



# CITY OF SONORA PUBLIC RECORDS REQUEST

Please complete this form and return via regular mail, email, or in person to:

City Clerk  
City of Sonora  
94 N. Washington Street  
Sonora, CA 95370  
Phone: (209) 588-8946  
Fax: (209) 532-2738  
Email: [tskelly@sonoraca.com](mailto:tskelly@sonoraca.com)

Date Request Received

**Received By**  
**MAY 27 2026**  
**City of Sonora**

**PLEASE NOTE:**

- Under California Government Code Sections 6250 et seq, the City has ten (10) days after you submit this form to determine whether the record(s) you have requested is subject to disclosure under the Public Records Act. In certain circumstances, including requests for unusually voluminous records, the City may inform you that it may take up to fourteen (14) additional days to consider your request. After the City has determined whether the record(s) requested is subject to disclosure, you will be notified of the determination and the reasons, therefore. If the City determines that the documents you have requested are subject to disclosure, they will be produced within a reasonable time thereafter.
- We cannot process criminal history requests for records held by other agencies and local government agencies.
- We do not perform legal research or provide legal advice on behalf of individual members of the public.

**Date of Request:** May 27, 2026

**Contact Information:** In order for us to forward our response to your request, please provide some form of contact information (address, phone number, or email).

First Name: <b>Elizabeth</b>	Middle: <b>G</b>	Last Name: <b>Rushdoony</b>
Address: <b>PO Box 190</b>	City: <b>Twain Harte</b>	State: <b>CA</b>
Email Address: <b>elizabeth@suzannesimpson.com</b>	Phone Number: <b>(209)768-9814</b>	Zip Code: <b>95383</b>

**Records Requested:** Please provide as much detailed information as possible regarding the records you seek (i.e., date range, subject matter, document description, etc.). Copies of large amounts of documents are subject to duplication fees.

Record(s) Description:  
I am a real estate agent and my team and I would like to request the county permit file and history records for the property: 78 Bradford St. Sonora, Ca 95370 [APN: 001-254-004] as we are preparing to list and sell this property in the coming weeks.

Thank you

*15 pages ATTACHED*

*BO 5/27/2024*

# ELECTRICAL PERMIT



City of Sonora  
94 N Washington St.  
Sonora, CA 95370  
Tel. 209 532-3508, Fax 209 532-3511

Permit No.: E19-0035  
Issue Date: 6/21/2019

Received By  
JUN 24 2019  
City of Sonora

THIS PERMIT WILL EXPIRE IF NO INSPECTIONS ARE PERFORMED WITHIN 180 DAYS.

**Owner**  
DAVID K. KING & JILL F RIEBOW  
78 W. BRADFORD STREET SONORA, CA 95370

Job Site Address: 78 W. BRADFORD STREET  
Parcel Number: 001-254-004  
Parcel Zone

**Applicant:**  
SOLAR INSTALLATION GROUP  
PO BOX 265 OAKDALE, CA 95361

Lot:  
No. of Stories  
Job Valuation \$ 13,200.00  
Total Sq.Ft. -

**Contractor:**  
SOLAR INSTALLATION GROUP  
PO BOX 265 OAKDALE, CA 95361

Description of Work  
INSTALLATION OF 14 SOLAR PANELS, 4,410 KW  
ROOF MOUNT SOLAR SYSTEM; NEW 200 AMP  
SOLAR READY MSP

Lic. No.: 997639 Class: C-46 Exp. Date: 10/31/2020 Phone No.: 495-1126

Building Type:  
Occ. Group

**LICENSED CONTRACTORS DECLARATION**  
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

Date: 6-24-19 Contractor: Stephen King  
**OWNER-BUILDER DECLARATION**  
I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and 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 is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Sec. 7000) of Division 3 of the Business and Professions Code or that he is exempt there from 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 (\$500.00).

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 Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his 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 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 Contractor's 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 Contractor's License Law).

I am exempt under Sec. B. & P.C. for this reason

Date: \_\_\_\_\_  
**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 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: \_\_\_\_\_ Pol. Number: \_\_\_\_\_

(This section need not be completed if the permit is for one hundred dollars \$100.00 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 forth with comply with those provisions.

