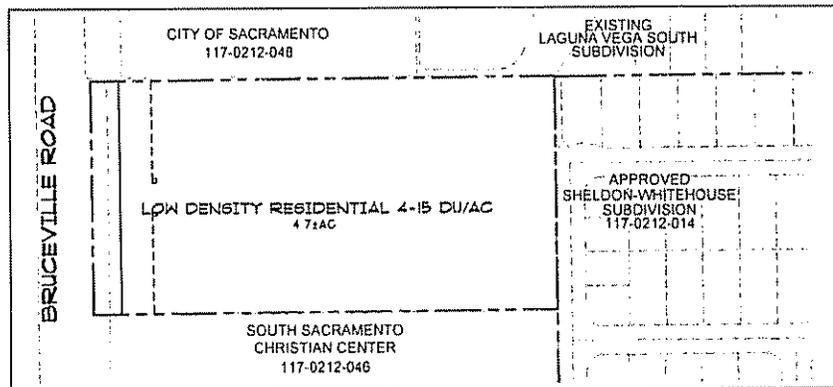
CITY OF SACRAMENTO, CALIFORNIA
MARCH 28, 2005

LAND USE SUMMARY TABLE

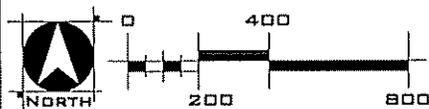
LAND USE	EXISTING ZONING	PROPOSED ZONING	DIFFERENCE
PARKS/OPEN SPACE	5.0	0	-5.0
RESIDENTIAL 4-8 DU/AC	0	4.7	+4.7
BRUCEVILLE ROAD	0	0.3	-0.3
	5.0	5.0	0



Existing Land Use



Proposed Land Use



WOOD RODGERS
ENGINEERING • PLANNING • MAPPING • SURVEYING
3301 O STREET, BLDG. 100-B, SACRAMENTO, CA 95816
PHONE: (916) 341-7760 FAX: (916) 341-7767

RESOLUTION NO. 2005-XXXX

ADOPTED BY THE SACRAMENTO CITY COUNCIL

Date

RESOLUTION AMENDING THE SOUTH SACRAMENTO COMMUNITY PLAN LAND USE MAP TO REDESIGNATE FROM 5.0± GROSS ACRES PARKS/OPEN SPACE TO 5.0± GROSS ACRES RESIDENTIAL 4 – 8 DU/NA, LOCATED NORTHEAST OF THE INTERSECTION OF SHELDON ROAD AND BRUCEVILLE ROAD, SACRAMENTO, CALIFORNIA. (APN: 117-0212-045) (P05-052)

BACKGROUND

The City Council conducted a public hearing on March 7, 2006 concerning the above plan amendment, and, based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

- A. The proposed land use amendment is compatible with the surrounding land uses;
- B. The subject site is suitable for residential development; and
- C. The proposal is consistent with the policies of the South Sacramento Community Plan and the General Plan.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The property (APN: 117-0212-045), as described on the attached Exhibit A, within the City of Sacramento is hereby re-designated on the South Sacramento Community Plan land use map from 5.0± gross acres Parks/Open Space to 5.0± gross acres Residential 4 -8 du/na.

Table of Contents:

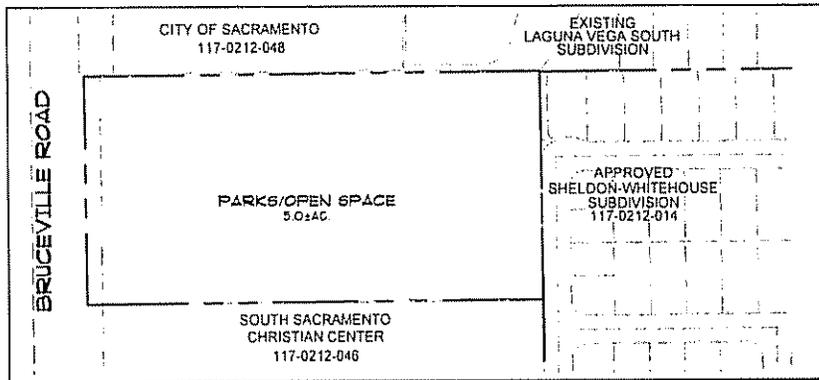
Exhibit A: South Sacramento Community Plan Amendment Exhibit – 1 page

