



# REPORT TO COUNCIL

## City of Sacramento

# 29

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

PUBLIC HEARING  
**March 7, 2006**

Honorable Mayor and  
Members of the City Council

**Subject:** Sheldon 20 Community Plan Amendment and Rezone (P04-219)

**Location/Council District:**

8119 Sheldon Road; APN: 117-0220-001; Council District 8

**Recommendation:**

Planning Commission and staff recommend the City Council take the following actions:  
1) Adopt the Resolution approving the Mitigated Negative Declaration and adopting the Mitigation Monitoring Plan; 2) Adopt the Resolution approving the Inclusionary Housing Plan; 3) Adopt the Resolution amending the South Sacramento Community Plan Land Use Designations; and, 4) Adopt the Ordinance amending the district established by the Zoning Ordinance.

**Contact:** Kimberly Kaufmann-Brisby, Associate Planner, 808-5590; Thomas Pace, Senior Planner, 808-6848

**Presenters:** Kimberly Kaufmann-Brisby, Associate Planner

**Department:** Development Services Department

**Division:** Planning

**Organization No:** 4875

**Summary:**

The applicant is requesting the entitlements needed to develop a ±20.2 acre site in the Rural Estates-One Residential Unit per Four Acres (RE ¼) zone of the Jacinto Creek Planning Area (JCPA) within the South Sacramento Community Plan area. The applicant proposes to construct 75 single-family homes and 14 half-plex lots. The subdivision layout provides vehicular connectivity to the north, east and west. The project's inclusionary housing component will be fulfilled with the 14 half-plex units that will be evenly distributed throughout the subdivision on corner lots.



The proposed South Sacramento Community Plan Amendment of land use designations to Parks-Open Space and Residential 7-15 dwelling units per net acre (du/na) is consistent with General Plan and the JCPA plan. The proposed rezone to Single-family Alternative (R-1A) is consistent with the JCPA Plan. The Mitigated Negative Declaration and Mitigation Monitoring Plan, the Community Plan Amendment, the Rezone, and the Inclusionary Housing Plan require City Council approval. The Tentative Map, Special Permit, and Subdivision Modification were approved by the Planning Commission on January 26, 2006.

**Background Information:**

The proposed project site is located at 8119 Sheldon Road. Single-family residential developments are located to the north and west of the site. The property east of the project site is vacant and is currently under planning review for a petite lot alternative style single-family development.

On June 20, 1995, the City Council approved the Jacinto Creek Planning Area (JCPA) Land Use Plan and adopted the necessary resolutions amending the General and South Sacramento Community plans. The approved JCPA Land Use Plan did not include site-specific rezones; therefore new development within the JCPA requires individual rezone proposals (Exhibit A).

The proposed project site was used as a driving range for many years and was included in the Jacinto Creek Planning Area. The property was designated for eventual residential development. Portions of the property had residual land use designations from the original JCPA master plan. The current development request encompasses ±20.2 acres of property zoned for rural estates development and planned for single-family development.

Since the adoption of the JCPA there have been land use changes that ultimately affected this property with regard to the land use designations. The land use inconsistency was created when the site originally designated for an elementary school and park, in the northern portion of this property, was moved to a site north of the creek but the land use designation never was changed to conform to the land use acreage "trade". The present land use amendments would make the land use and zoning designations consistent.

**Financial Considerations:**

This project has no fiscal considerations.

**Environmental Considerations:**

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory

mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address: Air Quality; Biological Resources; Noise; and Cultural Resources.

**Policy Considerations:**

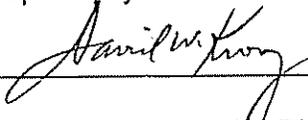
The Sheldon 20 project is consistent with applicable City policies, including the City's Smart Growth Principles, as well as the City's Strategic Plan three-year goals of achieving sustainability and enhancing livability, and increasing opportunities for all Sacramento residents to live in safe and affordable housing.

The proposed project provides connectivity to adjacent subdivisions and will implement a broader approach to the City's Single-family Design Principles with design and façade enhancements that improve the aesthetics and support the livability of the community. The recommended action conforms with the City of Sacramento Strategic Plan, specifically by adhering to the goal to enhance and preserve neighborhoods by directing new development (and supportive infrastructure) to existing areas, allowing for efficient use of existing facilities, features and neighborhoods.

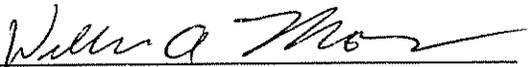
**Emerging Small Business Development (ESBD):**

No goods or services are being purchased under this report.

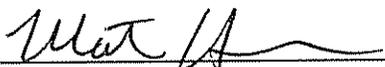
Respectfully Submitted by:

  
\_\_\_\_\_  
David Kwong, Interim Planning Manager

Approved by:

  
\_\_\_\_\_  
William Thomas  
Director of Development Services

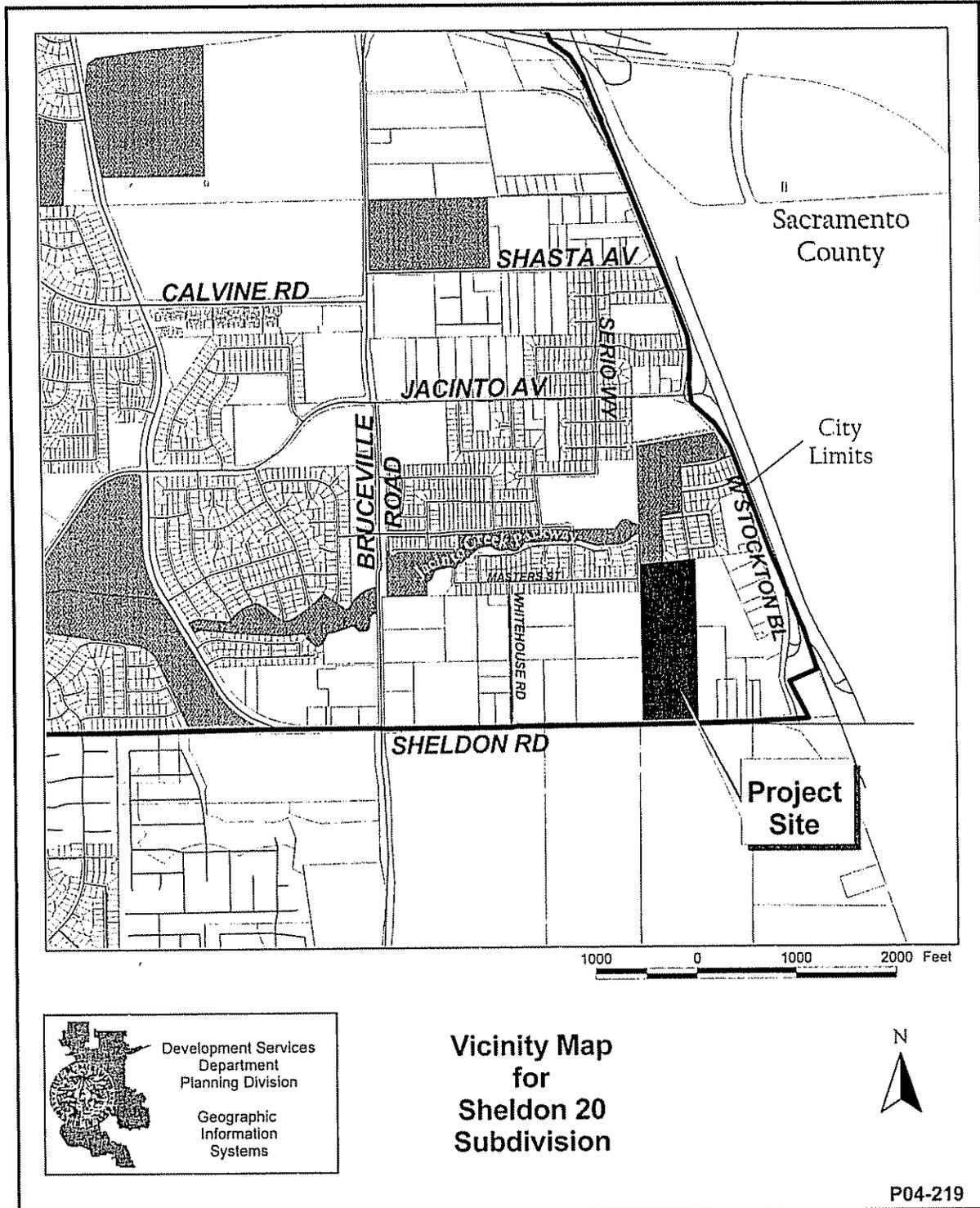
Recommendation Approved:

  
\_\_\_\_\_  
for RAY KERRIDGE  
Interim City Manager

## Table of Contents:

Pg.	1-4	Report
Pg.	5	Vicinity Map
Pg.	6-7	Mitigated Negative Declaration and Mitigation Monitoring Plan Resolution
Pg.	8-19	Exhibit A – Mitigation Monitoring Plan
Pg.	20-21	Inclusionary Housing Plan Resolution
Pg.	22-26	Exhibit A – Inclusionary Housing Plan
Pg.	27	Exhibit B – Tentative Map
Pg.	28-29	South Sacramento Community Plan Amendment Resolution
Pg.	30	Exhibit A – Community Plan Amendment
Pg.	31	Rezone Ordinance
Pg.	32	Exhibit A – Rezone
Attachment A		Houseplans

### Vicinity Map



# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**A RESOLUTION APPROVING THE MITIGATED NEGATIVE DECLARATION AND ADOPTING THE MITIGATION MONITORING PLAN FOR THE SHELDON 20 SUBDIVISION LOCATED ON THE NORTHEAST CORNER AT THE INTERSECTION OF SHELDON AND LEWIS STEIN ROADS, SACRAMENTO, CALIFORNIA.**

(P04-219) (APN: 117-0220-001)

## BACKGROUND

- A. The Environmental Coordinator has prepared a Mitigated Negative Declaration for the above identified project;
- B. The Mitigated Negative Declaration was prepared and circulated for the above identified project pursuant to the requirements of CEQA;
- C. The proposed Mitigated Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;
- D. Based upon the Mitigated 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 Mitigated Negative Declaration for the Sheldon 20 Subdivision (P04-219) and determines that the Background statements are true.
- Section 2. The City Council approves the Mitigation Monitoring Plan for the Sheldon 20 Subdivision (P04-219) 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 – 12 Pages

**Exhibit A**

**MITIGATION MONITORING PLAN**

FOR  
SHELDON 20 (P04-219)

**TYPE OF ENVIRONMENTAL DOCUMENT:**  
INITIAL STUDY/ NEGATIVE DECLARATION

**PREPARED FOR:**  
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT

**DATE:**  
November 3, 2005

**ADOPTED BY:**  
CITY OF SACRAMENTO  
CITY PLANNING COMMISSION

DATE:  
  
\_\_\_\_\_

ATTEST:  
  
\_\_\_\_\_

## SHELDON 20 (P04-219) 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., Suite 200, Sacramento, CA 95834, pursuant to CEQA Guidelines Section 21081.6.

### SECTION 1: PROJECT IDENTIFICATION

**Project Name / File Number:** Sheldon 20 (P04-219)  
**Owner/Developer- Name:** Centex Homes  
**Address:** 3700 Douglas Blvd., Suite 150  
 Roseville, CA 95661

#### **Project Location / Legal Description of Property (if recorded):**

The project site is located northeast of the intersection of Sheldon Road and Lewis Stein Road, west of State Highway 99, east of Bruceville Road, and north of the City/County line, within the Jacinto Creek Planning Area and the South Sacramento Community Plan (APN: 117-0220-001).

#### **Project Description:**

The project consists of entitlements to develop a ±20.2 acre site in the Rural Estates-One Residential Unit per Four Acres (RE ¼) zone of the Jacinto Creek Planning Area (JCPA) within the South Sacramento Community Plan area. Specific entitlements include: **Inclusionary Housing Plan; Community Plan Amendment** to redesignate ±20.2 acres from Parks/Open Space, Residential 4-8 du/na, and Residential 7-15 du/na to ±18.4 acres of Residential 7-15 du/na and ±1.8 acres of Parks/Open Space; **Rezone** of ±20.2 acres from the Rural Estates-One Residential Unit per Four Acres (RE ¼) zone to the Single-family Alternative (R-1A) zone; **Tentative Map** to subdivide one ±20.2 acre parcel into 89 single-family lots in the Single-family Alternative (R-1A) zone of the Jacinto Creek Planning Area (JCPA); **Special Permit** to develop single-family homes in the Single-family Alternative (R-1A) zone of the Jacinto Creek Planning Area (JCPA) and **Subdivision Modification** to construct roadways that deviate from City Standards.

The proposed project would also require the construction of infrastructure to serve future single-family homes on the site. Lewis Stein Road would be constructed to its full width along the west side of the property to connect with a planned extension east to Stockton Boulevard, and local streets would be constructed within the development to provide access to all lots via Lewis Stein Road.

Water, sewer, phone, and other public utilities would also be extended from existing nearby facilities into the new subdivision. The existing golf driving range including the clubhouse, parking lot, and turf area would be demolished. Some trees and bushes would also be removed. An easement at 25 feet in width would be provided along the length of Sheldon Road.

**SECTION 2: GENERAL INFORMATION**

The Plan includes mitigation for Air Quality, Biological Resources, 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 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 with the MMP. The City of Sacramento will be responsible for ensuring compliance.

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<b>5. Air Quality</b>					
AQ 1. Water exposed soils twice daily to control wind borne dust.	Applicant	City of Sacramento Development Services Department; and  Sacramento Metropolitan Air Quality Management District (SMAQMD)	Applicant shall include mitigation measures on project plans.  SMAQMD to review and approve compliance measures.  Site visits may be conducted by SMAQMD to confirm compliance, and response on a complaint basis.	Project plans shall be reviewed and approved by SMAQMD prior to issuance of grading or construction permits.  On-site monitoring conducted during construction.	
AQ 2. Enclose, cover, or water twice daily any exposed piles of dirt, sand, gravel, or other construction debris.					
AQ 3. At a minimum of three times per week, remove from all neighborhood streets, all dirt and mud which has been generated from or deposited by construction equipment going to and from the construction site					
AQ 4. Construction activities shall comply with SMAQMD rule 403 on dust and condensed fumes, so that emissions do not exceed hourly levels as regulated per processing weight.					
AQ 5. Construction equipment shall be reduced-emission heavy-duty equipment for all diesel-powered off road construction activities. This equipment should be used for clearing, grading, and other earthmoving operations to minimize exhaust emissions and odors and increase fuel efficiency.					
AQ 6. Equipment idling shall be kept to a minimum when equipment is not in use. No piece of equipment shall be left to idle in one					

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<p>place for more than 30 minutes.</p> <p>AQ 7. On-site construction vehicle speed shall be limited to 15 miles per hour on unpaved surfaces.</p> <p>AQ 8. The loads on all haul/dump trucks shall be covered securely or at least two feet of freeboard shall be maintained on trucks hauling loads.</p> <p>AQ 9. Compliant asphalt materials shall be used (Rule 435).</p> <p>AQ 10. Reduced-emission heavy-duty equipment for all diesel powered off-road construction activities shall be utilized. This equipment should be used for clearing, grading, and other earthmoving operations.</p> <p>AQ 11. The following shall be included to ensure a construction mitigation of 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent California Air Resources Board fleet average.</p> <p>Category 1: Reducing NOx emissions from off-road diesel powered equipment</p> <p>The project shall provide a plan for approval by the City of Sacramento and SMAQMD demonstrating that the heavy-duty (&gt;50 horsepower) off-road vehicles to be used in the construction project, including owned, leased,</p>					

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<p>and subcontractor vehicles, will achieve a project wide fleet average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average; and</p> <p>The project representative shall submit to the City of Sacramento and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use of fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.</p> <p>And:</p> <p>Category 2: Controlling</p>					

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<p>visible emissions from off-road diesel powered equipment</p> <p>The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and the City of Sacramento and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.</p>					
<p><b>7. Biological Resources</b></p> <p><b>BR-1.</b> The applicant/developer /construction contractor</p>	Applicant	City of Sacramento	Measures shall be included with	Measures shall be	

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<p>shall submit to the City of Sacramento, Department of Development Services verification from the California Department of Fish and Game (DFG) that the applicant has satisfied DFG requirements for mitigating loss of Swainson's hawk foraging habitat. The project applicant shall purchase compensatory Swainson's hawk foraging habitat at a ratio acceptable to DFG from an approved mitigation bank or develop other arrangements acceptable to the DFG prior to building/grading permits being issued.</p> <p><b>BR-2.</b> If any construction or grading activity is going to occur during the nesting season of February to August, a qualified biologist shall prepare a pre-construction survey within thirty (30) days prior to any grading or construction activity to determine if any special status species or species of special concern are present (that is, nesting raptor species [including Swainson's hawk] and western burrowing owls)</p> <p><b>BR-3.</b> If active raptor nests are found on the site, the applicant/developer/contractor shall work with the DFG to determine the appropriate mitigation actions needed prior to proceeding. A copy of the</p>		<p>Development Services Department.</p> <p>CA Department of Fish and Game (DFG).</p>	<p>the Construction Specifications on all plans.</p> <p>Copies of pre-construction surveys submitted to Development Services Dept.</p> <p>Proof of DFG concurrence, where applicable.</p>	<p>implemented prior to issuance of grading permits, and monitored concurrent with construction activities, where applicable.</p>	

