

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0312073

Insp Area: 3

Thos Bros: 318 D5

Site Address: 5820 POWER INN RD SAC

Parcel No: 027-0261-034

Sub-Type: NSFR

Housing (Y/N): N

CONTRACTOR

FRAZIER CONSTRUCTION, INC
18 BUSINESS PARK WAY
SACRAMENTO CA 95828

OWNER

BYRD LOIS F/EZRA N
5820 POWER INN RD
SACRAMENTO CA 95824

ARCHITECT

Nature of Work: REPLACE DEMO SFD WITH NEW SFD OF 1839 SQ FT LIVING,
W/ATTACHED 440 SQ FT GARAGE & 40 SQ FT COVERED PORCH, DEMO
UNDER 04-01295,

CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name _____ Lender's Address _____

LICENSED CONTRACTORS DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class B License Number 541041 Date March 11, 2004 Contractor Signature _____

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code; any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00);

I, as a owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professional Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his/her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec. _____ B & PC for this reason: _____

Date _____ Owner Signature _____

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

I certify that I have read this application and state that all information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representative(s) of this city to enter upon the improvement mentioned property for inspection purposes.

Date March 11, 2004 Applicant/Agent Signature [Signature]

WORKER'S COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor Code, for the performance of work for which the permit is issued.

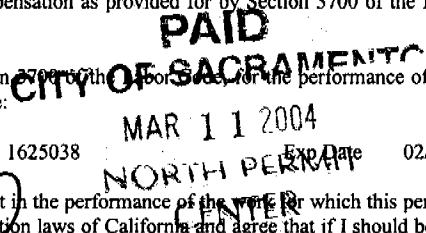
I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier STATE FUND Policy Number 1625038 Exp Date 02/01/2004

(This section need not be completed if the permit is for \$100 or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date March 11, 2004 Applicant Signature [Signature]

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.



Department of Planning and Development
Building Inspection Division

Grading and Erosion Control Questionnaire

To be completed for all residential new construction and additions

PART I (To be completed by applicant)

Site Address 5820 Power Inn Rd A.P.N. 071-261-02

Applicant Information

Name LOIS BYRD
Address 5820 POWER INN RD
Phone 302-667-4

Project Information (Check One)

Single Family Dwelling X
Duplex
Triplex
Deep Lot Development

PART II (To be completed by the applicant when the project is not a part of a larger subdivision)

Are there existing structures on site? Y N
Does the site front on a paved road? Y N*
Is the site higher than the crown of adjacent road? Y N*
Is the proposed building site higher than the back of the sidewalk or curb? Y N*

Describe existing frontage improvements along road.
 Ditch * Curb and Gutter Curb, Gutter, and Sidewalk

The direction of drainage on this site is:
 Front to Rear * Rear to Front Side to Side * ^{STREET}

Does an adjacent site drain across this parcel? Y* N
Does this site have an existing low area or drainage swale? Y* N

Will construction require cut or fill on site? (* >50FT3 or >2FT)
- How much cut? 0 Yards N/A Depth Y* N
- How much fill? N/A Yards N/A Depth Y* N

Has building site been previously been filled? Y* N
Will existing drainage be re-routed? Y* N

Do you plan to construct or modify culverts or drainage ditches? Y* N

Print Name Tom W... Title ...
Signature [Signature] Date 2-5-04
Owner or Contractor

PART III (To be completed by staff)

What is the acreage of the parcel to be built on? 2.44 Acres.
If greater than 1/2 acre has an approved erosion and sediment control plan been provided? Y N
If greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N
Is the parcel to be built on part of a larger subdivision? Y N
Subdivision Name: _____
If yes has an approved erosion and sediment control plan been provided? Y N
If the original subdivision is greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N
Is grading and drainage approval required prior to permit issuance? Y N
Approved by: [Signature] Date: 3/10/04
Building permit #: 03-12073

White Copy - Permit Jacket
Yellow - Utilities
Pink - Bldg. Div.

MICROFILM THIS DOCUMENT



DEPARTMENT OF
UTILITIES

FIELD SERVICES
DIVISION
Water Distribution- Meter Shop

CITY OF SACRAMENTO
CALIFORNIA

5730 24th St. Bldg.8
SACRAMENTO, CA
95822-3699

PH 916-433-6229
FAX 916-433-4036

To our customer:

Due to a supply problem, we will be using this document to substitute for an actual meter. This document may be shown to your inspector as proof that the City Of Sacramento is aware that you have purchased a meter and it will be installed as soon as possible.

