



100 Civic Center Drive  
 Lake Forest, CA 92630  
 Phone: (949) 461-3470 Inspection: (888) 890-6298

# BUILDING PERMIT

Permit No: RESB-08-21-48812

Type: Residential Building

Work Class: New

Status: Active

Issued Date: 3/11/2022

<b>Address:</b> 24551 RAYMOND WAY LAKE FOREST, CA	<b>Parcel:</b> 617-441-02	<b>Business Name:</b>
	<b>Square Feet:</b> 84,276	<b>Project Name:</b>
	<b>Valuation:</b> \$ 17,000,000.00	<b>Application Date:</b> 08/18/2021
<b>Construction Type:</b>	<b>Occupancy Group:</b>	<b>Code in Effect:</b> 2019 CBC

**Describe Work:** (ROLL PLANS) "Mountain View Affordable Housing Community" - New 4-Story MFD Building (84,276 SF) with 71 units (18-one bedroom, 35-two bedroom, 18-three bedroom units), 2 trash enclosures each with a solid roof cover, and P-E-M; Amenities to include community center with warming area, laundry facilities, and tot lot. Parking includes 108 parking stalls with 5 accessible stalls, 1 van accessible stall, and EV charging stations. [Existing two-story office building (31,573 SF) to be demolished - SEE BP #48810] Note: Retaining Wall under separate permit BP #50343.

Contractor Name	Company	Address	Phone
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

**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 Sec. 7000) of Div. 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as 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 Professions 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 or 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 or 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) license pursuant to the Contractors License Law.).

I am exempt under Section \_\_\_\_\_, B.&P.C. for this reason \_\_\_\_\_

\_\_\_\_\_  
Date Signature of Owner

Contact Type	Name	Phone
Engineer	[REDACTED]	[REDACTED]
Applicant	[REDACTED]	[REDACTED]
Owner	[REDACTED]	[REDACTED]
Architect	[REDACTED]	[REDACTED]

**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 Expiration Date  
 3/11/22 [REDACTED] 3/31/24  
 \_\_\_\_\_  
Date Signature of Contractor

**Fees Paid**

Invoice Total	Amt Paid	Amt Due
\$ 368,578.26	\$ 368,578.26	\$ 0.00

**WORKERS' 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 the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier \_\_\_\_\_  
 Policy No. \_\_\_\_\_

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 Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

3/11/22 \_\_\_\_\_  
 Date Signature of Applicant

**Inspections**

Insp Type	IVR

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYEE TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE CO: COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES**

**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 issued (Sec. 3097, Civ. C.).

Lenders Name \_\_\_\_\_  
 Lenders Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-referenced property for inspection purposes.

3/11/22 \_\_\_\_\_  
 Date Signature of Applicant or Agent

**EXPIRATION**  
 Every permit shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.



# Permit Invoice

City of Lake Forest  
100 Civic Center Drive  
Lake Forest, CA 92630  
Phone: (949) 461-3470 Fax: (949) 461-3512

**Bill To:**

[Redacted Bill To information]

**Permit Info:**

Invoice Date: November 09, 2023  
Invoice Number: 40752  
43181  
46531  
Permit Number: RESB-08-21-48812

**Return To:**

City of Lake Forest  
100 Civic Center Drive  
Lake Forest, CA 92630

**Location Address:**

24551 Raymond Way  
Lake Forest, CA

**Permit Type : Residential Building / Work Classification: New**

Date	Receipt Type Code	Fee Name	Fee Amount
11/9/2023	PLNCK(D)	Plan Check Revisions (per hr	\$1,377.50
11/9/2023	PLNCK(D)	Plan Check Revisions (per hr	\$290.00
11/9/2023	PERMIT(D)	Permit Fee (65%)	\$46,020.00
11/9/2023	PLNCK(D)	Plan Check Fee (35%)	\$24,780.00
11/9/2023	PLNCK(D)	Trade Plan Check Fees	\$19,191.90
11/9/2023	PERMIT(D)	Trade Permit Fees	\$39,178.10
11/9/2023	PLNCK(D)	Trash Enclosure Plan Review	\$175.00
11/9/2023	PLNCK(D)	Patio Cover/Deck (Over 200	\$122.50
11/9/2023	PERMIT(D)	Commercial Misc Structures	\$728.00
11/9/2023	PERMIT(D)	Patio Cover/Deck (Under 200	\$273.00
11/9/2023	PLNCK(D)	EPR - New Residential Buildi	\$140.00
11/9/2023	SMPRS(D)	SMIP Fee - Residential	\$2,210.00
11/9/2023	PLNCK(D)	Accessibility Plan Review Fee	\$140.00
11/9/2023	CASP(D)	CASp Fee	\$4.00
11/9/2023	GRNFE(D)	Green Fee	\$680.00
11/9/2023	IMAGE(D)	Imaging Fee	\$309.20
11/9/2023	ISSUANCE(D)	Building Permit Issuance Fee	\$30.00
11/9/2023	C&D DEPOSITS(D)	C&D Calculated Deposit	\$10,000.00
11/9/2023	C&D PROGRAM ADMIN(D)	C&D Admin Fee	\$119.00
11/9/2023	PLNCK(D)	Additional AC Residential Pla	\$199.50
11/9/2023	PERMIT(D)	Additional AC Residential Per	\$26,305.50
11/9/2023	FCPP8-MFR(D)	FCPP Non Participating MF	\$197,972.56

**Total Fees Due: \$370,245.76**

**Payment**

Date	Pay Type	Check Number	Amount Paid	Change
08/25/2021	Credit Card	2892665647	\$44,748.90	\$0.00
03/11/2022	Check	123	\$323,829.36	\$0.00
09/15/2022	Check	316	\$290.00	\$0.00
09/15/2022	Check	317	\$1,377.50	\$0.00

**Total Paid: \$370,245.76****Cardholder Signature X**

IF PAYING BY CREDIT CARD, I AGREE TO PAY THE AMOUNT SHOWN, PLUS THE CREDIT CARD TRANSACTION FEE, ACCORDING TO THE CARD ISSUER AGREEMENT.

**Total Due: \$0.00**