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<p>pre-construction study and DFG concurrence with proposed actions shall be submitted to the Department of Development Services prior to issuance of grading or construction permits</p> <p><b>BR-4.</b> If an adults-only active burrowing owl burrow(s) nest is discovered during the pre-construction survey the monitoring biologist shall install a one-way door on the burrow(s) and monitor and inspect per Department of Fish and Game Guidelines. If an active nest with chicks is encountered one-way doors shall not be used unless authorized by DFG in writing. No construction shall occur near the nest until the monitoring biologist has consulted with the DFG on allowing the construction to proceed. The monitoring biologist shall through consultations with DFG determine an appropriate buffer between the nest and any construction activity allowed to proceed on the project site prior to the fledging of the chicks. No construction or grading activities shall begin until the monitoring biologist has submitted a written clearance to the Department of Development Services that the burrowing owl(s) have vacated or been safely relocated by the monitoring biologist</p>					

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials / Date)
BR-5. After active burrows are vacated, the burrow must be destroyed completely by the monitoring biologist prior to grading or construction activity.					
<p><b>10. Noise</b></p> <p>N-1. For lots adjacent to Sheldon Road (lots 47-53), a sound wall shall be constructed as follows:</p> <ul style="list-style-type: none"> <li>a. Along the south property line of Lots 47-53.</li> <li>b. On the east property line of Lot 47 (unless a wall is constructed first by future development west of the site).</li> <li>c. To a position even with the back corner of the home on the west property line of Lot 53.</li> </ul> <p>N-2. The sound walls must be constructed as follows:</p> <ul style="list-style-type: none"> <li>a. Continuous along their widths and heights with no gaps, including at the ground.</li> <li>b. A minimum height of seven (7) feet shall be required.</li> <li>c. Suitable materials for the sound wall include earthen berms, masonry block, pre-cast concrete panels, or combinations thereof, provided that it meets all of</li> </ul>	Applicant	City of Sacramento Development Services Department	<p>Measures shall be included with the Construction Specifications on all plans.</p> <p>On-site monitoring during inspections, where applicable.</p>	<p>Measures shall be implemented and monitored, where applicable, concurrent with construction activities.</p>	

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<p>the other requirements listed above.</p> <p>To ensure that interior noise levels do not exceed the threshold of 45 dB L<sub>dn</sub>, the following measures shall be incorporated into the development project:</p> <p>N-3 At a minimum, Air conditioning shall be included for all lots where the 45 dB L<sub>dn</sub> interior threshold would potentially be exceeded (lots 47-53) to allow the occupants to close doors and windows as desired to achieve acoustical isolation.</p>					
<b>14. Cultural Resources:</b>					
<p>CR-1 If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.</p>	Applicant / Developer	City Development Services Department	Mitigation Measures shall be included on the Map and within the Standard Construction Specifications.	Measures shall be implemented in field during grading and construction activities.	
<p>CR-2. If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to</p>	Applicant / Developer	City Development Services Department	If required, verification of compliance shall be provided to the Development	Prior to issuance of any Final Building Permits / Certificate of	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<p>be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.</p>			<p>Services Staff</p> <p>Mitigation Measures shall be included on the Map and within the Standard Construction Specifications. If required, verification of compliance shall be provided to the Development Services Staff</p>	<p>Occupancy</p> <p>Prior to issuance of any Final Building Permits / Certificate of Occupancy</p>	

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**RESOLUTION ADOPTING AN INCLUSIONARY HOUSING PLAN FOR THE SHELDON 20 SUBDIVISION LOCATED AT 8119 SHELDON ROAD AT THE INTERSECTION OF SHELDON AND LEWIS STEIN ROADS, SACRAMENTO, CALIFORNIA.**

(APN: 117-0220-001; (P04-219)

**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 households and five percent to low income households; and

**WHEREAS**, the Planning Commission conducted a public hearing on January 26, 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 Sheldon 20 Subdivision project is hereby adopted as attached hereto as Exhibit A.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P04-219

**Table of Contents:**

Exhibit A - Inclusionary Housing Plan

Exhibit B – Tentative Map

## Exhibit A

### **Inclusionary Housing Plan Sheldon 20 Approval Date: March 7, 2006**

#### **Proposed Project**

Sheldon Golf Center, LLC., 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 Sheldon 20 residential community (Project). The 20.2 +/- acre (gross) Project is located north of Sheldon Road between the Sheldon Estates Development and The Garfoot Greens Development. The Project consists of 89 single-family lots. Of the 89 single-family lots, 75 lots will contain detached single family residential units and 14 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 particularity the site and building schematics and phasing for the construction 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 Very Low Income Households (“Very Low Income Units”) and Low Income Households (“Low Income Units”) as defined in the Sacramento City Code Section 17.190.020, equal to ten percent (10%) and five percent (5%) 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 9 units for Very Low Income (10%) and 5 units for Low Income (5%).

Total Number of Units within the Project	89
Very Low Income Units (10% of units)	9
Low Income Units (5% of units)	5
Total Number of Inclusionary Units	14

If the Project approvals are amended to increase the number of units in the Project, this Plan will be amended to reflect a number equal to ten percent (10%) of the increased total residential units in the amended entitlements for Very Low Income units and five percent (5%) 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 ten percent (10%) of the decreased total residential units in the amended entitlements for Very Low Income units and five percent (5%) 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 14 half-plex units affordable to and occupied by low income and very 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 approximately 936 to approximately 1,193 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 Sheldon 20 Project as part of the single-family residential development. The 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 dispersed throughout the Project on lots designated for single family units. The inclusionary units are geographically distributed throughout the Project and located so that the ratio of inclusionary units to market rate units is consistent among the project.

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	8	1,193 +/- sq. feet	3 per Unit
2	Very Low Income	9	936 +/- sq. feet	2 per Unit
3	Very Low Income	26	936 +/- sq. feet	2 per Unit
4	Very Low Income	27	1,193 +/- sq. feet	3 per Unit
5	Low Income	33	1,193 +/- sq. feet	3 per Unit
6	Very Low Income	34	936 +/- sq. feet	2 per Unit
7	Low Income	42	1,193 +/- sq. feet	3 per Unit
8	Very Low Income	43	936 +/- sq. feet	2 per Unit
9	Low Income	62	1,193 +/- sq. feet	3 per Unit
10	Very Low Income	63	936 +/- sq. feet	2 per Unit
11	Very Low Income	81	1,193 +/- sq. feet	3 per Unit
12	Very Low Income	82	936 +/- sq. feet	2 per Unit
13	Low Income	88	1,193 +/- sq. feet	3 per Unit
14	Very Low Income	89	936 +/- sq. feet	2 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 fifty percent (50%) of the median income for Sacramento County, adjusted for actual household size for Very Low Income households and eighty percent (80%) of the median income 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 and very 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 or very low income household with a first time home buyer. An SHRA 30-year note will govern the home's resale, allowing SHRA one hundred and twenty (120) 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).



# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**RESOLUTION AMENDING THE SOUTH SACRAMENTO COMMUNITY PLAN LAND USE MAP TO REDESIGNATE ±20.2 ACRES CONSISTING OF ±4.1 ACRES OF PARKS/OPEN SPACE, ±11 ACRES OF RESIDENTIAL 4-8 DU/NA AND ±5.1 ACRES OF RESIDENTIAL 7-15 DU/NA TO ±1.8 ACRES OF PARKS/OPEN SPACE AND ±18.4 ACRES OF RESIDENTIAL 7-15 DU/NA LOCATED AT 8119 SHELDON ROAD AT THE INTERSECTION OF SHELDON AND LEWIS STEIN ROADS.**

(APN: 117-0220-001) (P04-219)

**WHEREAS**, the Planning Commission conducted a public hearing on January 26, 2006, and 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:

1. The proposed land use amendment is compatible with the surrounding land uses;
2. The subject site is suitable for single-family alternative residential development, and;
3. The proposal is consistent with the policies of the South Sacramento Community Plan.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO THAT:**

The property as described on the attached Exhibit 1 in the City of Sacramento is hereby redesignated on the South Sacramento Community Plan land use map from Parks/Open Space, Residential 4-8 du/na and Residential 7-15 du/na to ±1.8 acres of Parks/Open Space and ±18.4 acres of Residential 7-15 du/na (APN: 117-0220-001).

---

MAYOR

ATTEST:

---

CITY CLERK

P04-219

**Table of Contents:**

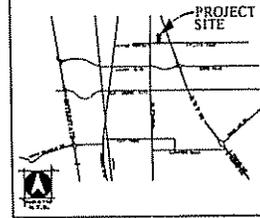
Exhibit A: Community Plan Amendment Exhibit

Exhibit A

COMMUNITY PLAN AMENDMENT EXHIBIT

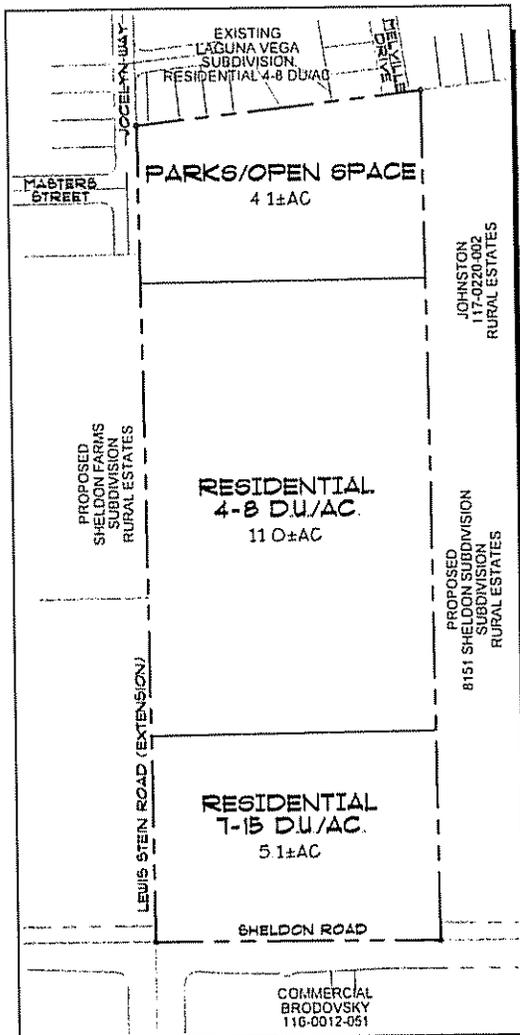
**SHELDON 20**  
CITY OF SACRAMENTO, CALIFORNIA  
OCTOBER 28, 2004  
(APRIL 11, 2005)

LOCATION MAP

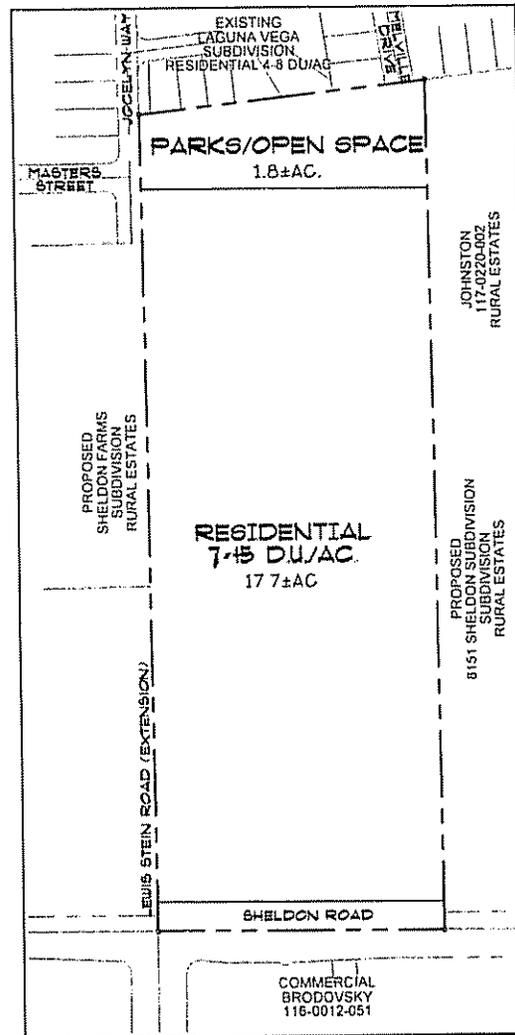


LAND USE SUMMARY TABLE

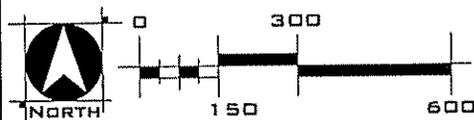
LAND USE	EXISTING ZONING	PROPOSED ZONING	DIFFERENCE
PARKS/OPEN SPACE	4.1	1.8	-2.3
RESIDENTIAL 4-8 DU./AC.	11.0	0	-11.0
RESIDENTIAL 7-15 DU./AC.	5.1	17.7	+12.6
ROW	0	0.7	+0.7
	20.2	20.2	0



Existing Zoning



Proposed Zoning



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

**ORDINANCE NO. 2006-\_\_\_\_\_**

**Adopted by the Sacramento City Council**

**Date \_\_\_\_\_**

**AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING A PORTION OF THE PROPERTY LOCATED AT 8119 SHELDON ROAD FROM THE RURAL ESTATES ONE (1) DWELLING UNIT PER FOUR (4) ACRES (RE ¼) ZONE AND PLACING IT IN THE SINGLE-FAMILY ALTERNATIVE (R-1A) AND THE AGRICULTURE-OPEN SPACE (A-OS) ZONES. APN: 117-0220-001 (P04-219)**

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

**SECTION 1**

The territory described in the attached exhibit which is located as described above, as established by Ordinance No. 99-015, as amended, is hereby removed from the Rural Estates One Dwelling Unit per Four Acres (RE ¼) zone and placed in the Single-family Alternative (R-1A) and Agriculture-Open Space (A-OS) zones.

**SECTION 2**

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 99-015, as amended, to conform to the provisions of this Ordinance.

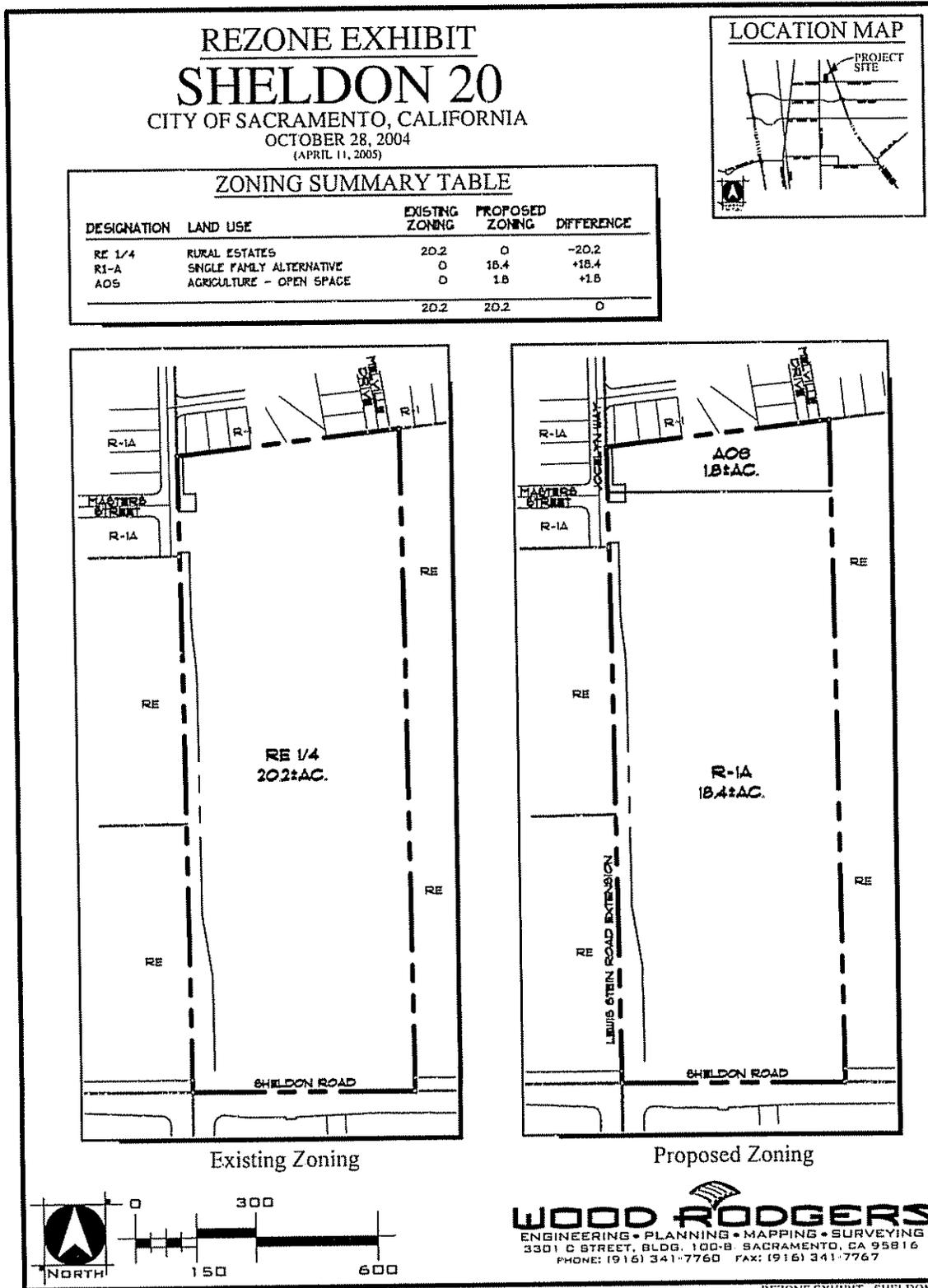
**SECTION 3**

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 Ordinance No. 99-015, as amended, as said procedures have been affected by recent court decisions.

