

CITY OF SACRAMENTO

Permit No: 9714417

1231 I Street, Sacramento, CA 95814

Insp Area: 2

Site Address: 2471 57TH AV SAC

Sub-Type: NOTHR

Parcel No: 0410034017

Housing (Y/N): N

CONTRACTOR

TAYLOR CONSTRUCTION
27911 INDUSTRIAL BL
HAYWARD CA 94545
Phone: 510-782-279

OWNER

FLORIN GARDENS COOPERATIVE EAST INC
2471
SACRAMENTO CA 95822
Phone:

ARCHITECT

Phone:

Nature of Work: CONSTRUCT NEW COMMUNITY BLDG AT EXSTG APT COMPLEX

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 345776 Date 5/99 Contractor Signature [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 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 or 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 or 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.

Date 1/5/98 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 Calvert Centurion Insurance Policy Number N20479570

(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 1/5/98 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.

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

COUNTY SANITATION DISTRICT NO. 1
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

SEWER IMPACT FEE
 PERMIT AND CALCULATION SHEET

APPLICATION NO: <u>CITY</u>		BLDG PERMIT NO:	
GENERAL INFORMATION		THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER	
		- DEPT 26 SEWERWATER \$2,674.00 - T4 TRAN 356289 01/05/98 - RECEIPT 627570 031 \$2,674.00	
		240934 1/5/98 THIS PERMIT TO CONNECT EXPIRES ONE YEAR FROM DATE OF ISSUANCE	
FEE CALCULATION		BUILDING USE	
INSPECTION	<u>0</u>	RESIDENTIAL	SF <input type="checkbox"/> MF <input type="checkbox"/>
CSD-1	<u>390 -</u>	COMMERCIAL USE	UNITS
SRCSO	<u>2284 -</u>	<u>REC ROOM</u>	
CONSTRUCTION		<u>ADDITION TO</u>	
IN-LIEU		<u>APTB. COMPLEX</u>	
TOTAL FEE	2674 -		
APN: <u>041-0034-017</u>			
DESCRIPTION/ SUBDIVISION		LOT:	
PROPERTY ADDRESS <u>2471 57th ST.</u>			
OWNER <u>Alton Management</u>			
MAILING ADDRESS <u>870 Market Street Suite 869</u>			
CITY-STATE-ZIP		PHONE	
<u>San Francisco Ca</u>		<u>(415) 693-9263</u>	
ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.			
APPLICANT SIGNATURE			
CONSOLIDATED UTILITY BILLING USE ONLY			
ACCT _____	INPUT _____	START _____	
BILLING COPY			

CITY OF SACRAMENTO
APPLICATION FOR BUILDING PERMIT
DEPARTMENT OF PLANNING AND DEVELOPMENT
BUILDING INSPECTION DIVISION

1231 I Street, Room 200
 Sacramento, CA 95814
 (916) 264-7619 FAX 264-7046

97-14417

WOCKETS Comp Policy # _____
 Company Construction Insurance Exp. Date _____

ADDRESS 2471 57th Av P.C. # 5529
 PARCEL # 041-0034-017 SUITE # _____
 AREA # 2C

CONTACT
 LICENSED CONTRACTOR
 NAME Denise Taylor NAME Taylor Construction
 ADDRESS _____ ADDRESS 27911 Industrial Blvd
 _____ Hayward Ca ZIP 94545
 PHONE _____ PHONE (510) 782-2799 (FAX) (510)

ARCH/ENG.
 OWNER/~~_____~~ 782-2269
 NAME Karl Schultz NAME Flora Garden Cooperative
 ADDRESS 39039 Paseo Padre Parkway ADDRESS 2471 57th Av
Fremont Ca ZIP 94538 Sacramento Ca ZIP _____
 PHONE (510) 796-7801 PHONE _____

WILL THE PERMITEE HAVE ANY EMPLOYEE'S ON THE JOBSITE? YES NO
 NATURE OF WORK IN DETAIL: Construction of Building Foundation,
Rough Framing, Electrical, Plumbing, Roofing, and
Finish work.

