

PROJECT FEASIBILITY ANALYSIS & COST ESTIMATE

1,500 SF Residential Addition | 2395 Garden Highway, Sacramento

For:	Ashish Atreja	By:	Vince Dang, PM
Company:	Nesting Home Solutions	Date:	Dec 20, 2025

Ashish, thank you for the opportunity to review this project. I want to ensure you have complete clarity on what this addition entails before making any commitments. This property's flood zone location creates significant challenges that will impact both cost and timeline. My goal is to help you make an informed decision that protects your investment.

PROJECT OVERVIEW & BUDGET REALITY

Scope: 1,500 SF addition (garage conversion + backyard extension) in FEMA flood zone adjacent to levee. **Key Issues:** New space must be elevated 18" above BFE. Garage at grade requires \$44k-\$140k elevation or storage-only use. Specialized septic (40-50 ft soil testing, engineered pits, anchored tanks). CVFPB permits (6-12+ months). 50% rule risk could trigger whole-house elevation. **Budget:** \$400k insufficient. Realistic range: \$565k-\$727k (garage as storage) or \$610k-\$867k (garage converted).

ESTIMATED PROJECT COSTS

Item	Range
Construction (1,500 SF @ \$325-\$400/SF)	\$487,500 - \$600,000
Garage Elevation (if converting)	\$44,000 - \$140,000
Septic (testing, pits, tank)	\$25,000 - \$40,000
Electrical Upgrade	\$8,000 - \$12,000
Permits, Surveys, Engineering	\$15,000 - \$25,000
Flood Protection Premium	\$30,000 - \$50,000
TOTAL (w/ Garage Conv.)	\$609,500 - \$867,000
TOTAL (Garage Storage)	\$565,500 - \$727,000

CRITICAL INFORMATION

50% Rule	If project costs exceed 50% of structure value (excluding land), entire house must be elevated to flood code. Get structure-only appraisal first to avoid this costly trigger.
Garage	At-grade slab cannot be habitable. Options: (1) Elevate structure (\$44k-\$140k) or (2) Storage with vents (\$300-\$1,200). Recommend storage option.
Septic	River area requires deep soil test (40-50 ft), engineered pits (35-40 ft), anchored watertight tanks. Must maintain setbacks: levee 10 ft, wells 100-150 ft, property 5 ft. Cost: \$25k-\$40k.
Timeline	CVFPB permits take 6-12+ months. Total project: 18-24 months from start to completion.

MY RECOMMENDATION

Before investing in design work, get three critical verifications: (1) Structure-only appraisal (\$400-\$600) establishes 50% threshold, (2) Site survey with BFE (\$1,500-\$2,500) determines elevation requirements, (3) Septic site evaluation with deep soil boring (\$3,000-\$6,000) confirms feasibility. Total: \$5,000-\$9,000. This protects you from committing to a project that may not be viable or could trigger whole-house elevation. I strongly recommend the garage remain as storage (saves \$44k-\$140k) and focus budget on new backyard construction where elevation is controlled from the start.

REGULATORY AGENCY CONTACTS

Agency	Purpose	Contact
Central Valley Flood Protection Board	Levee encroachment	(916) 574-0609 Questions@CVFlood.ca.gov
Sac Water Resources	Floodplain permits	(916) 874-6851 wrfloodinfo@saccounty.gov

Sac Environmental Mgmt	Septic permits	(916) 875-8484 EMDinfo@Saccounty.gov
SMUD	Electrical upgrade	(888) 742-7683 (916) 732-5700 (Tech)
Sac County Planning	Building permits	(916) 874-6141 SacPlan@saccounty.gov

REQUIRED PROFESSIONAL SERVICES

Professional	Service	Critical Function
Real Estate Appraiser	Structure-only appraisal	Determines 50% threshold; prevents whole-house elevation trigger
Licensed Surveyor	FEMA Elevation Certificate	Establishes BFE and required construction elevations
Civil/Structural Engineer	Foundation design	Ensures safe elevation work and flood-compliant systems

SEPTIC SYSTEM REQUIREMENTS (River Area)

Requirement	Specifications
Setbacks	Levee: 10 ft Wells: 100-150 ft Property: 5 ft Structures: 5-10 ft River: 100 ft
Testing	Deep soil boring 40-50 ft required before design approval
Pits	One seepage pit per bedroom, 35-40 ft depth
Tank	Min 1,200 gal (3+ bedrooms); watertight with flood anchoring
Licensing	Design: Registered Engineer/Geologist/EHS Install: C-42/C-36/A only
Cost	\$25,000 - \$40,000

RECOMMENDED PHASED APPROACH

Phase	Action	Investment	Timeline
1 - Verify	Appraisal, survey, septic test	\$5k-\$9k	60-90 days
2 - Design	Plans, engineering, septic design	\$25k-\$45k	90-120 days
3 - Permit	Submit and manage approvals	In estimate	6-12+ months
4 - Build	Construction per approved plans	Per estimate	8-12 months

Ashish, I know these numbers are significantly higher than expected, and I want to explain why. The flood zone location creates unavoidable complexity—specialized engineering, elevated construction, deep septic work, and extended permitting. I would rather give you complete honesty now than see you commit to a budget that creates financial stress later. I am happy to discuss scaled-down alternatives (1,200 SF ADU) or phased approaches that may better align with your budget. My goal is to help you achieve your rental income objectives while protecting your financial interests. Please call or email with any questions—I am here to help you navigate these complexities and make the best decision for your situation.

Respectfully Submitted,

Vince Dang

Date: December 20, 2025

Project Manager | Nesting Home Solutions | CA Licensed Contractor