Meter Address: 5800 Power Inn Rd.

Utilities Leadworker: Chuck Barsuglia

Cell Phone: 798 4737

Date: 8-18-04

Department of Planning and Development
Building Inspection Division

Grading and Erosion Control Questionnaire

To be completed for all residential new construction and additions

PART I (To be completed by applicant)

Site Address 5820 Power Inn Rd A.P.N. 027-0261-034

Applicant Information

Name LOIS BYRD
Address 5820 Power Inn Road
SACTO, CA 95828
Phone 383-6634

Project Information (Check One)

Single Family Dwelling
Duplex
Triplex
Deep Lot Development

PART II (To be completed by the applicant when the project is not a part of a larger subdivision)

Are there existing structures on site? Y N
Does the site front on a paved road? Y N *
Is the site higher than the crown of adjacent road? Y N *
Is the proposed building site higher than the back of the sidewalk or curb? Y N *

Describe existing frontage improvements along road.
 Ditch * Curb and Gutter Curb, Gutter, and Sidewalk

The direction of drainage on this site is:
 Front to Rear * Rear to Front Side to Side * ^{Street}

Does an adjacent site drain across this parcel? Y * N
Does this site have an existing low area or drainage swale? Y * N

Will construction require cut or fill on site? (* >50FT3 or >2FT)
- How much cut? N/A Yards N/A
- How much fill? N/A Yards N/A

Has building site been previously been filled? Y * N
Will existing drainage be re-routed? Y * N
Do you plan to construct or modify culverts or drainage ditches? Y * N

Print Name Lois Byrd Title Residence/ Applicant
Signature [Signature] Date 2-5-04
Owner or Contractor

PART III (To be completed by staff)

What is the acreage of the parcel to be built on? 1/4 Acres.
If greater than 1/2 acre has an approved erosion and sediment control plan been provided? Y N
If greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N
Is the parcel to be built on part of a larger subdivision? Y N
Subdivision Name: _____
If yes has an approved erosion and sediment control plan been provided? INR Y N
If the original subdivision is greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N
Is grading and drainage approval required prior to permit issuance? Y N
Approved by: [Signature] Date: 3/10/04
Building permit #: 03-12073

White Copy - Permit Jacket
Yellow - Utilities
Pink - Bldg. Div.

Certification of Compliance
School District Development

Part I—To be completed by the APPLICANT

Owner's Name/Address BYRD LOIS
Project Address 5321 Power Inn Dr
Parcel Number 027-0261-034 Lot No. _____
Subdivision Name _____ No. of Units _____
Applicant's Signature [Signature] Title _____
Phone No. 381-1480 Date 2/23/04

Notice to Applicant: Pursuant to Government Code Section 66020(d), this will serve to notify you that the 90-day approval period in which you may protest the fees or other payment identified above will begin to run on the date in which the building or installation permit for this project is issued or on which they are paid to the district(s) or to another public entity authorized to collect them on behalf of the district(s), whichever is earlier.

Part II—To be completed by the BUILDING DEPARTMENT

Plan Identification Number 03-12073
Building Type (check one) Residential Apartment/Condominium Commercial/Industrial
Square Feet of Chargeable Building Area 1839
Signature/Title [Signature] Date 1/21/04

Part III—To be completed by the SCHOOL DISTRICT

School District SCUSD Certificate No. 1051
 Exempt Comments _____
Residential/Apartment/etc. 1839 Square ft. x \$ 141 = \$ 259,254.40
Commercial/Industrial _____ Square ft. x \$ _____ = \$ _____
Total fees collected..... = \$ 259,254.40

This certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.

As the authorized school official, I hereby certify that the requirements of Government Code Section 65995 and any other authorized requirements have been complied with by the above signed applicant.

Signature [Signature] Date 1/23/04



Sacramento Regional County Sanitation District
10545 Armstrong Ave., Ste. 101
Mather, California
95655

February 19, 2004
RECEIVING FAX: 916-381-9488
SENDING FAX: 916-876-6161

TO: **TO WHOM IT MAY CONCERN**
Leonard Hinson Ph: 919-9485

FROM: **Fred R. Wingfield**
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

RE: **SEWER FACILITY IMPACT FEES** APN: 027-0261-034
5820 Power Inn Road
Sacramento, CA 95824

There are NO additional CSD-1 OR SRCSD SEWER IMPACT FEES DUE for the new Single Family Dwelling, based on the demoed single family dwelling being hooked up to sewer and in sewer billing.