Date: 6-24-19 Applicant: Stephen King

**WARNING:** Failure to secure workers 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 fees.

Date Paid	Fee Amount	Outstanding
	\$ 275.00	\$ 275.00
Pmt Fee	\$ -	\$ -
Bd Flat Fees	\$ -	\$ -
PC Fee	\$ -	\$ -
Electric	\$ 93.50	\$ 93.50
Plumbing	\$ -	\$ -
Mechanical	\$ -	\$ -
BSARF	\$ 1.00	\$ 1.00
SMIP 1	\$ 1.72	\$ 1.72
SMIP 2	\$ -	\$ -
Fire Fee	\$ -	\$ -
Issue Fee	\$ 25.00	\$ 25.00
Grading Fee	\$ -	\$ -
<b>Total Fees</b>	<b>\$ 396.22</b>	<b>\$ 396.22</b>

I certify that I have read this application and state that the above information is correct. I agree to comply with all City Ordinances and State law relating to building construction and hereby authorize representatives of the municipality referred to herein, to enter upon the above mentioned property for inspection purposes.

6-24-19 DATE  
Stephen King APPLICANT

6/21/19 DATE  
Hamm Campbell BUILDING OFFICIAL OR AGENT



## City of Sonora

Community Development Department  
94 N. Washington Street  
Sonora, CA 95370  
(209) 532-3508  
(209) 532-3511 fax  
[sonoraca.com](http://sonoraca.com)

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Rachelle Kellogg, Community Development Director  
[rkellogg@sonoraca.com](mailto:rkellogg@sonoraca.com)

### NOTICE OF HOUSING CODE VIOLATION

October 31, 2017

James & Sandra Lee Groshong TR  
615 Wood Street  
Pacific Grove, CA 93950

RE: 78 West Bradford Street, Sonora, CA

Dear Mr. & Mrs. Groshong:

A recent file inquiry was made for the purpose of a sale of this property. The inquiry was to check that the property has two legal living units, one on each level of the home. In checking our records, no permit was ever issued for adding a second living unit. There was, however, a permit for a remodel of the upstairs. The following violations now exists and must be addressed:

**1. Chapter 1 of the 2016 California Residential Code, R105.1 Permits Required**

Any owner or authorized agent who indents to construct, enlarge, alter repair, move demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

**2. Section R113 of the 2016 California Residential Code, R113.1, Unlawful Acts**

It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

**It appears there has been work done without benefit of a building permit or inspections. If you wish to keep the kitchen in place, you are required to submit plans, obtain a permit and inspections and pay the necessary permit and mitigation fees. The property must meet all current code requirements, including having a 1- hour fire separation between the units, in order for this second unit to remain.**

You are required to take immediate steps to make the necessary repairs and correct the substandard conditions that exist. All required permits are to be secured within thirty (30) days and the work physically commenced no later than **December 29, 2017**. You may contact me on Tuesdays and Thursdays at (209) 532-3508 between 7:30 a.m. and 4:00 p.m., if you have any questions regarding this matter.

Any person having any record title or legal interest in the building may appeal from the notice and order or any action of the building official to the housing advisory and appeals board, provided the appeal is made in writing as provided in this code, and filed with the building official within 30 days from the date of service of such notice and order, and that failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter.

Respectfully,

***Daren Wardell***

Daren Wardell,  
Building Inspector

cc: Rachelle Kellogg, Community Development Director

**Received By**

**DEC 08 2017**

12/08/2017

**City of Sonora**

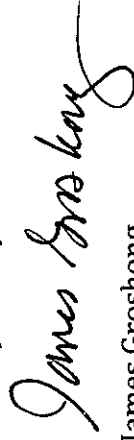
Daren Wardell  
City of Sonora

Daren - this is in regards to your letter dated 10/31/2017 regarding my home at 78 West Bradford.

I can attest that there is no second kitchen in the house. I have attached the listing brochure clearly stating that the upstairs has a room with a sink that is perfect for a hobby/craft room. I have taken pictures of the room today and am sending them to you via email.

I hope that this is sufficient for you to close the case on this file. If you have any questions, please call me at home at 831-372-2804

Thank you for your consideration.



James Groshong



## City of Sonora

Community Development Department  
94 N. Washington Street  
Sonora, CA 95370  
(209) 532-3508  
(209) 532-3511 fax  
[SONORACA.COM](http://sonoraca.com)

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Rachelle Kellogg, Community Development Director  
[rkellogg@sonoraca.com](mailto:rkellogg@sonoraca.com)

December 14, 2017

James & Sandra Lee Groshong TR  
615 Wood Street  
Pacific Grove, CA 93950

RE: 78 West Bradford Street, Sonora, CA

Dear Mr. & Mrs. Groshong:

Thank you for your letter received on December 8, 2017. An inspection on December 14, 2017 of the subject property determined that there is not a second kitchen or work done without permits. This will close out the October 31, 2017 Notice of Housing Code Violation letter.

