

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 9906294
Insp Area: 3

Site Address: 5885 WILKINSON ST SAC
Parcel No: 027-0252-031

Sub-Type: NSFR
Housing (Y/N): N

CONTRACTOR

NCCT
1722 J ST #3
SACRAMENTO CA 95814

OWNER

NEITZ WILLIAM F JR/CARMEN
6913 PRADERA MESA DR
SACRAMENTO CA 95824

ARCHITECT

Nature of Work: NEW 1357 SQ. FT SFD W GARAGE

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.

X License Class B-I License Number 723408 Date 98 Contractor Signature Ron Stephens

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: _____

X Date 9-23-99 Owner Signature Ron Stephens

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.

X Date 9-23-99 Applicant/Agent Signature Ron Stephens

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 692-98 UNIT 00020445

Exp Date 10/01/1999

(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.

X Date 9-23-99 Applicant Signature Ron Stephens

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.



INSULATION CONTRACTORS
ASSOCIATION
OF AMERICA

INSULATION
CERTIFICATE

56620

11007
11007 RICHMOND BLVD. ALEXANDRIA, VA 22314 • (703) 739-356

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 # _____ TRACT # _____
STREET 3850 WILSON CITY SACRAMENTO

EXTERIOR WALLS:

MANUFACTURER 1/2" EPS THICKNESS/TYPE 6 1/2" R-VALUE 19

CEILINGS:

BATTS:
MANUFACTURER 1/2" EPS THICKNESS/TYPE 12" R-VALUE 3.8

BLOWN IN:
MANUFACTURER 1/2" EPS MINIMUM 14 3/4" R-VALUE 3.8

SQUARE FOOTAGE COVERED 1300 NUMBER OF BAGS USED 19

FLOORS:
MANUFACTURER _____ THICKNESS/TYPE _____ R-VALUE _____

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 ARCADE INSULATION

CALIFORNIA CONTRACTORS LICENSE # 263784

11-08 DATE _____
SIGNATURE _____ TITLE _____

COUNTY SANITATION DISTRICT NO. 1
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
SEWER IMPACT FEE
PERMIT AND CALCULATION SHEET

APPLICATION NO: CITY

BLDG PERMIT NO:

GENERAL INFORMATION

THIS PERMIT GOOD ONLY WHEN
VALIDATED BY THE CASHIER

252867 7/14/99
- DEPT 26 \$2,385.00
- T# TRAN 393306 07/14/99
- RECEIPT 708884 C#1 \$2,385.00

THIS PERMIT TO CONNECT EXPIRES
ONE YEAR FROM DATE OF ISSUANCE

FEE CALCULATION

BUILDING USE

INSPECTION

RESIDENTIAL SF ☐ MF ☐

CSD-1

COMMERCIAL USE UNITS

SRCSD

2385 - (NEED SUC)

CONSTRUCTION

IN-LIEU

TOTAL FEE

2385 -

APN: 027-0252-031

DESCRIPTION/
SUBDIVISION

LOT:

PROPERTY ADDRESS 5885 WILKINSON ST.

OWNER N.C.C.T.

MAILING ADDRESS P.O. Box 192

CITY-STATE-ZIP Rancho Cordova 95741 916-
PHONE 228-2786

ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.

APPLICANT SIGNATURE

R. Shepherd

CONSOLIDATED UTILITY BILLING USE ONLY

ACCT _____ INPUT _____ START _____

INSPECTOR'S COPY



DEPARTMENT OF
UTILITIES

ENGINEERING SERVICES

CITY OF SACRAMENTO
CALIFORNIA

1395 - 35TH AVENUE
SACRAMENTO, CA
95822-2911

PH 916-264-1400
FAX 916-264-1497

March 9, 1999
990152:KY

Gregory H. Wessel, Program Manager
Commercial and Employment Development
Sacramento Housing and Redevelopment Agency
630 I Street, 2nd Floor
Sacramento, CA 95814

SUBJECT: **DETERMINATION OF BASE FLOOD ELEVATIONS FOR VARIOUS LOTS
ON WILKINSON STREET AND 36TH AVENUE**

Dear Mr. Wessel:

This letter is in reference to your fax of March 8, 1999, requesting determination of the base flood elevations (BFEs) for various lots located on Wilkinson Street and 36th Avenue which are shown in the unnumbered AR flood zone on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the City of Sacramento, Community-Panel Number 060266 0015 F, dated July 6, 1998. Based upon the "Flood Insurance Study", dated January 1989, by the Corps of Engineers, we have determined the BFEs for the following lots:

ADDRESS	ASSESSOR'S PARCEL NUMBER (APN)	BFE (In feet)
7713 36 th Avenue	027-0251-029	33.7
7725 36 th Avenue	027-0251-026	33.9
5845 Wilkinson Street	027-0252-031	33.5

This letter does not imply that a structure built at or above the BFE will or will not be free from flooding. A structure built at or above the BFE may be damaged by a flood. These

determinations are for purposes of establishing construction standards as required by FEMA, and does not create a liability on the part of the City, or any officer or employee thereof, for any damage that may occur from reliance on these determinations.

