

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 9805210

Insp Area: 2

Site Address: 7743 RIVER LANDING DR SAC

Parcel No: 0311360030

Sub-Type: NSFR

Housing (Y/N): N

CONTRACTOR

OWNER

RUIZ JOSE & ESTHER
6330 SURFSIDE WY
SACRAMENTO CA

95831

ARCHITECT

LIM Y J
617 CLEARFIELD DR
MILLBRAE CA

94030

Nature of Work: CONSTRUCT NEW 2 STORY SINGLE FAMILY DWELLING - 12 ROOMS

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);

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 abovementioned property for inspection purposes.

Date 7-1-98 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 _____ Policy Number _____

(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 7-1-98 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 FEES

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

PAID
CITY OF SACRAMENTO
NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES
JUL 01 1998

WES PAC INSULATION, INC.

INSULATION
CERTIFICATE

THIS IS TO CERTIFY THAT INSULATION HAS BEEN INSTALLED IN CONFORMANCE WITH
CURRENT ENERGY REGULATIONS, CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, STATE OF
CALIFORNIA, IN THE BUILDING LOCATED AT:

LOT # Lot 34 LOT # _____ TRACT # _____
7743 Riverland
STREET 7743 RIVERLAND CITY SACRAMENTO

EXTERIOR WALLS:
MANUFACTURER JM THICKNESS/TYPE 3 1/2" R-VALUE 15.15

CEILINGS:
BATTIS:
MANUFACTURER JM THICKNESS/TYPE 1 1/2" R-VALUE 38

BLOWN IN:
MANUFACTURER _____ THICKNESS/TYPE _____ R-VALUE _____

SQUARE FOOTAGE COVERED _____ NUMBER OF BAGS USED _____

FLOORS:
MANUFACTURER JM THICKNESS/TYPE 6" R-VALUE 19.19

SLAB ON GRADE:
MANUFACTURER _____ THICKNESS/TYPE _____ R-VALUE _____

WIDTH OF INSULATION _____ INCHES

FOUNDATION WALLS:
MANUFACTURER _____ THICKNESS/TYPE _____ R-VALUE _____

GENERAL CONTRACTOR _____
CALIFORNIA CONTRACTORS LICENSE # _____ DATE _____

SIGNATURE TITLE

INSULATION CONTRACTOR WES PAC INSULATION, INC.

CALIFORNIA CONTRACTORS LICENSE # #487478 DATE 3/31/99

P. J. Smith _____
SIGNATURE TITLE

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

CERTIFICATION OF COMPLIANCE

SCHOOL DISTRICT DEVELOPMENT FEES

PROPERTY OWNER'S NAME <u>JOSE & ESTHER RUIZ</u>	
OWNER'S ADDRESS <u>6330 SURFSIDE WAY, SACRAMENTO, CA 95831</u>	
PROJECT ADDRESS <u>7743 RIVERLANDING DRIVE, SACRAMENTO, CA.</u>	
PARCEL NUMBER <u>C31-1360-030</u>	LOT NUMBER <u>#34</u>
SUBDIVISION NAME <u>RIVER LANDING</u>	
NUMBER OF UNITS <u>1</u>	
APPLICANT'S SIGNATURE <u>Esther M Ruiz</u>	
TITLE OF APPLICANT <u>OWNER</u>	
DATE <u>6-30-98</u>	TELEPHONE NUMBER <u>916-428-2949</u>
PLAN IDENTIFICATION NUMBER <u>91152101</u>	
BUILDING TYPE (CHECK ONE)	
<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> APARTMENT/CONDOMINIUM <input type="checkbox"/> COMMERCIAL/INDUSTRIAL	
SQUARE FEET OF CHARGEABLE BUILDING AREA <u>4471</u> SQ FT.	
SIGNATURE <u>Barbara J. ...</u>	
TITLE <u>Bldg Tech</u>	DATE <u>6/24/98</u>
DISTRICT CERTIFICATION NUMBER <u>6393</u>	
EXEMPT	COMMENTS
RESIDENTIAL / APARTMENT / ETC.	<u>4471</u> SQ. FT. X \$ <u>1.72</u> = \$ <u>7690.12</u>
COMMERCIAL / INDUSTRIAL	_____ SQ. FT. X \$ _____ = \$ <u>942.00</u>
OTHER FEE <u>MELLO 200</u> , TYPE <u>CREDIT</u>	SQ. FT. X \$ <u>(942.00)</u> = \$ _____
TOTAL FEES COLLECTED..... \$ <u>6748.12</u>	
<p><i>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.</i></p> <p><i>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.</i></p>	
SIGNATURE <u>[Signature]</u>	
TITLE <u>CIVIC CENTER PERK</u>	DATE <u>7/1/98</u>