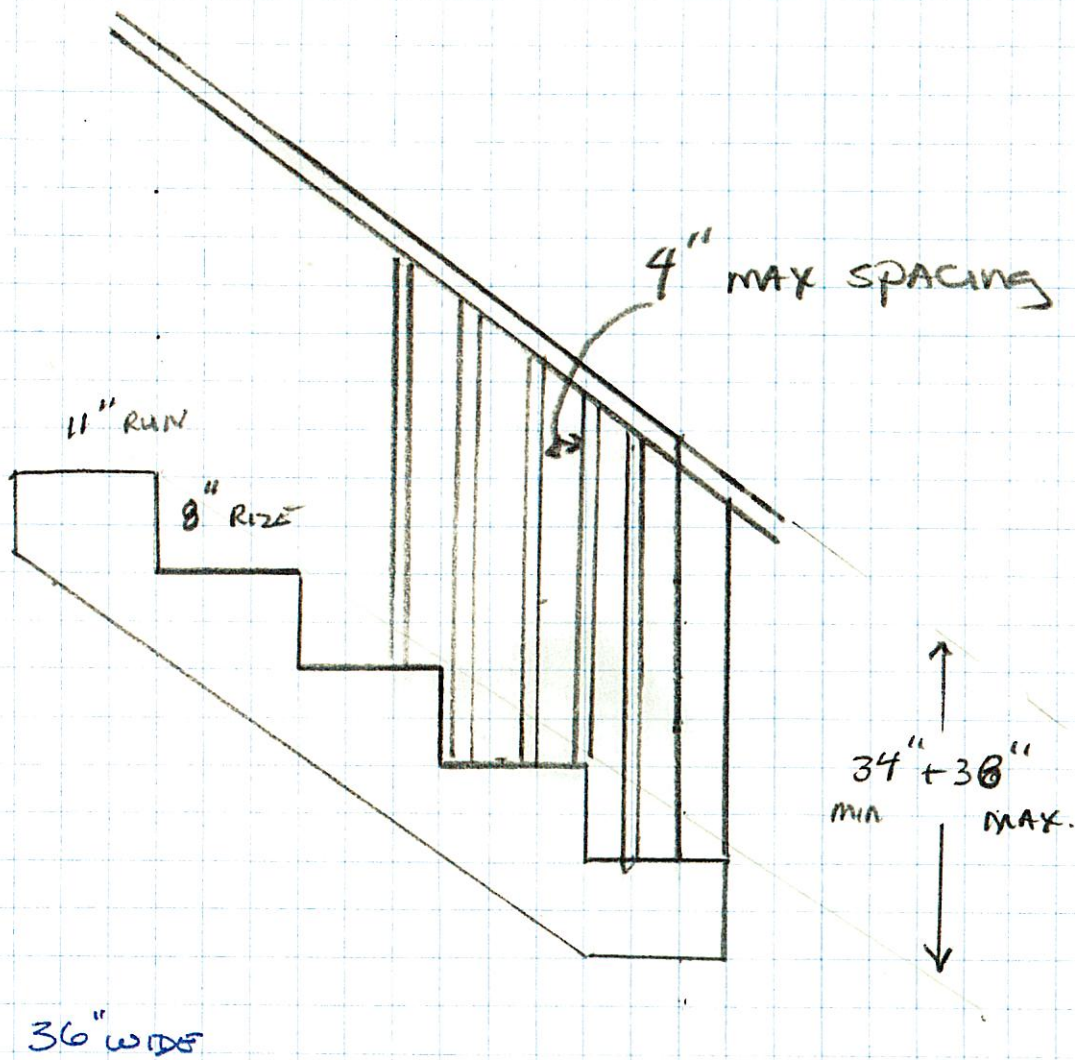
Respectfully,

***Daren Wardell***

Daren Wardell,  
Building Inspector

cc: Rachelle Kellogg, Community Development Director





36" wide

STAIR DETAIL

**APPROVED**

Approval of these plans does not authorize or approve any omission or deviation from requirements of State laws or local ordinances.

One set of approved plans shall be available on the project site at all times.