If you have any questions regarding the above, please feel free to call me at 876-6073.

Fees are subject to adjustment if the data supplied is changed.
www.srcsd.com / www.csd-1.com
e-mail: wingfieldf@SacCounty.NET

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, December 10, 2003, the Zoning Administrator approved with conditions a parcel merger (File Z03-365). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Parcel Merger** to merge two parcels into one parcel totaling 0.24± partially developed acres in the Single Family Residential (R-1) zone.

Location: 5820 Power Inn Road (D6, Area 3)

Assessor's Parcel Number: 027-0261-034 (was 013, 014)

Applicant: Frazier Construction Inc. (Evelyn Frazier)
18 Business Park Way
Sacramento, CA 9528

Property Owner: Lois Byrd
5820 Power Inn Road
Sacramento, CA 95824

Project Planner: Sandra Yope

General Plan Designation: Community/Neighborhood Commercial & Offices
South Sacramento

Community Plan Designation: Residential (4-8 du/na)
Existing Land Use of Site: Single Family Residence
Existing Zoning of Site: Single Family Residential (R-1)

Surrounding Land Use and Zoning:
North: R-1; Church
South: R-1; Residential
East: M-2S; Industrial

West: R-1; Residential

Property Dimensions: 85 feet x 122 feet
 Property Area: 0.24 ± acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Project Plans: Exhibit A

Previous Files: None

Additional Information: The applicant proposes to remove the common property line between two parcels in order to create a larger single parcel for future development. There is an existing single family residence on the parcel that will be demolished. The parcels were merged through the County Assessor; however, not merged through the legal process with the City. The applicant is applying to legally merge the parcels. The Zoning Code and Building Code do not permit structures to cross property lines.

The project was noticed and staff received no calls.

Agency Comments: The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the parcel merger have been included as conditions.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15305(a).

Conditions of Approval:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees. (Public Works)
2. File a waiver of Parcel Map. (Public Works)
3. Pay off or segregate any existing assessments. (Public Works)
4. A record of survey may be required pursuant to Section 8762 of the Business and Professions Code before issuing the Certificate of Compliance. (Public Works)
5. Only one domestic water service per parcel is allowed. Any new domestic water services shall be metered. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.

6. **Advisory Note:** The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

Findings of Fact:

1. The parcel merger is consistent with the General Plan and the South Sacramento Community Plan which designate the site as Community/Neighborhood Commercial & Offices and Residential (4-8 du/na) respectively.
2. All existing streets and/or utility easements of record are reserved. The lot line will not result in the abandonment of any street or utility easement of record.
3. The lot line adjustment will not eliminate or reduce in size of the access way to any resulting parcel or the application is accompanied by new easements to provide access which meet all the City requirements regarding access to parcels in the location and of the size as those proposed to be created.
4. The resulting parcel conforms to the requirements of the Subdivision Code, Title 16; the City's General Plan; the City's Comprehensive Zoning Code, Title 17 of the City Code, and the City's Building Code.

Joy D. Patterson
Zoning Administrator

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (Eva Bravo, 264-1983) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original)
ZA Log Book
Applicant
Public Works (Eva Bravo)

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 5820 Power Inn Road	APN: 027-0261-034
DRPB AREA / PUD / SPD: Citywide	ZONING: R-1 (Corner)
EXISTING LAND USE: 1-story, Single Family Residence, attached carport.	
PROPOSED USE: New 1-story, Single Family Residence, attached garage.	
PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:	
<input type="checkbox"/>	Planning review is NOT required.
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.
<input type="checkbox"/>	Requires APPLICATION(s): PC ZA IR ER DR PB
Required Planning application must be submitted <i>before</i> project can be submitted for plan check.	
<input type="checkbox"/>	Application(s) IN PROGRESS: Applicant may submit for concurrent building permit plan check, at applicant's risk. Building Division must check with Planning staff and/or SITE before issuing building permit.
<input checked="" type="checkbox"/>	Application(s) COMPLETED: ER03-180 & IR03-198 Approved August 19 & 18, 2003. Building permit must conform to approved plans and comply with all conditions of approval. Do NOT issue building permit prior to end of 10 day appeal period.
<input checked="" type="checkbox"/>	Plans may be submitted for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards <i>prior to issuance</i> of building permit.
<input checked="" type="checkbox"/>	Meets setback & lot coverage requirements as shown on site plan provided.
<input checked="" type="checkbox"/>	Plans to be submitted have been stamped/signed by Planning counter staff.
<input type="checkbox"/>	Route to SITE for plan check and inspection.
COMMENTS: IR03-198 for demolition of a 50+-year structure was approved. Building Permit and Demolition permit must be issued concurrently. Lot about 10370 sq. ft. New home about 2348 sq. ft. Lot coverage under 23%. All setbacks, driveways, garages okay on submitted plans. The existing site has front and street side yard fencing, which must be modified. No gates to allowed across the driveway unless they are 20' feet from the property line and have 10' foot clearance zone around the corners of the driveway. Certificate of Compliance Required before building permit can be issued on this property. Possibility of this property being two parcels. Land area show only 4792 sq. ft. Actual lot about 10370. Applicant must provide documentation that this is one legal property to Public Works. <i>No other Planning Issues apparent.</i>	
DATE: 20 August 2003	BY: Robert W. Williams



PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-264-5381
FAX 916-264-2023

Planning Division

October 23, 2003

Lois Byrd
5820 Power Inn Road
Sacramento, CA 95824

SUBJECT: PLANNING DIRECTOR'S APPROVAL FOR FEE REDUCTION AND ISSUANCE OF REGIONAL SANITATION CREDITS (M03-184)

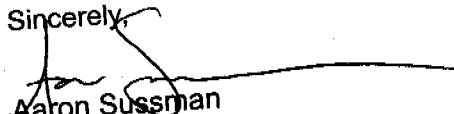
Dear Lois:

On October 23, 2003, the Planning Director approved your application for the projects at 5820 Power Inn Road (APN: 027-0261-034) to receive a fee reduction of up to \$5,000 per unit from the Infill Fee Reduction Program. The actual amount that fees will be reduced will be determined upon completion of the plan check process. The following information is needed to complete the transaction:

- I will need you to contact me when your Building Permit is ready. I will transfer funds to the project at that time. I will need to know at this time the amount of school fees to be paid for the project, so that the amount may be included in our calculation of the total development and impact fees paid.
Do not pull your Building Permit before completing this step.

The actual amount that fees will be reduced will be determined upon completion of the plan check process. **Please contact me at, 264-7931, as soon as possible with the amount of school fees paid toward each project, so that the amounts may be included in our calculation of the total development and impact fees paid by the projects.** If you have any questions about the information contained in this letter, please call me at 264-7931.

Sincerely,


Aaron Sussman
Assistant Planner



PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

Planning Division

PLANNING
916-264-5381
FAX 916-264-2023

**PLANNING DIRECTOR'S APPROVAL FOR DEVELOPMENT AND IMPACT FEE REDUCTION
FROM THE INFILL FEE REDUCTION FUND**
(Authorized by City Council OR2003-002)

FILE: **M03-204**

Building Permit No.: **0312073**

PROJECT NAME/LOCATION: 5820 Power Inn Road, Council District 6, South Sacramento
Community Plan Area, Weed and Seed Study Area.

ASSESSOR'S PARCEL NUMBER(S): 027-0261-034

APPLICANT'S NAME/ADDRESS: Lois Byrd
5820 Power Inn Road
Sacramento, CA 95824

UNITS RECEIVING FEE REDUCTION: 1 single family home

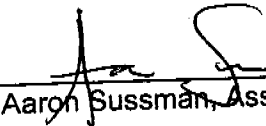
DATE APPLICATION FILED: August 25, 2003

APPROVAL: The Planning Director approves the requested Planning Director's reduction of development and impact fees by up to \$5,000 for this project subject to the requirements set forth in the Infill Fee Reduction Ordinance. The project meets the following criteria:

- In a Target Residential Neighborhood;
- Comprised of less than four units of housing, and is not part of a larger subdivision;
- Is consistent with applicable land use designations and density requirements;
- Housing units are less than 2,500 square feet in size.

ENVIRONMENTAL REVIEW:

The recommendation of assignment of funds from the Infill Fee Reduction Fund is exempt from environmental review pursuant to State CEQA Guidelines [CEQA Section 15061(b)(3)].

PREPARED BY: 
Aaron Sussman, Associate Planner

APPROVED BY:  **APPROVED ON:** 10-22-03
Gary Stonehouse, Planning Director Date

File: Original
cc: Applicant, Building Division