EXHIBIT A – South Sacramento Community Plan Amendment

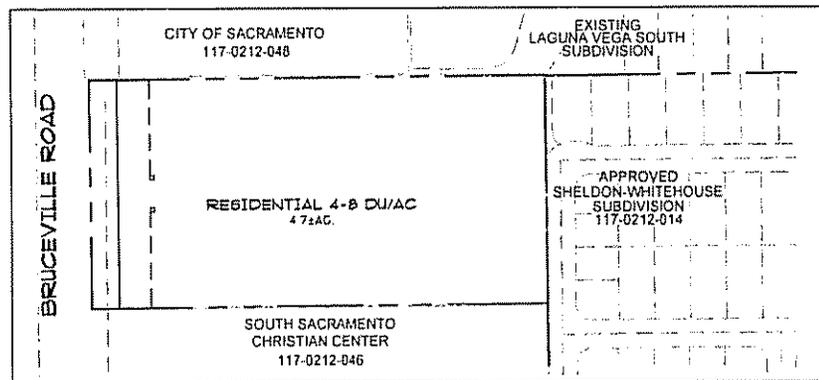
COMMUNITY PLAN AMENDMENT
CAMERON 5
 CITY OF SACRAMENTO, CALIFORNIA
 MARCH 28, 2005

LAND USE SUMMARY TABLE

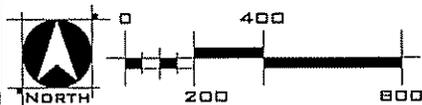
LAND USE	EXISTING ZONING	PROPOSED ZONING	DIFFERENCE
PARKS/OPEN SPACE	5.0	0	-5.0
RESIDENTIAL 4-B DU/AC	0	4.7	+4.7
BRUCEVILLE ROAD	0	0.3	+0.3
	5.0	5.0	0



Existing Land Use



Proposed Land Use



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 PHONE: (916) 341-7760 FAX: (916) 341-7767

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ORDINANCE NO. 2005-XXXX

Adopted by the Sacramento City Council

Date

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE (TITLE 17 OF THE CITY CODE), BY REZONING 5.0± GROSS ACRES OF RURAL ESTATES (RE 1/4) ZONE TO 5.0± GROSS ACRES OF SINGLE FAMILY ALTERNATIVE (R-1A) ZONE, LOCATED NORTHEAST OF THE INTERSECTION OF SHELDON ROAD AND BRUCEVILLE ROAD, SACRAMENTO, CALIFORNIA (APN: 117-0212-045) (P05-052)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The property generally described, known and referred to as northeast of the intersection of Sheldon Road and Bruceville Road (APN: 117-0212-045) which is shown on Exhibit A, consists of 5.0± gross acres currently in the Rural Estates (RE 1/4) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said property is hereby removed from the said zone and placed in the Single Family Alternative (R-1A) zone. — *e*

SECTION 2

Rezoning of the property described in the attached Exhibit A by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as said procedures have been affected by recent court decisions. — *of*

SECTION 3

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning map, which is a part of said Comprehensive Zoning Ordinance, Title 17 of the City Code, to conform to the provisions of this Ordinance.

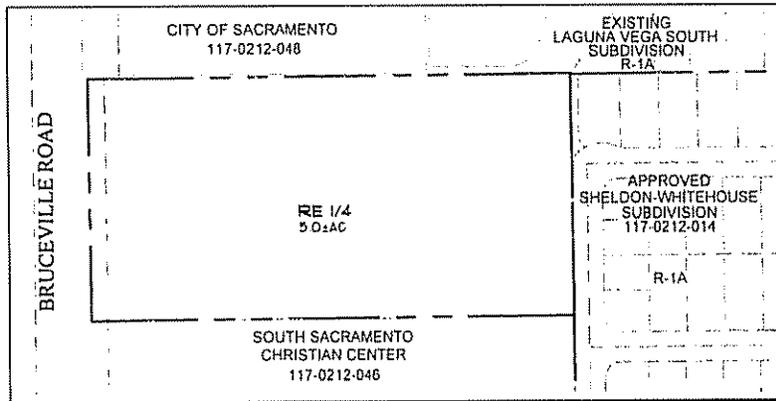
Table of Contents:

Exhibit A: Rezone Exhibit – 1 page

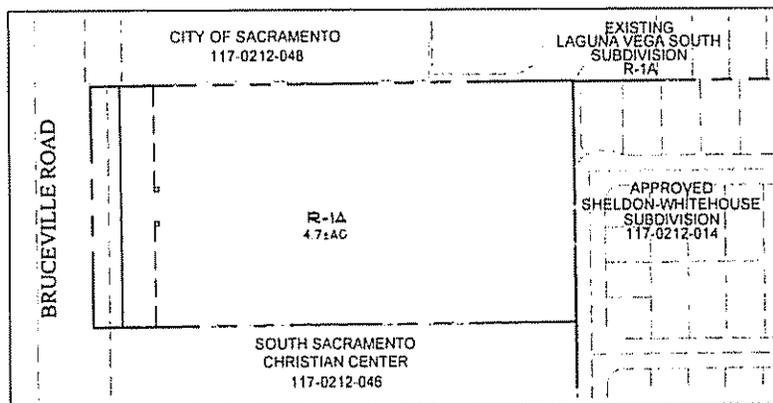
EXHIBIT A – REZONING EXHIBIT

REZONE EXHIBIT
CAMERON 5
 CITY OF SACRAMENTO, CALIFORNIA
 MARCH 28, 2005

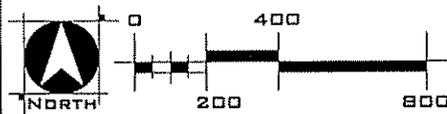
ZONING SUMMARY TABLE				
DESIGNATION	LAND USE	EXISTING ZONING	PROPOSED ZONING	DIFFERENCE
RE 1/4	RURAL ESTATES	5.0	0	-5.0
R-1A	SINGLE FAMLY ALTERNATIVE	0	4.7	+4.7
R.O.W	BRUCEVILLE ROAD	0	0.3	+0.3
		5.0	5.0	0



Existing Zoning



Proposed Zoning



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RESOLUTION NO. 2005-XXXX

ADOPTED BY THE SACRAMENTO CITY COUNCIL

Date

RESOLUTION ADOPTING AN INCLUSIONARY HOUSING PLAN FOR THE CAMERON 5 PROJECT LOCATED NORTHEAST OF THE INTERSECTION OF SHELDON ROAD AND BRUCEVILLE ROAD, SACRAMENTO, CALIFORNIA. (APN: 117-0212-045) (P05-052)

WHEREAS, the Mixed Income Housing Policy adopted in the City of Sacramento Housing Element and required by the City's Mixed Income Housing Ordinance requires that ten percent of the units in a residential development project be affordable to very low income household and five percent to low income household; and

WHEREAS, the Planning Commission conducted a public hearing on January 12, 2006, and the City Council conducted a public hearing on March 7, 2006, concerning the above Inclusionary Housing Plan, and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

The proposed Plan is consistent with Chapter 17.190 of the City Code which requires an Inclusionary Housing Plan setting forth the number, unit mix, location, structure type, affordability, and phasing of the Inclusionary Units in the residential development;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Sacramento that:

The Inclusionary Housing Plan for the Cameron 5 project is hereby adopted as attached hereto as Exhibit A.

Table of Contents:

Exhibit A: Inclusionary Housing Plan – 6 pages

Inclusionary Housing Plan**Cameron 5**

Approval Date: _____

Proposed Project

Cameron Family Trust is the owner and Centex Homes Sacramento is the developer (Developer) of that certain real property in the City of Sacramento in which the Developer proposes to develop and construct the Cameron 5 residential community (Project). This 4.70 +/- acre (gross) Project is located at the extension of West Wing Drive and built as an extension of the Sheldon Whitehouse Project. The Project consists of 26 single-family lots. Of the 26 single-family lots, 22 lots will contain detached single family residential units and 4 lots will contain attached half-plex family units.

