

**American River Flood Control District  
Central Valley Flood Protection Board Permit Application  
5700 Coda Lane**

**Staff Report**

**Discussion:**

The parcel owner at 5700 Coda Lane in Carmichael California seeks to obtain an encroachment permit to abandon an existing septic tank, install a sewer connection across the District levee, place an overhead utility line into conduit underground and re-construct a patio deck within the American River Floodway. The parcel is on the water side of the levee and is currently served by a sewage septic system. The owner would like to connect to the County sewer main on the land side of the levee.

The proposal includes trenching 2-feet deep to install a 3-inch ABS pipe across the levee. The County will core drill into their existing manhole riser to accept the owner's new pipe connection. The trench will be backfilled with compacted levee fill.

The proposal to install the pipes and construct the sewer line connection was endorsed by the District Board of Trustees at their November 2017 meeting. The application was re-submitted to include the re-construction of two residential structures within the floodway in June 2019 and was endorsed by the Board. This new iteration of the application withdraws the reconstruction of the two residential structures and merely requests approval to reconstruct a patio deck. The deck is to be built at the same elevation as the current deck and is not within the waterside setback zone of the levee. The proposed work will not impact the integrity of the levee nor impact operations and maintenance activities of the District.

**Recommendation:**

The General Manager recommends that the Board of Trustees endorse the permit application.

**APPLICATION FOR A CENTRAL VALLEY FLOOD PROTECTION BOARD  
ENCROACHMENT PERMIT**

Application No. \_\_\_\_\_  
(For Office Use Only)

1. Description of proposed work being specific to include all items that will be covered under the issued permit.

Updating permit 3095. This includes converting the sewer septic tank to Sacramento County's sewer system, converting the existing overhead power supply to underground, and rehabilitating the existing deck, including footings, in-kind with no change in footprint.

2. Project Location: Sacramento County, in Section 28  
Township: 09N (N) (E)  
(S), Range: 06E (W), M. D. B. & M.  
Latitude: 38.599419 Longitude: -121.330979  
Stream: American River Flood Cont, Levee: Right Bank Designated Floodway: \_\_\_\_\_  
APN: 283-0280-042

3. Richard Guy of 5700 Coda Lane  
Name of Applicant / Land Owner Address  
Carmichael CA 95608 916-730-4146  
City State Zip Code Telephone Number  
richguy101@hotmail.com  
E-mail

4. Ric Reinhardt of MBK Engineers  
Name of Applicant's Representative Company  
Sacramento CA 95825 916-456-4400  
City State Zip Code Telephone Number  
reinhardt@mbkengineers.com  
E-mail

5. Endorsement of the proposed project from the Local Maintaining Agency (LMA):

We, the Trustees of American River Flood Control District approve this plan, subject to the following conditions:  
Name of LMA

Conditions listed on back of this form  Conditions Attached  No Conditions

\_\_\_\_\_  
Trustee Date Trustee Date  
\_\_\_\_\_  
Trustee Date Trustee Date

**APPLICATION FOR A CENTRAL VALLEY FLOOD PROTECTION BOARD  
ENCROACHMENT PERMIT**

6. Names and addresses of adjacent property owners sharing a common boundary with the land upon which the contents of this application apply. If additional space is required, list names and addresses on back of the application form or an attached sheet.

Name	Address	Zip Code
Wolcott 2014 Family Trust	1892 Claremont Road, Carmichael, CA	95608
VanBuren Lemons/Laura Anderson	5716 Coda Lane, Carmichael, CA	95608

7. Has an environmental determination been made of the proposed work under the California Environmental Quality Act of 1970?     Yes     No     Pending

If yes or pending, give the name and address of the lead agency and State Clearinghouse Number:  
CEQA Lead Agency - Sacramento County, 827 7th Street, Sacramento, CA 95814

SCH No. N/A

8. When is the project scheduled for construction? \_\_\_\_\_

9. Please check exhibits accompanying this application.

- A.  Regional and vicinity maps showing the location of the proposed work.
- B.  Drawings showing plan view(s) of the proposed work to include map scale.
- C.  Drawings showing the cross section dimensions and elevations (vertical datum?) of levees, berms, stream banks, flood plain,
- D.  Drawings showing the profile elevations (vertical datum?) of levees, berms, flood plain, low flow, etc.
- E.  A minimum of four photographs depicting the project site.