**Table of Contents:**

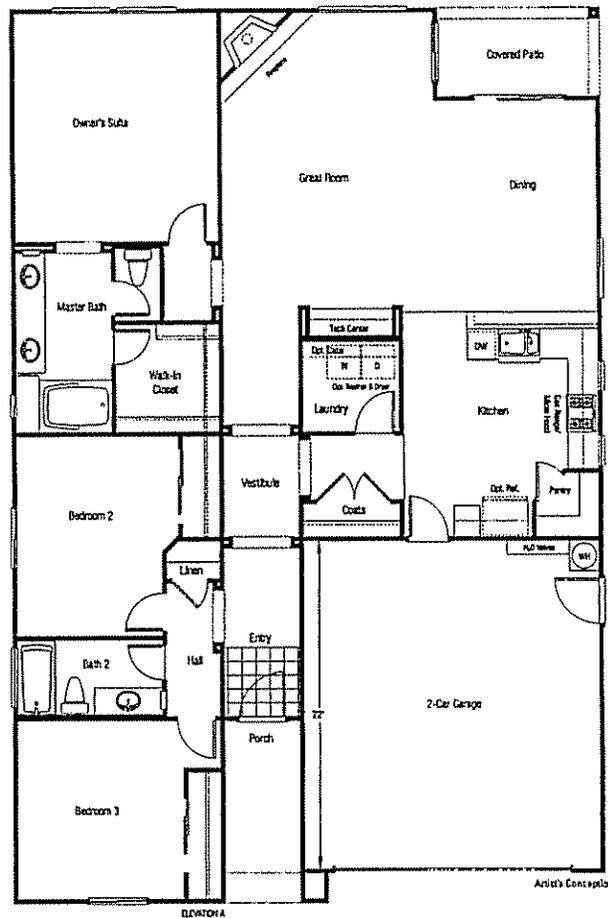
Exhibit A: Rezone

Exhibit A – Rezone



# Attachment A – House Plans

## Plan 1776 – Floor Plan



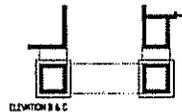
 **1,776**

1,776 sq. ft. (approx.)

