

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0012961
Insp Area: 3

Site Address: 3100 STOCKTON BL SAC
Parcel No: 014-0195-011

Sub-Type: REM
Housing (Y/N): N

CONTRACTOR
SHAWNEE ELECTRIC CO
5901 88TH STREET #700
SACRAMENTO, CA 95828

OWNER
RAMIREZ FRANCISCO & KAREN
566 GIRARD ST
SAN FRANCISCO CA 94134-1718

ARCHITECT

Nature of Work: INT OFFICE REMODEL WITH SITE IMPROVEMENTS(PARKING CURBS&SIDEWALKS LOT MERGE REQ'D)

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 is issued (Sec. 3097, Civ. Code).

Lender's Name _____ Lender's Address _____

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 8 of the Business and Professions Code and my license is in full force and effect.

License Class _____ License Number _____ Date _____ Contractor Signature _____

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 Section 7000) of Division 8 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption: Any violation of Section 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 a 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 Professional 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/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/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) licensed pursuant to the Contractors License Law.

I am exempt under Sec. _____ B & P. for this reason _____
Date 3/12/01 Owner Signature [Signature]

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

I certify that I have read this application and state that all information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 3/12/01 Applicant/Agent Signature [Signature]

WORKER'S 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 work for which the 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 CALIFORNIA COMP Policy Number WDG93121A Exp Date 09/15/2001

(This section need not be completed if the permit is for \$100 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 forthwith comply with those provisions.

Date 3/12/01 Applicant Signature [Signature]

WARNING: FAILURE TO SECURE WORKER'S 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 3700 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.

CITY OF SACRAMENTO

30 DAY TEMPORARY
Certificate of Occupancy

For Information Contact (916) 264-5716

Building Address: 3100 STOCKTON BL Permit No. 0012961

Building Use: OFFICE Occupancy: B

Building Owner: FRANK FAMIREZ Construction Type: V-N

Owner Address: 6615 GRANT AV CARMICHAEL, CA Sprinkled? [] Yes [X] No

Portion of Building Occupied: _____ Area: 2870 Sq. Ft.

Specific purpose for temporary occupancy and/or conditions/limitations of temporary occupancy:

10/12/01 W. Richardson DENNIS RICHARDSON
Date By:Print Sign CITY BUILDING OFFICIAL

[TCO approvals:JGR,JZB,DV,WW,AW]

BC 109.4 TEMPORARY CERTIFICATE

If the Chief Building Official finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, a temporary Certificate of Occupancy may be issued for the use of a portion or portions of a building or structure prior to the completion for the entire building or structure.

POST IN A CONSPICUOUS PLACE

APPLICATION FOR COMMERCIAL BUILDING PERMIT

CITY OF SACRAMENTO
DEVELOPMENT SERVICES DIVISION
PERMIT SERVICES SECTION
 1231 I Street, Rm. 200
 Sacramento, CA 95814 (916) 264-7619 FAX 264-7046

ACTIVITY # 0012961	Insp. Area 3
------------------------------	------------------------

Applicant MUST complete ALL Unshaded areas

ADDRESS 3100 STOCKTON BOULEVARD Suite _____
 PARCEL # 014-0195-011-0000

<p align="center">CONTACT</p> Name <u>Jack L. Cunningham/Dean Johnson</u> Street Address <u>5901 88th Street, Suite 700</u> City/State/Zip <u>Sacramento, CA 95828</u> Phone <u>(916) 388-7828</u> FAX <u>(916) 388-7827</u> E-mail: <u>shawnee@cwnet.com</u>	<p align="center">LICENSED CONTRACTOR Lic No. # <u>439232</u></p> Name <u>Shawnee Electric Company</u> Address <u>5901 88th Street, Suite 700</u> City/State/Zip <u>Sacramento, CA 95828</u> Phone <u>(916) 388-7828</u> FAX <u>(916) 388-7827</u> E-mail: <u>shawnee@cwnet.com</u>
<p align="center">ARCHITECT/ENGINEER</p> Name <u>HMR Architects/Kevin Pressy</u> Address <u>2130 21st Street</u> City/State/Zip <u>Sacramento, CA 95818</u> Phone <u>(916) 736-2724</u> FAX <u>(916) 736-0610</u> E-mail: <u>kevinp@hmrarchitects.com</u>	<p align="center">OWNER</p> Name <u>Frank Ramierez</u> Address <u>6615 Grant Avenue</u> City/State/Zip <u>Carmichael, CA 95608</u> Phone <u>(916) 705-8343</u> FAX _____ E-mail: _____