  
\_\_\_\_\_  
Signature of Applicant

2/24/22  
\_\_\_\_\_  
Date

Include any additional information:  
See attached documents.

## ENVIRONMENTAL ASSESSMENT QUESTIONNAIRE FOR APPLICATIONS FOR CENTRAL VALLEY FLOOD PROTECTION BOARD ENCROACHMENT PERMITS

This environmental assessment questionnaire must be completed for all Central Valley Flood Protection Board applications. Please provide an explanation where requested. Incomplete answers may result in delays in processing permit applications. Failure to complete the questionnaire may result in rejection of the application.

1. Has an environmental assessment or initial study been made or is one being made by a local or State permitting agency in accordance with the California Environmental Quality Act?  Yes  No

If yes, identify the Lead Agency, type of document prepared or which will be prepared, and the State Clearinghouse Number:

Sacramento County is the lead agency. The applicant will work with Sacramento County to complete a building permit and provide a CEQA study, if required.

2. Will the project require certification, authorization or issuance of a permit by any local, State or federal environmental control agency?  Yes  No

List all other governmental permits or approvals necessary for this project or use, including U.S. Army Corps of Engineers' 404 and Section 10 permits, State Water Quality Certification, Department of Fish and Game 1600 agreement, etc. Attach copies of all applicable permits.

Sacramento County will need to issue a building permit.

3. Give the name and address of the owner of the property on which the project or use is located. Please submit a copy of your current Title Report (Grant Deed), if your proposed project includes a private residence.

Richard Guy  
5700 Coda Lane  
Carmichael, CA 95608

4. Will the project or use require issuance of a variance or conditional use permit by a city or county?

Yes  No

Explain:

5. Is the project or use currently operating under an existing use permit issued by a local agency?

Yes  No

Explain:

Yes, there is a historical building permit and CVFPB permit (#3095) for the existing home.

ENVIRONMENTAL ASSESSMENT QUESTIONNAIRE FOR APPLICATIONS  
FOR CENTRAL VALLEY FLOOD PROTECTION BOARD ENCROACHMENT PERMITS

6. Describe all types of vegetation growing on the project site, including trees, brush, grass, etc.

Vegetation includes live oak, valley oak, California bay laurel, camellias, oleander and a variety of drought-tolerant Western native plantings.

7. Describe what type of wildlife or fish may use the project site or adjoining areas for habitat, food source, nesting sites, source of water, etc.

The project site is adjacent to the American River. Species indicative to the American River Parkway are in the vicinity of the project area.

8. Has the Department of Fish and Game, U.S. Fish and Wildlife Service, or National Marine Fisheries Service been consulted relative to the existence of, or impacts to, threatened or endangered species on or near the project site?

Yes  No

Explain:

9. Will the project or use significantly change present uses of the project area?

Yes  No

Explain:

10. Will the project result in changes to scenic views or existing recreational opportunities?

Yes  No

Explain:

11. Will the project result in the discharge of silt or other materials into a body of water?

Yes  No

Explain:

ENVIRONMENTAL ASSESSMENT QUESTIONNAIRE FOR APPLICATIONS  
FOR CENTRAL VALLEY FLOOD PROTECTION BOARD ENCROACHMENT PERMITS

12. Will the project involve the application, use, or disposal of hazardous materials?  Yes  No

If yes, list the types of materials, proposed use, and disposal plan. Provide copies of all applicable hazardous material handling plans.

13. Will construction activities or the completed project generate significant amounts of noise?

Yes  No

Explain:

Construction will follow County residential building code restrictions for noise generation during the day.

14. Will construction activities or the completed project generate significant amounts of dust, ash, smoke, fumes, or odors?

Yes  No

Explain:

15. Will the project activities or uses involve the burning of brush, trees, or construction materials, etc?

Yes  No

Explain, and identify safety and air pollution control measures:

16. Will the project affect existing agricultural uses or result in the loss of existing agricultural lands?

Yes  No

Explain:

ENVIRONMENTAL ASSESSMENT QUESTIONNAIRE FOR APPLICATIONS  
FOR CENTRAL VALLEY FLOOD PROTECTION BOARD ENCROACHMENT PERMITS

17. Have any other projects similar to the proposed project been planned or completed in the same general area as the proposed project?

Yes       No

Explain and identify any other similar projects:

Other homes in the area have been remodeled.

