

**CITY OF SACRAMENTO**

1231 I Street, Sacramento, CA 95814

Permit No: 0311083

Insp Area: 3

Thos Bros: 317 F1

Site Address: 3032 5TH AV SAC

Parcel No: 013-0137-004

Sub-Type: NSFR

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

SHEPARD CHAD, HARR JEFFREY & LINDA  
2707 KERN ST  
EL CERRITO, CA 94530

Nature of Work: NEW SFD 1468 SF TWO STORY W/250 SF ATTACHED GARAGE & 217 SF BALCONY/PATIO ---DESIGN REVIEW---

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 \_\_\_\_\_ License Number \_\_\_\_\_ Date \_\_\_\_\_ 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);

*X CMS*  
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: 10/10/03 Owner Signature: *Chad Shepard*

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 above-mentioned property for inspection purposes.

Date: 10/10/03 Applicant/Agent Signature: *Chad Shepard*

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 \_\_\_\_\_ Policy Number \_\_\_\_\_ Exp Date \_\_\_\_\_

*X CMS*  
(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: 10/10/03 Applicant Signature: *Chad Shepard*

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.

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.



CITY OF SACRAMENTO  
CALIFORNIA

PLANNING AND  
BUILDING DEPARTMENT  
PLANNING DIVISION

1231 I STREET, ROOM 200  
SACRAMENTO, CA  
95814-2998

**WATER DEVELOPMENT FEE WAIVER**

Applicant: CHAD M. SHEPARD Phone: 510-325-8526

Property Address: 3032 5<sup>TH</sup> AVE

APN: 013-0137-004 Zoning: R1 No. of Units: 1

This project qualifies for the fee waiver because it is in a:

QUALIFIED WATER FEE WAIVER  
REDEVELOPMENT AREA; or

DESIGNATED INFILL AREA; or

QUALIFIED INFILL AREA, meeting all of the following requirements:

1. The site is located in a neighborhood where the median year of housing construction is 1965 or earlier as shown on the Neighborhood Statistics Boundary Map, or the applicant has proof to the satisfaction of the Planning Director that the median age of housing within 500 feet of the site was developed prior to 1965; and
2. The lot is surrounded on three sides by existing or approved development; and
3. The project is consistent with the General Plan or more specific plan designation; and
4. The site is no more than 5 acres in size for single family development, or 2 acres in size for multiple family development; and
5. The site has City sewer, water, and drainage services, or is within proposed or existing assessment district for these services; and the services provided are capable of serving the proposed development to the satisfaction of the Public Works Director.

Fee Waiver Denied by: \_\_\_\_\_

Date: \_\_\_\_\_

Fee Waiver Approved by: [Signature]

Date: 10/14/03

WD No: \_\_\_\_\_

OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNERS

An owner-builder building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed Improvement (yes or no) no
2. I ~~(have)~~ have not Chad M. Shepard signed an application for A building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

~~Name \_\_\_\_\_ Address \_\_\_\_\_  
City \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractors License No. \_\_\_\_\_~~

4. I plan to provide portions of the work, but I have hired the following person to coordinate, Supervise, and provide the major work.

Name Blue Canyon Homes Address 258 Cascade Falls Drive  
City Folsom Telephone (916) 989-6778  
Contractors License No. 573584

5. I will provide some of the work but I have contracted (hired) the following to provide the Work indicated:

Name	Address	Phone	Type of work
<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>
<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>
<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>

Signed Chad M. Shepard

Job Address 3032 5th Ave

Permit No: 0311083

# Certification of Compliance

## School District Development Fees

### Part I—To be completed by APPLICANT

Owner's name Chad Shepard  
 Owners's address 2707 Kern St. SL Corinto CA 94530  
 Project address 3032 5<sup>TH</sup> AVE  
 Parcel number 013-0137-004 Lot no. 24  
 Subdivision name Oak Grove Tract. No. of units 1  
 Applicants signature Chad Shepard Title Owner  
 Phone no. 510 325 8526 Date 9/30/03

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 BUILDING DEPARTMENT

Plan identification number 0311083  
 Building type (check one)  
 Residential       Apartment/condominium       Commercial/industrial  
 Square feet of chargeable building area 1418 SF  
 Signature/title J. Rodgers Building Inspector Date 9/21/03

### Part III—To be completed by SCHOOL DISTRICT

School district SCUSD Cert. no. 110  
 Exempt—Comments \_\_\_\_\_  
 Residential/apartment/etc. 1418 Square ft. X \$ 211 = \$ 29918  
 Commercial/industrial \_\_\_\_\_ Square ft. X \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
 Total fees collected ..... = \$ 29918

*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 district 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 9/30/03