→ Will permittee have any employees on the jobsite? No Yes → INSURANCE CO: Gaddy & Ward - Maryland Casualty
 → WORKER'S COMPENSATION POLICY # CALCOMP WDG93T21A EXPIRATION DATE: 09/15/01

NATURE OF WORK IN DETAIL: The work is for Tenant Improvements, which includes mechanical, plumbing, and electrical work. Installation of HVAC system and Solar Converter to provide electrical service. In addition to water, sewer and gas service. This building renovation is part of upgrade through the Sacramento Housing Redevelopment Agency.

OCCUPANT/TENANT: UC Davis Health Systems VALUATION: \$ 60,685.00

FLOOD STATUS:			S.C.A.T.								
JOB DESCRIPTION			BLDG	SHELL	APT	TI ()	REM (<input checked="" type="checkbox"/>)	SW	FIRE	ADD	OTH
INSPECTION DISCIPLINES			<u>BLDG</u>	<u>MECH</u>	<u>PLUMB</u>	<u>ELEC</u>	<u>SITE</u>	<u>FIRE</u>			
# Stories	1st flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Req. Y <input type="checkbox"/> N <input checked="" type="checkbox"/>		Fed Code	Vio. File		
1	2700 sq. ft.	2700 sq. ft.		<u>B</u>	<u>Water</u>	SPR	ALARM	<u>13</u>	[H]	[Quad]	
<u>B</u>	<u>I</u>	<u>P</u>	<u>M</u>	<u>E</u>	<u>13</u>	<u>S</u>	<u>D</u>		PW	UTIL	

COMMENTS: _____

REGIONAL SANITATION FEES? Yes No HEALTH DEPARTMENT? Yes No
 WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS? Provided Faxed

Date of Request: _____

By: _____

CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION
PLANNING AND ZONING INFORMATION REQUEST

Project Address: 3100 + 3106 Jackson Blvd.

Assessor's Parcel Number: 014-0195-011 + 018

Previous Use: store & vacant lot, side by side

Description of Request/Proposed Use: convert store to office and vacant lot to parking for said office; also construct solar structures in parking lot.

Is This a Change of Use? yes

Zoning Designation: C2

Prior Applications for Project Site(P#, Z#, DRPB#): 200-130 + DR00-155.

Comments: Requires parcels to be merged; see 200-130 approved 10-11-2000 for conditions; also see DR00-155.

Are There Any Planning Issues?: (circle one) YES NO

- * Staff Site Plan Check Required? (Circle one)
- * Field Inspection Required? (Circle one)
- * Design Review/Preservation Required?: (Circle one)

YES	NO
YES	NO
YES	NO

see above.

Planning Review by/Date: [Signature] 12-5-00.

A list of items that must be reviewed by Planning is provided on the reverse side of this form.

MICROFILM AFTER FINAL

NOV 20

SACRAMENTO CITY DESIGN REVIEW/PRESERVATION BOARD
NOTICE OF STAFF ACTION

Notice is hereby given that on November 9, 2000 the City of Sacramento Design Review/Preservation Staff APPROVED the following project with Conditions of Approval and Findings of Fact:

DR/PB PROJECT NUM: DR00-155

ASSESSOR'S PARCEL NUM: 014-0195-011+018

LOCATION: 3100-3106 Stockton Blvd.

PROJECT DESCRIPTION

Covert vacant lot into a parking lot for existing office building.