If you have any questions, please call me at 264-1432.

Sincerely,

A handwritten signature in black ink, appearing to read "Kimland M. Yee", with a stylized flourish at the end.

Kimland M. Yee
Associate Civil Engineer

c: Dave Brent, Supervising Engineer
Bryon Nakashima, Senior Engineer
Charles Capron, Assistant Civil Engineer

CERTIFICATION OF COMPLIANCE

PROPERTY OWNER'S NAME		N.C.C.T.	
OWNER'S ADDRESS		P.O. Box 192 Rancho Cordova. Ca. 95741	
PROJECT ADDRESS		5885 Wilkinson St.	
PARCEL NUMBER		027-0252-031 LOT NUMBER	
SUBDIVISION NAME			
NUMBER OF UNITS			
APPLICANT'S SIGNATURE		Rm. Shepherd	
TITLE OF APPLICANT		Superintendent	
DATE		7-7-99 TELEPHONE NUMBER	
PLAN IDENTIFICATION NUMBER			
BUILDING TYPE (CHECK ONE)		99062942	
<input checked="" type="checkbox"/> RESIDENTIAL		<input type="checkbox"/> APARTMENT/CONDOMINIUM	
		<input type="checkbox"/> COMMERCIAL/INDUSTRIAL	
SQUARE FEET OF CHARGEABLE BUILDING AREA		1357 sq. ft.	
SIGNATURE		[Signature]	
TITLE		DATE	
Bldg Insp. II		7-7-99	
DISTRICT CERTIFICATION NUMBER			
EXEMPT		6605	
COMMENTS			
RESIDENTIAL / APARTMENT / ETC.		1357 SQ. FT. X \$ 1.72 = \$ 2334.04	
COMMERCIAL / INDUSTRIAL		SQ. FT. X \$ = \$	
OTHER FEE		TYPE SQ. FT. X \$ = \$	
TOTAL FEES COLLECTED.....		\$ 2334.04	
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]	
TITLE		DATE	
CIVIC CENTER PERMITS		7/7/99	



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 I Street

Sacramento Ca 95814

WATER DEVELOPMENT FEE WAIVERS

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

Applicant: N.C.C.T Date 7-9-99

Property Address: 5885- WILKINSON ST.

APN: 077-0252-031 Phone 916-228-2786

Number of Units: 1 Zoning: _____

This project qualifies because it is in a:

REDEVELOPMENT AREA orange
☒ DESIGNATED INFILL AREA OR yellow 3 4/10

INFILL AREA AND MEETS ALL OF THE FOLLOWING:

- ☒ 1. The site is located in a neighborhood where the median year of housing construction 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 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. 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 Authorized By: Barbara A. Lerner Date 7/19/99

WD NO: _____

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 5885 WILKINSON ST. A.P.N. 027-0252-031

Applicant Information

Name N.C.C.T.
Address P.O. Box 192 Rancho Cordova.
CA. 95741
Phone 916-228-2786

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 *
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? _____ Yards Depth
- How much fill? _____ Yards Depth
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 Ron Shepherd Title Superintendent
Signature Ron Shepherd Date 7-9-99
Owner or Contractor

PART III (To be completed by staff)

What is the acreage of the parcel to be built on? _____ 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: Ron Smith Date: _____
Building permit #: 9906294

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

ELEVATION CERTIFICATE

FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077
Expires July 31, 1999

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). You are not required to respond to this collection of information unless a valid OMB control number is displayed in the upper right corner of this form. Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION

BUILDING OWNER'S NAME <u>NCCAT (William + Carmen Neitz)</u>	FOR INSURANCE COMPANY USE
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER <u>5885 Wilkinson Street</u>	POLICY NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.) <u>APN 027-0252-031 / Avondale 02, LOT 20</u>	COMPANY NAIC NUMBER
CITY <u>SACRAMENTO</u>	STATE <u>CA</u>
	ZIP CODE <u>95824</u>

