

**CITY OF SACRAMENTO**

**1231 I Street, Sacramento, CA 95814**

**Permit No: 9901415**

**Insp Area: 1**

**Site Address: 925 16TH ST SAC**

**Parcel No: 006-0064-012**

**Sub-Type: NOTHR**

**Housing (Y/N): N**

**CONTRACTOR**

**OWNER**

LEHE EUGENE E  
1331 41ST ST  
SACRAMENTO CA 95819

**ARCHITECT**

**Nature of Work: NEW PARKING LOT,LIGHTING,DRAINAGE,LANDSCAPING**

**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 4/19/99 Owner Signature [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 4/19/99 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 [Signature] Policy Number [Signature] Date [Signature]

(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 4/19/99 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.**

7/7/2012

DEVELOPMENT SERVICES DIVISION  
PERMIT SERVICES SECTION

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

PLAN CHECK # \_\_\_\_\_ Insp. Area 12

Applicant MUST complete ALL Unshaded areas this page only

ADDRESS 925 ~~16th~~ 16th Street Suite \_\_\_\_\_  
 PARCEL # APN: 006-0064-011 & 006-0064-012

**CONTACT**  
Name Jerry Pollard *Republic Parking*  
Address 1204 St 980 9th St #250  
Sacramento CA Zip 95814  
Phone 916 442-8867 FAX 442-2837

**LICENSED CONTRACTOR** Lic No. # 635070  
Name ACE ASPHALT & PAVING  
Address P.O. Box 144  
Cornichael Zip 95608  
Phone 916 485-7331 FAX \_\_\_\_\_

**ARCHITECT/ENGINEER**  
Name DSONGS Engineering  
Address 2295 Gateway Oaks Dr #250  
Sacramento CA Zip 95833  
Phone 916 929-7100 FAX \_\_\_\_\_

**OWNER**  
Name JOHN LEHE & BARBARA FISHER  
Address 1331 - 41st St  
Sacramento CA Zip 95819  
Phone 916 457-1920 FAX \_\_\_\_\_

Will the permittee have any employees on the jobsite?  Yes  No

If yes, WORKER'S COMPENSATION POLICY # \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

NAME OF INSURANCE COMPANY: \_\_\_\_\_

NATURE OF WORK IN DETAIL: Construction of the stall stand  
above parking lot with paving, lighting, landscaping  
and signage

DBA: REPUBLIC PARKING  VALUATION: 85,000.00

FLOOD STATUS:				S.C.A.T. <u>Y, XI, XII, XIII</u>						
JOB DESCRIPTION		BEDG	SHEL	APT	TI( )	REM( )	<u>SW</u>	FIRE	ADD	OTH
INSP. DISCIPLINES			<del>MECH</del>	<u>PLUMB</u>	<u>ELEC</u>	<u>SITE</u>	<del>MECH</del>	<del>PLUMB</del>	<del>ELEC</del>	<del>SITE</del>
# Stories	1st flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Req. <u>YN</u>	Fed Code	Vio. File		
<u>None</u>	<del>1000</del>	<del>1000</del>	<u>P</u>	<u>M</u>	<u>E</u>	<u>S</u>	<u>D</u>	<u>NO</u>		
				<u>BTM 212</u>			<u>1355</u>			

COMMENTS: 1. Pay Regional SANITATION  
1. utilities  
2. Plumbing Structural Life Fire  
OR GET EXEMPTION RECEIPT

REGIONAL SANITATION FEES?  Yes  No HEALTH DEPARTMENT?  Yes  No

BLDGFRM. (REV 05/98)  WATER FLOW TEST FOR NEW BLDGS OR ADDITIONS  Yes  No

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) \_\_\_\_\_
2. I (have/have not) \_\_\_\_\_ 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 TEICHERT CONSTRUCTION Address 8811 KIEFER BLVD  
City SACRAMENTO CA Telephone 916 386-6800  
Contractors License No. #08 95851

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. #08 established in 1887

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
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Signed	<u>Alvin A. Peltier - Republic Parking</u>		
Job Address	<u>925 16<sup>th</sup> St</u>	Date	<u>4/19/99</u>
Permit No.:	<u>99-01415</u>		

**MEMORADUM**

To: City of Sacramento

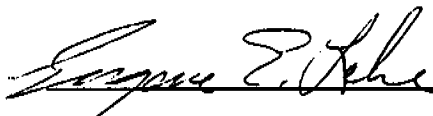
From: Eugene E. Lehe

Date: April 16, 1999

Re: Owner's Authorization to Obtain Permits

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As the undersigned, I have authorized Mr. Jerry Pollard of Republic Parking Northwest to obtain on my behalf , any and all necessary permits for the construction of a 46 stall parking lot on my property at 925 16<sup>th</sup> Street.