D.B.A. _____ VALUATION 102,040
BELOW THIS LINE FOR BLDG. DEPT. USE ONLY

FLOOD STATUS _____ S.C.A.T. _____
 JOB DESCR. BLDG SHEL APT II(-) REM() SW FIRE ADD OTH

INSP. DISCIPLINES BLDG MECH PLUMB ELEC SITE FIRE

# OF STORIES	AREA 1ST FL.	TOTAL AREA	USE ZONE	OCCUP. GROUP	CONST. TYPE	FIRE SPRINK.	FED. CODE	VIO. FILE
		<u>18834</u>		<u>A-3</u>	<u>VN</u>	<u>No</u>		<u>OK</u>
<u>B</u>	<u>L</u>	<u>P</u>	<u>M</u>	<u>E</u>	<u>F</u>	<u>B</u>	<u>D</u>	<u>B</u>
<u>JT</u>	<u>JT</u>	<u>BD</u>	<u>BD</u>	<u>GM</u>	<u>RHC</u>	<u>GRS</u>		<u>W/REV</u>

COMMENTS: Need Z.A. Minor Rev. (not filed as of 10/24/97)
WANT EXPEDITED PLAN CK OR FOUND. PERMIT IF
POSSIBLE

No P.W. REV. REQ. PER D. LEE

(NEW CONSTRUCTION)
AGREEMENT REGARDING THE RISK
OF FLOODING ON THE PROPERTY

RECITALS

- A. The undersigned are the record owners of the real property located at _____ or as described in Exhibit "A" attached (the "Property").
- B. The undersigned expressly acknowledge that the Property may be subject to flooding hazards due to its location in a 100-year floodplain, as described in the Flood Insurance Rate Map dated November 15, 1989, ("FIRM"), prepared by the Federal Emergency Management Agency ("FEMA").
- C. The undersigned acknowledge that they have read the Notice to Building Permit Applicants Regarding the Risk of Flooding attached as Exhibit "B."
- D. Despite the potential for flood damage, the undersigned intend that the new construction ("New Construction") be placed on the Property which will not be at least one foot above the 100-year floodplain elevation levels identified in the Preliminary Work Map dated January, 1989, prepared by the U.S. Army Corps of Engineers.
- E. The undersigned acknowledge that the City of Sacramento (the "City") recommends obtaining flood insurance for the New Construction.

AGREEMENT

In consideration of the issuance of a building permit for the New Construction, the undersigned agree as follows:

1. Flood-Related Property Damage. For purposes of this Agreement, the term "flood-related property damage" shall mean any property damage due to flooding resulting from an overtopping out of the channels of the Sacramento River, American River, Dry Creek, Arcade Creek or Morrison Creek levee systems or a break in those levee systems.
2. Assumption of Risk. The undersigned expressly assume the risk that the New Construction may be subject to flood-related property damage.
3. Waiver of Property Damage Claims. The undersigned unconditionally waive any flood-related property damage claim asserting liability on the part of the City, or its officers, agents or employees premised on the issuance of a permit for the New

Construction, whether or not the issuance of this permit is due to the negligence of the City or its officers, agents or employees.

4. Notice. In the event the undersigned sell the New Construction or grant a possessory interest in the New Construction of more than three years' duration, the undersigned expressly agree to include the following provisions in the purchase agreement or lease:

[Transferee/Lessee] expressly acknowledges and assumes the risk that the Property may be subject to flooding due to their location in a 100-year floodplain.

[Transferee/Lessee] unconditionally waives any flood-related property damage claim asserting liability on the part of the City of Sacramento or its officers, agents or employees premised on the issuance of a permit for any new construction on the Property, whether or not the issuance of this permit is due to the negligence of the City or its officers, agents or employees.

5. Indemnification. In the event the undersigned sell the Property or transfer a possessory interest of more than three years' duration in the New Construction within three years of the execution date of this Agreement, the undersigned agree to indemnify the City and its officers, employees and agents from and against all flood-related property damage claims premised on the issuance of a building permit for the New Construction.

The undersigned intend that the City be indemnified to the fullest extent permitted by law and, specifically, that any negligence on the part of the City shall not bar indemnity, unless such negligence is found to have been the sole cause of the damage.

The term "claims," as used in this paragraph, includes all direct or class actions or subrogation or inverse condemnation lawsuits brought by any person, entity or governmental agency in connection with the City's issuance of a building permit for the Improvements.

6. Release From Indemnification. The undersigned shall be released from any obligation to indemnify the City as set forth in Paragraph 5 of this Agreement if, at such time as the City seeks to enforce the provisions of Paragraph 5, the undersigned demonstrate that they have fully complied with the provisions of Paragraph 4 of this Agreement.


