

**Meeting of the Central Valley Flood Protection Board
May 20, 2016**

Staff Report – Permit

Jud Riggs

1885 Claremont Road Dwelling Replacement, Sacramento County

1.0 – ITEM

Consider approval of Permit No. 5483-1 (Attachment B)

2.0 – APPLICANT

Jud Riggs

3.0 – LOCATION

The project is located at 1885 Claremont Road, Carmichael. (Attachment A)

4.0 – PROJECT DESCRIPTION

Applicant proposes to remove an existing 2,845 square foot (sf) dwelling authorized by Permit No. 5483 and replace it with a 4,268-sf single story dwelling; To construct an entry gate with columns on each side of the gate; To remove and replace landscaping for the front and west side of the home; To authorize existing pool, 5-foot high pool fence, and existing wood deck.

5.0 – AUTHORITY OF THE BOARD

California Water Code § 8534, 8590 – 8610.5, and 8700 – 8710

California Code of Regulations (CCR), Title 23 (Title 23)

- § 6, Need for a Permit

- § 13, Evidentiary Hearings
- § 108, Existing Encroachments
- § 112, Streams Regulated and Nonpermissible Work Periods
- § 113, Dwellings and Structures Within an Adopted Plan of Flood Control

6.0 – PROJECT ANALYSIS

The existing 2,845-sf dwelling is located at 1885 Claremont Road on the right (west) bank of the American River within the American River Designated Floodway. The existing home is on the waterside of a Project levee and was authorized by Permit No. 5483 on August 19th, 1966 (Attachment C). Another permit associated with this property, Permit No. 5483A, authorized the paved levee crown between Claremont Road and the access ramp to the dwelling. Both permits were issued to the previous home owner and a name change to Permit No. 5483A is currently being processed by Board staff.

The new proposed dwelling will be a 4,268-sf single story home with a finished floor elevation of 66.8 feet which is more than two feet above the 200-year water surface elevation (wse) of 63 feet. The minimum elevation of the lot is 62.4 feet. All elevations reference the North American Vertical Datum of 1988 (NAVD 88). The home will be setback a minimum of 35 feet from the river bank which has been stabilized with shotcrete to reduce the possibility of erosion. All proposed work and existing encroachments are in compliance with Title 23 standards.

6.1 – Hydraulic Analysis

The American River has a project design flow of 115,000 cubic feet per second (cfs) but is capable of carrying approximately 152,000 cfs. The wse in this area is approximately 59.8 feet, NAVD 88, as determined in The American River Watershed Common Features General Reevaluation Report (American River GRR) dated 2015 (Attachment E). The American River GRR included a hydraulic analysis for design flows for the 100-year (115,000 cfs) and 200-year (160,000 cfs) flood events. The 200-year flood event flows resulted in a wse of approximately 63 feet, NAVD 88.

Due to the elevation of the lot being above the 100-year event, there will be no adverse hydraulic impacts to the American River channel. As such, a hydraulic analysis was not required for this project.

6.2 – Geotechnical Analysis

The proposed dwelling and the various existing encroachments are located on engineered fill. Due to the proposed dwelling and existing encroachments being located on engineered fill and being a minimum of 35-feet from the waterside levee toe, there will be no adverse geotechnical impacts to the American River channel. As such, a geotechnical analysis was not required for this project.

7.0 – AGENCY COMMENTS AND ENDORSEMENTS

The comments and endorsements associated with this project, from all pertinent agencies are shown below:

- American River Flood Control District endorsed the project on February 20, 2015 with conditions that have been incorporated into the conditions of the attached draft Permit No. 5483-1.
- The USACE 33 USC 408 decision letter has not been received for this application. Staff anticipates receipt of a letter indicating that the USACE District Engineer approves the request to alter the Federal flood risk reduction project, subject to conditions. Upon receipt of the letter, staff will review to ensure its conformity with the permit language and incorporate it into the permit as Exhibit A.

8.0 – CEQA ANALYSIS

The Board acting as the CEQA lead agency has determined the project is categorically exempt from CEQA under a Class 1 Categorical Exemption (CEQA Guidelines Section 15301) covering minor alteration of existing structures; Class 3 Categorical Exemption (CEQA Guidelines Section 15303) covering new construction of small structures; and under Class 4 (CEQA Guidelines Section 15304) covering minor alterations to land.

9.0 – SECTION 8610.5 CONSIDERATIONS

1. Evidence that the Board admits into its record from any party, State or local public agency, or nongovernmental organization with expertise in flood or flood plain management:

The Board will make its decision based on the evidence in the permit application and attachments, this staff report, and any other evidence presented by any individual or group.

2. The best available science related to the scientific issues presented by the executive officer, legal counsel, the Department or other parties that raise credible scientific issues.

The accepted industry standards for the work proposed under this permit as regulated by Title 23 have been applied to the review of this permit. In addition, the Final Draft of the American River GRR, prepared by USACE in 2015, was used to evaluate the hydraulic impacts since it provided the best available hydraulic information.

3. Effects of the decision on facilities of the State Plan of Flood Control (SPFC), and consistency of the proposed project with the Central Valley Flood Protection Plan (CVFPP) as adopted by Board Resolution 2012-25 on June 29, 2012:

The proposed project is located above the 200-year dwse and on engineered fill; therefore the proposed project is expected to result in no adverse effect on any SPFC facilities and is consistent with the CVFPP.

4. Effects of reasonable projected future events, including, but not limited to, changes in hydrology, climate, and development within the applicable watershed:

The proposed dwelling's finish floor is located above the 200-year as determined by the American River GRR Study. Therefore, there are no expected adverse effects to the proposed project from reasonable projected future events.

10.0 – STAFF RECOMMENDATION

Staff recommends that the Board:

Adopt:

- The CEQA findings;

Approve:

- Draft Encroachment Permit No. 5483-1 in substantially the form provided, conditioned upon receipt of a U.S. Army Corps of Engineers comment letter indicating that the District Engineer approves the request to alter the Federal flood risk reduction project, subject to conditions, and;

Direct:

- The Executive Officer to take the necessary actions to execute the permit and file a Notice of Determination pursuant to CEQA with the State Clearinghouse.

11.0 – LIST OF ATTACHMENTS

- A. Location Maps and Photos
- B. Draft Permit No. 5483-1
- C. Permit No. 5483
- D. Construction Plans
- E. American River GRR Appendix C, Attachment B - Hydraulic Appendix Executive Report, Water Surface Elevation Profiles

Design Review:	Minh Chieng, Permitting Staff
Environmental Review:	James Herota, Senior Environmental Scientist
Document Review:	Gary W. Lemon, P.E. Permitting Section Chief
	Mitra Emami, P.E. Operations Branch Chief
Legal Review:	Kanwarjit Dua, Board Counsel

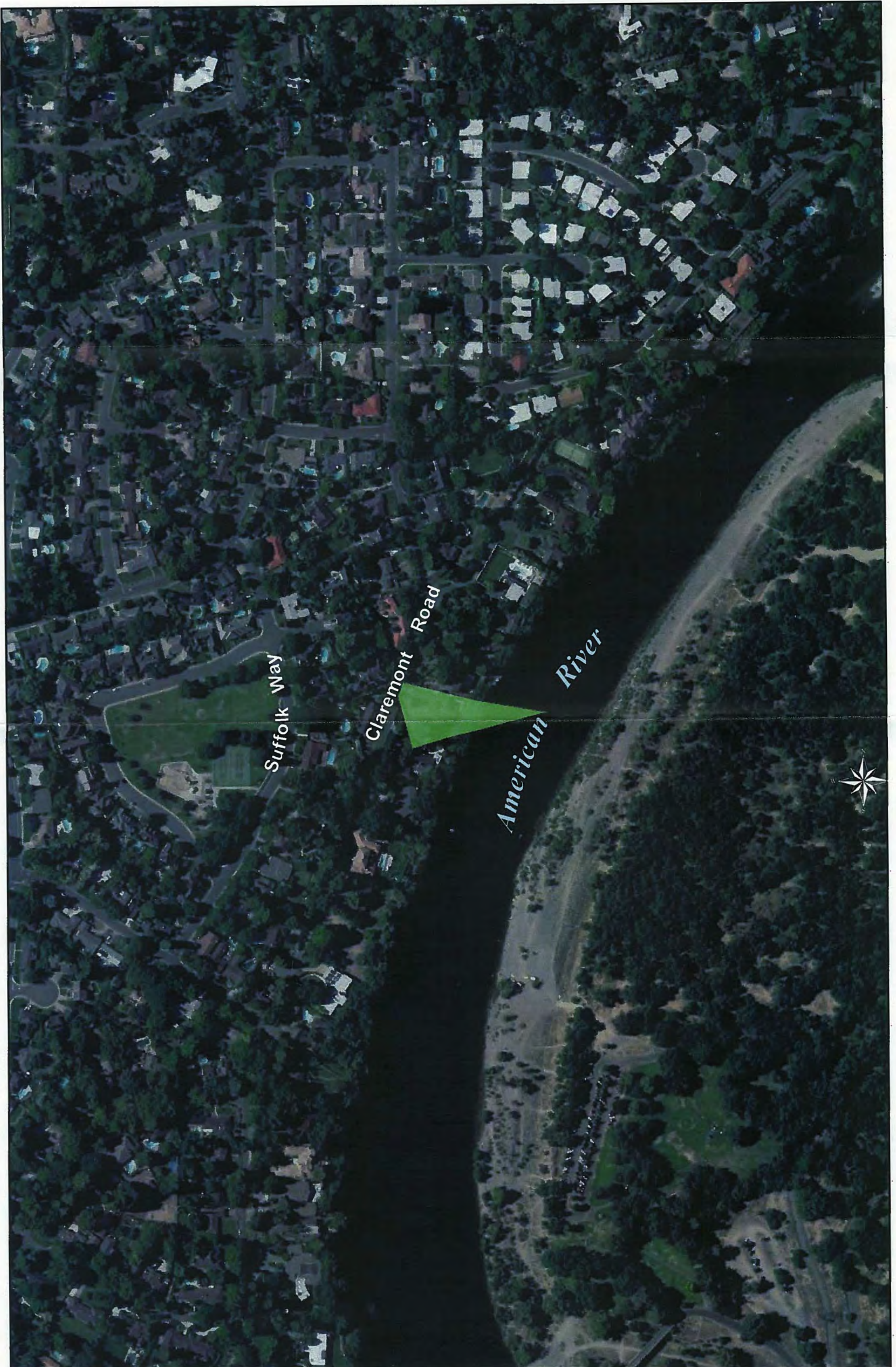


Fig. 1. Location Map of the Property at 1885 Claremont Rd., Carmichael, CA

0 137.5 275 550 Feet





Photo 1. Entrance to the 1885 Claremont Road, Carmichael, CA 95608 house



Photo 2. Driveway of the 1885 Claremont Road, Carmichael, CA 95608 house



Photo 3. Front yard of the property and view of the American River



Photo 4. View of the first floor elevation from the front yard



Photo 5. Bank of the American River at property site

DRAFT

STATE OF CALIFORNIA
THE RESOURCES AGENCY
THE CENTRAL VALLEY FLOOD PROTECTION BOARD

PERMIT NO. 5483-1 BD

This Permit is issued to:

Jud Riggs
1885 Claremont Road
Carmichael, California 95608

To remove an existing 2,845-sf dwelling authorized by Permit No. 5483 and replace it with a 4,268-sf single story dwelling; To construct an entry gate with columns on each side of the gate; To remove and replace landscaping for the front and west side of the home; To authorize existing pool and 5-foot high pool fence; To authorize existing wood deck.

The project is located on the property at 1885 Claremont Road, Carmichael (Section 28, T9N, R6E, MDB&M, American River Flood Control District, American River, Sacramento County).