Mixed Income Housing Policy

The Project site is located in a new growth area and the project is subject to the City's Mixed Income Housing Policy. The Mixed Income Housing Policy was adopted in the City of Sacramento Housing Element and required by the City's Mixed Income Housing Ordinance, City of Sacramento City Code Chapter Section 17.190. Section 17.190.030(B)(1) sets forth the standard inclusionary housing component requiring that ten percent (10%) of the total units in a Residential Project be affordable to very low income households and five percent (5%) for low income households (the "Inclusionary Requirement" and "Inclusionary Units"). However, Section 17.190.030(B)(2) allows exclusively single family development projects of five gross acres or less to meet their inclusionary obligation by providing 15% of their residential units for low-income households. This option is only available if all of the inclusionary units are provided on-site and for-sale.

Pursuant to the City Code Section 17.190.110 (B), an Inclusionary Housing Plan ("Plan") must be approved prior to or concurrent with the approval of legislative, or as applicable in this case, adjudicative entitlements for the Project. City Code Section 17.190.110 (A) sets forth the number, unit mix, location, structure type, affordability and phasing of the Inclusionary Units in the Project. This document constitutes the Plan, and, as supplemented and amended from time to time, is intended to begin implementation of the Inclusionary Requirement for the Project. All future approvals for the Project shall be consistent with this Inclusionary Housing Plan.

The Inclusionary Requirement for the Project will be set forth in more detail in the Inclusionary Housing Agreement executed by the Developer and the Sacramento Housing and Redevelopment Agency ("SHRA") and recorded against all the residential land in the Project. The Inclusionary Housing Agreement shall be executed no later than the approval of the final map for the subdivision and recorded concurrently with the recordation of the final map. The Inclusionary Housing Agreement will describe with

particularly the site and building schematics and phasing for the construction and of the Inclusionary Units, pursuant to Section 17.190.110(C) The Inclusionary Housing Agreement shall be consistent with this Plan

Number of Inclusionary Units

The Developer, or its successors and assignees, shall construct or cause to be constructed a number of dwelling units affordable to Low Income Households ("Low Income Units") as defined in the Sacramento City Code Section 17.190.030 (B) (2), equal to fifteen percent (15%) of the total number of housing units approved for the Residential Project, respectively Based on the current Project proposal, the Inclusionary Requirement for the Project is 4 units for Low Income (15%)

Total Number of Units within the Project	26
Low Income Units (15% of units)	4
Total Number of Inclusionary Units	4

If the Project approvals are amended to increase the number of units in the Project, this Plan will be amended to reflect a number of equal to fifteen percent (15%) of the increased total residential units in the amended entitlements for Low Income units If the Project approvals are amended to decrease the number of residential units in the Project, this Plan will be amended to reflect a number equal to fifteen percent (15%) for the decreased total residential units in the amended entitlements for Low Income units However, after a building permit has been issued for a structure to contain Inclusionary Units, those Units will be constructed and maintained as Inclusionary Units pursuant to the terms of Chapter 17.190 of the City Code regardless of any subsequent reduction in the number of approved total residential units in the Project

Units by Type and Tenure

The on-site Inclusionary Housing Units shall consist of 4 half-plex units affordable to and occupied by low income households It is the intent of the Developer to market the half-plex units as ownership units for "first-time home buyers" as defined in Section 17.190.020 An initial owner who purchases a for-sale inclusionary unit shall occupy that unit as their principal residence and shall certify to the Developer/Builder of the unit that he/she qualifies as a inclusionary housing "first-time home buyer" as defined in Section 17.190.020 SHRA will record a regulatory agreement against each inclusionary unit, detailing the recapture difference between the market sales price and the affordable price (adjusted for inflation) if the home is resold to a non-income qualified buyer in the future

Size and Bedroom Count

The Inclusionary Housing units shall consist of single family half-plex units. The single family units will range from 900 to 1,100 square feet each, include 2 and 3 bedrooms and be one story units.