The decision rendered by Staff is appealable to the Design Review/Preservation Board. An appeal must be filed within ten days of the Staff decision. Any questions regarding this project may be directed to Ellen A. Schmidt, Assistant Architect, of the Design Review/Preservation Staff at 1231 "I" Street, Room 200, Sacramento, California, at 916-264-5962.



Ellen A. Schmidt
Assistant Architect
Design Review

JAH:jah

CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 11, 2000, the Zoning Administrator approved with conditions a Parcel Merger (File Z00-130). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: Zoning Administrator Parcel Merger to remove the common property line between two parcels totaling 0.57± developed acre in the General Commercial (C-2) zone.

Location: 3100 & 3106 Stockton Blvd. (D5, A3)

Assessor's Parcel Number: 014-0195-011, and -018

Applicant: Jack Cunningham
5901 88th Street, Ste 700
Sacramento, CA 95828

Property Owners:	Frank Ramirez 6615 Grant Avenue Carmichael, CA 95608	Douglas Patino 5712 San Miguel Way Long Beach, CA 90814
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General Plan Designation:	Community/Neighborhood Commercial & Offices
Existing Land Use of Site:	Commercial
Existing Zoning of Site:	General Commercial (C-2)

Surrounding Land Use and Zoning:

North:	C-2;	Commercial
South:	C-2;	Commercial
East:	OB-R, C-2;	Commercial
West:	R-1;	Residential

Property Dimensions:	Irregular
Property Area:	0.51 ± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans:	Exhibit A
Legal Description:	Exhibit B

Previous Files: DR99-073; DR92-252; DR86-221

Additional Information The applicant proposes to remove the common property line between two parcels in order to reconfigure the parcels into one parcel. The purpose of the merger is to combine the parcels and provide all of the parking on-site for the benefit of the existing structure. The merger will reconfigure the two parcels into one which will have a commercial structure with on-site parking and street frontage.

The project was noticed and staff did not received calls for information.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the lot line adjustment have been included as conditions.

Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15305(a).

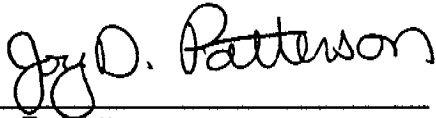
Conditions of Approval:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.
4. Only one domestic water service per parcel is allowed. The excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time , therefore, all requests should be submitted in a timely manner .

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan which designates the site as Community/Neighborhood Commercial & Offices.
2. All existing streets and/or utility easements of record are reserved. The lot line will not result in the abandonment of any street or utility easement of record.
3. The lot line adjustment will not eliminate or reduce in size of the access way to any resulting parcel or the application is accompanied by new easements to provide access which meet all the City requirements regarding access to parcels in the location and of the size as those proposed to be created.

4. The resulting parcel conforms to the requirements of this Subdivision Ordinance, Chapter 40, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.