**(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 7743 RIVER LANDING DR, SACTO, 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: 10-30-98

Esther M. Ruiz
SIGNATURE

Title of Signatory if Signing for an Entity

Esther M. Ruiz
Name

10330 Surfside Way
Address

Santa, CA 95831

SIGNATURE

Title of Signatory if Signing for an Entity

Name

Address

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

Plan Check # 98-05210

EXPEDITE PLAN REVIEW

An expedited plan review has been requested for the following address:

7743 RIVER LANDING DR., SACTO.
(address)

The following is an estimate for plan check hours and completion for the plan review for the first review cycle.

	<u>Hours</u>	<u>Completion Date</u>
BUILDING	<u>6</u>	<u>6-19-98</u>
LIFE SAFETY	<u>2</u>	_____
PLUMBING	_____	_____
MECHANICAL	_____	_____
ELECTRICAL	_____	_____
FIRE	_____	_____
PROCESSING	_____	_____
TOTAL HRS.	<u>8</u>	<u>\$ 616</u> *

x \$77.00/hr =

** This fee is in addition to the plan review fee paid when applying for a Building Permit. If additional plan check cycles are required, the additional plan review hours will be charged and collected at a later date.*

I hereby agree with the above statement.

[Signature]
(Signature)

6-11-98
(Date)

Phone Number: 482-5550

Fax # 482-5722

Please Check One: OWNER CONTRACTOR

OTHER: OWNER'S AGENT

entered by [initials]



CITY OF SACRAMENTO
CASH RECEIPT

WATER METER

TRANSACTION CODE	CASH RECEIPT NUMBER	DATE OF DEPOSIT	M M D D Y Y	ACCOUNTING PERIOD	M M Y Y	BUDGET FY	Y Y
CR	160947	10/14/99	10 14 99	1899	10 14		99
ACTION		OFFSET CASH ACCOUNT		COMMENTS			
<input checked="" type="checkbox"/> Original Entry (E) <input type="checkbox"/> Adjustment (M)		01		7743 River Landing Drive			

REFERENCE INVOICE NUMBER	LINE	FUND	AGENCY	ORGANIZATION	SUB-ORG	ACTIVITY	REVENUE SOURCE 3XXX	SUB-REV	JOB NUMBER	REPT CAT	BAL SHEET ACT 12XXX	OBJECT 4XXX	SUB-OBJ	VENDOR/PROVIDER	AMOUNT	INC./DEC IND	P/F IND
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DESCRIPTION: (30 SPACES)																	
															220002		

DESCRIPTION: (30 SPACES)															

DESCRIPTION: (30 SPACES)															

DESCRIPTION: (30 SPACES)															
CITY OF SACRAMENTO PAID															

DESCRIPTION: (30 SPACES)															
DEPARTMENT OF UTILITIES															

DESCRIPTION: (30 SPACES)															

PREPARED BY: NAME Paul F. Lane PHONE 916-438-2111 TOTAL 220002

DEPARTMENT/DIVISION Water Meter DATE 10/14/99

OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNER

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) YES

2. I (have/have not) HAVE 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 MIKE CHEN Address 3680 ARDEN WAY
City SACTO. Telephone 482-5550
Contractors License No. 539543

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 _____ Address _____
City _____ Telephone _____
Contractors License No. _____

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

Signed ESTHER RUIZ
Job Address 7743 RIVER LANDING DR. Date 7-1-88
Permit No.: 9805210