18. Will the project have the potential to encourage, facilitate, or allow additional or new growth or development?

Yes       No

Explain:

19. Will materials be excavated from the floodplain?  Yes    No   If yes, please answer the remaining questions.

**THE REMAINING QUESTIONS MUST ONLY BE ANSWERED IF THE ANSWER TO QUESTION  
NO. 19 WAS "YES". IF THE ANSWER TO QUESTION NO. 19 WAS "NO", YOU DO NOT  
NEED TO COMPLETE THE REMAINING QUESTIONS.**

A. What is the volume of material to be excavated?

Annually \_\_\_\_\_ Total \_\_\_\_\_

B. What types of materials will be excavated?

Soil will be excavated for the planned sewer line and underground power supply trenches, then back-filled to existing grade. The deck will be replaced in-kind with no new excavations.

C. Will the project site include processing and stockpiling of material on site?

Yes    No

Explain:

D. What method and equipment will be used to excavate material?

Excavator and manual.

ENVIRONMENTAL ASSESSMENT QUESTIONNAIRE FOR APPLICATIONS  
FOR CENTRAL VALLEY FLOOD PROTECTION BOARD ENCROACHMENT PERMITS

E. What is the water source for the project?

Water will be used from an on site source.

F. How will waste materials wash water, debris, and sediment be disposed of?

Any potential waste will be hauled away.

G. What is the proposed end land use for the project site?

Residential home

H. Has a reclamation plan been prepared for this site in accordance with the Surface Mining and Reclamation Act of 1975?

Yes  No      If yes, please attach a copy.



**RICHARD GUY**  
 5700 CODA LANE  
 CARMICHAEL, CA 95608  
 APN# 283-0280-042

PLAN PLOTTED  
 ON 1/20/2022

**A/B/D** JAMIE R. YOUNG  
 PROFESSIONAL BUILDING DESIGNER  
 MEMBER OF THE AMERICAN  
 INSTITUTE OF BUILDING DESIGN

**SITE PLAN &  
 VICINITY MAPS**

THESE DRAWINGS ARE THE PROPRIETARY PRODUCT OF ABOVE & BEYOND BUILDING DESIGN LLC. DEVELOPED FOR THE EXCLUSIVE USE OF ABOVE & BEYOND BUILDING DESIGN LLC. THESE DRAWINGS & CONCEPTS CONTAINED HEREIN WITHOUT THE WRITTEN PERMISSION OF ABOVE & BEYOND BUILDING DESIGN LLC IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