7. Severability. The undersigned expressly intend that, if any provision of this Agreement is held by a court of competent jurisdiction to be void or unenforceable, the remaining provisions shall not be affected and shall remain in full force and effect.

8. Attorney's Fees. The undersigned agree that, if any legal action is brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs from the nonprevailing party.

9. Succession. The undersigned expressly intend that the obligations contained herein shall run with the Property and shall bind their respective heirs, assignees and successors in interest.

10. Termination. All of the obligations set forth in this Agreement shall terminate at such time as FEMA determines that the area in which the Property is located has attained at least 100-year flood protection.

DATED: 1/5/98


SIGNATURE

Title of Signatory if Signing for an Entity

Bennie W. Taylor
Name

2471 57th Av
Address

Sacramento Ca

SIGNATURE

Title of Signatory if Signing for an Entity

Name

Address

FILE

City of Sacramento
Water and Sewer Service Quotation

Date: 12-18-1997 Time: 15:08 hrs Building Permit No.: B97-79 Plan Check No.: 5529
Address: 2471 57TH AVE Parcel No.:
Description: FLORIN GARDEN COMMUNITY BLDG
Subdivision Map: UNKNWON Water Plan No.: NONE
Estimate by: DAN LEE Bldg. Insp. Reviewer: UNKNOWN
Engineering Firm: TAYLOR CONST
Sewer Jurisdiction:
Comment No. 1 - NO DEVELOPMENT FEE REQUIRED - NO NEW SERVICES REQUESTED

TOTAL WATER DEV. FEES: \$0.00 TOTAL ON-SITE GRADING AND DRAINAGE REVIEW FEE: \$150.00
TOTAL SEWER DEV. FEES: \$0.00
=====

ADD
ADDNL FEES

Water Services Quotations

Main Service Size	Service Size	Description	Qty	Tap Fee-ea.	Meter Fee-ea.	Tot. Tap Cost	Dev. Fees
						Total for Water:	\$0.00
Parcel Area: 0 acres						Acreage Charge:	\$0.00

Sewer Services Quotations

Main Service Size	Service Size	Description	Qty	St. (ft)	MH Fee/ea.	Tap Fee/ft.	Total Cost	Dev. Fees
NOTE: TOT. COST=QNTY X ST/2 X TAP FEE + MH FEE							Total for Sewer:	\$0.00
							Water Main Construction Charge:	\$0.00
							Total for Address:	\$0.00

WATER DEVELOPMENT FEES ARE BASED ON THE SIZE OF DOMESTIC SERVICE.
TOTAL WATER DEVELOPMENT FOR COMMERCIAL PROPERTY INCLUDES A \$3,058.00 PER ACRE CHARGE IN ADDITION TO THE STANDARD FEE.

EXHIBIT "B"

**NOTICE TO BUILDING PERMIT APPLICANTS
REGARDING THE RISK OF FLOODING**

The structure for which you are seeking a building permit may be subject to flooding hazards due to its location in a 100-year floodplain. The boundaries of this floodplain are described in the Flood Insurance Rate Map ("FIRM") dated November 15, 1989, prepared by the Federal Emergency Management Agency ("FEMA") and the Preliminary Working Map dated January, 1989, prepared by the U.S. Army Corps of Engineers (collectively "Flood Maps").

RISK ASSESSMENT

The Flood Maps indicate that the majority of the City and parts of the County of Sacramento lie within a 100-year floodplain. Property located in this floodplain may be inundated in the event flooding occurs at a level reached on the average once every 100 years (a one percent chance of occurring in any given year). Under the provisions of the National Flood Insurance Program, such property is deemed subject to special flood hazards.

In developing an overall flood protection policy, the City and County Public Works Departments have determined that the risk to inhabitants posed by a levee break in the Sacramento River levee system is a risk the City and County should resolve first while concurrently addressing the other risks identified in the Corps of Engineers' new data. The Corps has determined that portions of the Sacramento River levee system protecting residents and property in the Natomas and Greenhaven areas of Sacramento require remedial work to correct latent construction defects. If allowed to remain in their present condition, a break in these levees could put at risk more than fifteen billion dollars in damageable property value and threaten the safety and welfare of more than three hundred thousand people.