NOTE: Special Conditions have been incorporated herein which may place limitations on and/or require modification of your proposed project as described above.

(SEAL)

Dated: _____

Executive Officer

GENERAL CONDITIONS:

ONE: This permit is issued under the provisions of Sections 8700 – 8723 of the Water Code.

TWO: Only work described in the subject application is authorized hereby.

THREE: This permit does not grant a right to use or construct works on land owned by the Sacramento and San Joaquin Drainage District or on any other land.

FOUR: The approved work shall be accomplished under the direction and supervision of the State Department of Water Resources, and the permittee shall conform to all requirements of the Department and The Central Valley Flood Protection Board.

Attachment B

FIVE: Unless the work herein contemplated shall have been commenced within one year after issuance of this permit, the Board reserves the right to change any conditions in this permit as may be consistent with current flood control standards and policies of The Central Valley Flood Protection Board.

SIX: This permit shall remain in effect until revoked. In the event any conditions in this permit are not complied with, it may be revoked on 15 days' notice.

SEVEN: It is understood and agreed to by the permittee that the start of any work under this permit shall constitute an acceptance of the conditions in this permit and an agreement to perform work in accordance therewith.

EIGHT: This permit does not establish any precedent with respect to any other application received by The Central Valley Flood Protection Board.

NINE: The permittee shall, when required by law, secure the written order or consent from all other public agencies having jurisdiction.

TEN: The permittee is responsible for all personal liability and property damage which may arise out of failure on the permittee's part to perform the obligations under this permit. If any claim of liability is made against the State of California, or any departments thereof, the United States of America, a local district or other maintaining agencies and the officers, agents or employees thereof, the permittee shall defend and shall hold each of them harmless from each claim.

ELEVEN: The permittee shall exercise reasonable care to operate and maintain any work authorized herein to preclude injury to or damage to any works necessary to any plan of flood control adopted by the Board or the Legislature, or interfere with the successful execution, functioning or operation of any plan of flood control adopted by the Board or the Legislature.

TWELVE: Should any of the work not conform to the conditions of this permit, the permittee, upon order of The Central Valley Flood Protection Board, shall in the manner prescribed by the Board be responsible for the cost and expense to remove, alter, relocate, or reconstruct all or any part of the work herein approved.

SPECIAL CONDITIONS FOR PERMIT NO. 5483-1 BD

THIRTEEN: This permit is not valid until the enclosed Agreement Establishing a Covenant Running with the Land has been signed, notarized, and returned to the Central Valley Flood Protection Board.

FOURTEEN: The permittee acknowledges that the proposed dwelling is located on the waterside of a Federal flood risk management project levee and within the American River Designated Floodway which may be subject to periodic flooding. Furthermore, the proposed dwelling is located on the bank of a steep, fast flowing flood channel, which is subject to rapid erosion during a high flood flow.

LIABILITY AND INDEMNIFICATION

FIFTEEN: The permittee shall defend, indemnify, and hold the Central Valley Flood Protection Board and the State of California, including its agencies, departments, boards, commissions, and their respective officers, agents, employees, successors and assigns (collectively, the "State"), safe and harmless, of and from all claims and damages related to the Board's approval of this permit, including but not limited to claims filed pursuant to the California Environmental Quality Act. The State expressly reserves the right to supplement or take over its defense, in its sole discretion.

SIXTEEN: The permittee is responsible for all liability associated with construction, operation, and maintenance of the permitted facilities and shall defend, indemnify, and hold the Central Valley Flood Protection Board and the "State," safe and harmless, of and from all claims and damages arising from the project undertaken pursuant to this permit, all to the extent allowed by law. The State expressly reserves the right to supplement or take over its defense, in its sole discretion.

SEVENTEEN: The Central Valley Flood Protection Board, Department of Water Resources, and American River Flood Control District shall not be held liable for any damages to the permitted encroachments resulting from flood fight, operation, maintenance, inspection, or emergency repair.

AGENCY CONDITIONS

EIGHTEEN: All work approved by this permit shall be in accordance with the submitted drawings and specifications dated January 2010 except as modified by special permit conditions herein. No further work, other than that approved by this permit, shall be done in the area without prior approval of the Central Valley Flood Protection Board.

NINETEEN: The permittee shall be responsible for repair of any damages to the project levee and other flood control facilities due to construction, operation, or maintenance of the proposed project.

TWENTY: The permittee shall comply with all conditions set forth in the letter from the Department of the Army (U.S. Army Corps of Engineers, Sacramento District) dated _____, which is attached to this permit as Exhibit __ and is incorporated by reference.

TWENTY-ONE: No construction work of any kind shall be done during the flood season from November 1 to April 15 without prior approval of the Central Valley Flood Protection Board.

TWENTY-TWO: The State of California shall not be held liable for any damages caused by operation of the flood control project or by releases of water from storage reservoirs.

TWENTY-THREE: Any additional encroachment(s) or construction work on the levee section or within the American River Designated Floodway will require an approved permit from the Central Valley Flood Protection Board and shall be in compliance with the Central Valley Flood Protection Board's regulations (Title 23 California Code of Regulations).

TWENTY-FOUR: Permittee shall pay to the CVFPB, an inspection fee to cover inspection cost(s), including staff and/or consultant time and expenses, for any inspections before, during, post-construction, and regularly thereafter as deemed necessary by the CVFPB.

PRE-CONSTRUCTION

TWENTY-FIVE: After the enclosed Agreement Establishing a Covenant Running with the Land has been signed, notarized, and returned to the Central Valley Flood Protection Board, the permittee shall contact the Department of Water Resources by telephone, (916) 574-0609, and submit the enclosed postcard to schedule a preconstruction conference. Failure to do so at least 10 working days prior to start of work may result in delay of the project.

TWENTY-SIX: The permittee shall notify American River Flood Control District one week in advance of the start of construction.

CONSTRUCTION

TWENTY-SEVEN: The finished floor elevation shall be at least 64.35 feet, NGV Datum, as shown on the submitted drawings.

TWENTY-EIGHT: Stockpiled material, temporary buildings, or equipment shall not remain in the American River Designated Floodway during the flood season from November 1 to April 15.

TWENTY-NINE: The levee section shall not be used for staging construction or storing materials or equipment without prior approval from the American River Flood Control District.

POST-CONSTRUCTION

THIRTY: All debris generated by this project shall be disposed of outside the American River Designated Floodway.

THIRTY-ONE: The work area shall be restored to the condition that existed prior to start of work.

THIRTY-TWO: The permittee shall submit an elevation certificate verifying the finish floor elevation of the new dwelling.

OPERATIONS AND MAINTENANCE

THIRTY-THREE: The permitted encroachment(s) shall not interfere with operation and maintenance of the flood control project. If the permitted encroachment(s) are determined by any agency responsible for operation or maintenance of the flood control project to interfere, the permittee shall be required, at permittee's cost and expense, to modify or remove the permitted encroachment(s) under direction of the Central Valley Flood Protection Board or Department of Water Resources. If the permittee does not comply, the Central Valley Flood Protection Board may modify or remove the encroachment(s) at the permittee's expense.

THIRTY-FOUR: The permittee shall maintain the permitted encroachment(s) and the project works within the utilized area in the manner required and as requested by the authorized representative of the Central Valley Flood Protection Board, Department of Water Resources, American River Flood Control District, or any other agency responsible for maintenance and shall, at all times, allow officials from these agencies to access the levee, levee slope, and any adjacent areas as necessary for flood control, including by providing access to any gates for inspections and levee patrols.

THIRTY-FIVE: If damage to the dwelling exceeds 50 percent of its market value within a 10-year period, the dwelling cannot be rebuilt or replaced without approval of the Central Valley Flood Protection Board. If the dwelling is not repaired or replaced, the remaining portion must be completely removed from the floodway prior to the next flood season.

PROJECT ABANDONMENT / CHANGE IN PLAN OF FLOOD CONTROL

THIRTY-SIX: The permittee may be required, at permittee's cost and expense, to remove, alter,

Attachment B

relocate, or reconstruct all or any part of the permitted encroachment(s) if in the discretion of the Central Valley Flood Protection Board the removal, alteration, relocation, or reconstruction is necessary as part of or in conjunction with any present or future flood control plan or project or if the Project is not maintained or is damaged by any cause. If the permittee does not comply, or in the event of an emergency, the Central Valley Flood Protection Board may remove the encroachment(s) at the permittee's expense.

THIRTY-SEVEN: If the project, or any portion thereof, is to be abandoned in the future, the permittee or successor shall abandon the project under direction of the Central Valley Flood Protection Board at the permittee's or successor's cost and expense.

END OF CONDITIONS

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

**The Central Valley Flood
Protection Board**
c/o Department of Water Resources
3310 El Camino Avenue
Room 151
Sacramento, CA 95821

--- SPACE ABOVE IS FOR RECORDER'S USE ---

No fee shall be charged by the recorder for services rendered to the State (Government Code Section 27383).

**AGREEMENT ESTABLISHING A COVENANT
RUNNING WITH THE LAND**

This AGREEMENT is made and entered into this _____ day of _____, _____,
(Day) (Month) (Year)
by and between Jud Riggs, hereinafter referred to as "OWNER(S)", and the Sacramento
and San Joaquin Drainage District, acting by and through The Central Valley Flood
Protection Board of the State of California, hereinafter referred to as the "BOARD", for
valuable consideration, the receipt and adequacy of which are hereby acknowledged.

1. This AGREEMENT applies to residential and commercial structures, related
improvements, and real property, hereinafter referred to as "OWNER'S PROPERTY",
acquired by OWNER(S) by grant deed recorded _____,
(Date)
Number _____, Official Records of Sacramento County, attached as Exhibit A.
(Number)

2. These covenants and equitable servitudes shall bind the OWNER(S), any successors,
executors, heirs, administrators, and assigns. It is the express intent of OWNER(S) and
the BOARD that these covenants and equitable servitudes touch and concern and that the
burdens run with the OWNER'S PROPERTY and inure to the benefit of and be binding on
their successors, executors, heirs, administrators, and assigns.

3. OWNER(S) acknowledge that OWNER'S PROPERTY or a portion thereof is located
within an adopted plan of flood control and subject to California Code of Regulations, Title
23, Division 1, hereinafter referred to as the "REGULATIONS".

4. OWNER(S), being fully aware that there is a risk that improvements on the OWNER'S
PROPERTY may sustain flood damage and may cause flood damage elsewhere, agrees
for OWNER(S), any successors, executors, heirs, administrators, and assigns to comply
with all terms of this AGREEMENT and all conditions of the BOARD'S Permit No. 5483-1
BD, attached as Exhibit B, and any future changes therein, as on file with The Central
Valley Flood Protection Board at 3310 El Camino Avenue, Sacramento, California, and
any BOARD permit governing improvements to which improvements made pursuant to
Permit No. 5483-1 BD are physically attached, and to the REGULATIONS.

Agreement Establishing a Covenant
Running with the Land
Jud Riggs
Page 2

5. OWNER(S) agrees for OWNER(S), any successors, executors, heirs, administrators, and assigns to release, hold harmless, defend, and indemnify the State of California, its agencies, officers, employees and agents from any and all claims, costs, expenses, and liability for any damages from flood, river, or reservoir operation to OWNER'S PROPERTY and any and all claims, costs, expenses, and liability caused by or contributed to by OWNER(S) improvements or by OWNER(S) failure to comply with the terms and conditions of the BOARD'S Permit No. 5483-1 BD and any future changes therein, as on file with The Central Valley Flood Protection Board at 3310 El Camino Avenue, Sacramento, California, or any BOARD permit governing improvements to which improvements made pursuant to Permit No. 5483-1 BD are attached, or for failure to comply with the REGULATIONS.