CITY OF SONORA BUILDING DEPARTMENT

NO. 10600

DATE 4/27/04 BY [Signature]

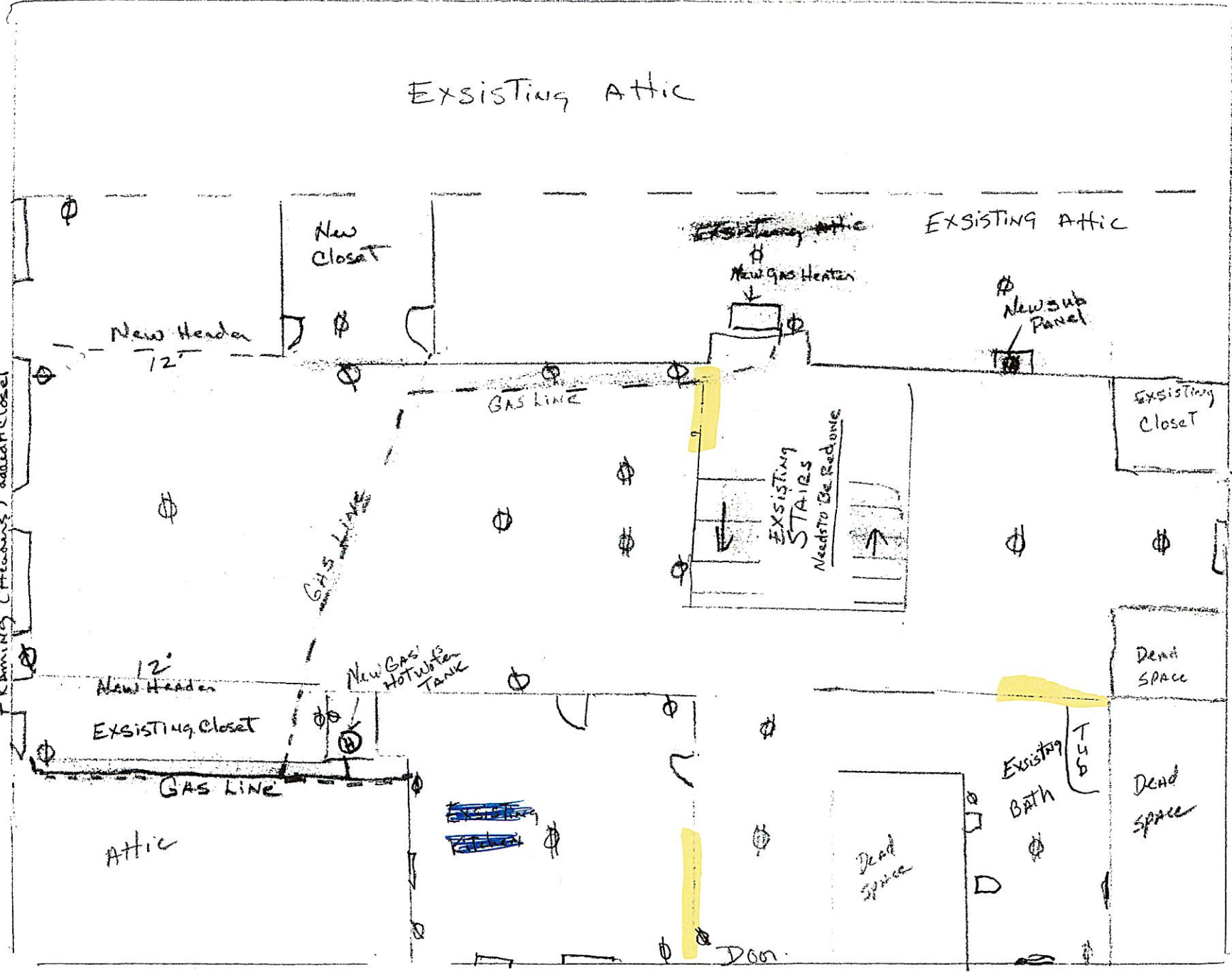
City memory  
78 W Bradford St

Electrical & Plumbing Time & Framing

Wired as Existing except Plugs

Relocated Sub Panel

Plumbing all existing except replaced galv. with some ABS.  
Water existing replaced galv. with copper.  
Hot Water Tank (New) replaced Elect with Hot.  
Framing (Headers) added to closet



Heat air

Add a unit upstairs  
and replace old down stairs.

OFFICE  
1/27/04

New

UNAPPROVED

Approval of these plans does not authorize or  
approve any omission or deviation from  
requirements of State laws or local  
ordinances.

One set of approved plans shall be  
available on the project site at all times.