White & Canary-School District • Pink-Building Department • Goldenrod-Applicant

# CERTIFICATION OF INSULATION

PART I GENERAL PART II AREAS INSULATED PART III CERTIFICATION

<b>ADDRESS OR TRACT</b>		<b>SACRAMENTO BUILDING PRODUCTS</b>	
Chad Sheppard 3032 5 <sup>th</sup> Ave. Sacramento, Ca	LOT #	<input checked="" type="checkbox"/>	PO BOX 854, WEST SACRAMENTO, CA 95691 LIC #202026
			1309 MELODY ROAD, MARYSVILLE, CA 95901 LIC #202026
			PO BOX 9651, FRESNO, CA 93793-9651 LIC #202026
			PO BOX 1631, RENO, NV 89505 LIC #10675
			3326 A PONDEROSA WAY, LAS VEGAS, NV 89118 LIC #10675
		DATE INSULATION COMPLETED:	1/15/04

WALLS			CEILING			FLOORS		
( SQUARE FEET)			( SQUARE FEET)			( SQUARE FEET)		
TYPE OF INSULATION			TYPE OF INSULATION			TYPE OF INSULATION		
MATERIAL FIBERGLASS			MATERIAL			MATERIAL		
FORM BATT			FORM			FORM		
MANUFACTURER'S PRODUCT I.D.			MANUFACTURER'S PRODUCT I.D.			MANUFACTURER'S PRODUCT I.D.		
MANUFACTURER			MANUFACTURER			MANUFACTURER		
CT	OC	JM	CT	OC	JM	CT	OC	JM
R-VALUE INSTALLED			R-VALUE INSTALLED			R-VALUE INSTALLED		
APPLIED THICKNESS			APPLIED THICKNESS			APPLIED THICKNESS		
13			38					
19			12					
5 1/2								

**KNEE WALLS IF R-VALUE IS OTHER THAN WALLS ABOVE**

MATERIAL FIBERGLASS	FORM BATT	R VALUE	MANUFACTURER
			CT OC JM

**AIR INFILTRATION SEALANT**

MATERIAL FOAM	MANUFACTURER
	HILTI HANDY FOAM

**THIS IS TO CERTIFY THAT INSULATION AND OR SEALANT HAS BEEN INSTALLED IN CONFORMANCE WITH APPLICABLE CODES, MATERIAL STANDARDS AND REGULATIONS.**

SIGNATURE - INSULATION CONTRACTOR	TITLE	DATE
	MANAGER	5/12/04
SIGNATURE - GENERAL CONTRACTOR	TITLE	DATE

REMARKS

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RECORDING REQUESTED BY:  
Steve Fisher

200405131632

ACCEPTED for Recording  
COPY -- NOT CERTIFIED

MAY 13 2004

AND WHEN RECORDED MAIL TO:  
Steve Fisher  
1369 Las Lomas Circle  
Sacramento, CA 95831

Sacramento County  
Clerk Recorder

**CONVEYANCE OF EASEMENT APPURTENANT**

The undersigned grantor declares the documentary transfer tax is: NONE – EASEMENT

For No Valuable Consideration

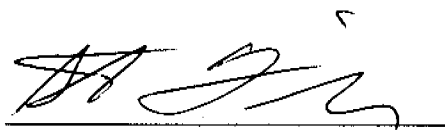
**Steve Fisher** (a married man as his sole and separate property) owner of the real property situated at 3018 C 5<sup>th</sup> Avenue in the City of Sacramento (zip: 95817), County of Sacramento and State of California (APN: 013-0137-017) *\*\* See schedule C*

**Hereby GRANTS to:**

**Chad Shepard** (a single man) owner of the real property situated at 3032 5<sup>th</sup> Avenue in the City of Sacramento (zip: 95817), County of Sacramento and State of California (APN: 013-0137-004)

Access (easement) to a portion of his real property mentioned above for the purpose of running an underground sewer line. \*

Dated: May 13, 2004



Steve Fisher – Grantor

\* The East 40.09 feet of the North 86.71 feet of Lot 24 as shown on the "plat of Oak Grove Tract" recorded in back 2 of maps, map number 24, records of said County. Pursuant to A+T Code section 62 This does not constitute a change of ownership.

\*\*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Sacramento

On 5/13/04 before me, Jennifer Baranoff  
DATE NAME, TITLE OF OFFICER\*

personally appeared Steve Fisher  
NAME(S) OF SIGNER(S)

Personally known to me OR  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal

Jennifer Baranoff  
SIGNATURE OF NOTARY

**OPTIONAL**

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNED	DESCRIPTION OF ATTACHED DOCUMENT
<input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> CORPORATE OFFICER	_____ TITLE OR TYPE OF DOCUMENT
_____ <small>TITLE(S)</small> <input type="checkbox"/> PARTNER(S) <input type="checkbox"/> LIMITED <input type="checkbox"/> GENERAL	_____ NUMBER OF PAGES
<input type="checkbox"/> ATTORNEY-IN-FACT <input type="checkbox"/> TRUSTEE(S) <input type="checkbox"/> GUARDIAN/CONSERVATOR <input type="checkbox"/> OTHER: _____	_____ DATE OF DOCUMENT
_____ SIGNER IS REPRESENTING: _____ _____	_____ SIGNER(S) OTHER THAN NAMED ABOVE

**SCHEDULE C  
LEGAL DESCRIPTION**

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Parcel 1:

The East 40.09 feet of the north 86.71 feet of Lot 24, as shown on the "Plat of Oak Grove Tract", recorded in Book 2 of Maps, Map No. 24, records of said County.