6. The BOARD will provide timely notice to the OWNER(S) before changing any condition contained in Permit No. 5483-1 BD.

7. The BOARD holds title to interest in real property that is benefited by the covenants and equitable servitudes described above. These interests in real property owned by the BOARD constitute a part of the flood control system of the State over which the BOARD exercises authority pursuant to the laws of the State of California, including Water Code Section 8710.

8. This AGREEMENT shall be recorded in the Official Records of Sacramento County.

The BOARD hereby accepts the covenants set forth above.

OWNER(S): SACRAMENTO AND SAN JOAQUIN
DRAINAGE DISTRICT
ACTING BY AND THROUGH
THE STATE OF CALIFORNIA

Signature of Property Owner

Leslie Gallagher
Executive Officer

Printed Name of Property Owner

Signature of Property Owner

Printed Name of Property Owner

ORDER OF THE RECLAMATION BOARD

Application No. 9483The application of Mr. James Bowman

Name

901 H Street

Address

Sacramento, California

City and State

for approval of plans to construct a single family dwelling on the right bank
of the American River at about mile 0.2, Maintenance Area No. 11,
Section 56, Township 9 North, Range 6 East, County of Sacramento.

having been set for hearing on the 18th day of August, 1966, and said application
 having been heard on said day: NOW THEREFORE, IT IS

ORDERED, That said application and said plans be, and the same are hereby approved, and permission to proceed
 with the work in accordance therewith is hereby granted, subject to the following conditions:

ONE: That this order, with its terms, conditions, and reservations, shall be ineffective for any purpose whatsoever until applicant, or the duly authorized agent thereof, shall accept in writing, and agree to all the terms, conditions, and restrictions hereof, which said acceptance and agreement shall be endorsed upon a copy of this order, in the form provided therefor, which form is hereby made a part of the substance hereof.

TWO: That this approval of plans does not carry with it permission to construct any works on lands owned by the Sacramento and San Joaquin Drainage District, nor on any other lands whatsoever.

THREE: That the work hereunder shall be accomplished under the direction and supervision of the State Department of Water Resources, and applicants shall conform to all requirements of said Department; and applicant shall notify said Department of Water Resources, P. O. Box 388, Sacramento, phone 445-8458, at least three days prior to commencement of the contemplated work.

FOUR: That applicant shall pay any and all reasonable expenses which the Reclamation Board or the Department of Water Resources shall find it necessary to incur for the purpose of assuring the board or the Department that this order is being and has been complied with by applicant and that the work is performed in conformity with the plans herein approved.

FIVE: That applicant shall at the applicant's sole cost and expense, remove, alter, relocate or reconstruct all or any part of the work herein approved immediately upon the order of the Reclamation Board so to do, and in the manner prescribed thereby, should said work or any portion thereof not conform to the provisions of this order, or should said work or any portion thereof be injurious to or damage any works necessary to any plan of flood control of the Reclamation Board or the Legislature or should it interfere with the successful execution, functioning or operation of any such plan of flood control, or should such removal, alteration, relocation or reconstruction be necessary under or in conjunction with any present or future flood control plans for the area in which the work herein approved is to be accomplished, and in case applicant delays acting upon any such order of the Reclamation Board, the Board may proceed to perform the required work and the cost thereof shall be paid by applicant.

SIX: That the applicant shall submit detailed plans showing the location and method of installing any proposed utility lines.

SEVEN: That any trees or brush cleared from the area shall be completely burned or otherwise disposed of outside the overflow area of the American River.

EIGHT: That no construction of any nature shall be done within 30 feet of the top of the riverbank.

NINE: That the proposed fill and driveway shall be constructed of imported material.

TEN: That any future construction of buildings or other structures on the waterward side of the levee shall not be done without the prior approval of The Reclamation Board.

ELEVEN: That no trees or shrubs shall be permitted on the levee section unless a specific application is approved by The Reclamation Board for this purpose.

TWELVE: That the applicant shall maintain the project works within the utilized area in the manner required and as requested by the authorized representative of the Department of Water Resources or any other agency responsible for maintenance.

STATE OF CALIFORNIA }
COUNTY OF SACRAMENTO } ss.
Office of the Reclamation Board }

I P. H. SERVEN do hereby certify that the above and foregoing is a true and correct copy of an Order made by said Board at the above indicated meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Reclamation Board, this 15th day of August, 1966.

Original signed by
P. H. Serven

P. H. SERVEN
Chief, Administrative Services

The undersigned and heretofore named applicant, or the applicant's duly authorized agent, hereby accepts the above and foregoing Order subject to all the terms thereof, agrees to abide by the same, and on the applicant's behalf and on behalf of the applicant's successors, agents and assigns, waives all claims arising, directly or indirectly, out of, or in any manner based upon any act, order, regulation, or requirement of the Reclamation Board, the Sacramento and San Joaquin Drainage District, the Department of Water Resources, or the United States of America, the officials, agents or employees thereof, done pursuant to the terms and provisions of the above and foregoing Order, and does for the applicant, the applicant's successors, agents and assigns, agree to hold and save harmless the said Reclamation Board, the Sacramento and San Joaquin Drainage District, the Department of Water Resources, the United States of America and the officials, agents or employees thereof, from any and all claims, damages or liability due to or arising out of this application or any activity in connection therewith.

IN WITNESS WHEREOF, the said applicant, or the applicant's duly authorized agent, has executed this certificate, this _____ day of _____, 19____, at _____, California.

Signature Title

Signature Title

COLEMAN
SPKNO-F (5483)

15 August 1966

The Reclamation Board
State of California
1416 - 9th Street, Room 1335
Sacramento, California 95814

Gentlemen:

Reference is made to your letter dated 29 July 1966, inclosing copy of application submitted by James Hansen (Reclamation Board No. 5483) for approval of plans to construct a residence on the waterside bank of American River north levee approximately 200 feet downstream from Clarendon Avenue, in Section 36, Range Del Paso, T. 9N., R. 6E., N.D.B.M., County of Sacramento.

The District Engineer has no objection to approval of this application by your Board. However, the applicant should be informed that the proposed residence is located on the bank of a steep, fast flowing flood channel, which is subject to rapid erosion during a high flood flow.

Sincerely yours,

G. H. HART
Chief, Construction-Operations
Division

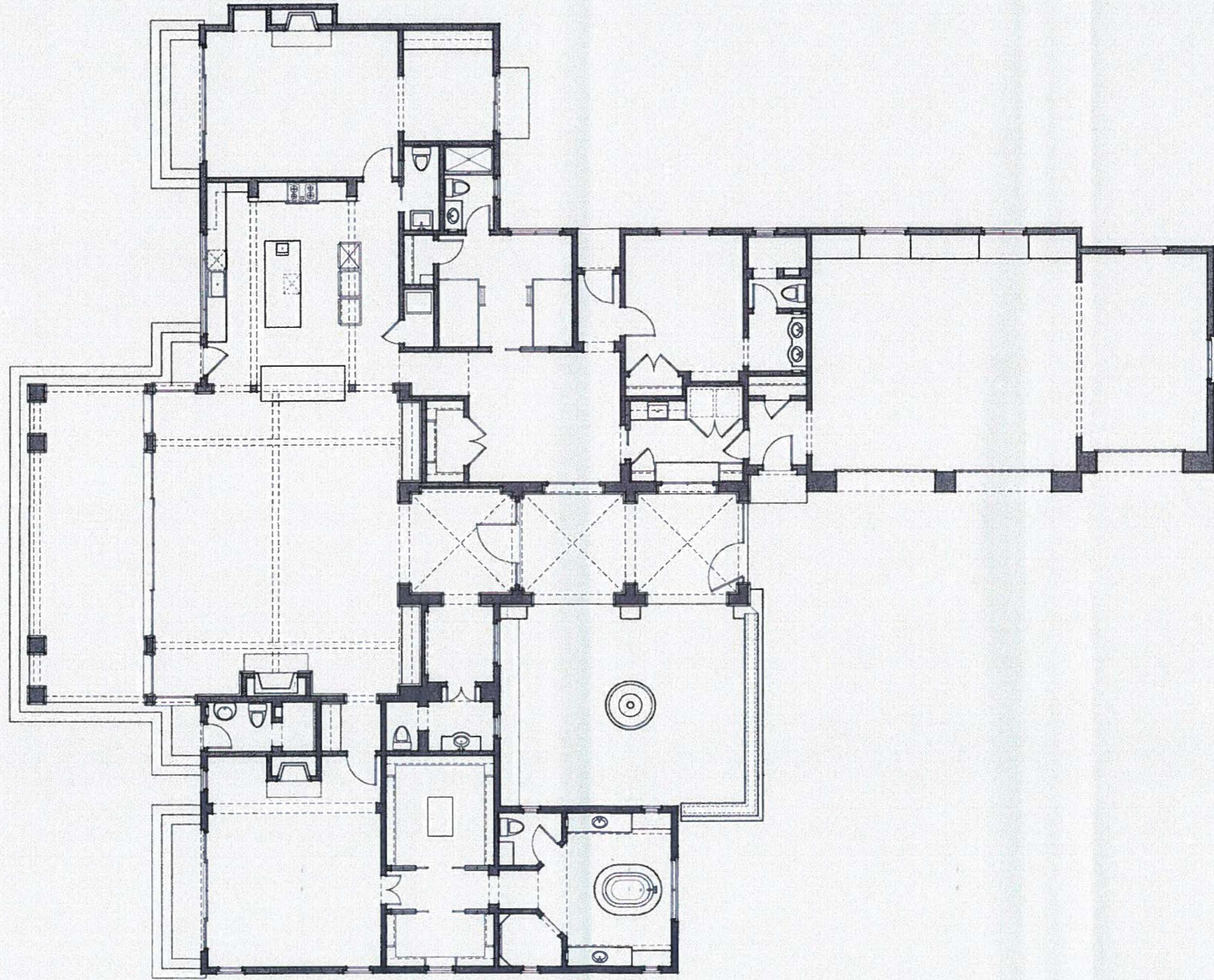
cc: Inv See A
Coleman (2)