CITY OF SONORA BUILDING DEPARTMENT

NO. 10600

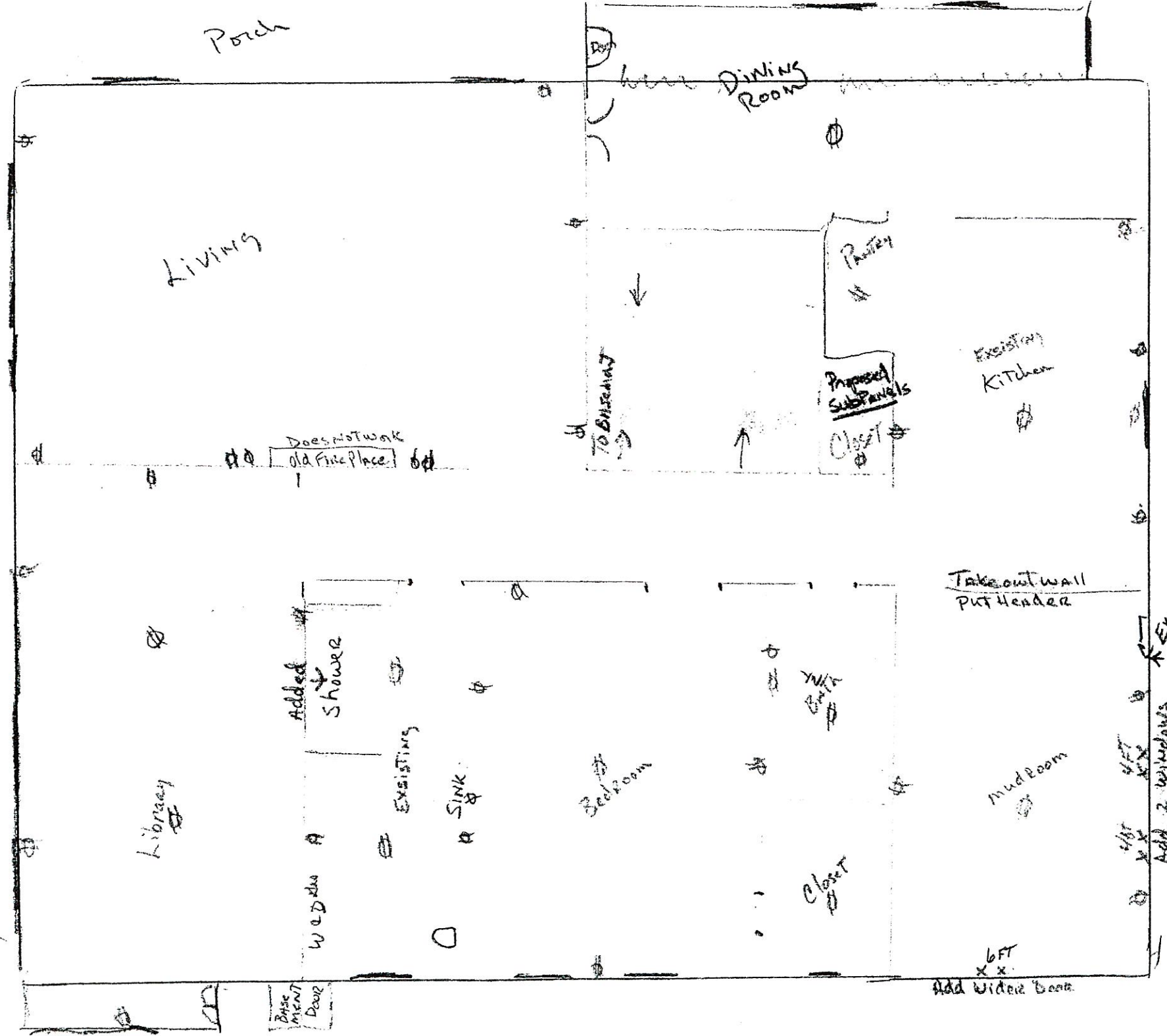
DATE

BY

PL

# Proposed. Electrical Plumbing Framing

- Replace No. 2 tube Everything Existing except more plugs?
- Move sub panel to closet.
- Plumbing Everything existing except shower.
- Framing Takeout wall and put Header, and Bring Stairs to code.
- Two new windows & larger door in Mud Room



Proposed New

APPROVED

Approval of these plans does not constitute approval of any omission or deviation from requirements of State laws or local ordinances.

One set of approved plans shall be available on the project site at all times.