APN: 013-0137-004-0000

~~Parcel 2:~~

~~The East 44 feet of the South 96.72 feet of Lot 24 of Oak Grove Tract, according to the Corrected Amended Plat thereof, filed in the Office of the Recorder of Sacramento County, California, on October 4, 1894 in Book 3 of Maps, Map No. 15.~~

~~APN: 013-0137-016-0000~~

Parcel 3:

The West 40 feet of the East 84 feet of the South 96.72 feet of Lot 24 of Oak Grove Tract, according to the Corrected Amended Plat thereof, filed in the Office of the Recorder of Sacramento County, California, on October 4, 1894, in Book 3 of Maps, Map No. 15.

APN: 013-0137-017-0000

Easement to be 3 ft wide section of Eastern section of parcel 3 running approximately 87 feet to the South.



# FEEES

## CITYWIDE RESIDENTIAL DESIGN STANDARDS

### New Construction

1 and 2 Family Units (With minimal staff review/modification required)	\$ 60
1 and 2 Family Units (With some staff review/modification required)	\$ 120
1 and 2 Family Units (Extensive staff review/modifications required)	\$ 235

**Note:** All projects are reviewed by staff unless appealed to the Design Review/Preservation Board. Projects requiring additional staff review and coordination will be billed at a rate of \$95.00 per hour based on the amount of staff time required for final action.

**MINIMUM DESIGN STANDARDS FOR NEW CONSTRUCTION  
OF SINGLE AND TWO FAMILY DWELLINGS  
CITY OF SACRAMENTO  
STAFF REVIEW APPLICATION PACKET  
1 and 2 Family Residential Construction  
FORM A**

Please complete the following application for staff level review of 1 and 2 family projects subject to the Citywide Residential Design Standards. The action of staff is ministerial. The application must comply with the Minimum Standards to be approved.

Project Address: 3032 5<sup>th</sup> Ave Sacramento, CA 95817

Assessor's Parcel Number: 013-0137-004-000

Applicant Name: Chad Shepard

Mailing Address: 2707 Kern St El Cerrito, CA 94530

Phone number: 510 325-8526 510 235-2423

Owner Name: Chad Shepard, Jeffrey Haar, Linda Haar, Steve Fisher

Mailing Address: 2707 Kern St El Cerrito, CA 94530

Phone number: 510 325-8526 510 235-2423

Parcel Dimensions: 40.09 x 86.71 = 3,476.20 Sq ft.

Parcel Zoning: R1

Existing Use: Single Family Residence

To be  
built

No. of units: 1 No. of stories: 2 Square footage of unit(s): 1457

Statement Of Work Proposed: Build 3 bedroom 2 1/2 bath  
1457 Sq ft single family residence with 1 car attached  
garage with 1 car parking drive way 2 car off street  
parking total. per plans.

Design Review Number: ER03-158 Date Received Stamp: \_\_\_\_\_

REC'D JUL 28 2003

City of Sacramento Planning Division  
**PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL**

ADDRESS: 3032 5 <sup>th</sup> Avenue	APN: 013-0137-004
DRPB AREA / PUD / SPD: Citywide	ZONING: R-1
EXISTING LAND USE: Vacant	
PROPOSED USE: 2-story, Single Family Residence, attached garage.	
<b>PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:</b>	
<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"/>	<b>Application(s) IN PROGRESS:</b> 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"/>	<b>Application(s) COMPLETED:</b> ER03-158 Approved July 28, 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"/>	<b>Plans may be submitted for plan check.</b> 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.
<input type="checkbox"/>	Preliminary review ONLY; the information on this form <b>must be reviewed again and confirmed</b> at the time of building permit submittal.
<b>COMMENTS:</b> Lot about 3480'. Home under 1150'. Lot coverage under 33%. Setbacks okay. Garage and driveways okay. <i>No Planning Issues apparent.</i>	
DATE: 28 July 2003	BY: Robert W. Williams



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

**JUNE 13, 2003**  
**RECEIVING FAX: 510-235-2491**  
**SENDING FAX: 916-876-6161**

**TO: WHOM IT MAY CONCERN**

**FROM: DOLORES ROSS**  
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

**RE: SEWER FACILITY IMPACT FEES      APN: 013-0137-004**  
**3032 Fifth Ave.**

The Sewer Facility Impact Fees due for a new house on the above parcel are as follows:

Project:	1 single family dwelling (replacement)
Impact:	1 ESD
Credit:	1 ESD
Fees Due:	None

If you have any questions regarding the above, please feel free to call me at 876-6100.

A handwritten signature in black ink, appearing to read 'Dolores', is positioned in the center of the page below the signature line.

*This fee is also subject to adjustment if the data supplied is changed.*

[www.srcsd.com](http://www.srcsd.com)  
[www.csd-1.com](http://www.csd-1.com)