3 bedrooms

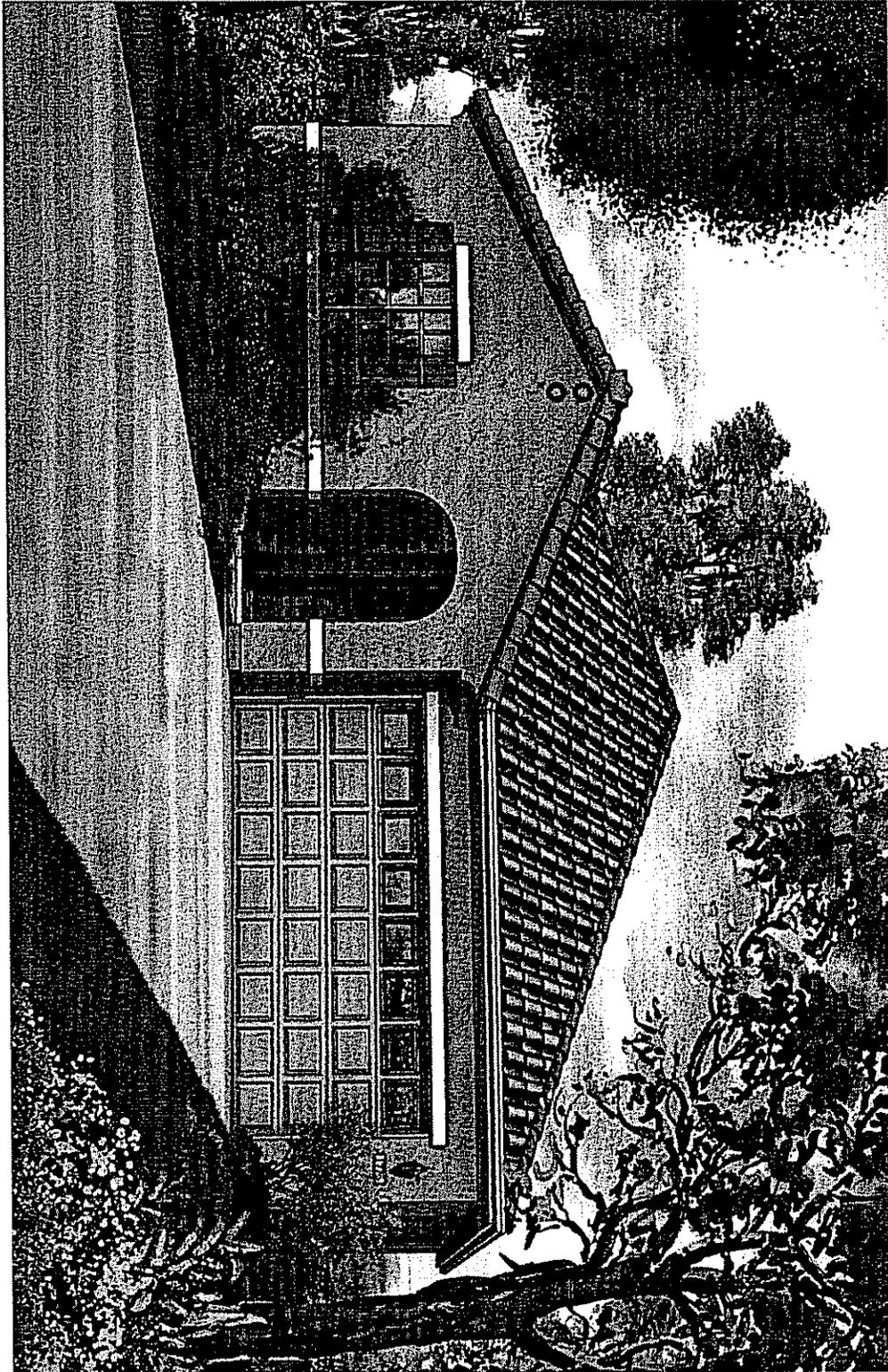
2 bathrooms

2-Car garage



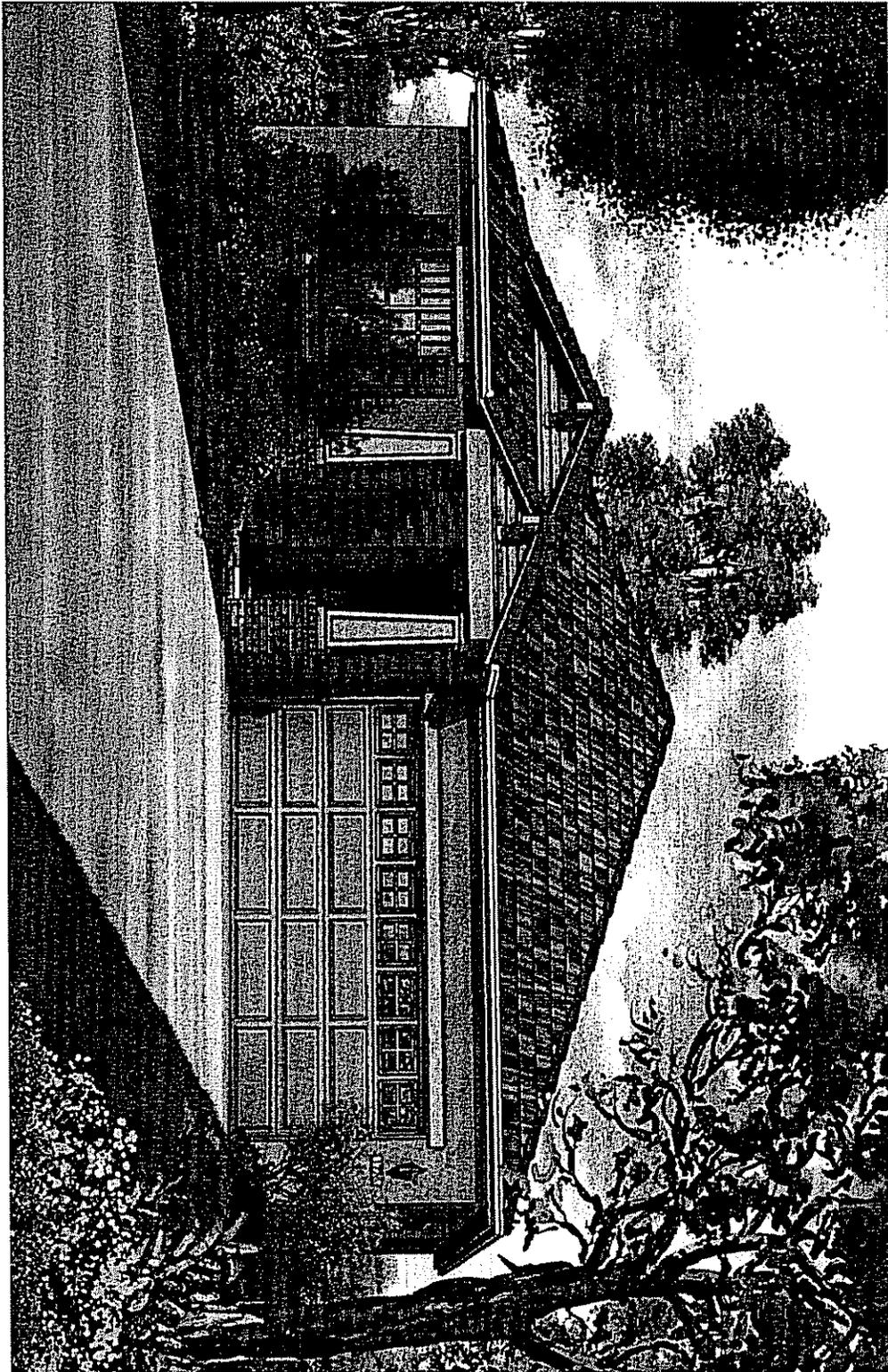
# SERENADE

Plan 1776 – Elevation A



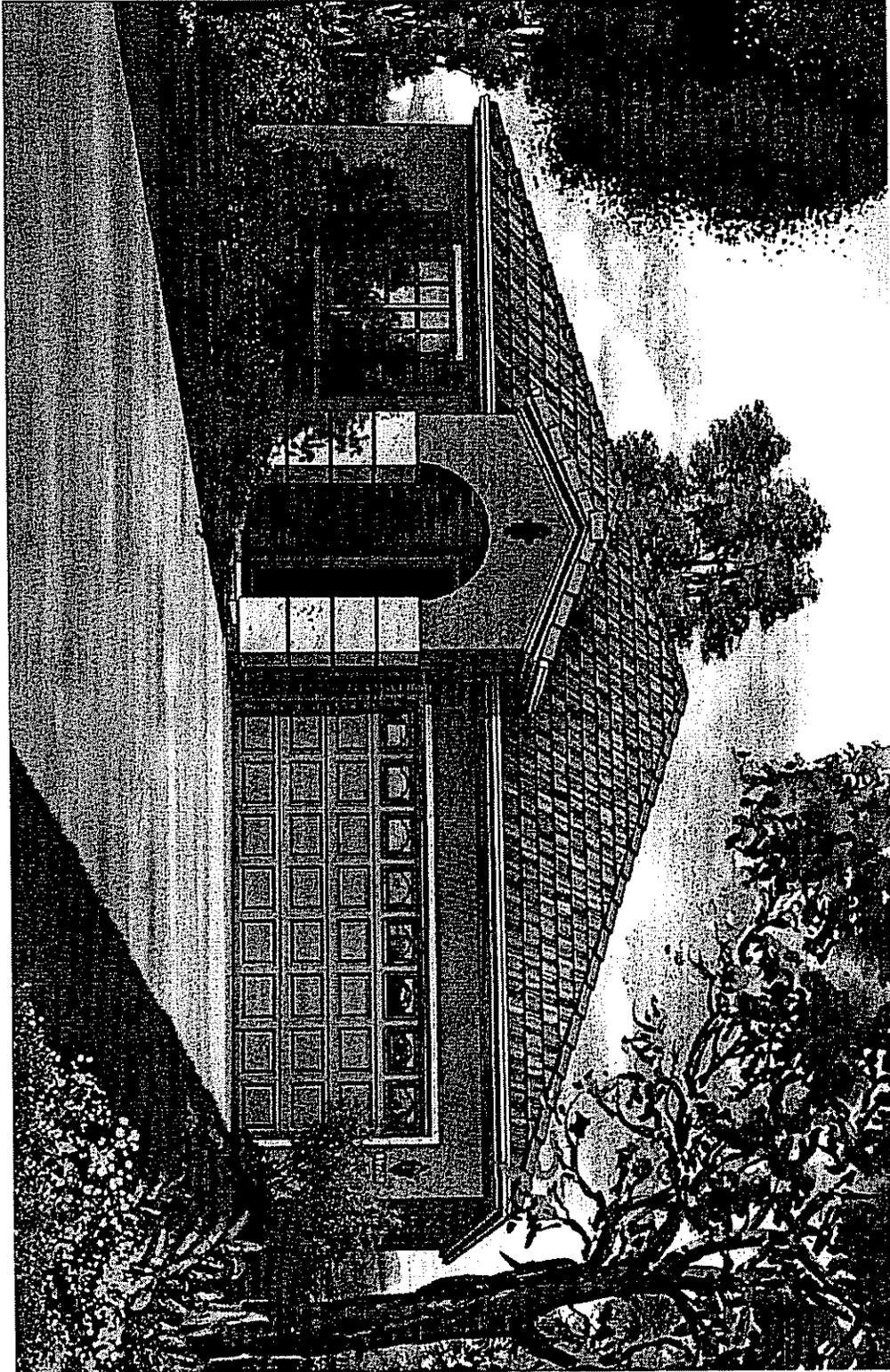
1776-A

Plan 1776 – Elevation B



1776-B

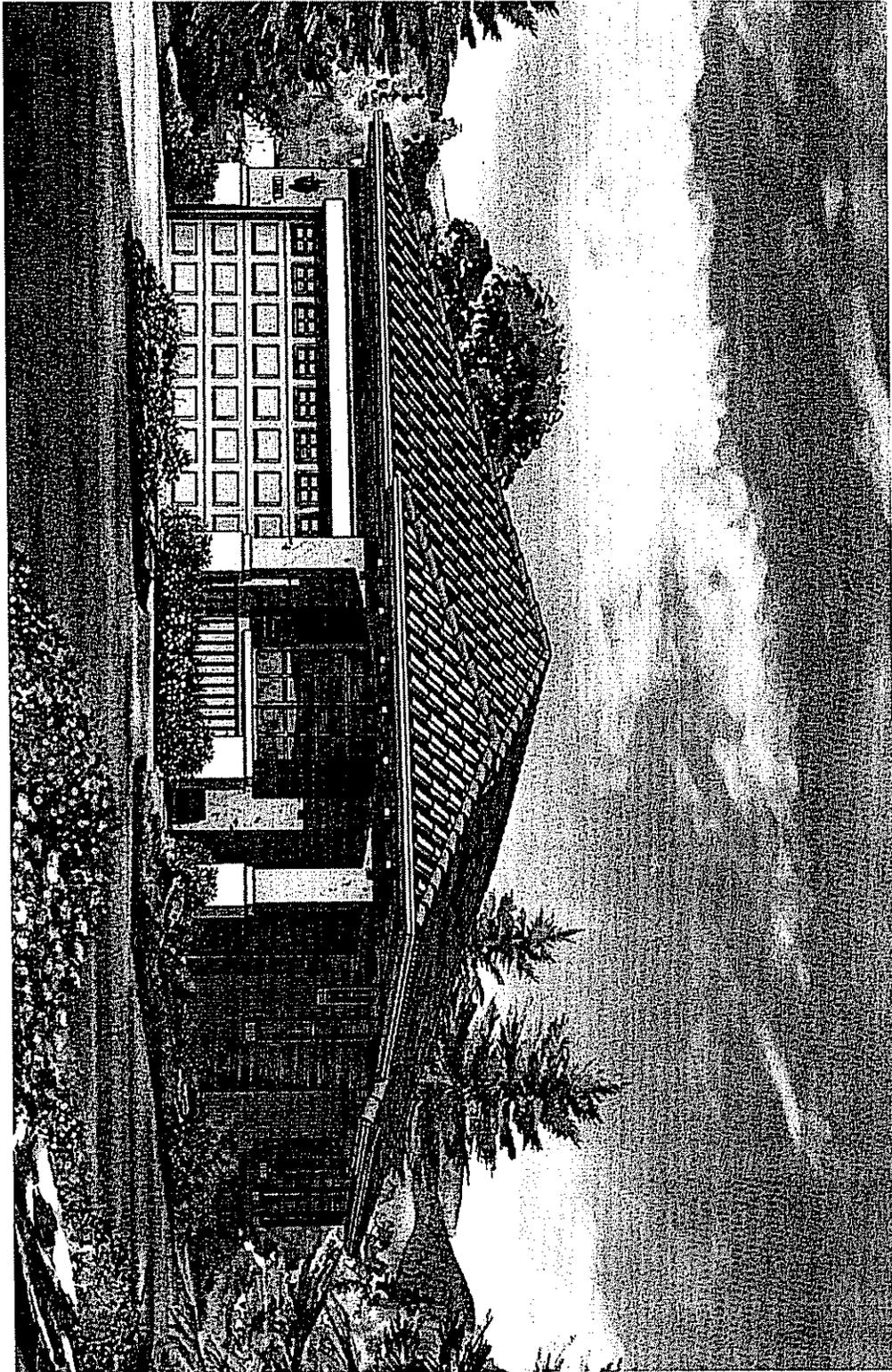
Plan 1776 – Elevation C



1776-C

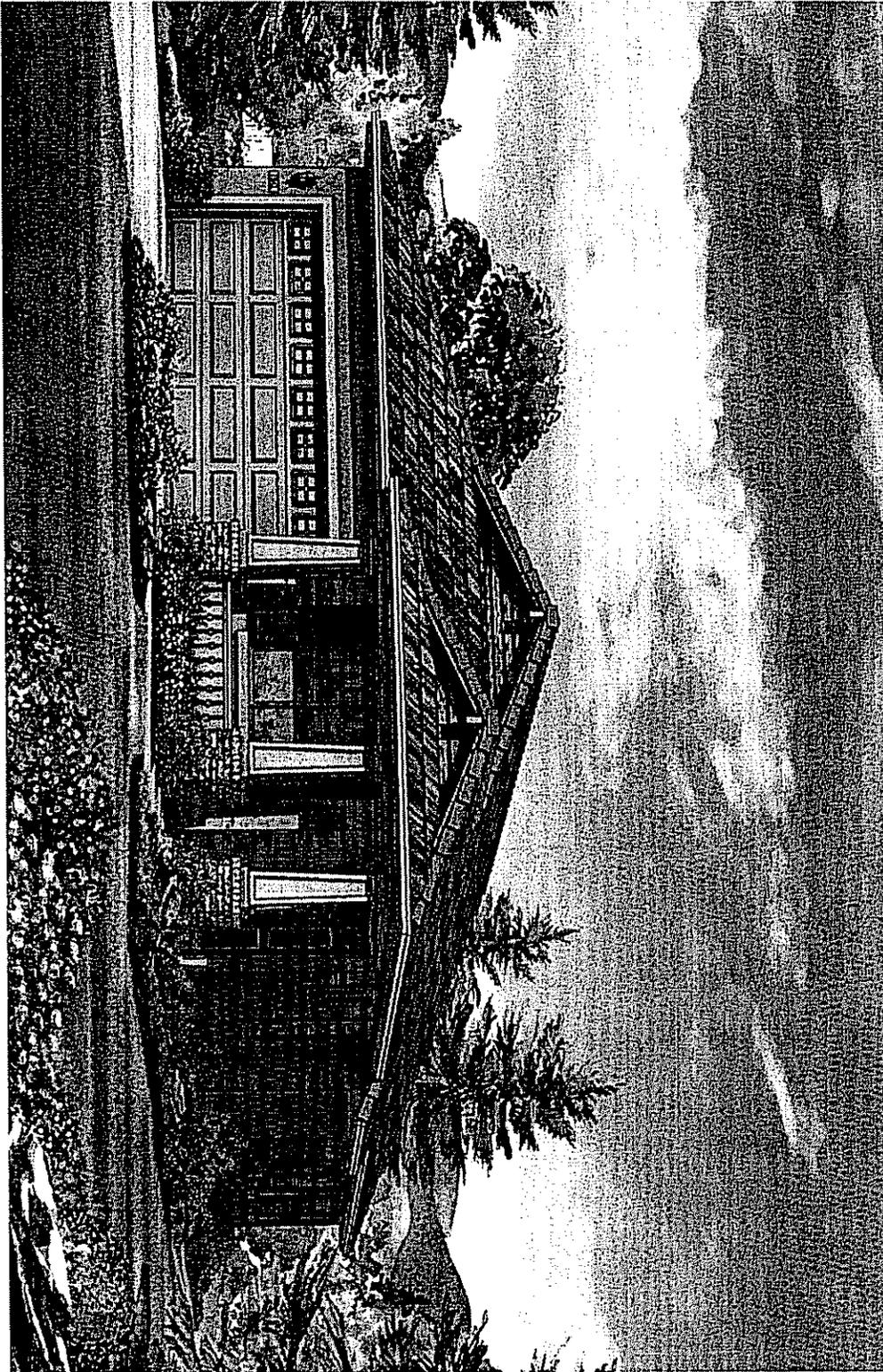


Plan 1841 – Elevation A



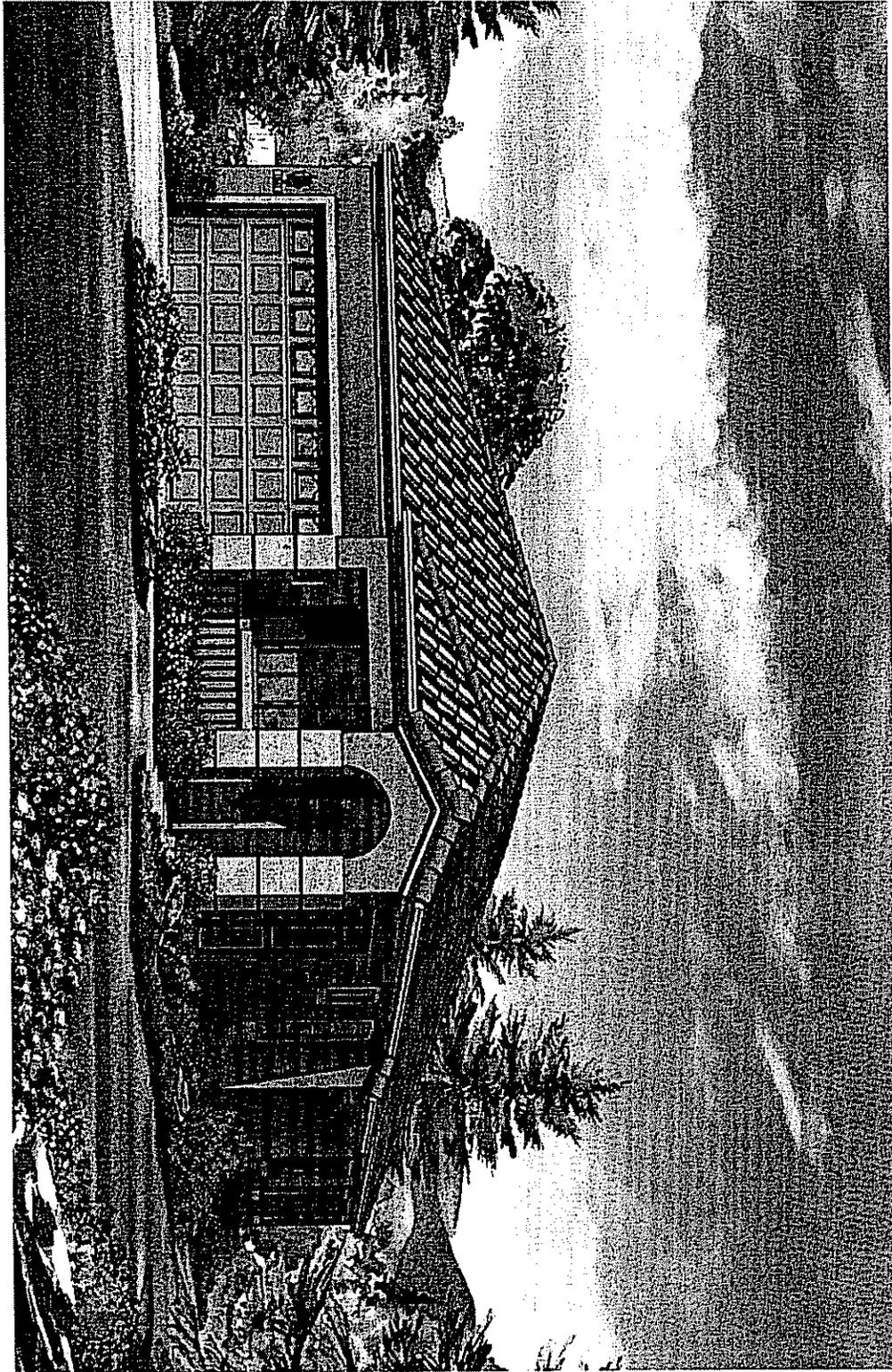
1841-A

Plan 1841 – Elevation B



1841-B

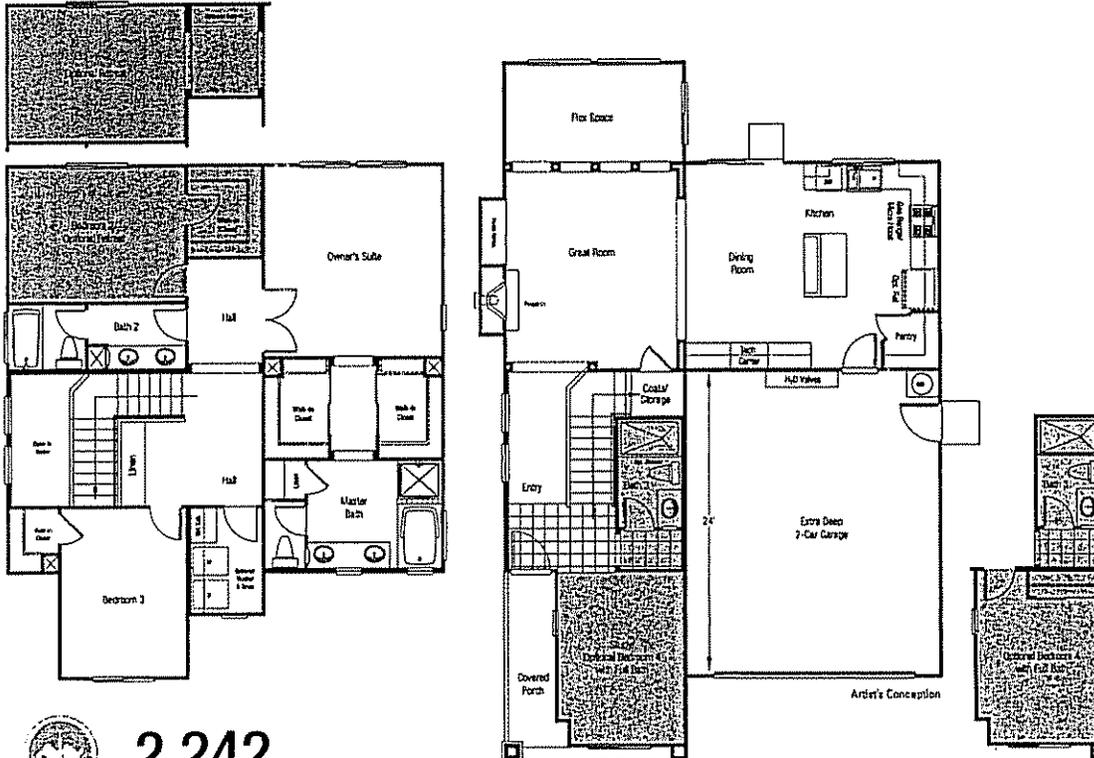
Plan 1841 – Elevation C



1841-C

Plan 2242 – Floor Plan

PRELIMINARY PLANS



Plan 2,242

2,242 sq. ft. (approx)