 Owner

Date: 4/16/99

Eugene E. Lehe

City of Sacramento  
**Water and Sewer Service Quotation**

99-01415C

FY 98/99

Date: 19-Apr-99	Time: 07:53:13 AM	Building Permit No.: B99-18	Plan Check No.: 9901415
Address: 925 16th Street		Parcel no.: 006-0064-012	
Description: New Parking Lot, Lighting, Drainage, Landscaping			
Subdivision Map:			Water Plan No.:
Estimate by: RThaung		Bldg. Insp. Reviewer:	
Engineering Firm: Psomas Engineering			
Sewer Jurisdiction: City Sewer			
Comment No. 1 Comment No. 2 Comment No. 3 Comment No. 4			
TOTAL WATER DEV. FEES: 0.00		8.0 hrs x \$75 /hr = 600.00 or \$300.00 (whichever is greater)	
TOTAL SEWER DEV. FEES: 0.00		total on-site grading and drainage review fee:	600.00

**Water Service Quotations**

Main Size	Service Size	Description	Qty	Tap Fee/ea.	Meter Fee/ea.	Total Tap Cost	Dev. Fees
6"	2"	INSTALL 2" METER ONLY	1	0.00	610.00	610.00	
						0.00	
						0.00	
						0.00	
						0.00	
		Standard			Fire Hydrant:		
Total for Water:						610.00	
Acreage Charge:							0.00

**Sewer Service Quotations**

Main Size	Service Size	Description	Qty	St. (FT)	MH Fee/ea.	Tap Fee/ea.	Total Cost	Dev. Fees
							0.00	
							0.00	
							0.00	
							0.00	
							0.00	
Total for Sewer:							0.00	

Note: Total cost = Qty. x St/2 x Tap Fee + MH Fee

No	Water Main Construction Charge:	0.00
	Total For Address:	610.00

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.

City of Sacramento Development Services Division  
Planning and Zoning Information Request

Project Address: 1611 J St.

Assessor's Parcel Number: 006-0064-011 + 012

Current Land Use: Vacant

Description of Request/Proposed Use: \_\_\_\_\_

Parking lot.

Zoning Designation: C-2

Prior Applications for Project Site(P#,Z#,DRPB#): P98-007

Comments: Special Permit approved

subject to conditions.

Need to confirm Design Review

approval or whether an application

is still needed

Are There Any Planning Issues?: (Circle One)  YES  NO

Site Plan Check Required? (Circle One)  YES  NO

Design Review/ Preservation Required?: (Circle One)  YES  NO

Planning Review by/Date: Wee Tigour

2/12/99

A list of items that must be reviewed by Planning is provided on the reverse side of this form.



March 9, 1999

RECEIVING FAX : 264-7046

SENDING FAX : 875-6253

TO: **BARBARA LARSON**  
CITY OF SACRAMENTO

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

PHONE NUMBER: 875-6679

RE: **SEWER FACILITY IMPACT FEES**  
**925 – 16<sup>th</sup> St.**

APN: **006-0064-011, 012**  
**Plan Check # 99-01415C**

There are no Sewer Facility Impact Fees due for the development of a surface parking lot at the above address, the former site of a gas station and car wash.

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

*e-mail: [rossd@pwa.co.sacramento.ca.us](mailto:rossd@pwa.co.sacramento.ca.us)*

February 12, 1999

City Manager  
City of Sacramento  
915 I Street  
Sacramento, CA 95814

RE: Parking Facility located on the NE Corner of 16th and J Streets  
Sacramento, California

On November 24, 1998, the City of Sacramento granted to Republic Parking, a permit to operate a stand alone parking lot in the general commercial on property located at 1611 J Street ( P98-007) (APN: 006-0064-011 / 006-0064-012). As an agreement to operate this facility, Republic Parking agrees to the following conditions:

1. Republic Parking will remove the decorative lighting from the above mentioned site ten days prior to the expiration of the permit allowing Republic to operate the parking.
2. Republic Parking will donate to the City of Sacramento (at no cost) the decorative lighting removed from the above mentioned facility if the decorative lighting cannot be used in an existing Republic Parking lot in the city limits of the City of Sacramento.
3. Republic Parking agrees to make available exclusively to the Convention Center and Memorial Auditorium patrons and/or equipment and service vehicles, during periods of peak usage at market rates.