MORGAN/ecp

COLEMAN

HENSON

HART



FLOOR PLAN

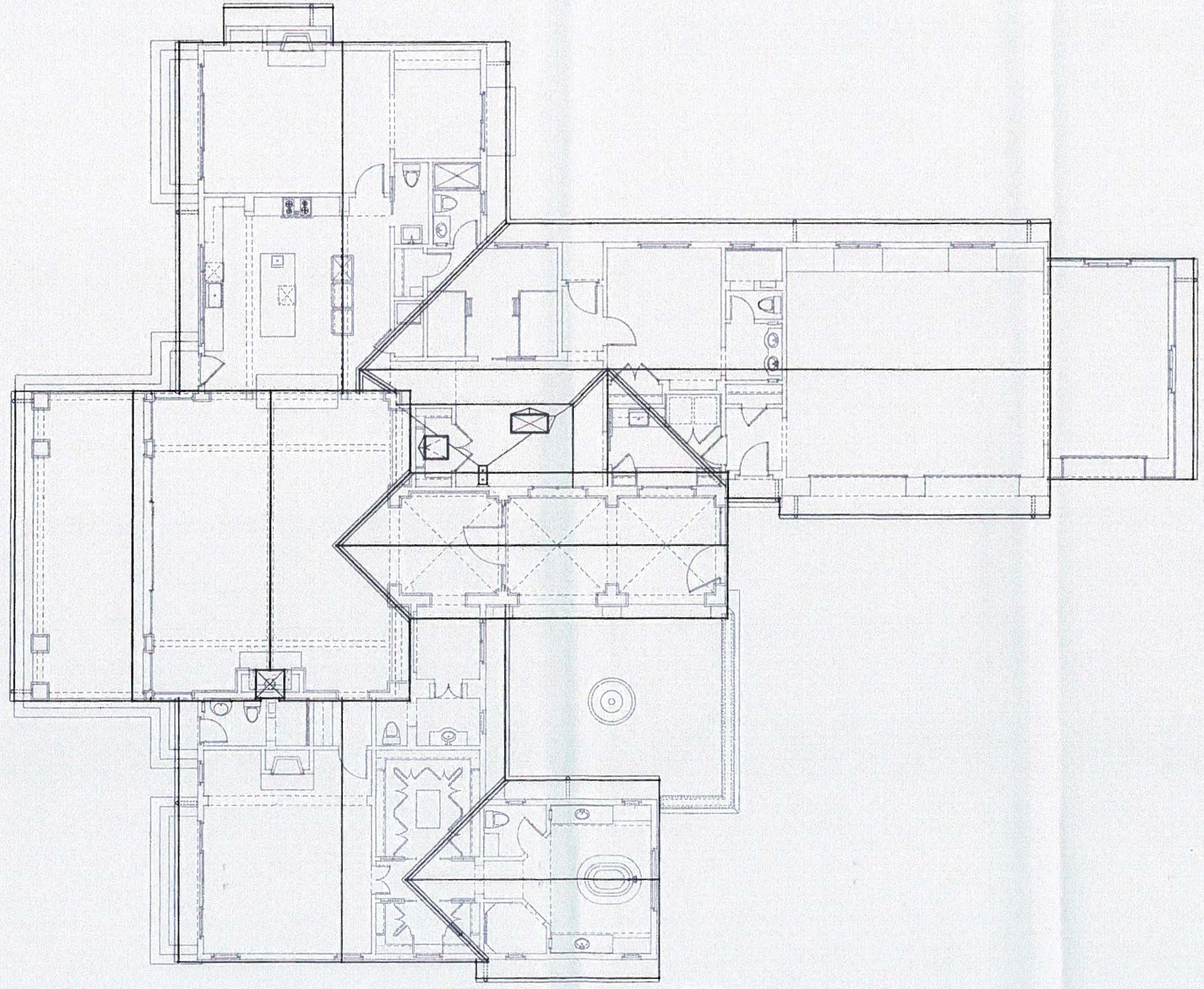
REVISIONS	BY
8/20/14	yo

ALL ERRORS, OMISSIONS, OR CONFLICTS BETWEEN THE VARIOUS CONTRACTS SHALL BE IMMEDIATELY REPORTED TO THE ATTENTION OF KEVIN PATRICK O'BRIEN ARCHITECT, INC. FOR CLARIFICATION OR CORRECTION. IF NOTIFICATION IS NOT MADE AND WORK IS CONTINUED, RESPONSIBILITY FOR ANY FUTURE PROBLEMS CREATED WILL BE BORNE BY THE CONTRACTOR OR SUBCONTRACTOR INVOLVED.

Kevin Patrick O'Brien Architect, Inc.
 Residential Design and Neighborhood Planning
 128 Olympic, Granite Bay, California 95748
 540 East Saalia, Charn St., Suite 212, Westvale, California 95001
 (916) 204-2014
 Copyright 2014 Kevin Patrick O'Brien Architect, Inc.
 WWW.KPOARCHINC.COM

1885 Claremont Road, Carmichael

Date	5/12/14
Scale	3/16" = 1'-0"
Drawn	AB/KCS
Job	
Sheet	1
of	4



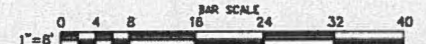
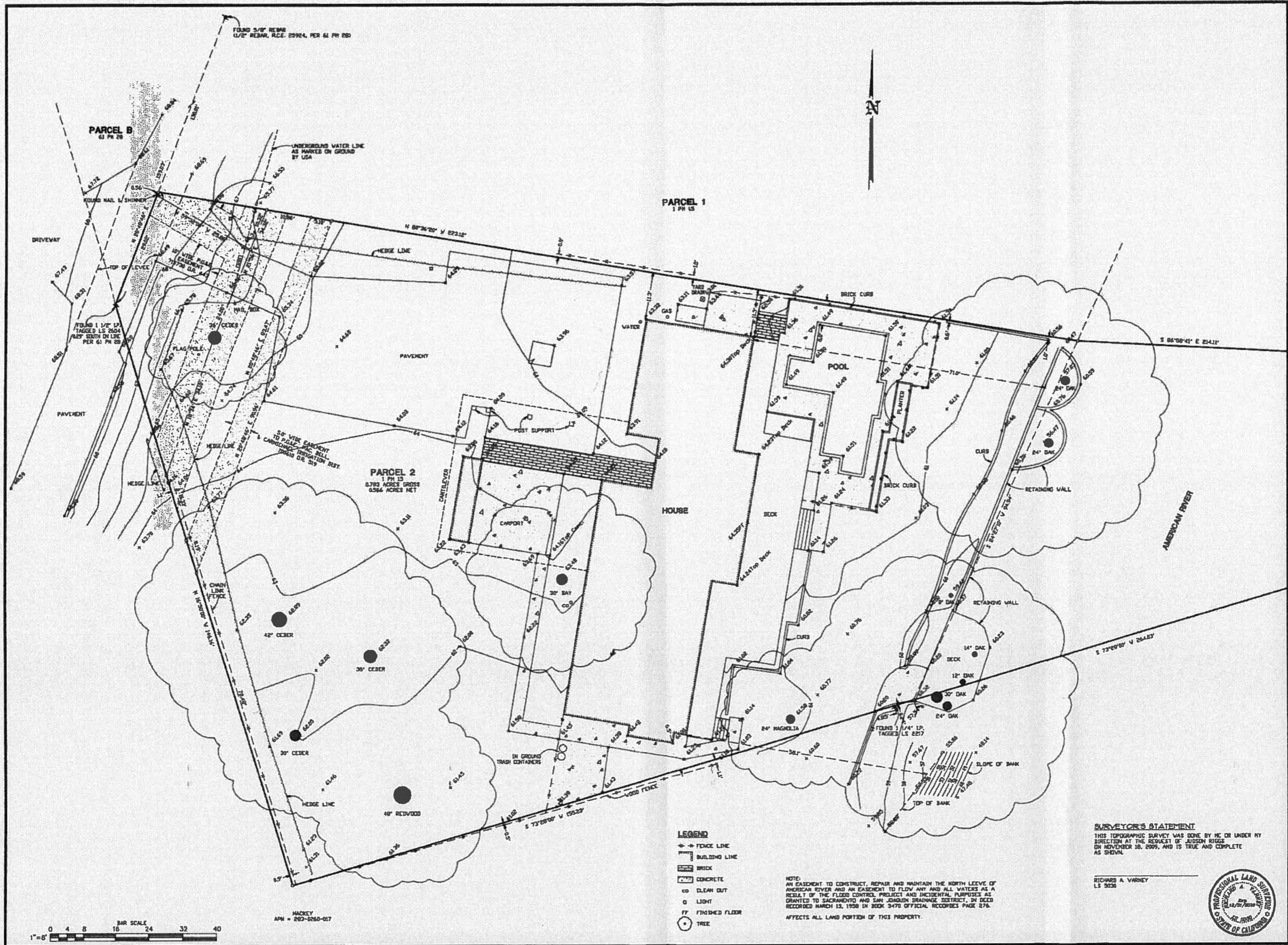
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ALL PROPOSED CHANGES OR CORRECTIONS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF KEVIN PATRICK O'BRIEN ARCHITECT, INC. FOR CLARIFICATION OR CORRECTION. IF NOTIFICATION IS NOT MADE AND WORK IS CONTINUED, RESPONSIBILITY FOR ANY FUTURE PROBLEMS CREATED WILL BE BORNE BY THE CONTRACTOR OR SUBCONTRACTOR INVOLVED.

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1885 Claremont Road, Carmichael

Date 8/12/14
 Scale 3/16" = 1'-0"
 Drawn AB/KO
 Sheet 2
 of 4



MACEY
APN = 283-0260-017

- LEGEND**
- FENCE LINE
 - BUILDING LINE
 - BRICK
 - CONCRETE
 - o CLEAN CUT
 - o LIGHT
 - o FINISHED FLOOR
 - o TREE

NOTE:
AN EASEMENT TO CONSTRUCT, REPAIR AND MAINTAIN THE NORTH LEEVE OF AMERICAN RIVER AND AN EASEMENT TO FLOW ANY AND ALL WATERS AS A RESULT OF THE FLOOD CONTROL PROJECT AND INCIDENTAL PURPOSES AS GRANTED TO SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT, IN DEED RECORDED MARCH 13, 1938 IN BOOK 3470 OFFICIAL RECORDS PAGE 276. AFFECTS ALL LAND PORTION OF THIS PROPERTY.

SURVEYOR'S STATEMENT
THIS TOPOGRAPHIC SURVEY WAS DONE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF JUDSON RIGGS ON NOVEMBER 18, 2009, AND IS TRUE AND COMPLETE AS SHOWN.

RICHARD A. VARNER
LS 9036



TOPOGRAPHIC SURVEY
1985 CLAREMONT ROAD APN = 283-0280-044
PARCEL 2, 1 PM 15
COUNTY OF SACRAMENTO STATE OF CALIFORNIA

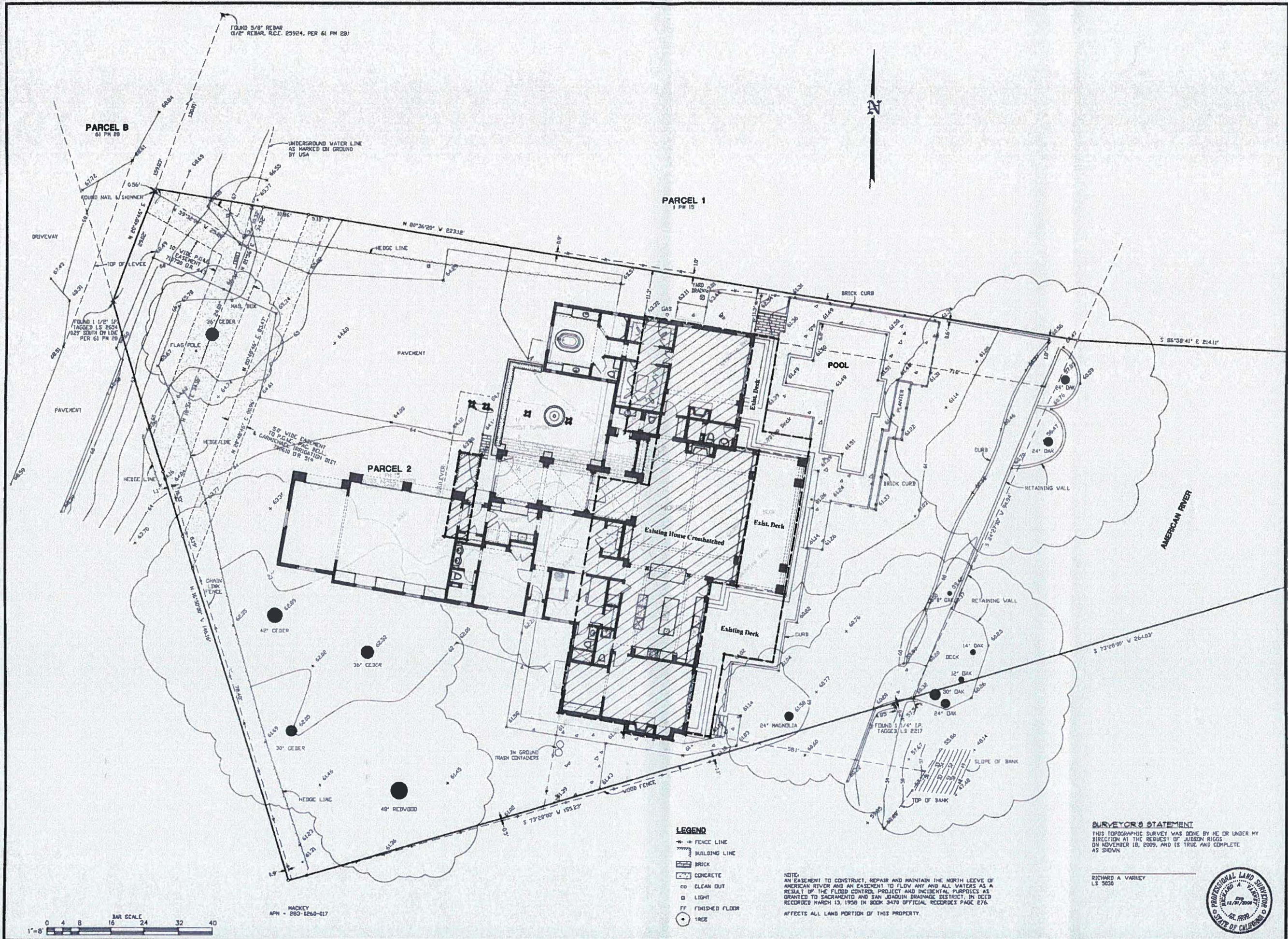
SCALE: AS SHOWN
JOB NO. 283111
DRAWING NAME: PARCEL 2
DATE: 1/29/10
BY: [Signature]
REVISED: [Signature]