3 bedrooms

2 1/2 bathrooms

Study

Flex space

Optional fourth bedroom with full bath

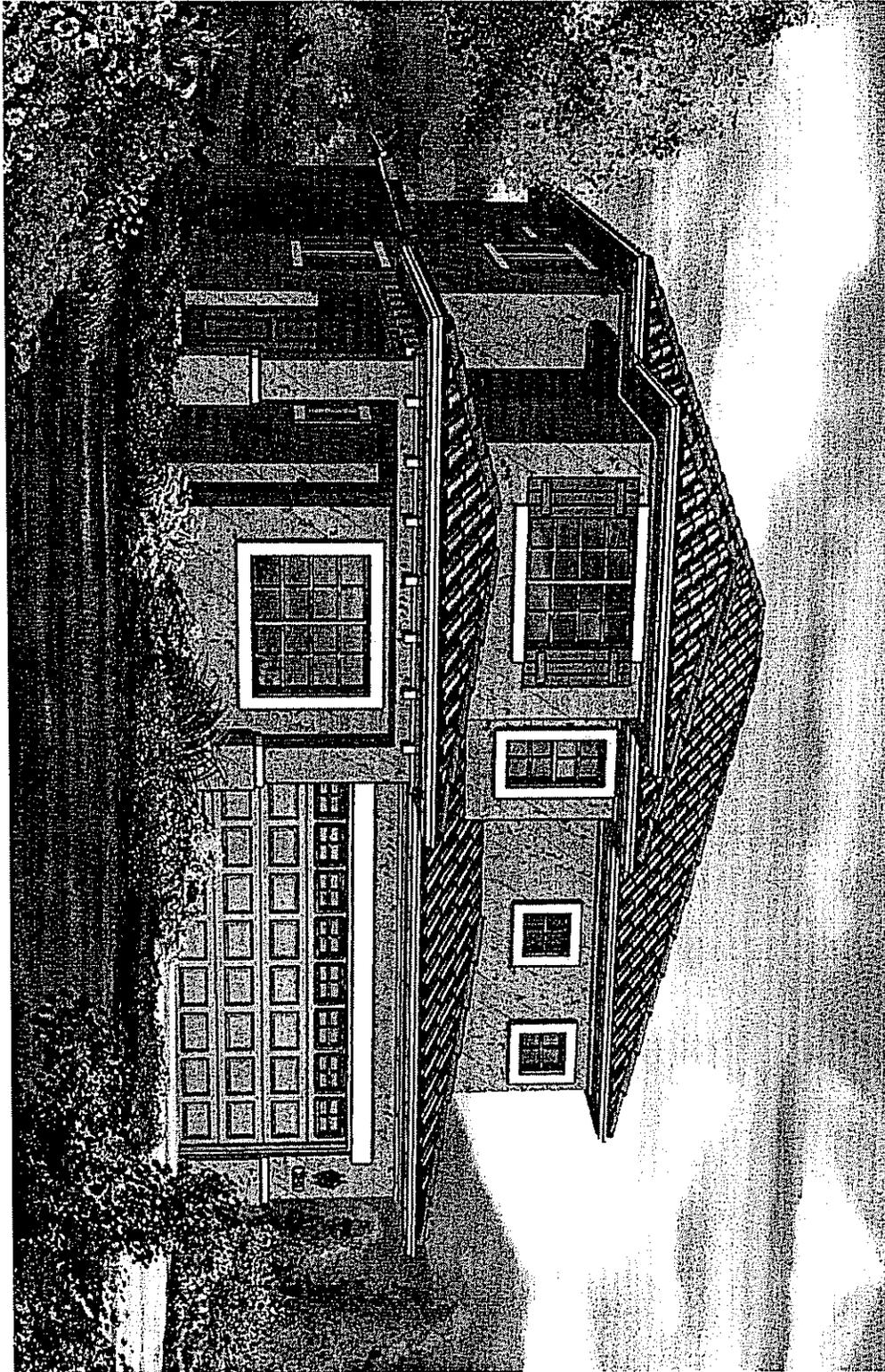
Optional master retreat

Extra deep 2-car garage



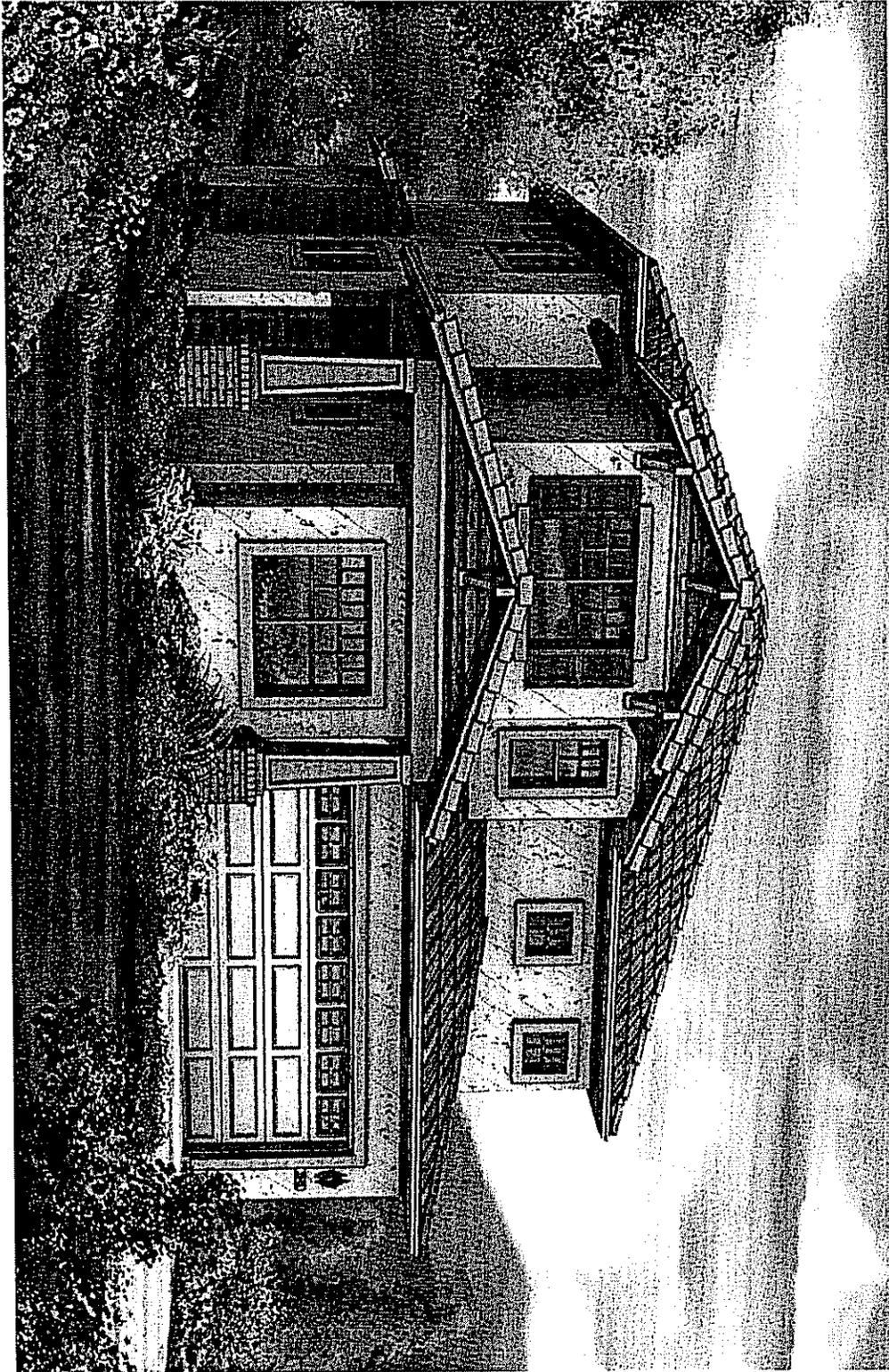
SERENADE

Plan 2242 – Elevation A



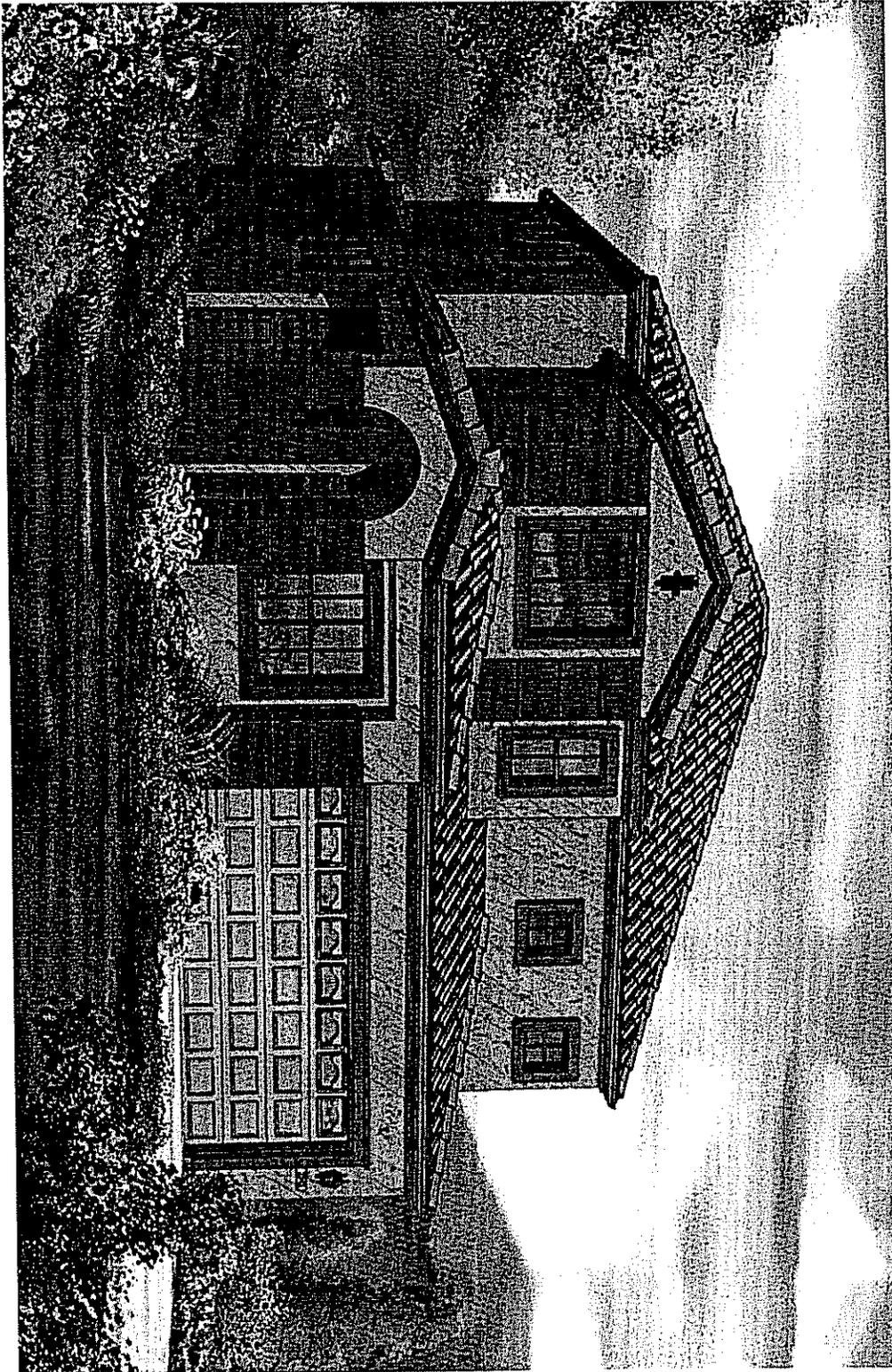
2242-A

Plan 2242 – Elevation B



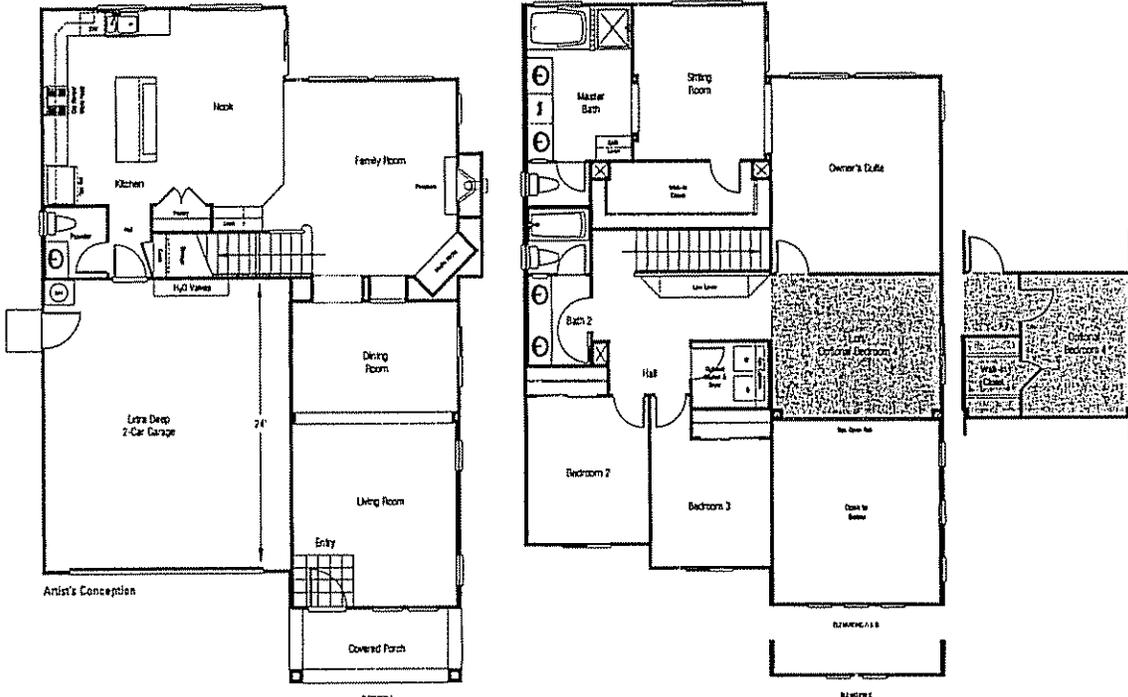
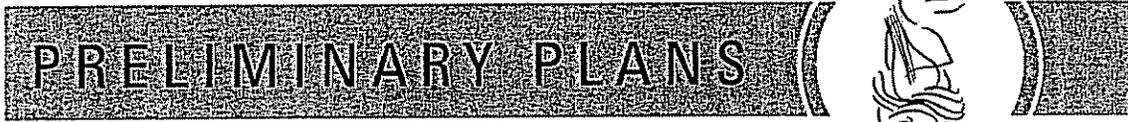
2242-B

Plan 2242 – Elevation C



2242-C

# Plan 2444 – Floor Plan



**Plan 2,444**

2,444 sq. ft. (approx.)