DATE: 6/14/2021
DRAWN BY: JY
REVISIONS/SUBMISSIONS
NO.
DATE

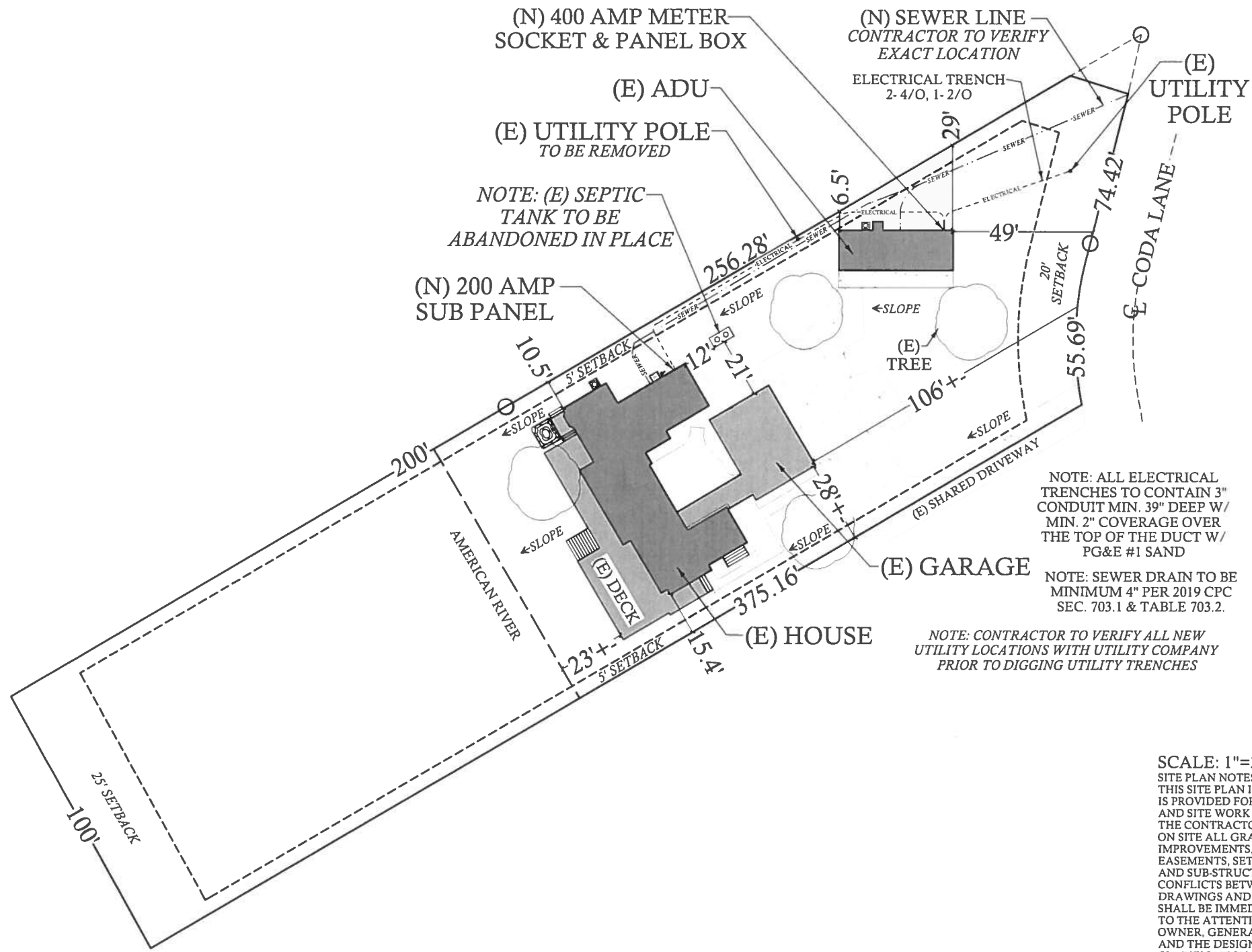
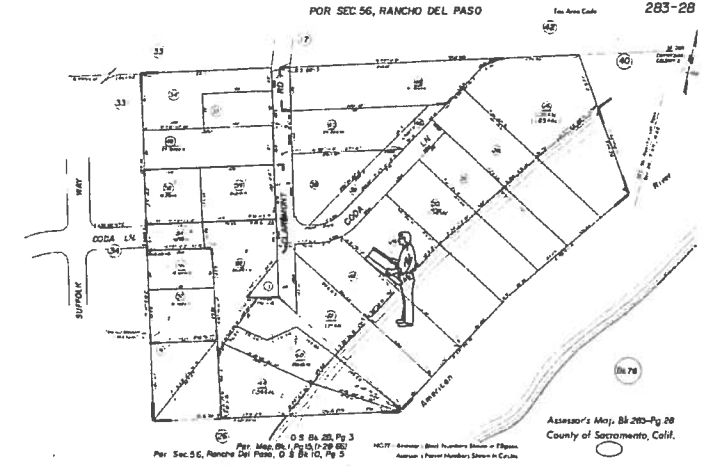
SCALE 1/4"=1' U.N.O.

**SHEET  
 SITE**  
 Page 9

**MAP OF LOCATION**



**ASSESSORS MAP**



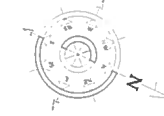
NOTE: ALL ELECTRICAL TRENCHES TO CONTAIN 3" CONDUIT MIN. 39" DEEP W/ MIN. 2" COVERAGE OVER THE TOP OF THE DUCT W/ PG&E #1 SAND

NOTE: SEWER DRAIN TO BE MINIMUM 4" PER 2019 CPC SEC. 703.1 & TABLE 703.2.