ADD TOP OF BANK AT S.E. CORNER
NO. DATE BY

VARNEY LAND SURVEYS
2785 64TH AVENUE
SACRAMENTO, CALIFORNIA 95822
(916) 355-2827

PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA
RICHARD A. VARNER
LS 9036

REMARKS: 68.56
7.0" METAL PEG STAKED 60 IN
84.5" IN LINED TO TOP OF CONCRETE
GATE VALVE BOX AT S.W. CORNER
467' SOUTH OF END OF CLAREMONT
ROAD.
COUNTY MAP NO. 1B-104



DATE: 11/20/09
SHEET: 1 OF 1

TOPOGRAPHIC SURVEY
1885 CLAREMONT ROAD APN = 283-07280-044
PARCEL 2, 1 PM 15
COUNTY OF SACRAMENTO STATE OF CALIFORNIA

NO.	DATE	REVISION	BY
1	1/29/10	ADD TOP OF BANK AT S.E. CORNER	DRY

SCALE: AS SHOWN
JOB NO.: 09111
DRAWING: 11/20/09
PRINTED: 11/20/09

VARNEY LAND SURVEYS
2285 66TH AVENUE
SACRAMENTO, CALIFORNIA 95822
(916) 939-2872

BENCHMARK ELEV. 6656.5
7/8" METAL DISC STAMPED CO. BY
B-184 LOCATED ON TOP OF CONCRETE
APPROX. 20' EAST OF LEVEE AND
460' SOUTH OF END OF CLAREMONT
ROAD
COUNTY BN. NO. 18-124

- LEGEND**
- FENCE LINE
 - BUILDING LINE
 - BRICK
 - CONCRETE
 - o CLEAN OUT
 - o LIGHT
 - FF FINISHED FLOOR
 - o TREE

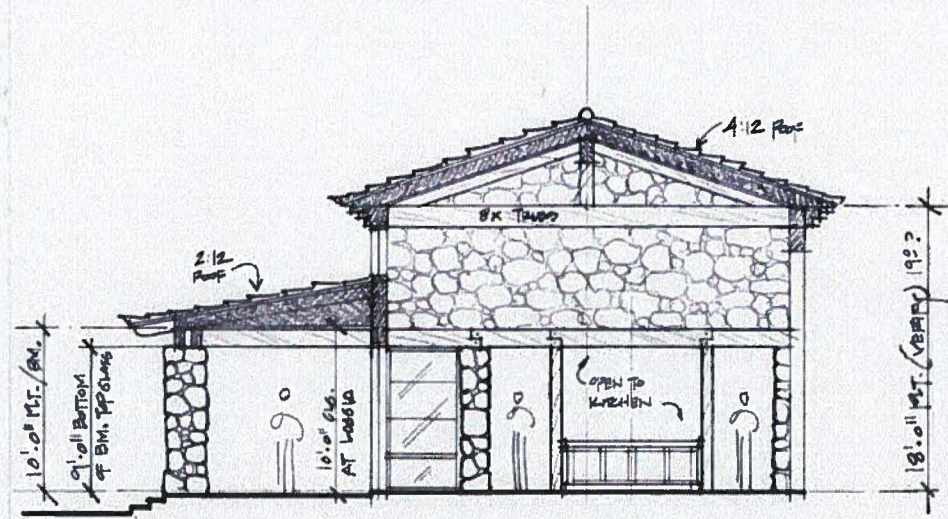
NOTE:
AN EASEMENT TO CONSTRUCT, REPAIR AND MAINTAIN THE NORTH LEEVE OF
AMERICAN RIVER AND AN EASEMENT TO FLOW ANY AND ALL WATERS AS A
RESULT OF THE FLOOD CONTROL PROJECT AND INCIDENTAL PURPOSES AS
GRANTED TO SACRAMENTO AND SAN JOAQUIN BOUNTY DISTRICT IN 1859
RECORDED MARCH 13, 1958 IN BOOK 3470 OFFICIAL RECORDS PAGE 276
AFFECTS ALL LAND PORTION OF THIS PROPERTY.

SURVEYOR'S STATEMENT
THIS TOPOGRAPHIC SURVEY WAS DONE BY ME OR UNDER MY
DIRECTION AT THE REQUEST OF JURSON RIGGS
ON NOVEMBER 18, 2009, AND IS TRUE AND COMPLETE
AS SHOWN.