3 bedrooms

2 1/2 bathrooms

Loft

Master sitting room

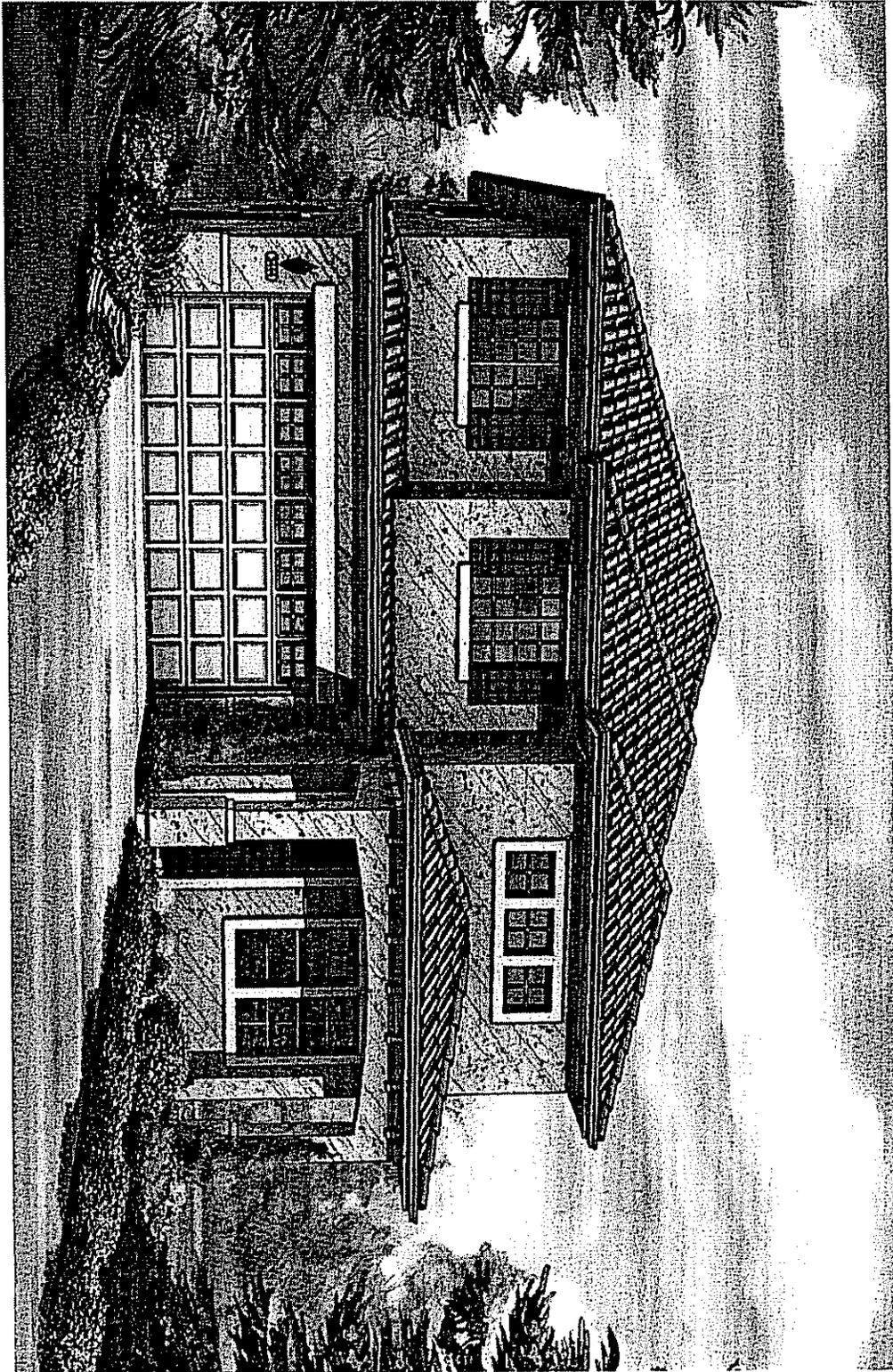
Optional fourth bedroom

Extra deep 2-car garage



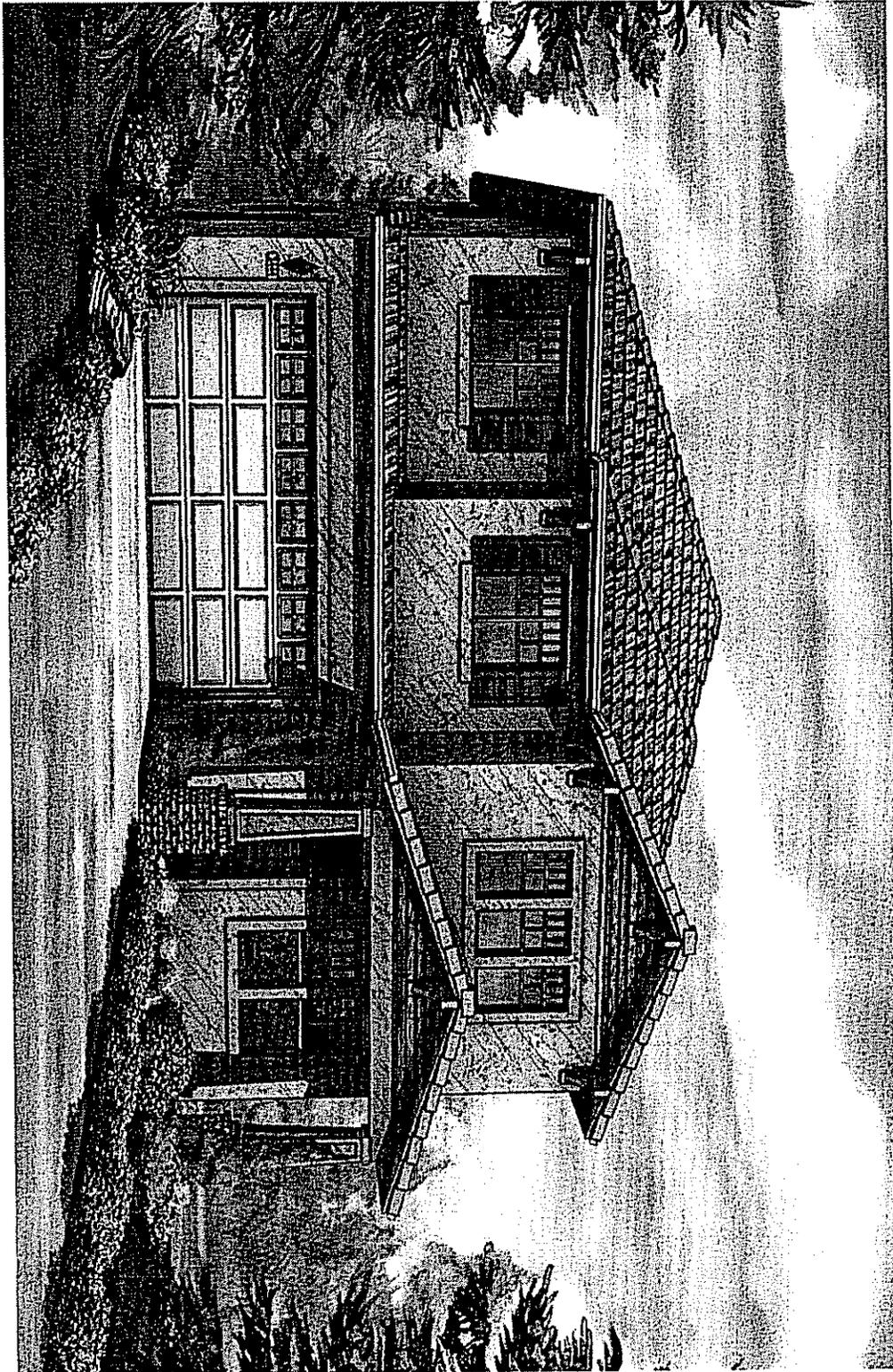
# SERENADE

Plan 2444 – Elevation A



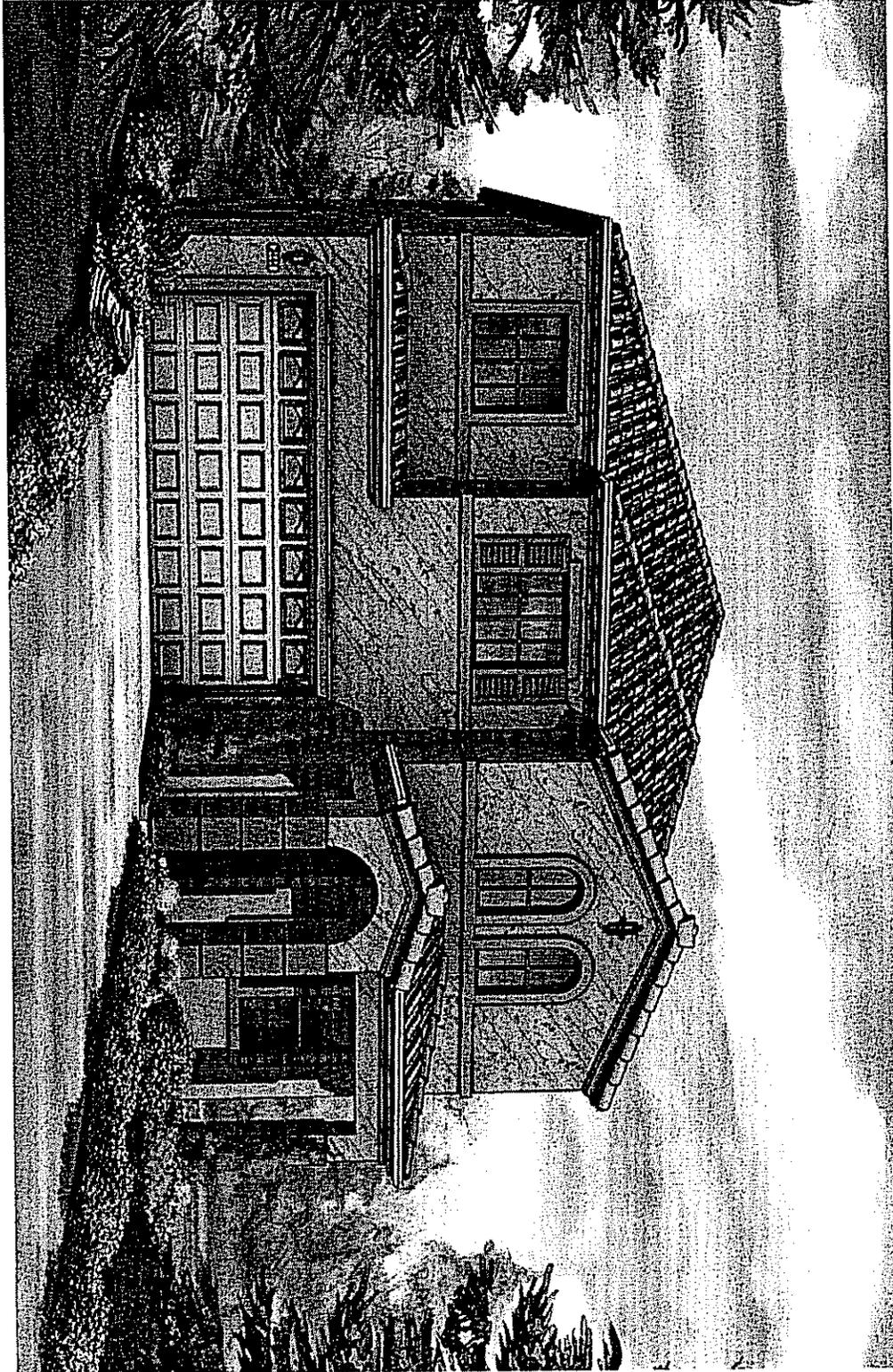
2444-A

Plan 2444 – Elevation B



2444-B

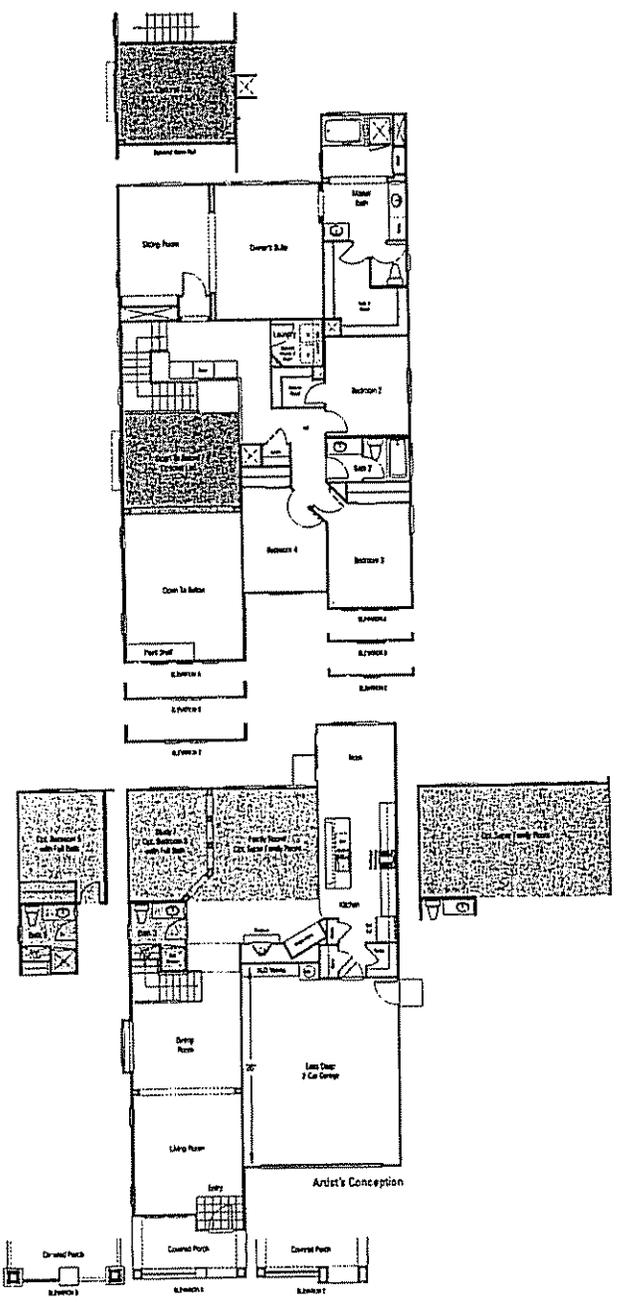
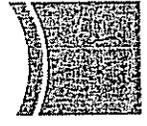
Plan 2444 – Elevation C



2444-C

Plan 2806 – Floor Plan

PRELIMINARY PLANS



Plan 2,806

2,806-2,979 sq. ft. (approx.)