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER <u>06026</u>	2. PANEL NUMBER <u>0015</u>	3. SUFFIX <u>F</u>	4. DATE OF FIRM INDEX <u>JULY 6, 1998</u>	5. FIRM ZONE <u>A2</u>	6. BASE FLOOD ELEVATION (in AO Zones, use depth) <u>33.5</u> ^{7.0.62}
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7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): ☒ NGVD '29 ☐ Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: 133.5 feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level: 1
- 2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of 133.5 feet NGVD (or other FIRM datum—see Section B, Item 7).
- (b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of 133.5 feet NGVD (or other FIRM datum—see Section B, Item 7).
- (c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is 133.5 feet above ☐ or below ☐ (check one) the highest grade adjacent to the building.
- (d). FIRM Zone AO. The floor used as the reference level from the selected diagram is 133.5 feet above ☐ or below ☐ (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations: ☐ NGVD '29 ☐ Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
4. Elevation reference mark used appears on FIRM: ☒ Yes ☐ No (See Instructions on Page 4)
5. The reference level elevation is based on: ☐ actual construction ☒ construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: 133.5 feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: 133.5 feet NGVD (or other FIRM datum—see Section B, Item 7).
2. Date of the start of construction or substantial improvement: _____

SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE), V1-V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

Reference level diagrams 6, 7 and 8 - Distinguishing Features-If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available.
I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME LOUIS OLIVEIRA LICENSE NUMBER (or Affix Seal) RCE 15949
TITLE CIVIL ENGINEER COMPANY NAME CNA ENGINEERING INC
ADDRESS 2575 VALLEY ROAD CITY SACRAMENTO STATE CA ZIP 95821
SIGNATURE L. Oliveira DATE 7-13-99 PHONE (916) 485-3746

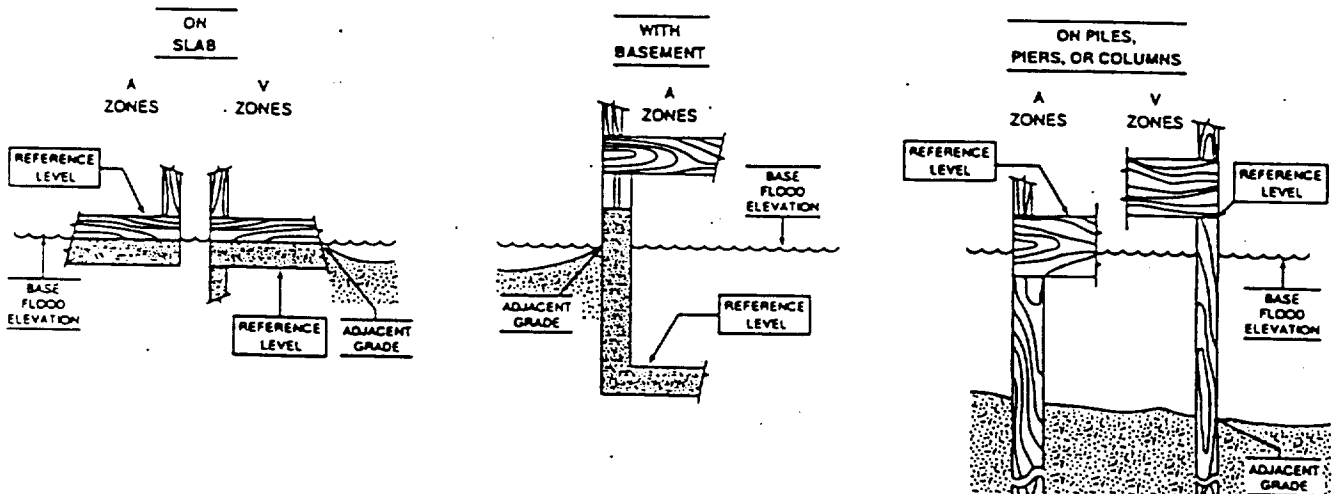
Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS:

FIRM ZONE AR

1. The floor used as the reference level from the selected diagram is 0.60 ft. above the highest grade adjacent to the building.
2. Structure elevated on fill? ☐ Yes (attach grading plan and complete items 3,4, and 5 below) ☒ No
3. Highest natural elevation of the ground surface adjacent to the structure is EL. 33.9 ft.
4. Elevation of the top of the reference level floor from the selected diagram is EL. 34.5 ft. At or above BFE?
☒ Yes ☐ No
5. The floor used as the reference level from the selected diagram with fill is elevated ft. above the highest natural elevation of the ground surface adjacent to the building (Item 4 EL. - Item 3 EL.).
6. Elevation datum used for above elevations. ☒ NGVD '29 ☐ City of Sacramento Datum (NGVD '29 = City of Sacramento Datum) ☐ Other (description attached)

**** SEE ATTACHED LETTER from Utilities Dept dated MAR 9, 1999**



The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones.

Elevations for all A Zones should be measured at the top of the reference level floor.

Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.