CITY OF SONORA BUILDING DEPARTMENT

NO. 10000  
DATE 1/29/04 BY [Signature]

# Permit To Construct

Building — Plumbing — Electrical — Mechanical

**CITY OF SONORA ENGINEERING DEPARTMENT**  
 94 N. Washington St., Sonora, California 95370  
 (209) 532-3508 • 24 Hour Recorder (209) 532-3511 • Fax  
 e-mail: planning@sonoraca.com

PERMIT NO.  
**10557**

OWNER <b>GREG HENLEY</b>	PHONE
OWNER'S ADDRESS <b>78 W. BRADFORD STREET</b>	<b>533-1460</b>
CITY, STATE, ZIP <b>SONORA, CA 95370</b>	
CONTRACTOR <b>MODESTO ROOFING</b>	PHONE <b>545-2898</b>
CONTRACTOR'S ADDRESS <b>1320 STANIFORD</b>	STATE LICENSE <b>785746</b>
CITY, STATE, ZIP <b>MODESTO, CA 95350</b>	
BUSINESS LICENSE	TAX PARCEL # <b>01-254-04</b>

BUILDING			
PARTIAL DATE	INSP.	FINISH DATE	INSP.
<b>FRAMING</b>			
ROOF FRAMING/TRUSSES			
SHEER NAILING			
INSULATION			
DRY WALL			
LATH, EXT.			
<b>PLUMBING</b>			
ROUGH			
VENTS			
TOP OUT			
GAS TEST			
<b>ELECTRICAL</b>			
UNDERGROUND			
ROUGH			
METER SET			
TEMP. POWER			
FINISH			
<b>MECHANICAL</b>			
DUCTS			
UNIT(S)			

DESCRIPTION OF WORK

**REROOF (TEAR OFF) RESIDENCE**

JOB LOCATION

**78 W. BRADFORD STREET**

**INSPECTION NOTES**

*11/25/03 Roof Deck OK*

*[Handwritten signature]*

*[Handwritten signature]*

# Permit To Construct

Building - Plumbing - Electrical - Mechanical

**CITY OF SONORA BUILDING DEPARTMENT**  
 94 N. Washington St., Sonora, California 95370  
 (209) 532-3508

PERMIT NO.

6841

OWNER		<b>Gargas &amp; Lamb</b>	
OWNER'S ADDRESS	PHONE	532-5151	
<b>78 W. Bradford St.</b>	CITY BUSINESS LIC. #		
CONTRACTOR	PHONE		
<b>Owner/Builder</b>	STATE LICENSE		
CONTRACTOR'S MAILING ADDRESS	PHONE		
ARCHITECT, ENGINEER OR DESIGNER	PHONE		
ARCHITECT'S, ENGINEER'S OR DESIGNER'S ADDRESS	TAX PARCEL #	<b>01-254-04</b>	
FIRE ZONE	GRP OCC		

DESCRIPTION OF WORK  
**Replacement of back porch/stairway**

JOB LOCATION  
**78 W. Bradford St.**

SEWER RELEASE:  
 SONORA RIDG. DEPT.

PARKING REQUIREMENTS:

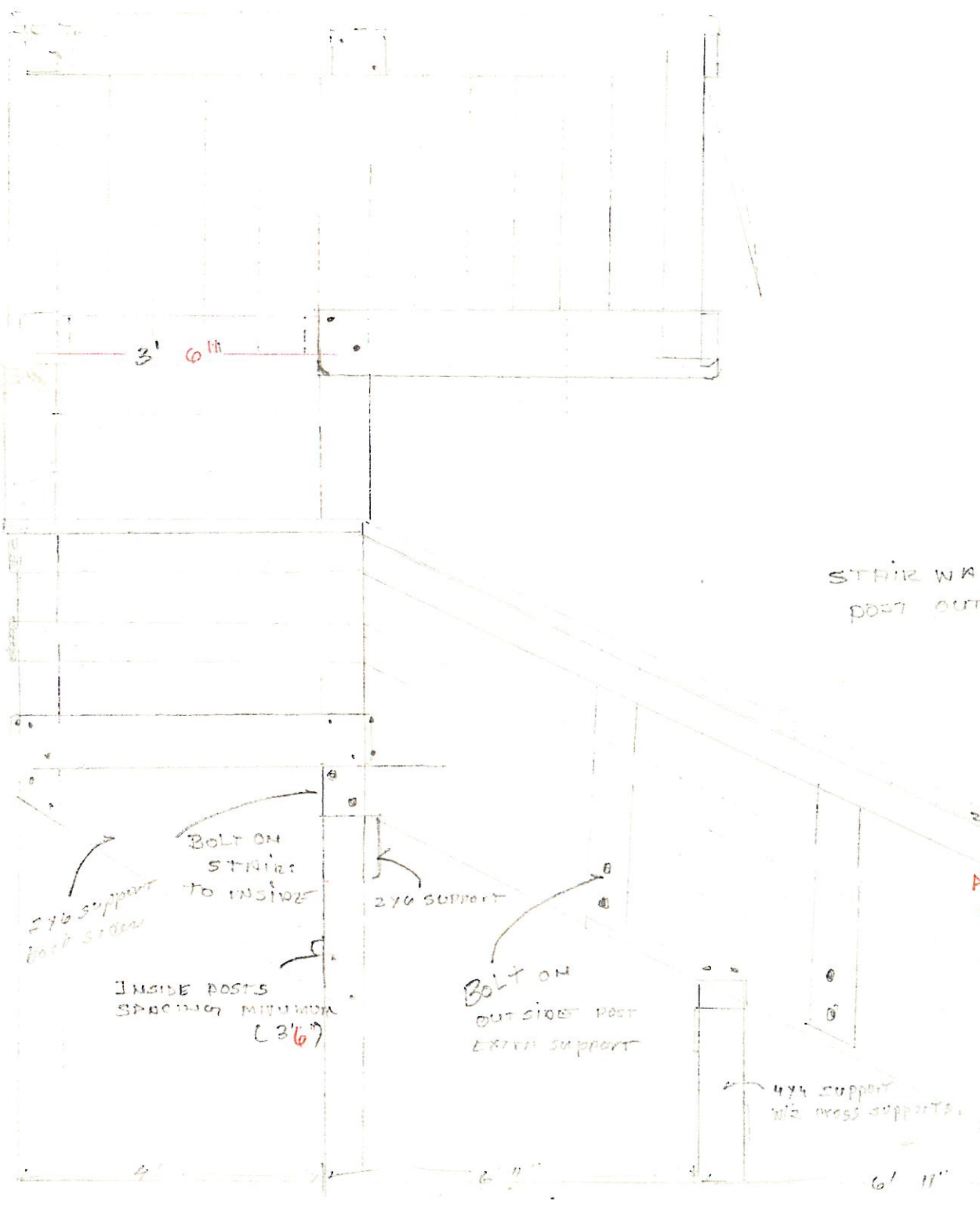
**RECEIVED**  
 MAR 07 1988

## INSPECTION NOTES

*S. U. S. Inspection made*

*Dr. J. J.*

BUILDING		
ITEM	DATE	INSP.
FOUNDATION		
BOND BEAM		
FRAMING		
LATHING		
FINAL		
PLUMBING		
ITEM	DATE	INSP.
GROUND		
ROUGH		
TOP OUT		
GAS TEST		
WATER LINE		
SEWER CONNECTION		
LEACH LINE		
NO. OF FEET		
FINAL		
ELECTRICAL		
ITEM	DATE	INSP.
UNDERGROUND		
ROUGH		
METER SET		
POWER POLE		
WATER PUMP		
MOTORS		
FINAL		



Tuolumne County Supt. of Schools

**School Facilities Fees Compliance**

Valid Until \_\_\_\_\_

For 0 sq ft

*Atticus White* 3-388

Authorized Agent Date

STAIR WAY 18'  
 POST OUTSIDE, TREADS.  
 (7" x 11")