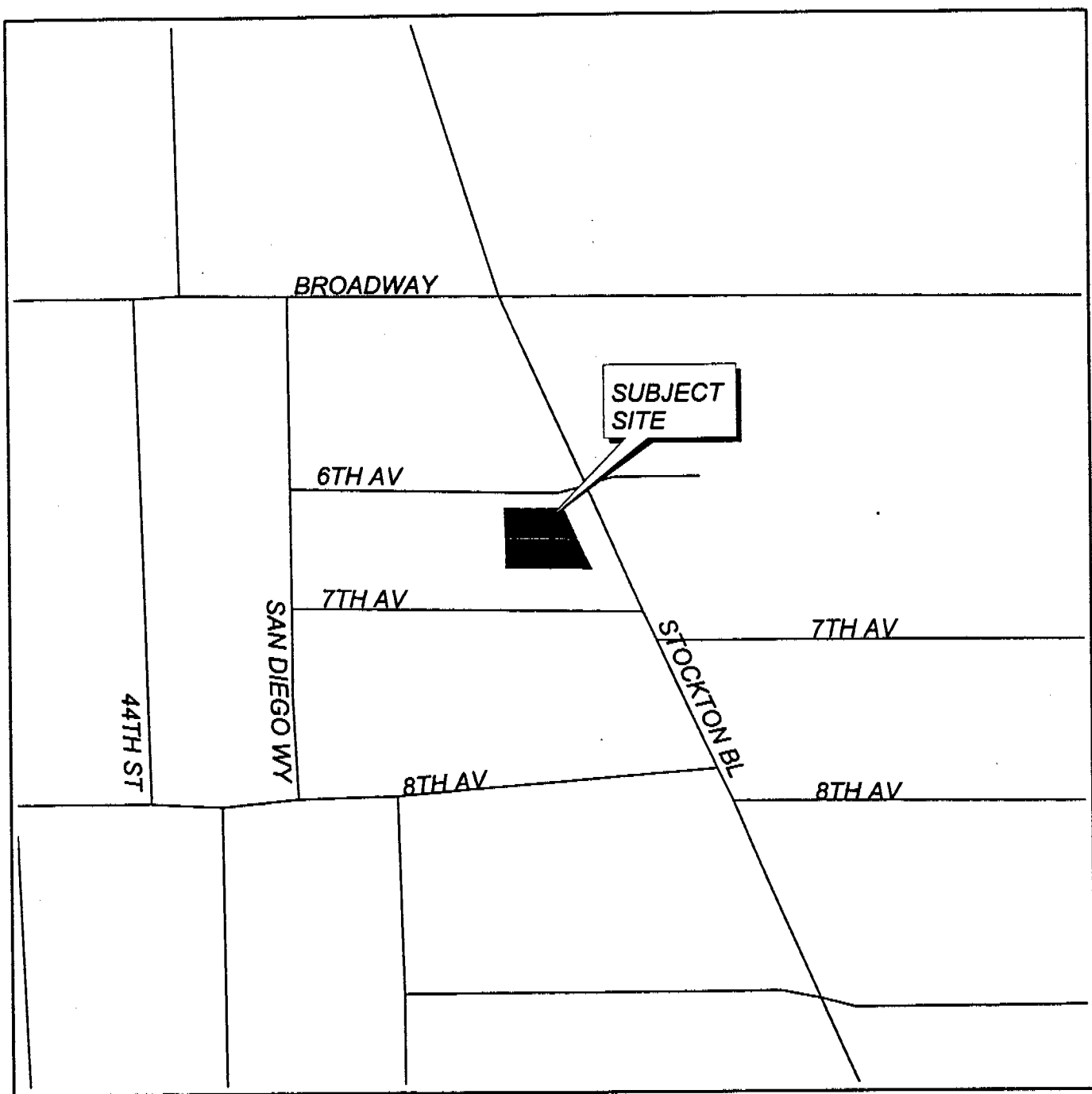


Joy D. Patterson
Zoning Administrator

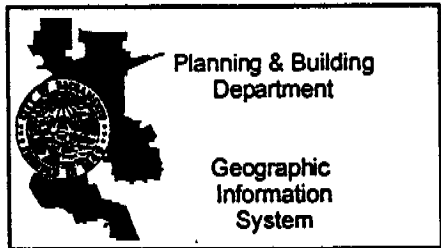
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

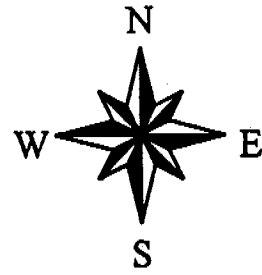
cc: File (original)
ZA Log Book
Applicant
Public Works (Jerry Lovato)