4 bedrooms

2 1/2 bathrooms

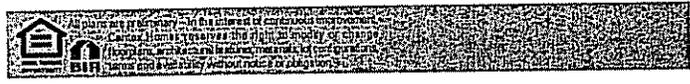
Master sitting room

Optional loft

Optional fifth bedroom with full bath

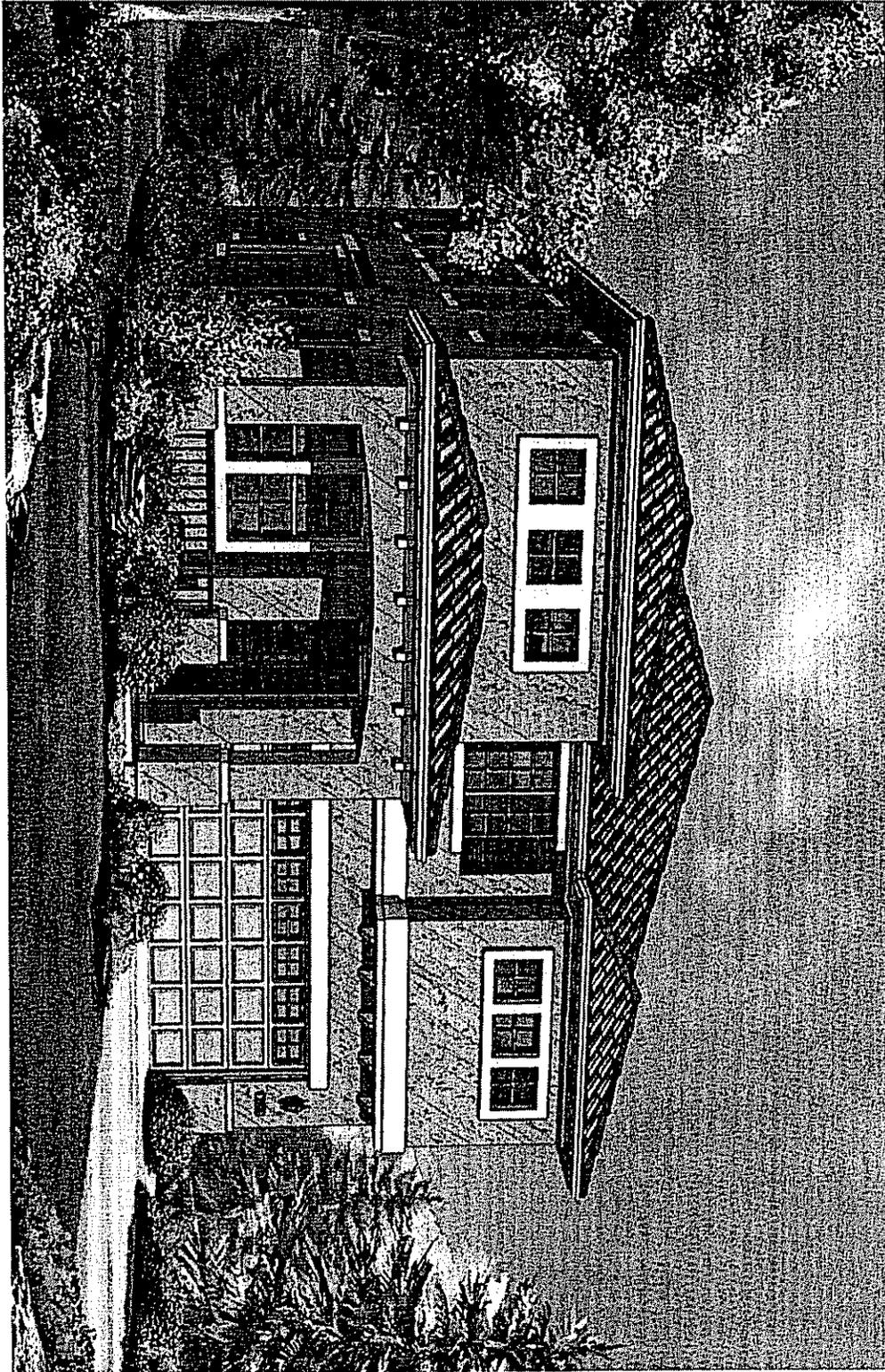
Optional super family room

Extra deep 2-car garage



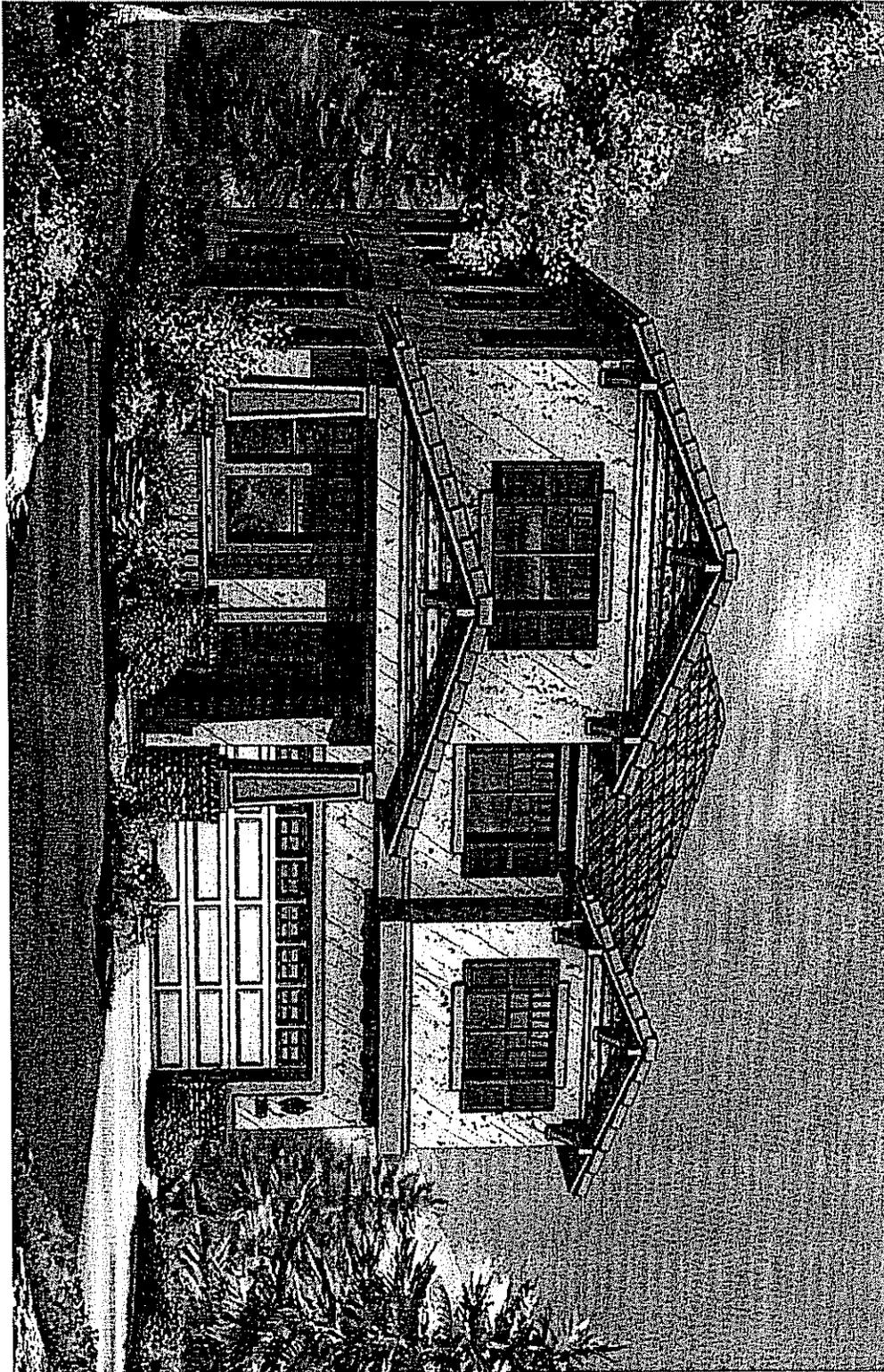
SERENADE

Plan 2806 – Elevation A



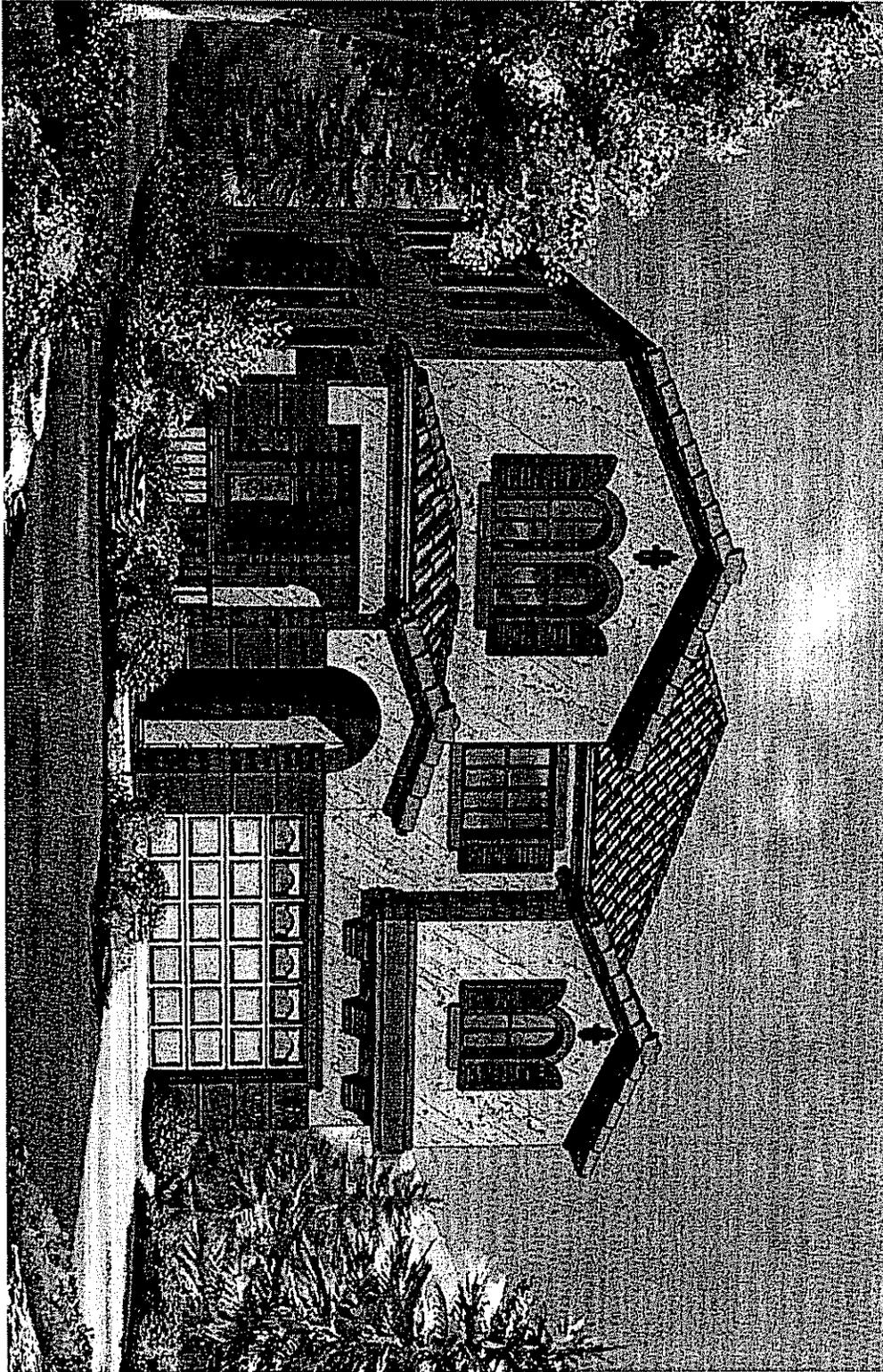
2806-A

Plan 2806 – Elevation B



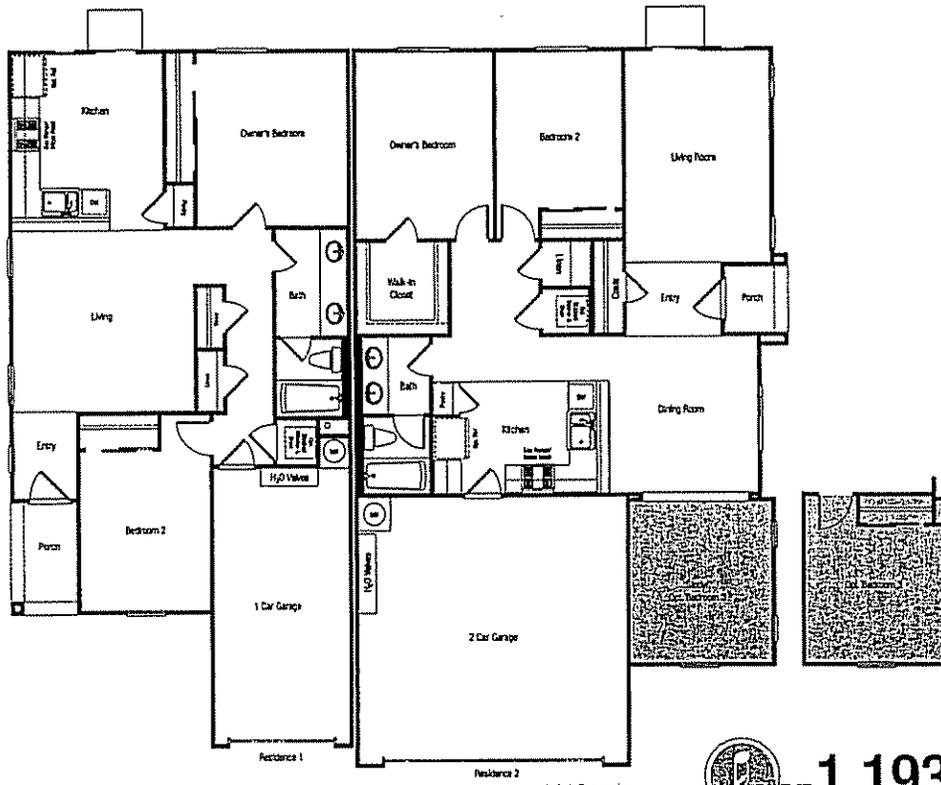
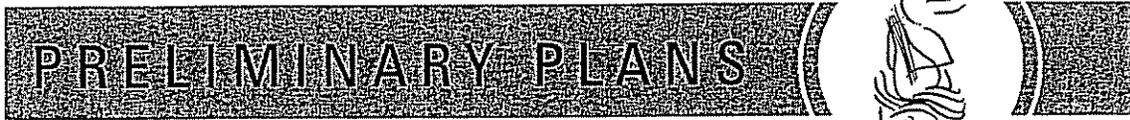
2806-B

Plan 2806 – Elevation C



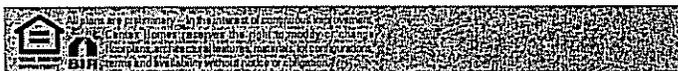
2806-C

### Plan 936 and 1193 – Floor Plan



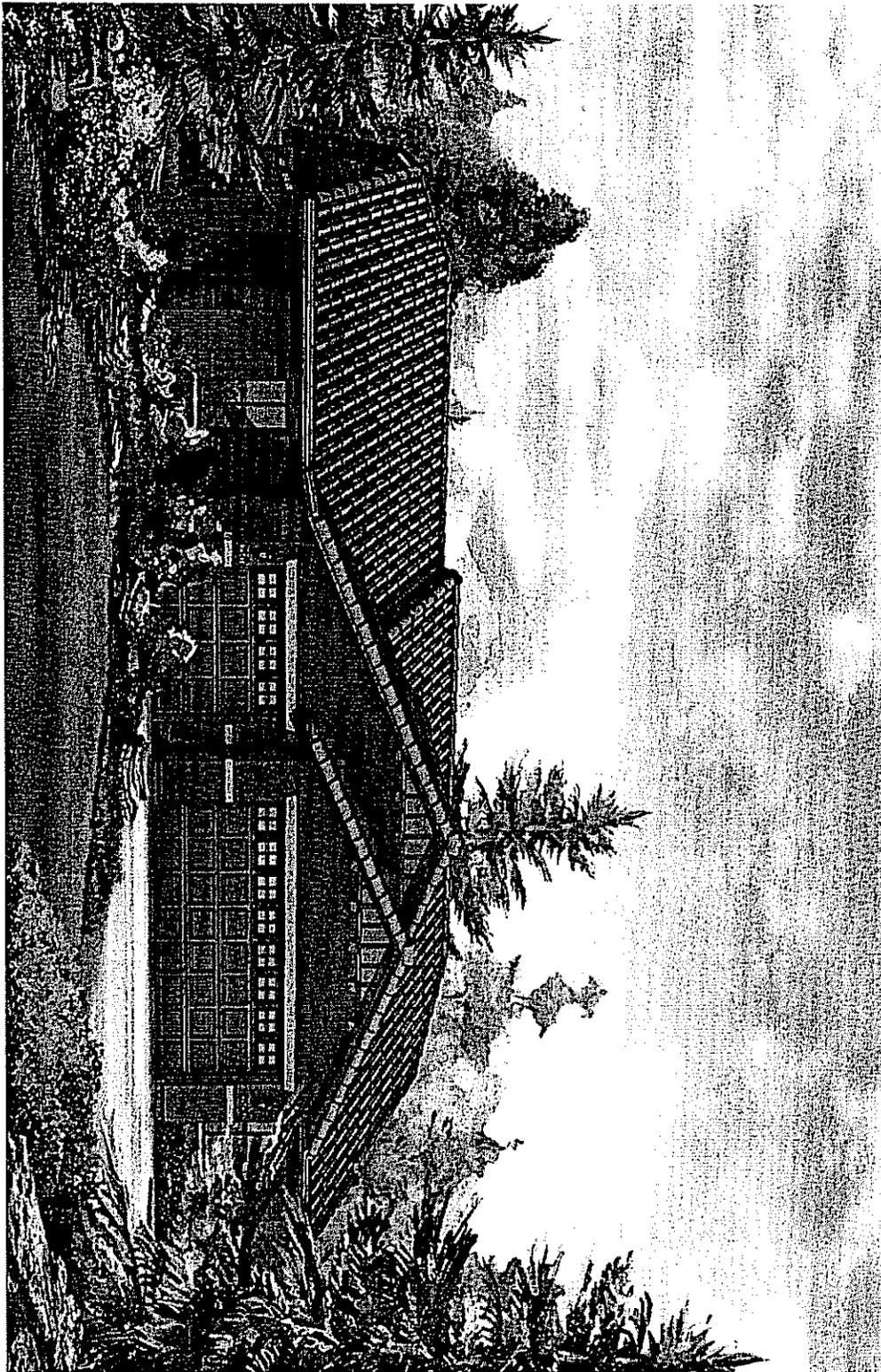
**Plan 936**  
 936 sq. ft. (approx.)  
 2 bedrooms  
 1 bathroom  
 1-Car garage