RICHARD A. VARNEY
LS 5038

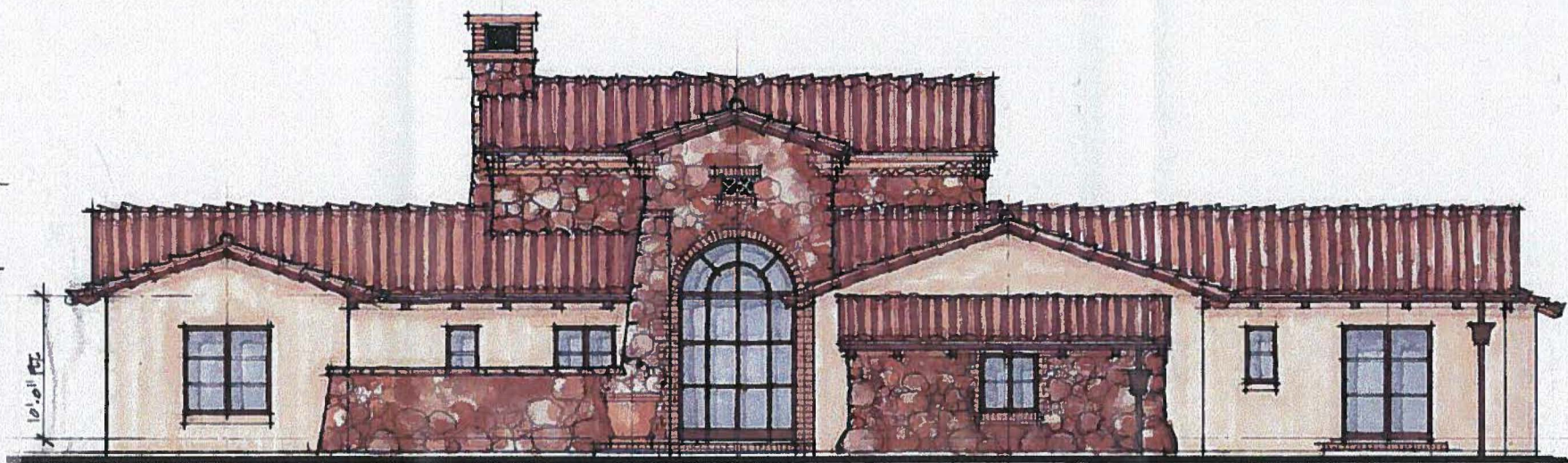


MADKEY
APN = 283-0260-017

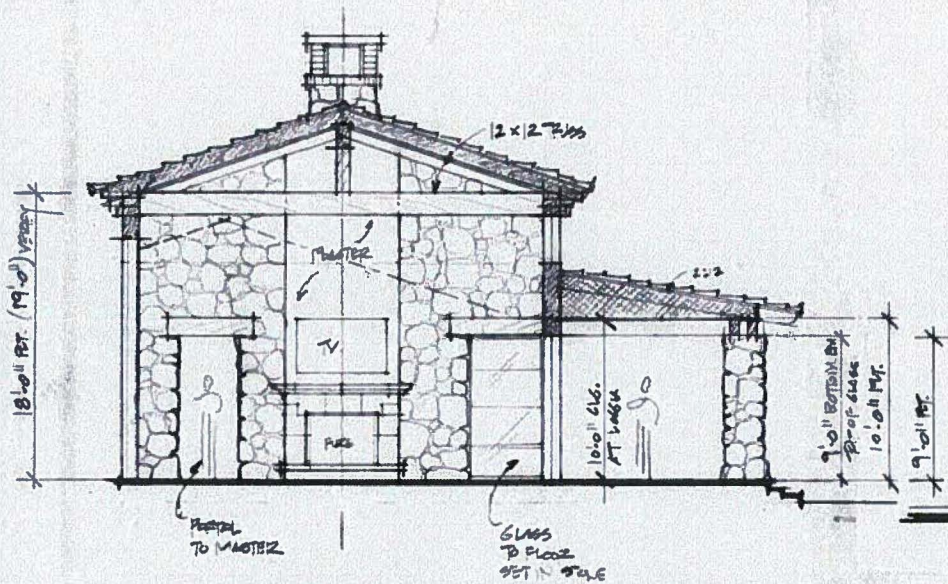


SECTION AT GREAT ROOM - KITCHEN VIEW

3/16" = 1'-0"
8/12/14

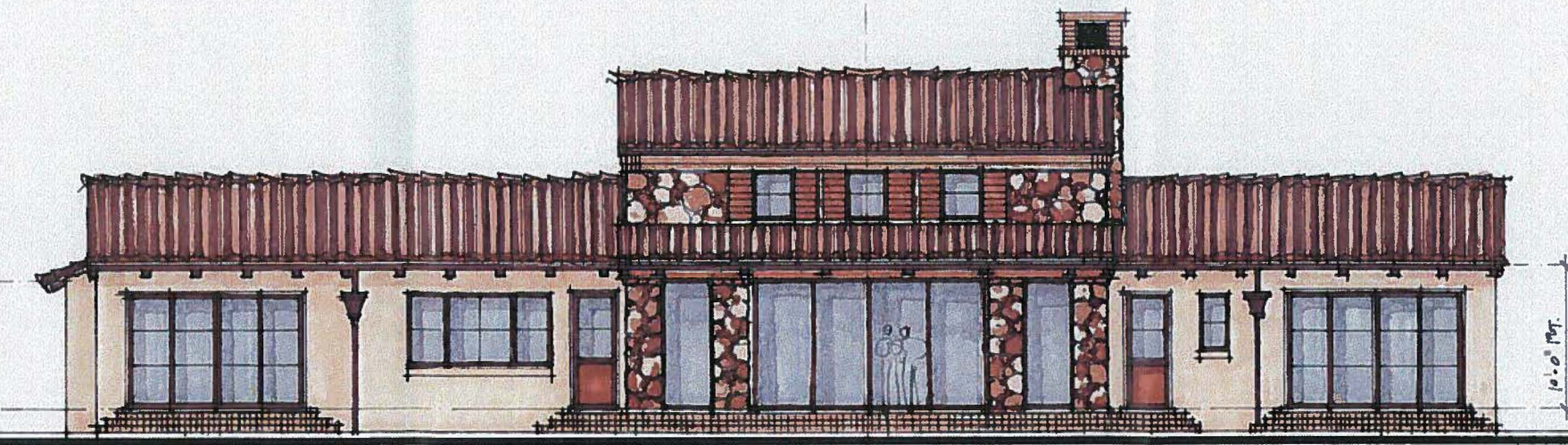


Front Elevation



SECTION AT GREAT ROOM - LIVING

3/16" = 1'-0" SCALE
7/22/14
8/12/14



Rear Elevation

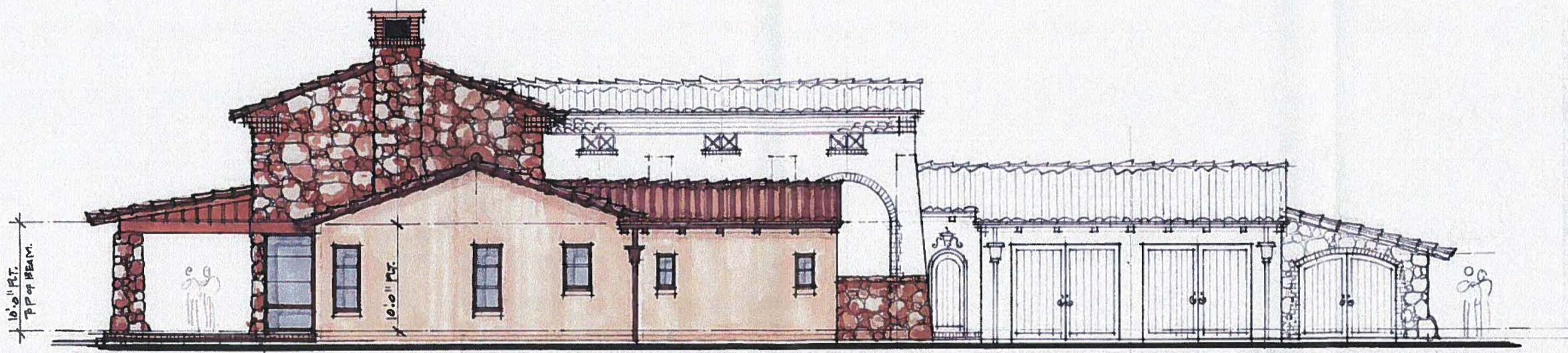
REVISIONS	BY
6/26/14	KO
8/20/14	KO

ALL ERRORS, OMISSIONS, OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE PERIODIC ATTENTION OF SUCH PARTIES, EXCEPT AS NOTIFICATION IS NOT MADE AND WORK IS CONTINUED, RESPONSIBILITY FOR ANY FUTURE PROBLEMS CREATED SHALL BE BORNE BY THE CONTRACTOR OR SUBCONTRACTOR INVOLVED.

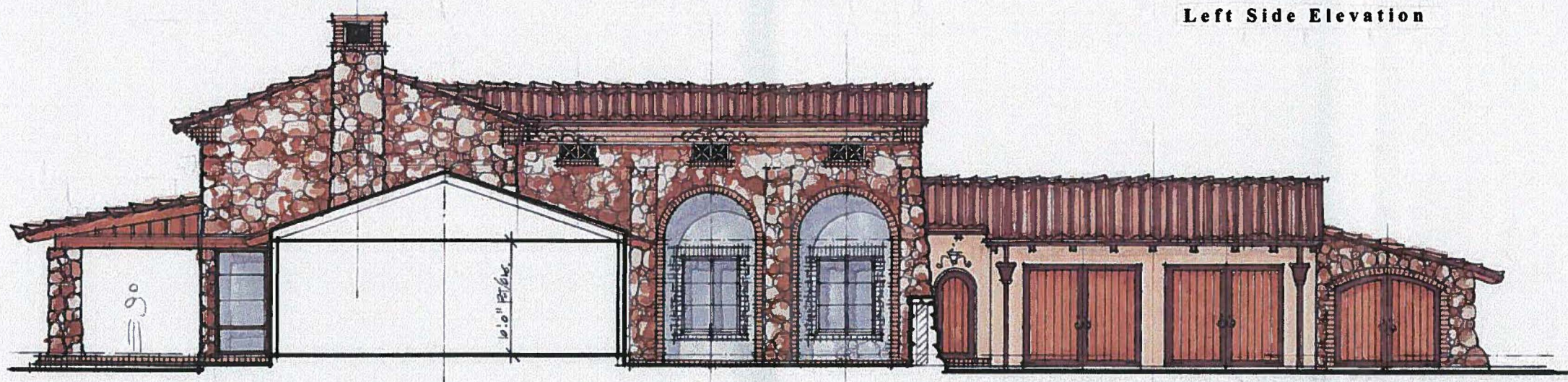
Kevin Patrick O'Brien Architect, Inc.
Residential Design and Neighborhood Planning
122 O'Brien Court, Suite 212, Ventura, California 93001
840 East Santa Clara St, Suite 212, Ventura, California 93001
(916) 204-2014
Copyright 2014, Kevin Patrick O'Brien Architect, Inc.
www.kpoarchinc.com

1885 Claremont Road, Carmichael

DATE	5/12/14
SCALE	3/16" = 1'-0"
BY	KOB
NO.	3



Left Side Elevation



Section / Left Side Elevation



Right Side Elevation

REVISIONS	BY
8/20/14	KO

ALL EXCESS CROSSINGS OR CONTACTS BETWEEN THE VARIOUS ELEMENTS OF THE HORNSHORN DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF KEVIN PATRICK O'BRIEN ARCHITECT, INC. FOR CLARIFICATION OR CORRECTION. IF NOTIFICATION IS NOT MADE AND WORK IS CONTINUED RESPONSIBILITY FOR ANY FUTURE PROBLEMS CREATED WILL BE SOLELY BY THE CONTRACTOR OR SUBCONTRACTOR INVOLVED.

Kevin Patrick O'Brien Architect, Inc.
 Residential Design and Neighborhood Planning
 125 Olympic Grande Bay, California 95746
 540 East Santa Clara St., Suite 212, Ventura, California 93001
 (916) 204-2014
 Copyright 2014, Kevin Patrick O'Brien Architect, Inc.
 www.kpoarchinc.com

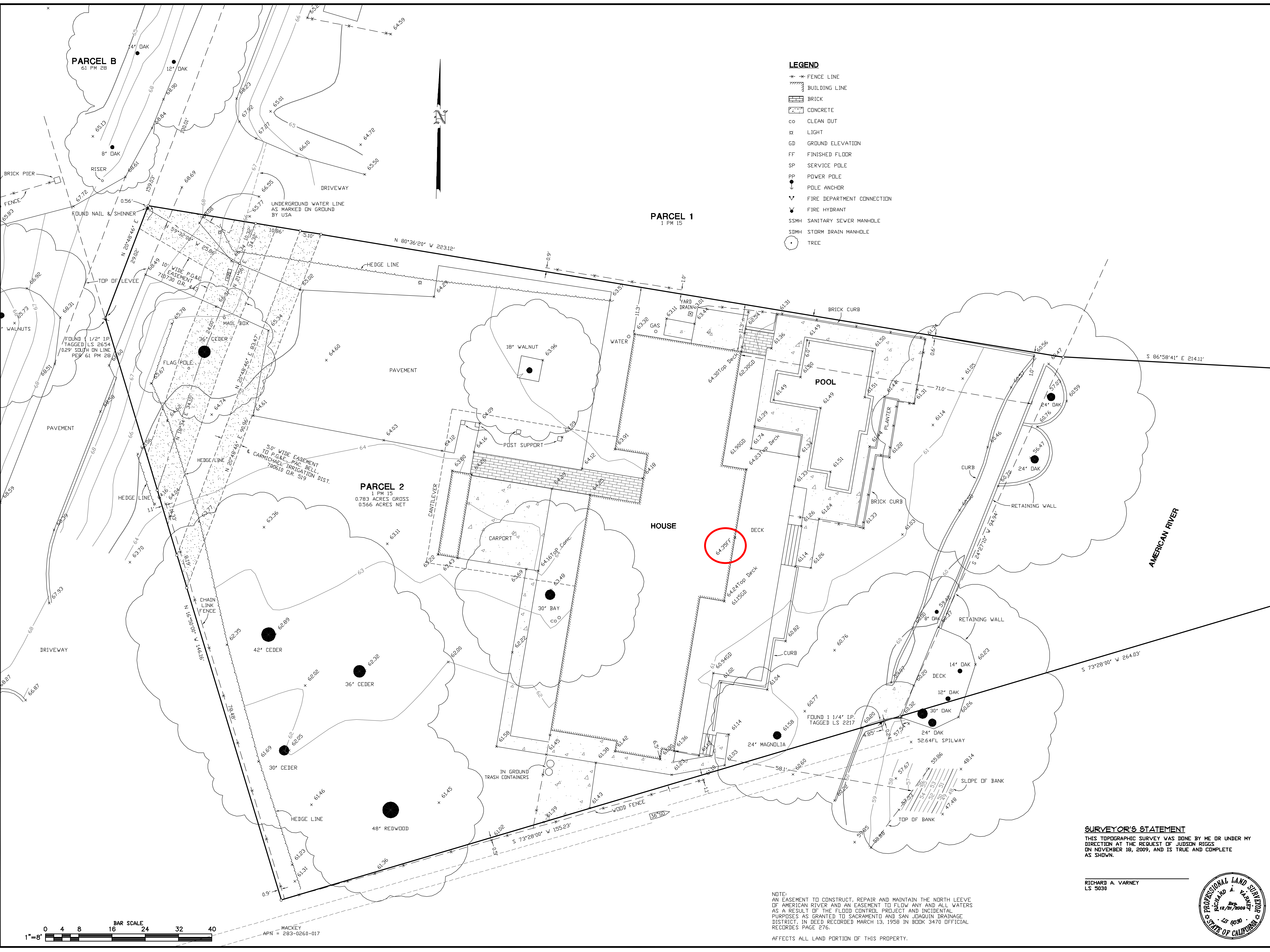
1885 Claremont Road, Carmichael

Date: 5/2/14
 Scale: 3/16" = 1'-0"
 Draw: KPO
 Job:
 Sheet:
 of 4

NO	DATE	REVISION	BY
2	3/17/11	ELEVATIONS UNDER DECK	DRY
1	1/26/10	ADD TOP OF BANK AT S.E. CORNER	DRY

YARNEY LAND SURVEYS
2785 66TH AVENUE
SACRAMENTO, CALIFORNIA 95822
(916) 395-2822

BENCHMARK ELEV. 6856
7.8" METAL DISC STAMPED CO. BM
18-30" LOCATED ON TOP OF CONCRETE
APPROX. 20' EAST OF LEVEE AND
460' SOUTH OF END OF CLAREMONT
ROAD. COUNTY BM BASED ON NAVD 29
COUNTY BM NO. 18-104



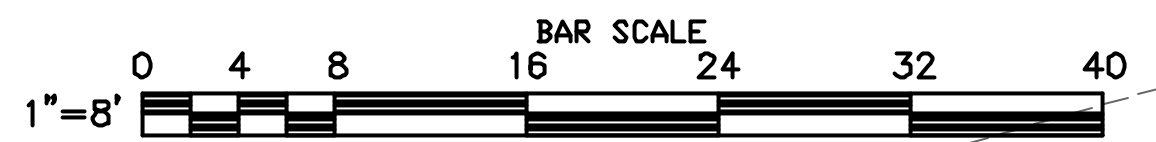
- LEGEND**
- * * * FENCE LINE
 - ▭ BUILDING LINE
 - ▨ BRICK
 - ▩ CONCRETE
 - co CLEAN CUT
 - ⊙ LIGHT
 - GD GROUND ELEVATION
 - FF FINISHED FLOOR
 - SP SERVICE POLE
 - PP POWER POLE
 - POLE ANCHOR
 - ∇ FIRE DEPARTMENT CONNECTION
 - ⊕ FIRE HYDRANT
 - SSMH SANITARY SEWER MANHOLE
 - SDMH STORM DRAIN MANHOLE
 - TREE

SURVEYOR'S STATEMENT
THIS TOPOGRAPHIC SURVEY WAS DONE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF JUDSON RIGGS ON NOVEMBER 18, 2009, AND IS TRUE AND COMPLETE AS SHOWN.