NOTE: CONTRACTOR TO VERIFY ALL NEW UTILITY LOCATIONS WITH UTILITY COMPANY PRIOR TO DIGGING UTILITY TRENCHES

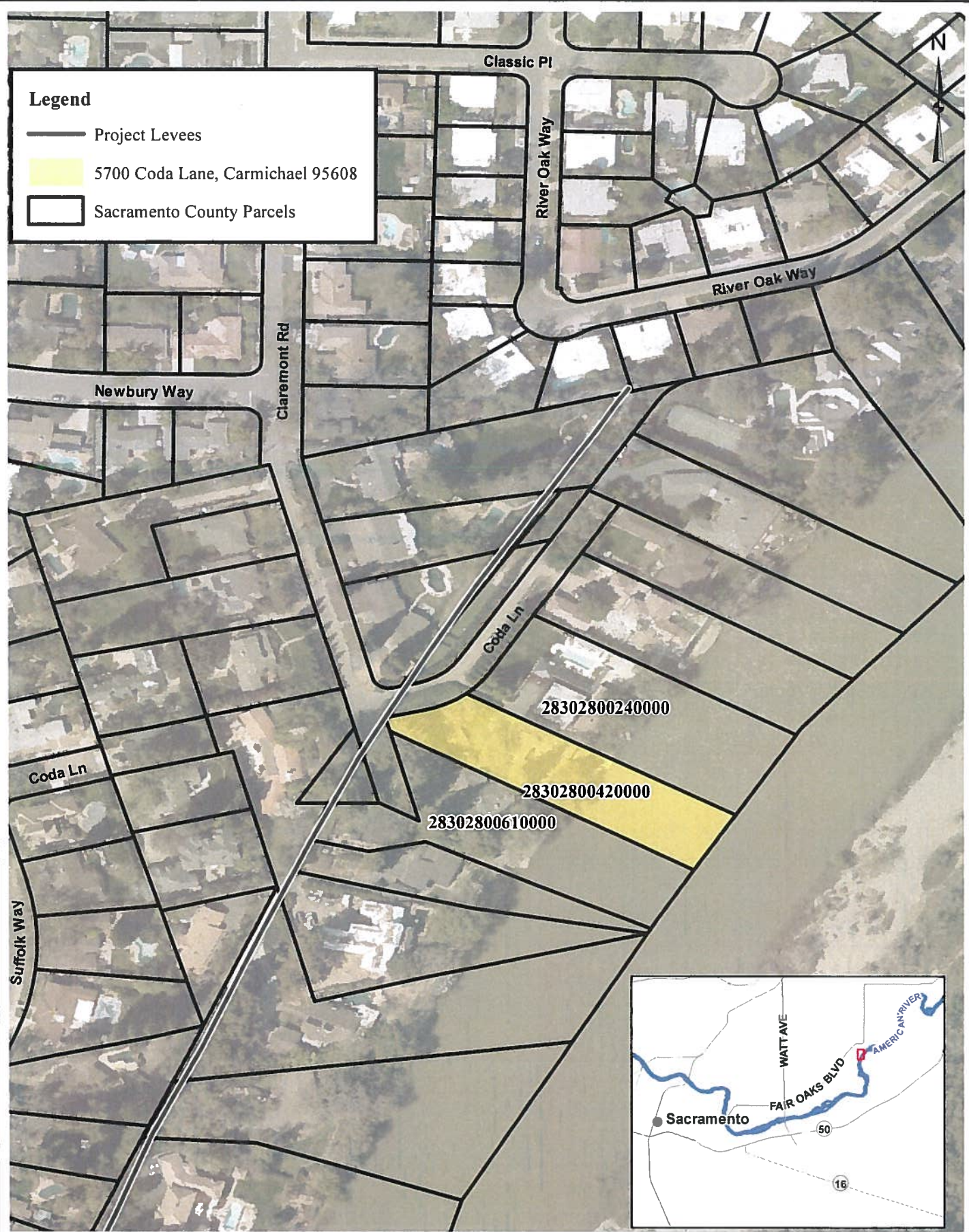
SCALE: 1"=20'

SITE PLAN NOTES:  
 THIS SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR THE BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUB-STRUCTURES. ANY CONFLICTS BETWEEN WORKING DRAWINGS AND EXISTING SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER, GENERAL CONTRACTOR, AND THE DESIGNER FOR CLARIFICATION OR CORRECTION PRIOR TO ANY WORK.