**Plan 1,193**  
 1,193 sq. ft. (approx.)  
 2 bedrooms  
 1 bathroom  
 Study  
 Optional third bedroom  
 2-Car garage



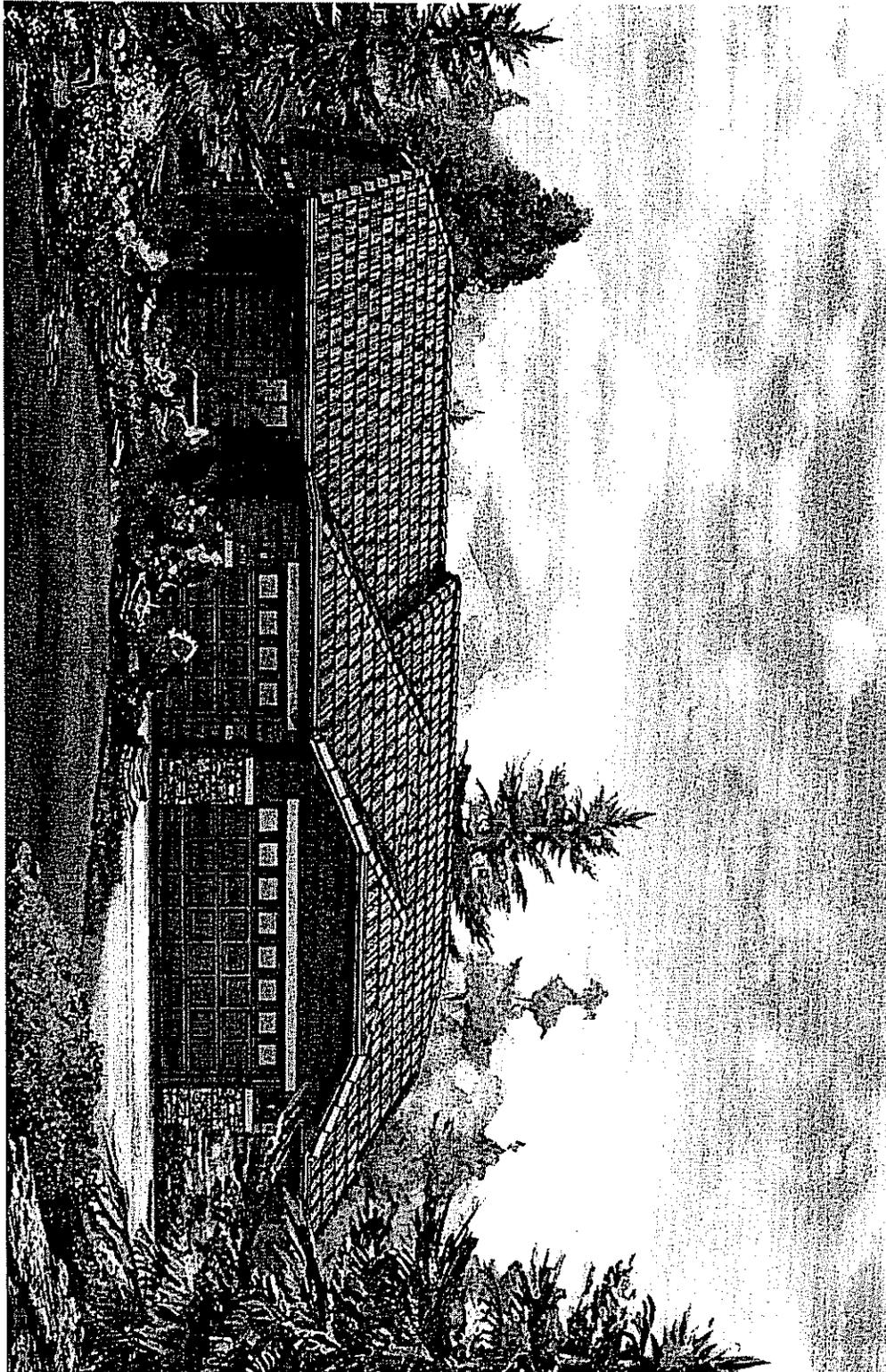
# SERENADE

Plan 936 – Elevation A



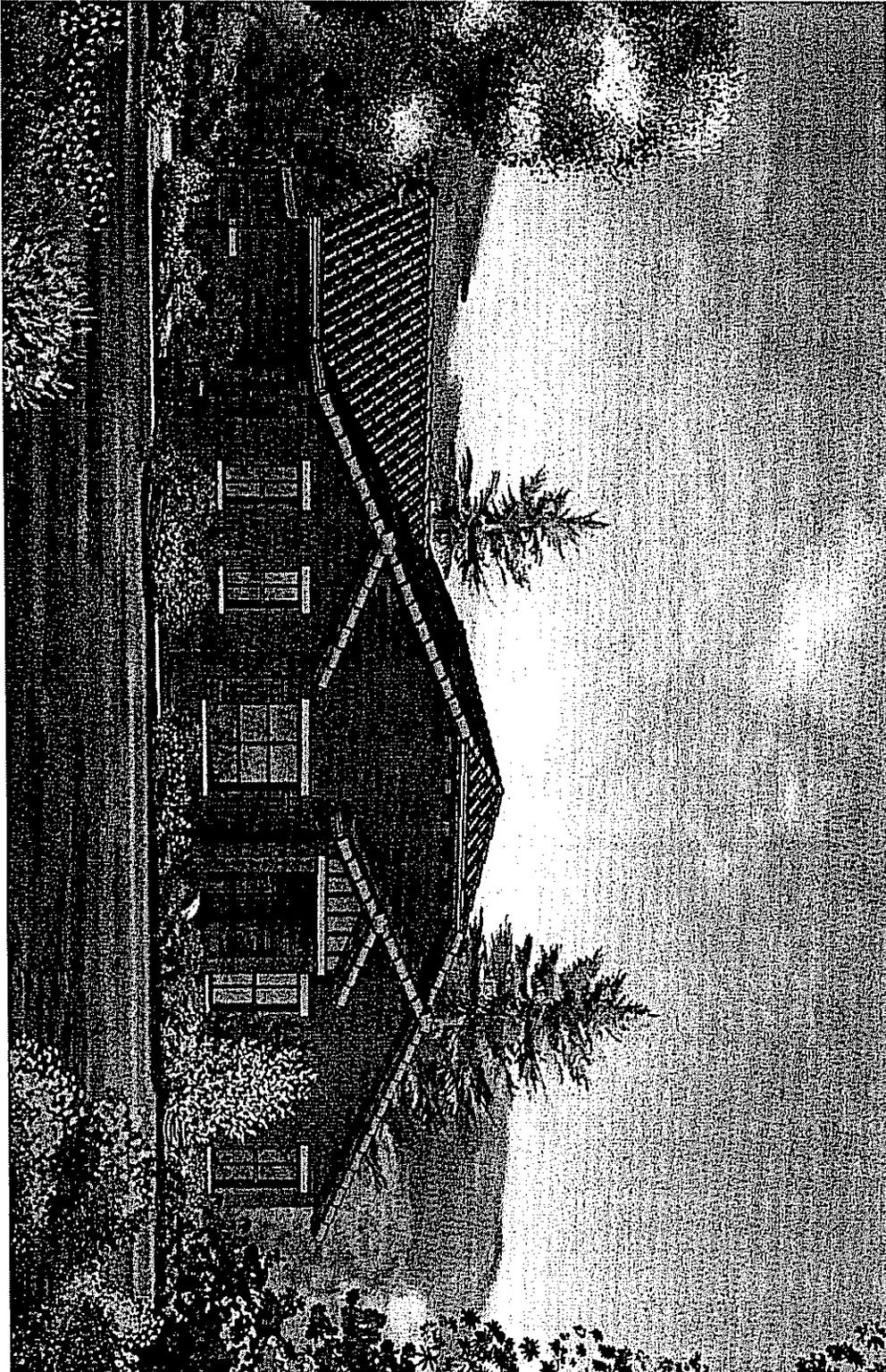
936-A

Plan 936 – Elevation B



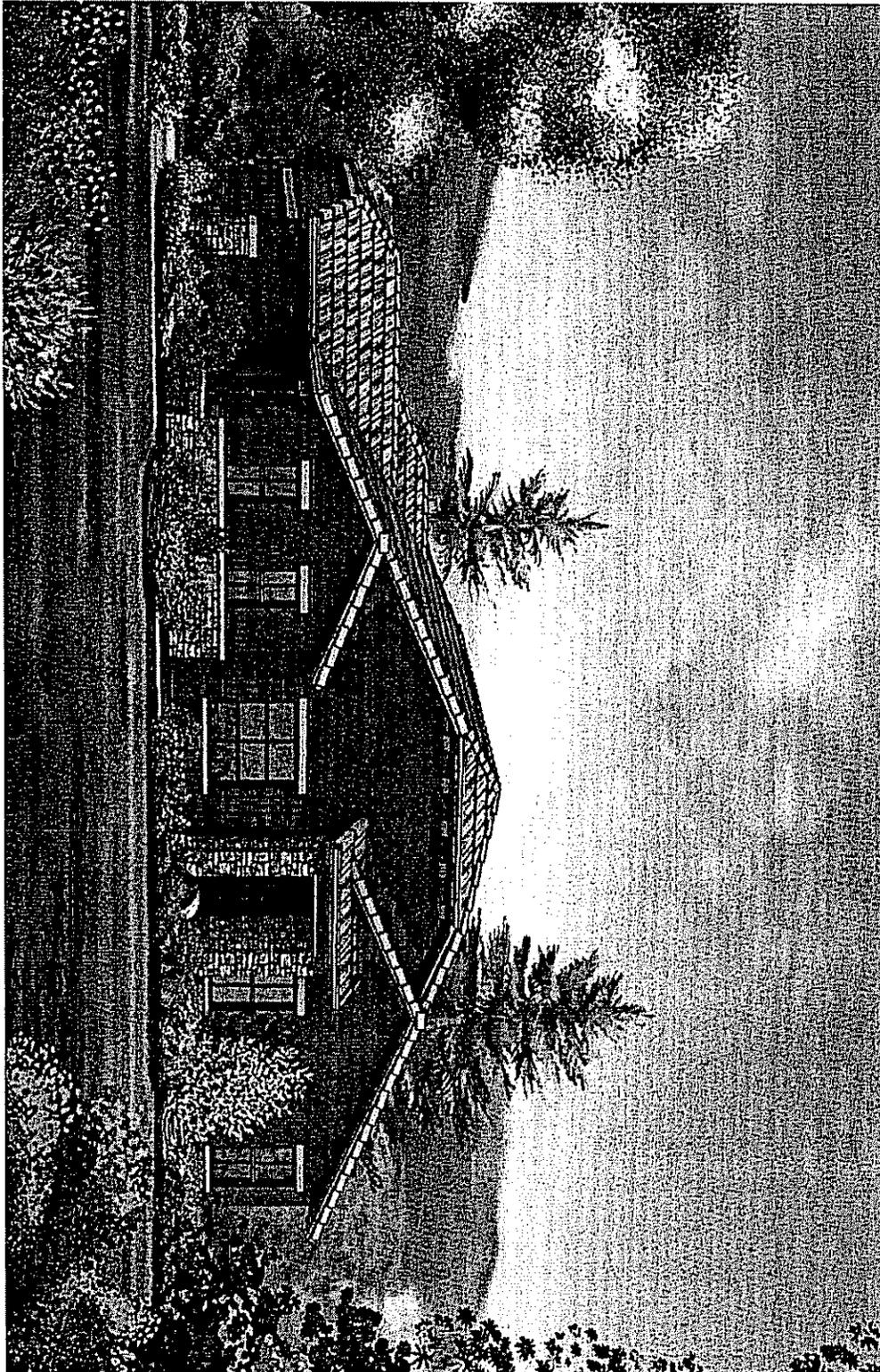
936-B

**Plan 1193 – Elevation A**



1193-A

**Plan 1193 – Elevation B**

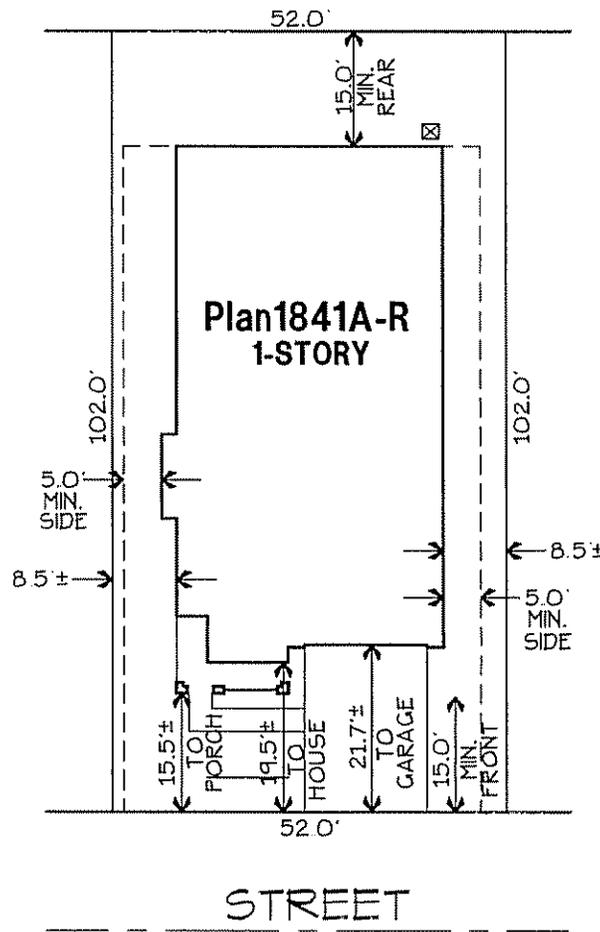


1193-B

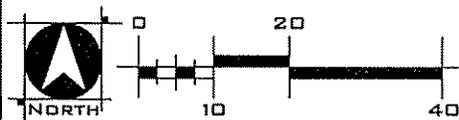


# Plan 1841 - Typical Plot Plan

**PLAN 1841**  
**SHELDON 20 PROPERTY**  
 CITY OF SACRAMENTO, CALIFORNIA  
 JUNE 27, 2005



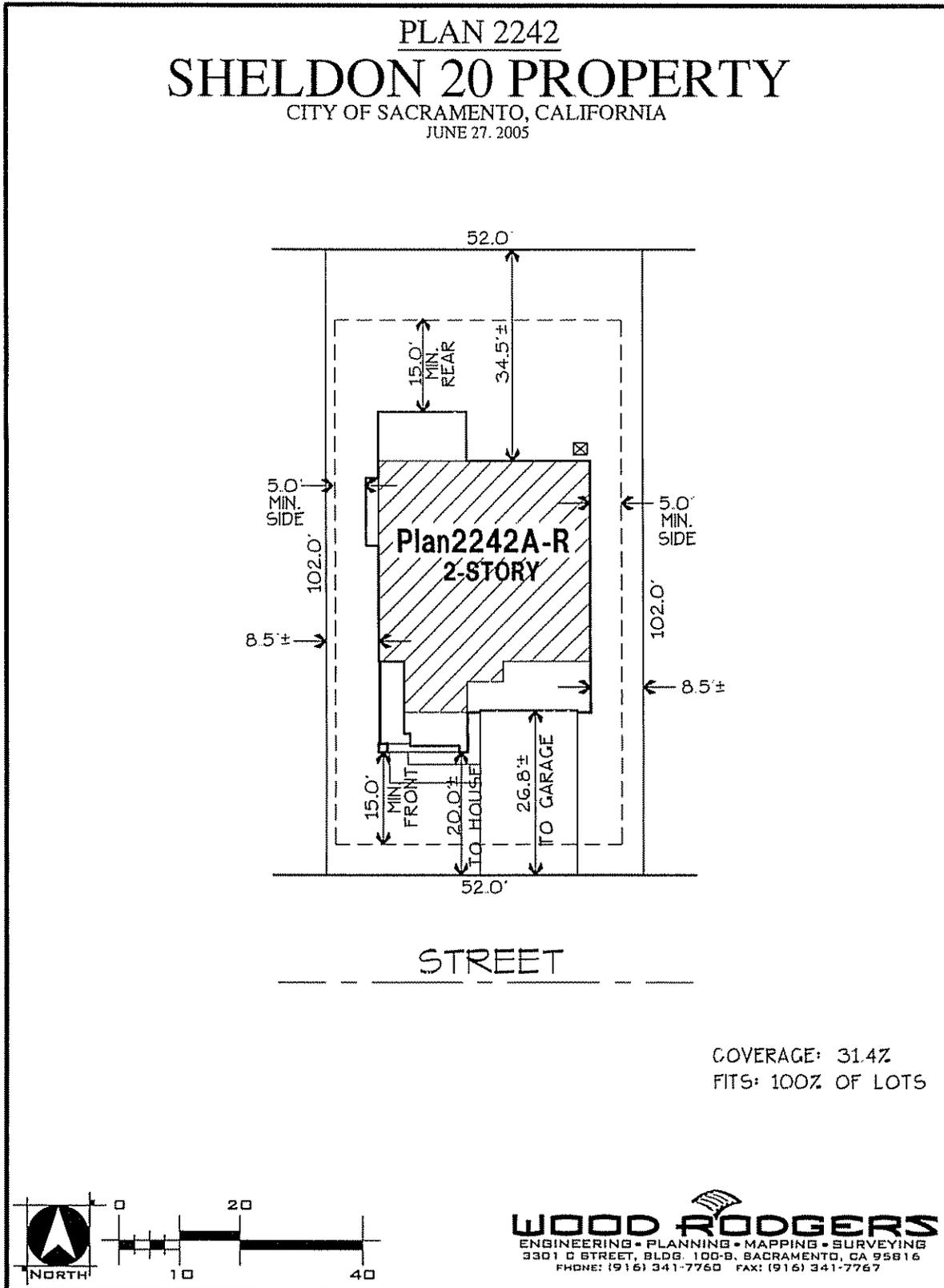
COVERAGE: 42.2%  
 FITS: 97.5% OF LOTS



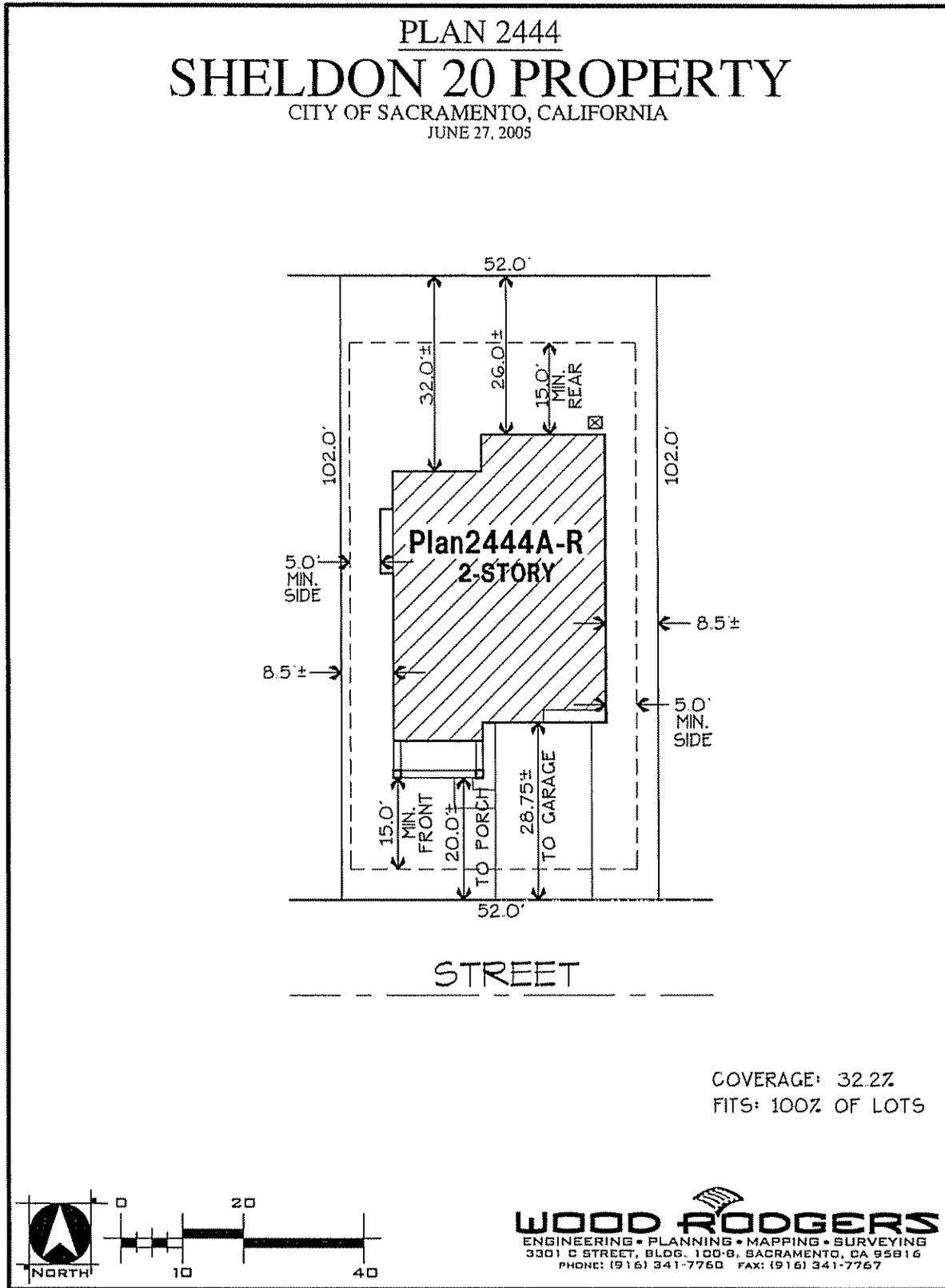
**WOOD RODGERS**  
 ENGINEERING • PLANNING • MAPPING • SURVEYING  
 3301 O STREET, BLDG. 100-B, SACRAMENTO, CA 95816  
 PHONE: (916) 341-7760 FAX: (916) 341-7767

C:\Users\jrodgers\Documents\8119 Sheldon Road Rezone\8119 Sheldon Road Rezone.dwg 12/07/05 12:27:56

### Plan 2242 - Typical Plot Plan



# Plan 2444 - Typical Plot Plan



### Plan 2806 - Typical Plot Plan