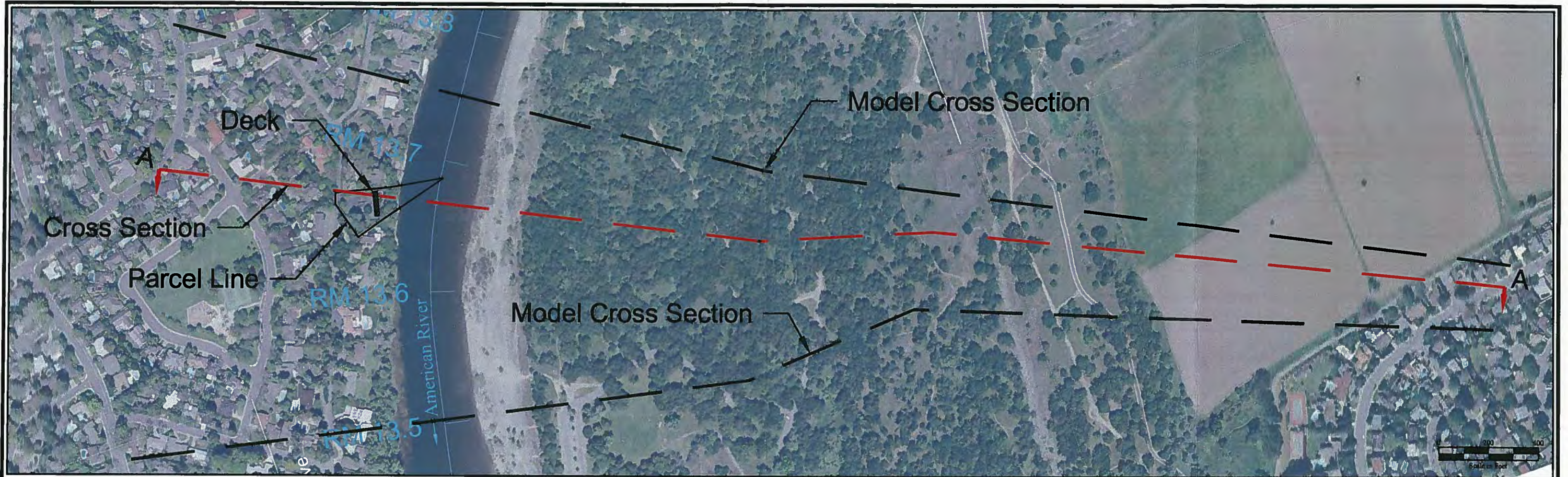
RICHARD A. YARNEY
LS 5030



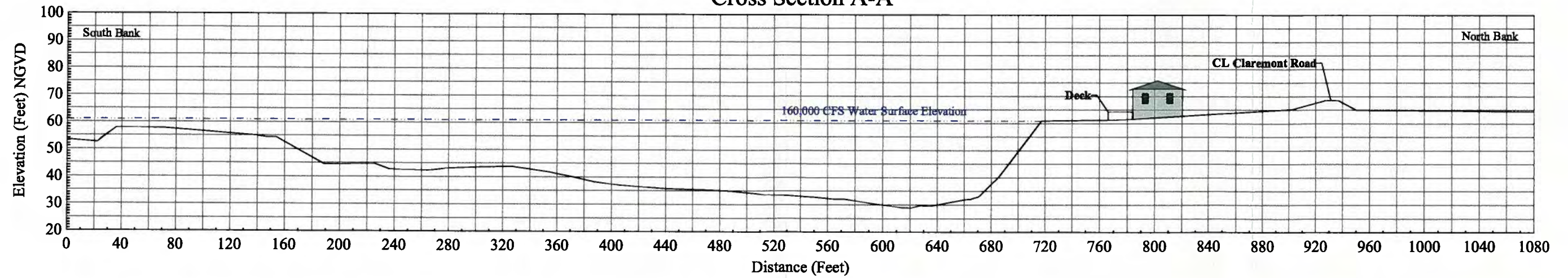
NOTE:
AN EASEMENT TO CONSTRUCT, REPAIR AND MAINTAIN THE NORTH LEVEE OF AMERICAN RIVER AND AN EASEMENT TO FLOW ANY AND ALL WATERS AS A RESULT OF THE FLOOD CONTROL PROJECT AND INCIDENTAL PURPOSES AS GRANTED TO SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT, IN DEED RECORDED MARCH 13, 1958 IN BOOK 3470 OFFICIAL RECORDS PAGE 276.
AFFECTS ALL LAND PORTION OF THIS PROPERTY.



MACKAY
APN = 283-0260-017



Cross Section A-A

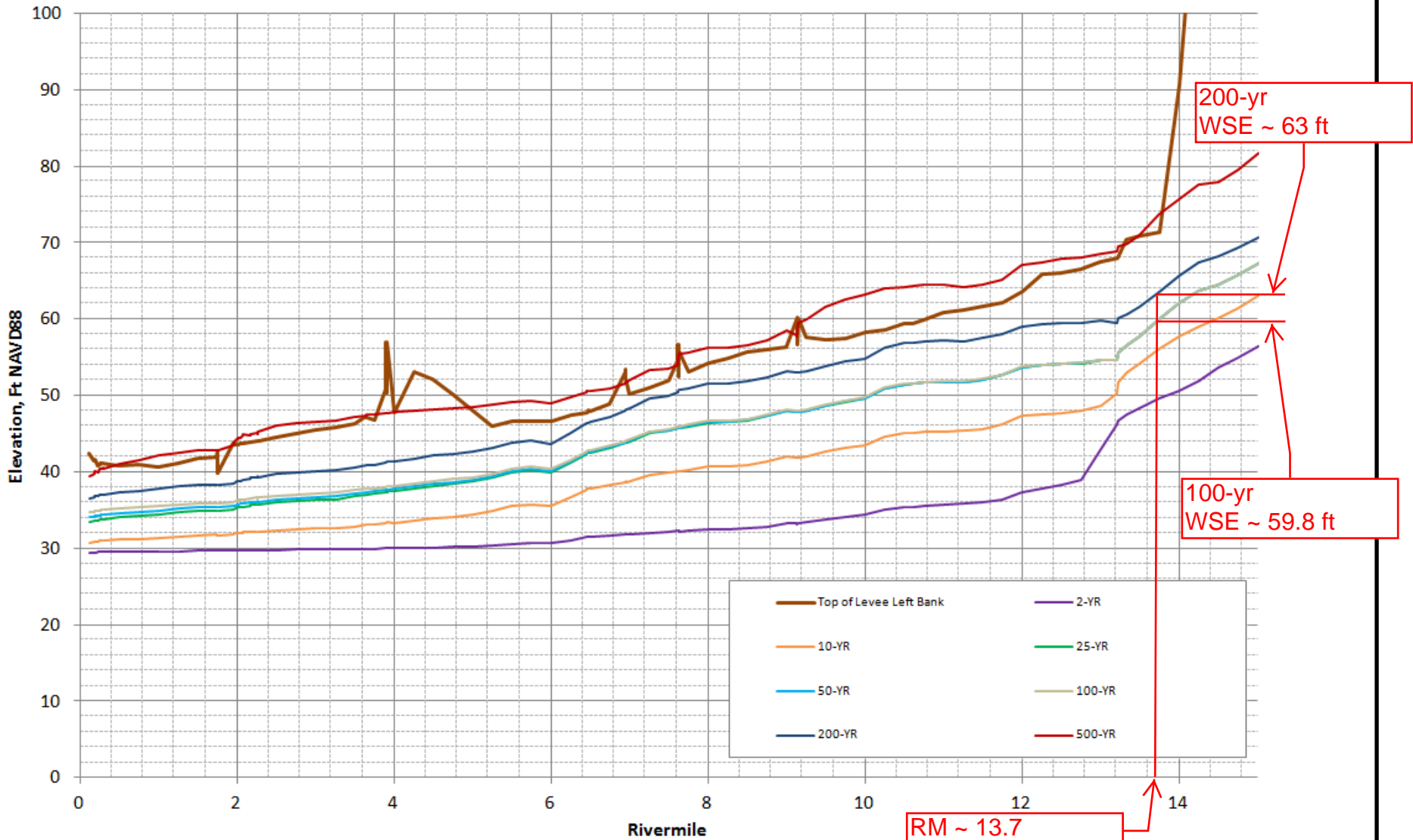


1771 Tribute Road, Suite A
Sacramento, California 95815
(916) 456-4400

1885 Claremont Road
Plan View and Cross Section

Figure 1

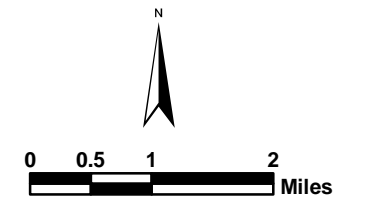
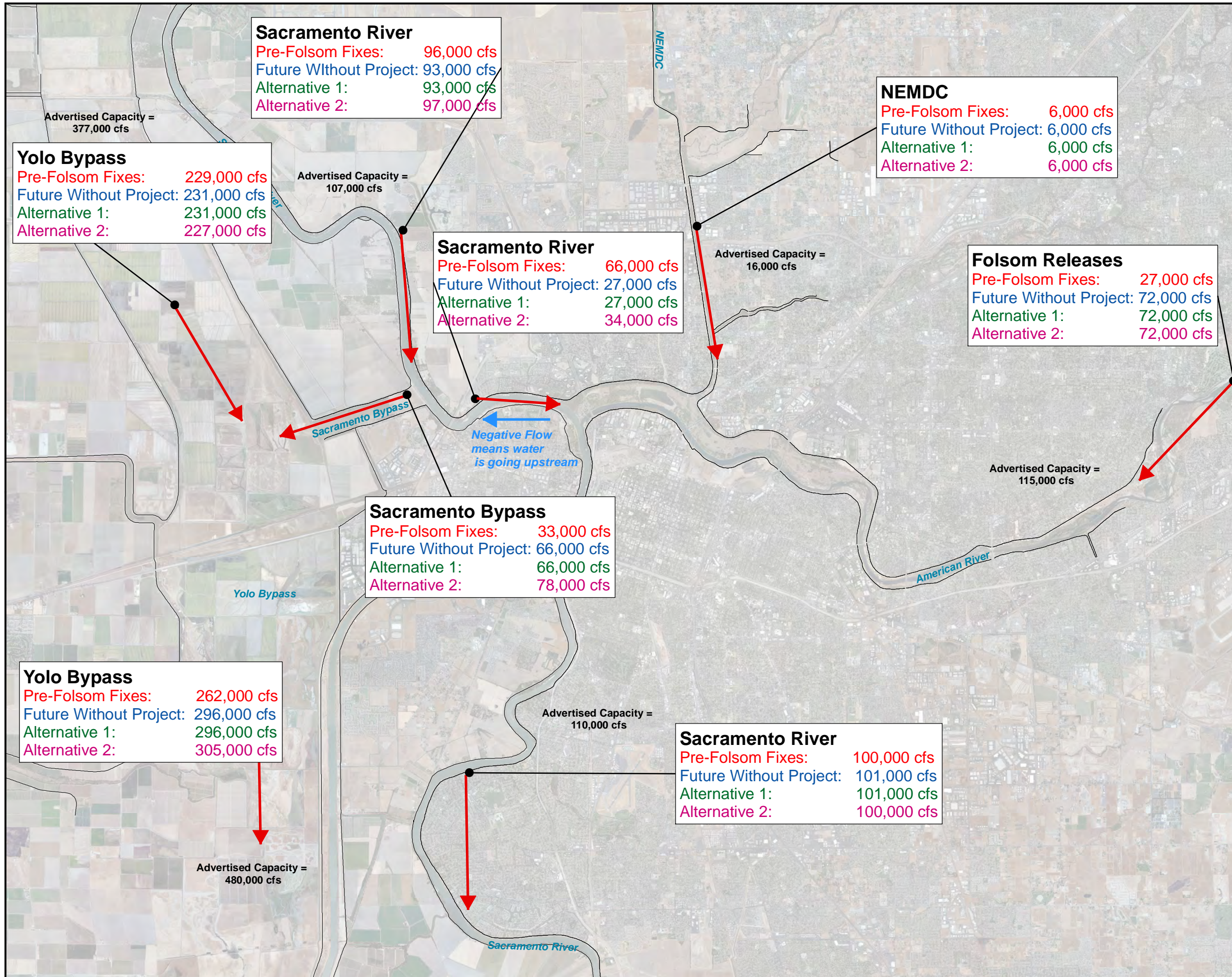
American River - Right Bank