In addition, Republic Parking agrees to comply with all other conditions of approval as specified in the resolution #98-592 adopted by the Sacramento City Council on November 24, 1998.

Your signature on this document will constitute your acceptance of its contents.

*Republic Parking Northwest, Inc.*

*City of Sacramento*

*Gary Beck 2/12/99*  
Gary Beck, Executive Vice President

\_\_\_\_\_  
City Manager

# REPUBLIC PARKING NORTHWEST, INC.



TO: SIOUX WILLIAMS  
PSOMAS ENGINEERING

FROM: JERRY POLLARD

DATE: JANUARY 22, 1999

RE: RESOLUTION NO. 98-592 - FINDINGS OF FACT AND CONDITIONS OF APPROVAL

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## CONDITIONS OF APPROVAL

- A1. The Special Permit will expire 6 years from the date of final approval of the project.
- A2. Prior to issuance of any building permits, the applicant will execute with the City a recordable agreement, whereby the applicant agrees to remove any and all on-site improvements within 10 days of expiration of the above mentioned Special Permit.
- A3. Prior to issuance of any building permits, the applicant will execute with the City a recordable agreement, whereby the applicant agrees to donate all decorative lighting used on site to the City of Sacramento upon expiration of their special Permit. Applicant may keep decorative lighting for use at another Central Business District or midtown parking lot location upon approval of the City of Sacramento.
- A4. Prior to issuance of any building permits, the applicant will enter into an agreement, to the satisfaction of the Community and Visitors Services Department, to make the lot available exclusively for Convention Center and Memorial Auditorium patrons and/or equipment trucks, during periods of peak usage.
- A5. **Applicant will maximize revenues on behalf of the landlord. The most feasible and productive solution to that end is to manage the facility as a public and hourly location when events are being held at the Auditorium and Convention Center.**
- A6. Applicant will obtain all necessary building and/or encroachment permits prior to commencing construction.
- A7. Applicant will construct improvements so as to not impede future hazardous material remediation and/or monitoring. Mr. Chris Hamilton of the Sacramento County Environmental Management Department shall review all construction plans prior to issuance of any building permits.

917 8TH STREET • SACRAMENTO, CA 95814  
PHONE (916) 442-2217

- A8. **Applicant will adhere to all modifications to the project and will be subject to review and approval by Planning Department Staff prior to issuance of building permits.**
- A9. **Applicant has prepared and implemented a lighting plan incorporating acorn-style lights. Lights shall be installed in such a manner so as to achieve and maintain one foot candle of illumination per square foot of parking space between the hours of dusk and one hour after sunrise. Illumination plan will be accompanied by a photometric exhibit indicating illumination at 15 years of on-site plant growth. Please refer to the attached lighting plan.**
- A10. **Applicant will maintain a minimum of 0.25 foot candles of illumination at the surface of any walkway, alcove, or passageway related to the project between the hours of dusk and one hour after sunrise.**
- A11. **Applicant will coordinate with the Public Works Department the agreed upon improvements of sidewalk repair adjacent to the property on 16th Street.**
- A12. **Applicant has removed all curb cuts from site on 16th and J Streets and replaced with curbing, gutter and sidewalk to the satisfaction of the Public Works Department.**
- A13. **Applicant will install and maintain an asphaltic concrete overlay over the existing deteriorated alley adjacent to the project site to the satisfaction of the Public Works Department.**
- A14. **Applicant will coordinate with City Arborist on existing trees on-site for their preservation and maintenance.**
- A15. **Applicant will direct Chevron to install one new treewell as shown on Attachment B (Planting Plan). The exact location and size of treewell shall be to the satisfaction of the City.**
- A16. **Applicant will direct Chevron to install one new tree in each of the new treewells to be located on 16th Street and J Street. The exact potted size and species of tree shall be to the satisfaction of the City Arborist.**
- A17. **Applicant understands they will be prohibited from trenching or excavating within the driplines of the three existing on-site redwood trees, unless approval for such activity is obtained from the City Arborist.**
- A18. **Applicant will maintain landscaping at a maximum plant and or shrub height of 30 inches and trees maintained at a minimum distance of 6 feet from lowest branch to the ground.**

- A19. Applicant will place all proposed signage in compliance with the provisions of the City's Sign Ordinance.
- A20. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- A21. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures," dated January 23, 1995, for appropriate source control measures.

cc: Signature Sign  
Ace Asphalt and Paving  
Interface Electrical Engineers  
Codesign Landscape