There is also the possibility of levee failure or overtopping along the American River. This risk is dependent primarily on the American River watershed and upon releases from Folsom Dam. Although severe flooding from overtopping the levees could occur due to extremely high flows, there should be sufficient time to evacuate people and thereby reduce the risk to those living in the area.

Accordingly, the City, County and special flood districts have adopted a policy that makes levee repairs along the Sacramento River the immediate and highest priority. Funds are expected to be appropriated by Congress and contracts awarded to carry out the repair work by July 1, 1990. Once commenced, the Corps anticipates that this work will be completed in stages over a period of approximately three years.

During this same period, an effort will be made to increase the storage capacity of Folsom Dam. This will permit more control over flows in the American River and, together with the levee stabilization effort, may provide 100-year flood protection for all areas of Sacramento except Natomas and portions of the Dry Creek, Morrison Creek and Arcade Creek basins, which will have approximately 70-year protection. Attaining 100-year protection for these latter areas will require raising the height of portions of the levees protecting these areas and creating additional upstream storage capacity along the American River. According to current Corps' information, this work is scheduled to be completed in January 1995.

Building permit applicants are advised to review this notice carefully and to make whatever inquiries may be necessary in order to determine the risk of flooding they may encounter to their property.

2/22/91

ADDRESS 2471 57th Ave # _____

P.C.# 5529 PREPARED BY WT DATE 10/23/97

Owner/builder forms are required to be signed by the owner or tenant if the permit will be pulled by the owner or tenant.

Current Certificate of Worker's Compensation must be on file with Building Dept. (Certificate holder's name and address must read City of Sacramento, Dept. of Planning & Development, Building Inspection Division, 1231 I St. Room 200, Sacto, CA 95814) This form is required for contractors who are not exempt from workers' compensation requirements and for owners who will be using their own employees to perform work.

Letter of authorization from contractor on company letterhead for employees of contractor to sign for permit. Exhibit 1 must be signed by owner if employees or agents will be signing for permit.

School Impact Fee form must be taken to applicable School District and fees paid. Receipt must be returned to Building Department.

A Driveway permit must be obtained from Department of Public Works. Contact Danny Lee at 264-7915.

A Regional Sanitation Permit must be obtained from the County. The receipt must be returned to the Building Department. Contact Howard Richmond at 855-8079. *Called Howard R. called Howard R. 10/24*

Hazardous Materials form must be completed and signed by owner.

This project is in an A-99 flood zone. A flood waiver form for _____ substantial improvements _____ new construction is required to be signed and returned to the Building Department prior to permit issuance.

This project is in an AO, AE, or AH flood zone. An elevation certificate signed by a California licensed Civil Engineer is required prior to permit issuance. The engineer will also be required to certify the building pad elevation.

This project is in the Natomas flood moratorium area. Commercial projects will be required to meet the requirements of City Ordinance. Residential projects may not be built without a waiver.

Sewer connection waiver form req'd. to be signed by owner.

Other _____

	REQUIRED			NOT REQUIRED	UNKNOWN AT THIS TIME
	APPROVED/RECEIVED	ATTACHED	PREVIOUSLY ATTACHED		
				<input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
					<input checked="" type="checkbox"/>
					<input checked="" type="checkbox"/>
				<input checked="" type="checkbox"/>	
				<input checked="" type="checkbox"/>	
				<input checked="" type="checkbox"/>	
				<input checked="" type="checkbox"/>	
				<input checked="" type="checkbox"/>	

Fee req'd 739

SRCSD

FACSIMILE TRANSMITTAL: PLEASE DELIVER IMMEDIATELY

NUMBER OF PAGES: one

DATE: October 24, 1997

RECEIVING FAX: 264-7046

SENDING FAX: (916) 875-6253

TO: **WES JIGOUR**
CITY OF SACRAMENTO

FROM: HOWARD RICHMOND PHONE NUMBER: (916) 875-6679
CUSTOMER SERVICE, WATER QUALITY DIVISION ENGINEERING

SUBJECT: SEWER FACILITY IMPACT FEES 2471 57TH STREET
APN: 041-0034-017

Plan Check - **5529**

The following is the Sewer Facility Impact Fee for the addition of an apartment complex community recreation building on the above site:

Inspection Fee	\$0	city
CSD-1 Fee	\$390	
SRCSD Fee	\$2,284	
Construction	\$0	
In-lieu Fee	\$0	
	<u>\$2,674</u>	

NOTE: If any apartment units are being demolished to accommodate this project there is no fee.