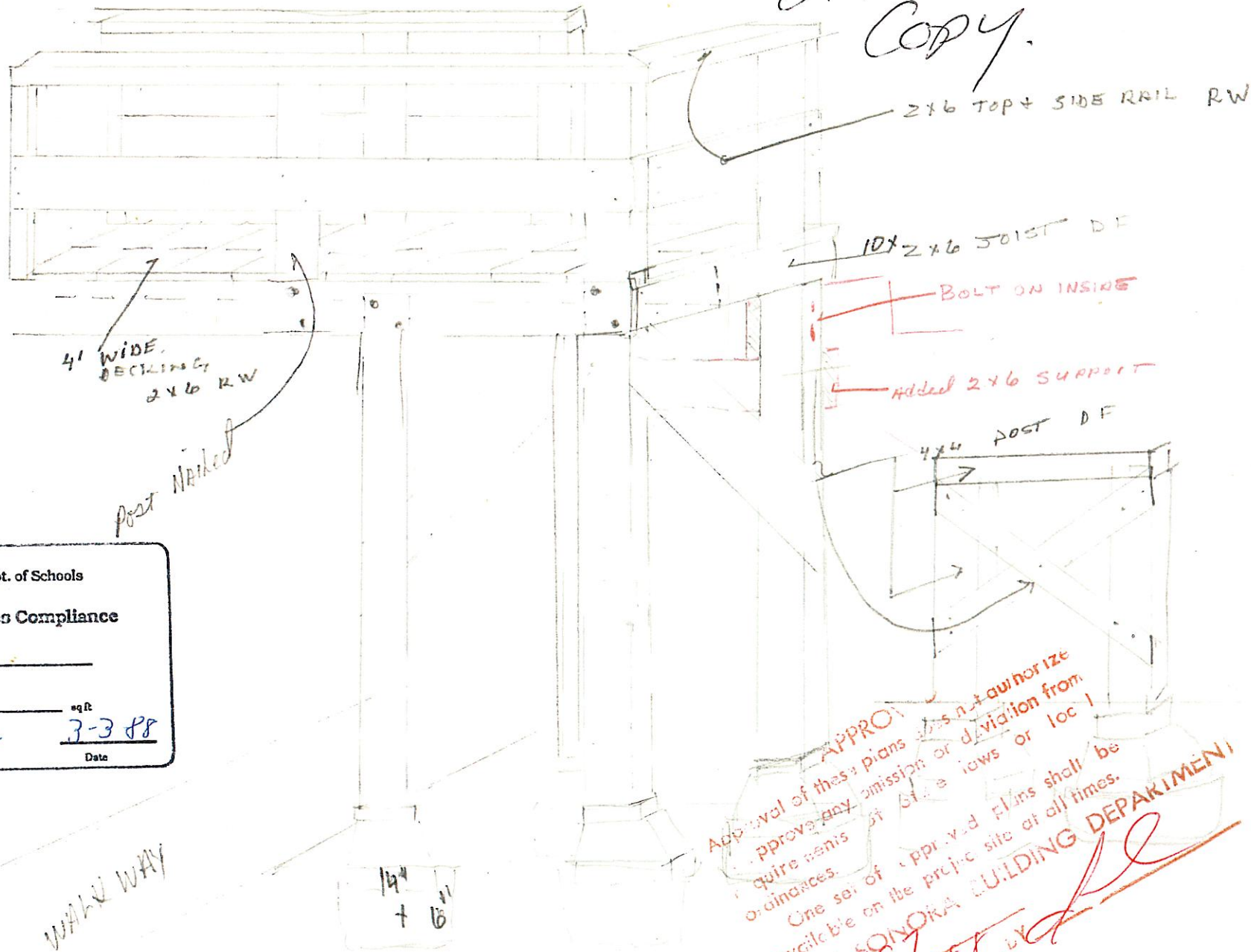
**APPROVED**  
 Approval of these plans does not authorize  
 or approve any omission or deviation from  
 requirements of State laws or local  
 ordinances.  
 A true set of approved plans shall be  
 available on the project site at all times.

**CITY OF SONORA BUILDING DEPARTMENT**

NO. 6697  
 DATE 3-7-88 BY *[Signature]*

HOUSE

OFFICE COPY.



Tuolumne County Supt. of Schools  
**School Facilities Fees Compliance**  
 Valid Until \_\_\_\_\_  
 For 6 sq ft  
Patricia L. White  
 Authorized Agent Date 3-3-88

WALKWAY

APPROVAL OF THESE PLANS DOES NOT AUTHORIZE APPROVAL OF ANY OTHER PLANS OR DIVISION FROM ANY OTHER JURISDICTION.  
 One set of approved plans shall be available on the project site at all times.  
 CITY OF SONORA BUILDING DEPARTMENT  
 NO. 6697-08 BY [Signature]  
 DATE 3-7-88

CERTIFICATE OF COMPLIANCE

I. \_\_\_\_\_ has paid school facilities fees

pursuant to Government Code Sections 53080 and 65995 in the amount of \$ \_\_\_\_\_

divided as follows:

\$ .92	x	_____	=	\$ _____	for	_____
residential rate		square feet		amount		elementary school district
\$ .15	x	_____	=	_____	for	_____
commercial rate		square feet		amount		elementary school district
\$ .58	x	_____	=	_____	for	_____
residential rate		square feet		amount		high school district
\$ .10	x	_____	=	_____	for	_____
commercial rate		square feet		amount		high school district

Total \$ \_\_\_\_\_

based on plans submitted and dated \_\_\_\_\_

A.P. # \_\_\_\_\_ Tax Rate Area \_\_\_\_\_

Address 74 W. Bradford - Linn

This certificate is valid only for plans which have been stamped with the legend as set out below.

II. \_\_\_\_\_ need not pay a fee.

Reason: Yon Quintana

Porch & Stairway

Justin L White  
Office of the Tuolumne County Superintendent of Schools

Date 3-3-88