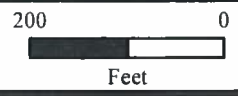


**Legend**

-  Project Levees
-  5700 Coda Lane, Carmichael 95608
-  Sacramento County Parcels



**Encroachment Permit Map**



State of California

DEPARTMENT OF WATER RESOURCES  
CENTRAL VALLEY FLOOD PROTECTION BOARD

California Natural Resources Agency

**NAME CHANGE PERMIT FORM**

A Permit Name Change is requested for Permit No. 3095

Applicant Information:

Last Name: Guv First Name: Richard Middle Initial: \_\_\_\_\_

Title: property owner

Firm Name: \_\_\_\_\_

Street Address: 5700 Coda Lane

City, State and Zip: Carmichael, CA 95864

E-mail address: richguy101@hotmail.com

Phone Number: 916-730-4146

Fax Number: \_\_\_\_\_

Location Information:

Section: 28

Township: 09 N

Range: 06 E

County: Sacramento

Stream: American River

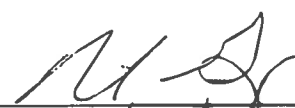
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\_\_\_\_\_  
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Local Maintaining Agency: American River Flood Control District

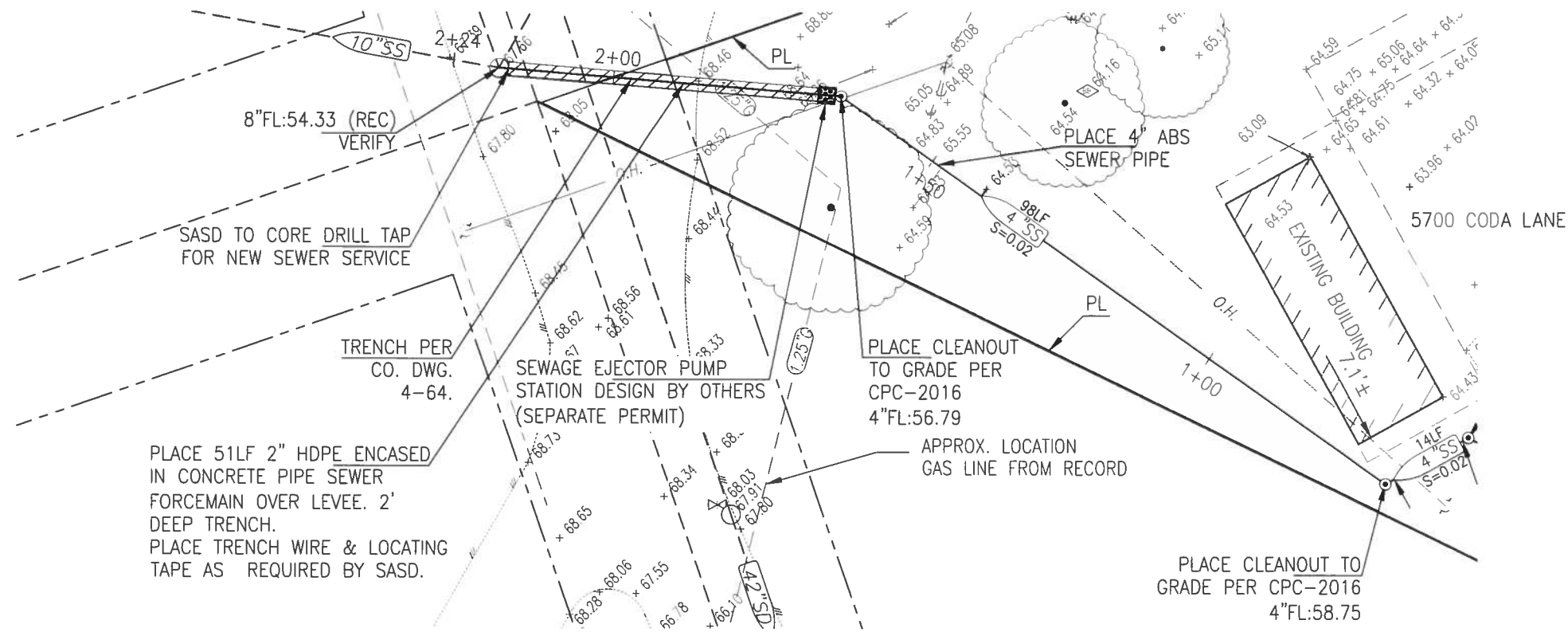
APN: 283-0280-042

Latitude: 38.599419

Longitude: -121.330979

Signature:   
Date: 10/20/19





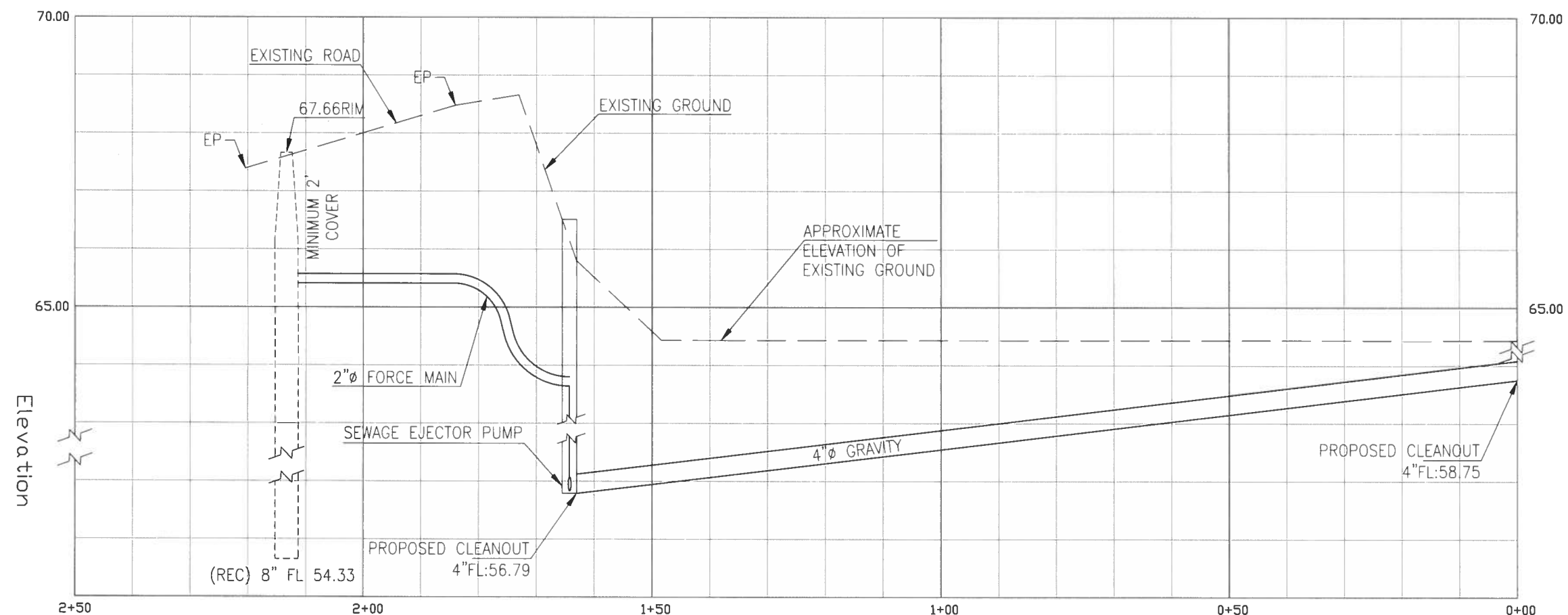
TRENCH PER CO. DWG. 4-64.  
 PLACE 51LF 2" HDPE ENCASED IN CONCRETE PIPE SEWER FORCEMAIN OVER LEVEE. 2' DEEP TRENCH. PLACE TRENCH WIRE & LOCATING TAPE AS REQUIRED BY SASD.

SEWAGE EJECTOR PUMP STATION DESIGN BY OTHERS (SEPARATE PERMIT)

PLACE CLEANOUT TO GRADE PER CPC-2016 4"FL:56.79

APPROX. LOCATION GAS LINE FROM RECORD

PLACE CLEANOUT TO GRADE PER CPC-2016 4"FL:58.75



BENCHMARK ELEVATION: 5/29/18  
 ASSUMED TBM ELEVATION ON MAN HOLE LOCATED ON THE CROSSING OF CLAREMONT ROAD AND CODA LANE.  
 FIELD BOOK NUMBER: \_\_\_\_\_ PAGE: \_\_\_\_\_