Location of Inclusionary Units within the Project

Inclusionary Units shall be located on-site within the proposed Cameron 5 Project as part of the single-family residential development. Single family units are planned to be located in pairs at the corners of residential streets within the single-family residential neighborhood, as shown on the Project tentative map.

Inclusionary Units will be located on lots designated for half-plex family units. The inclusionary units are placed at the entrance of the project due to lot size constraints and in an effort to maintain a mix of product types throughout the 4.70 +/- site.

Specific lots identified for Inclusionary Units have been identified on the Tentative Map, included as Attachment 1. Table 1 summarizes the locations of the inclusionary units within the Project.

**Table 1
Location of Inclusionary Units**

Inclusionary Unit	Level of Affordability	Lot Number	Size of Unit	Number of Bedrooms
1	Low Income	16	936 +/- sq. feet	2 per Unit
2	Low Income	17	1,193 +/- sq. feet	3 per Unit
3	Low Income	23	936 +/- sq. feet	2 per Unit
4	Low Income	24	1,193 +/- sq. feet	3 per Unit

The location of the inclusionary units within the Project are subject to Amendment, consistent with Section 17.190.110 B (1) of the Mixed Income Ordinance.

Marketing of Units

The Developer will use their typical newspaper, internet, toll free number and signage to market this community. Information will be available in the off-site sales office regarding the availability of Inclusionary Housing and this will also be incorporated into internet advertising for the project.

Affordability Requirements

Sale and occupancy of the Inclusionary Units shall be restricted to households with incomes, at the time of initial occupancy, that do not exceed eighty percent (80%) of the median income for Sacramento County for Low Income households and shall be consistent with the SHRA guidelines. Median income figures are those published annually by the United States Department of Housing and Urban Development.

The sale price of the units will be set so that low income households can qualify for the purchase of the single family units. The sales price will be set such that no more than thirty-five percent (35%) of the gross annual household income of the given income group will be allocated to housing costs. As part of the Inclusionary Housing Agreement, SHRA will provide the Developer with a schedule of maximum sales prices affordable to income ranges.

Sales prices of units will be outlined in the Inclusionary Housing Agreement. The units will be sold initially at an affordable housing price to a low income household as a first time home buyer. An SHRA 30-year note will govern the home's resale, allowing SHRA one hundred and twenty days to refer an income-eligible buyer after notification of the owner's intent to sell. If an income-eligible purchaser is not found, the home may be resold, provided that SHRA recaptures the difference between the home's market value and its affordable housing price as well as any other City or SHRA contributions. The owner occupant will receive his or her initial equity in the home and a portion of the home's appreciated value. The terms of this arrangement will be outlined in the Inclusionary Housing Agreement between SHRA and the Developer.

Phasing of Development of the Inclusionary Units

The Inclusionary Units shall be developed concurrently with the development of the remaining units in the Project, as defined in Sacramento City Code Section 17.190.020. The nature of the concurrency is defined by a series of linkages between approvals of the market rate units and the development of the Inclusionary Units.

Market Rate Housing/Inclusionary Unit Linkages

The following describes the relationship of market rate development activity to the activity of inclusionary unit development activity. These milestones are outlined to ensure that the development of affordable units occurs concurrently with development of market rate units:

- The Inclusionary Housing Plan shall be approved concurrently with the approval of the Project's tentative map.
- The Inclusionary Housing Agreement shall be executed prior to the approval of the

Project's final map

- The Inclusionary Housing Agreement shall be recorded concurrently with the recordation of the Project's final map.
- Up to 65% of the building permits for market rate residential units may be pulled prior to the issuance of building permits for all inclusionary units in the project
- The final 35% of the building permits for market rate residential units may be pulled after issuance of building permits for all inclusionary units in the project.
- Marketing of single family inclusionary units within the Project shall occur concurrently with the marketing of market rate units.

Amendment and Administration of the Inclusionary Housing Plan

The Planning Director, with the advice of the Executive Director of SHRA, shall administer this Inclusionary Housing Plan. The Planning Director may make minor administrative amendments to the text of this Plan as provided in Sacramento City Code Section 17.190.110B(1)

List of Attachments:

Attachment 1 – Tentative Map, page 6

Attachment 1 - Tentative Map