LEGEND SPK_Levees_SegmentType

- Levee Reaches (ARCF)
- Flow Direction
- ← Backflow

Reach
 Pre-Folsom Dam
 Improvement Flows
 Future Without Project
 Condition Flows
 Alternative 1 Flows
 Alternative 2 Flows



1:100,000






**MAXIMUM 10-YR
 EXISTING CONDITIONS
 & WITH PROJECT FLOWS**

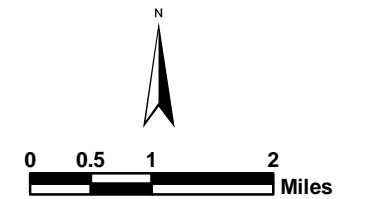
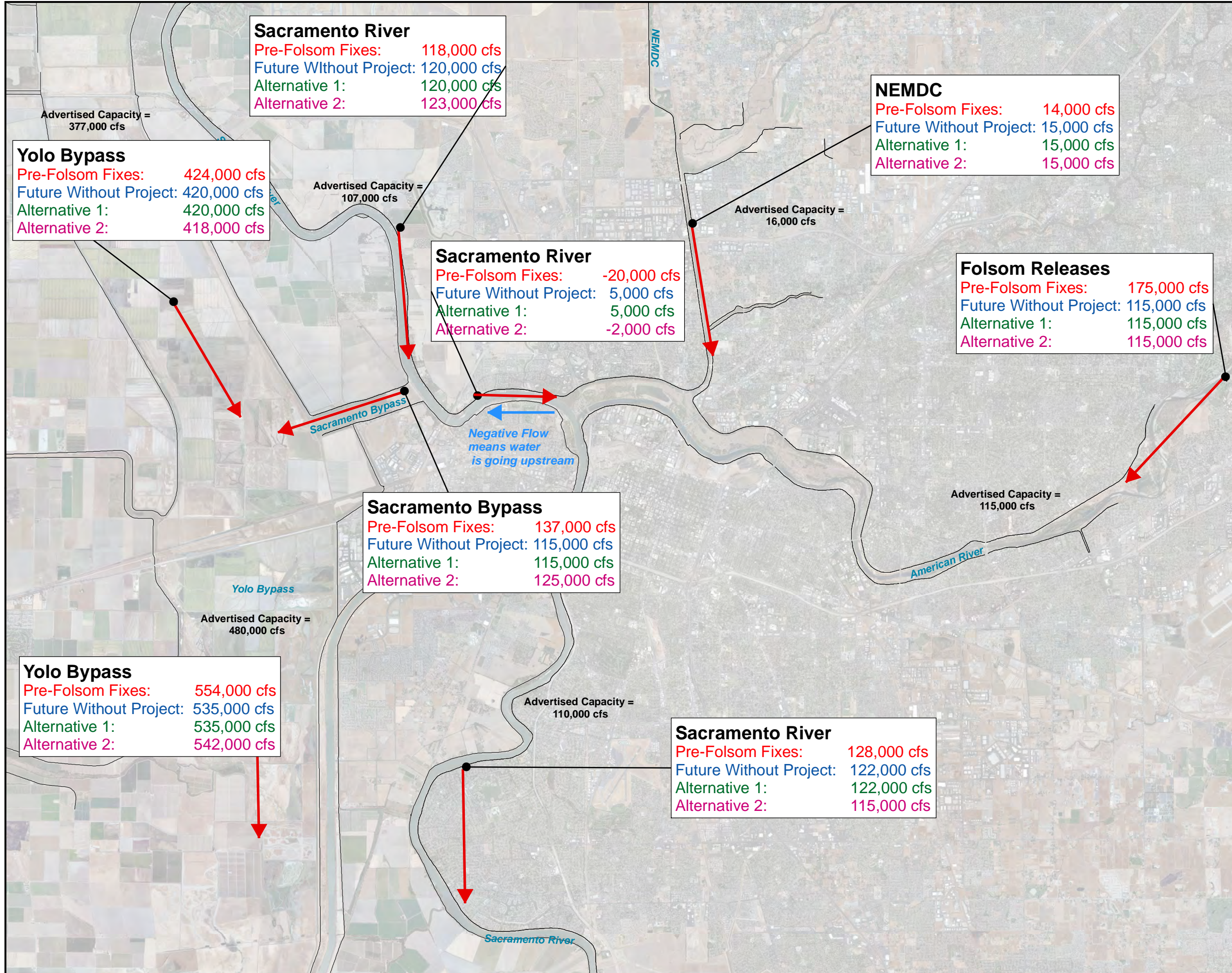
**AMERICAN RIVER
 COMMON FEATURES GRR**

Maximum Flows are the greatest flow from either the Sacramento or American Storm Centerings.

LEGEND SPK_Levees_SegmentType

-  Levee Reaches (ARCF)
-  Flow Direction
-  Backflow

Reach
 Pre-Folsom Dam
 Improvement Flows
 Future Without Project
 Condition Flows
 Alternative 1 Flows
 Alternative 2 Flows






**MAXIMUM 100-YR
 EXISTING CONDITIONS
 & WITH PROJECT FLOWS**

**AMERICAN RIVER
 COMMON FEATURES GRR**

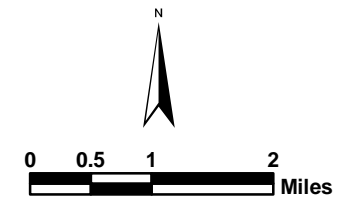
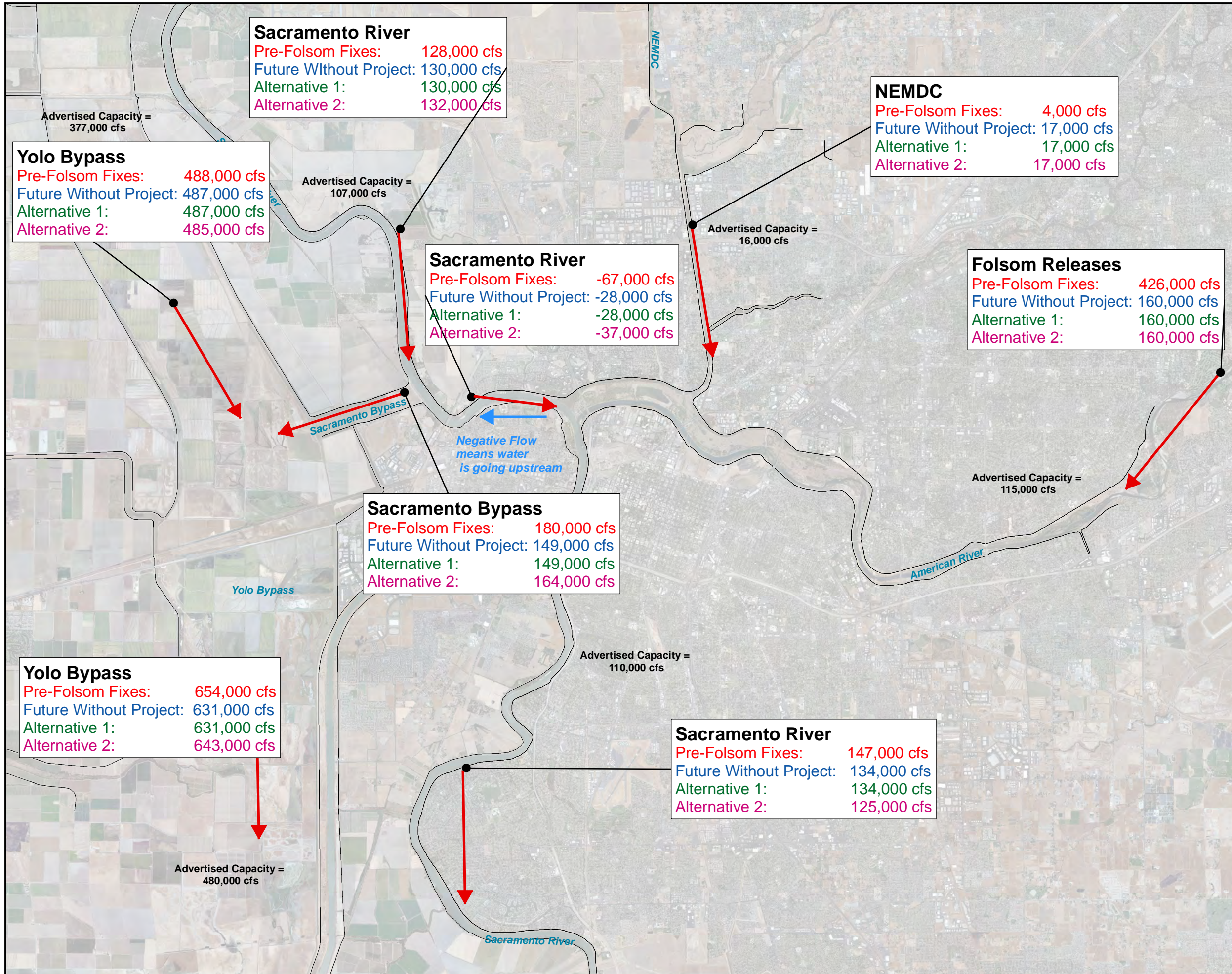
Maximum Flows are the greatest flow from either the Sacramento or American Storm Centerings.

Attachment E LEGEND

-  Levee Reaches (ARCF)
-  Flow Direction
-  Backflow

Reach

- █ Pre-Folsom Dam Improvement Flows
- █ Future Without Project Condition Flows
- █ Alternative 1 Flows
- █ Alternative 2 Flows



1:100,000



MAXIMUM 200-YR EXISTING CONDITIONS & WITH PROJECT FLOWS

AMERICAN RIVER COMMON FEATURES GRR

Maximum Flows are the greatest flow from either the Sacramento or American Storm Centerings.