**JTS ENGINEERING CONSULTANTS, INC.**  
 1808 J STREET  
 SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

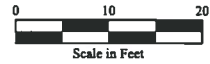
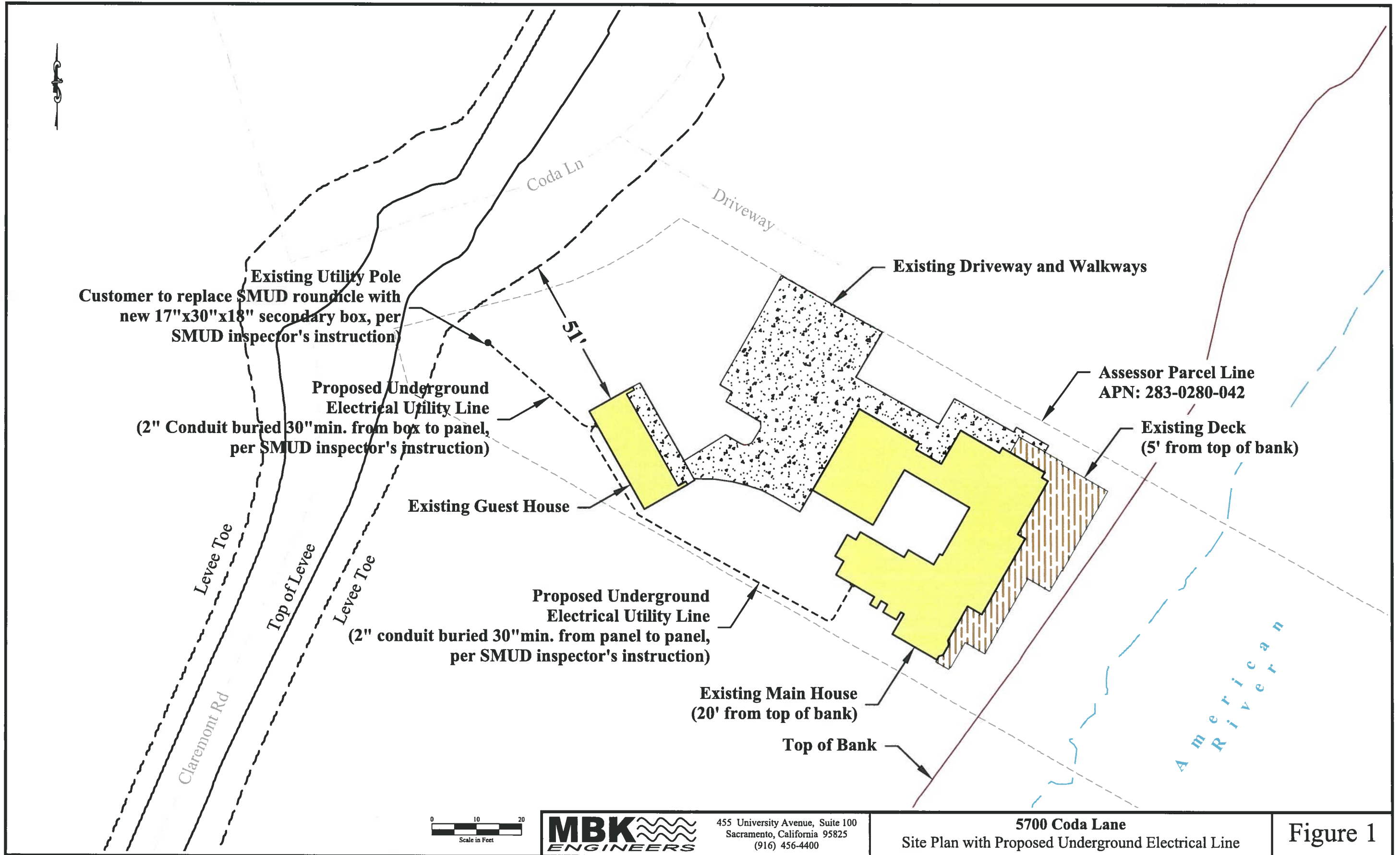
DESIGNED:	PHYA	SCALE:	H:1"=10'
DRAWN:	AAS	CHECKED:	JTS
SUBMITTED:	JAVED T. SIDDIQUI	RCE:	25924



NO.	DESCRIPTION	ENGR. INIT.	APPROVAL	
			BY	DATE

PLAN AND PROFILE  
**5700 CODA LANE**  
 COUNTY OF SACRAMENTO APN: 283-0280-042 CALIFORNIA

DATE: 7/11/18  
 SHEET  
**C2**  
 OF 2  
 JOB NO. \_\_\_\_\_



455 University Avenue, Suite 100  
 Sacramento, California 95825  
 (916) 456-4400

5700 Coda Lane  
 Site Plan with Proposed Underground Electrical Line

Figure 1