100 0 100 200 Feet



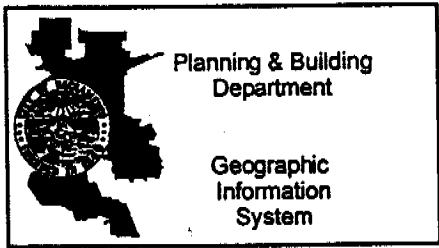
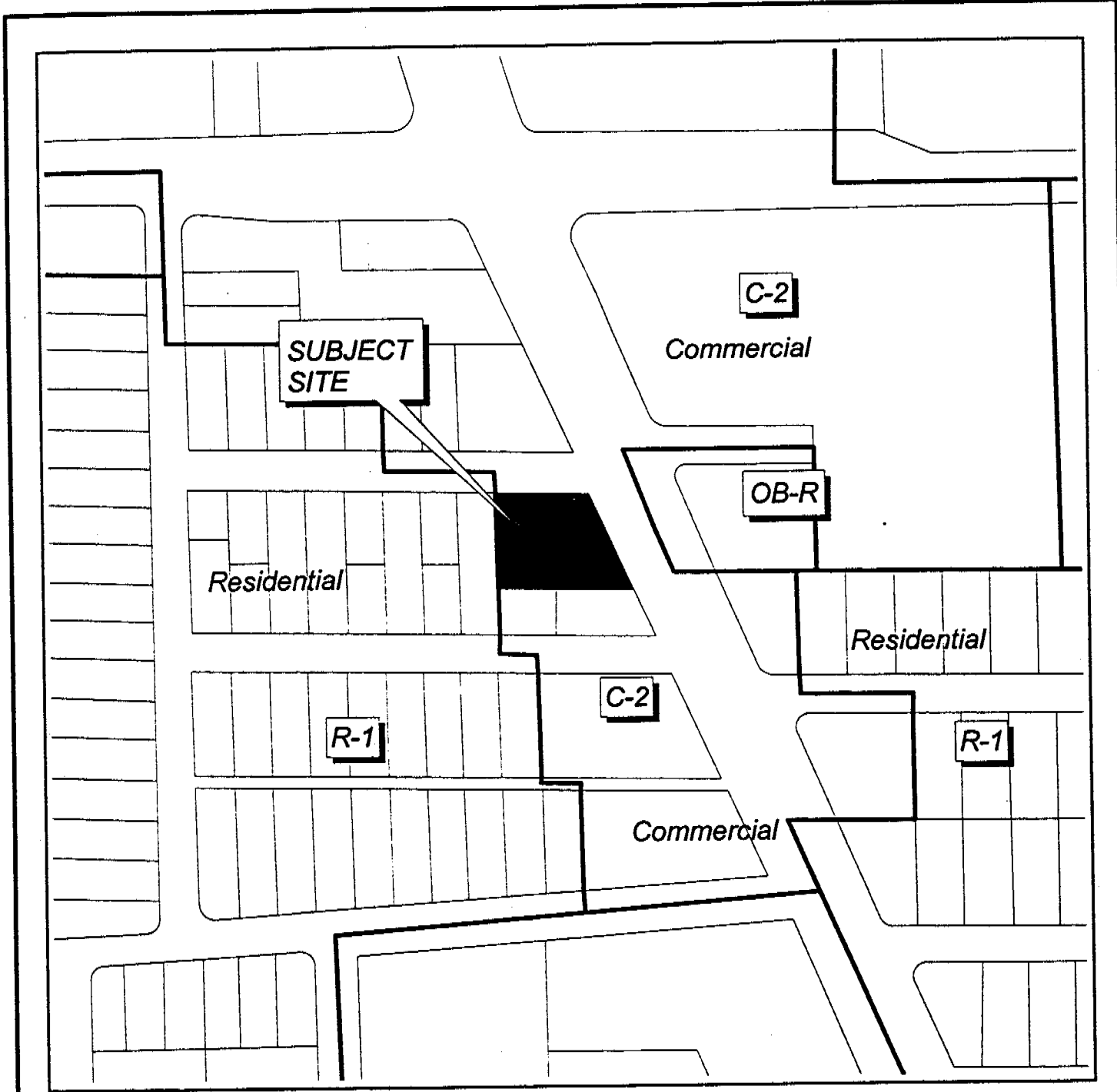
VICINITY MAP



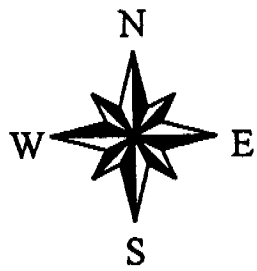
Z00-130

October 11, 2000

Item 1



LAND USE
&
ZONING



Z00-130

October 11, 2000

Item 1

EXHIBIT A

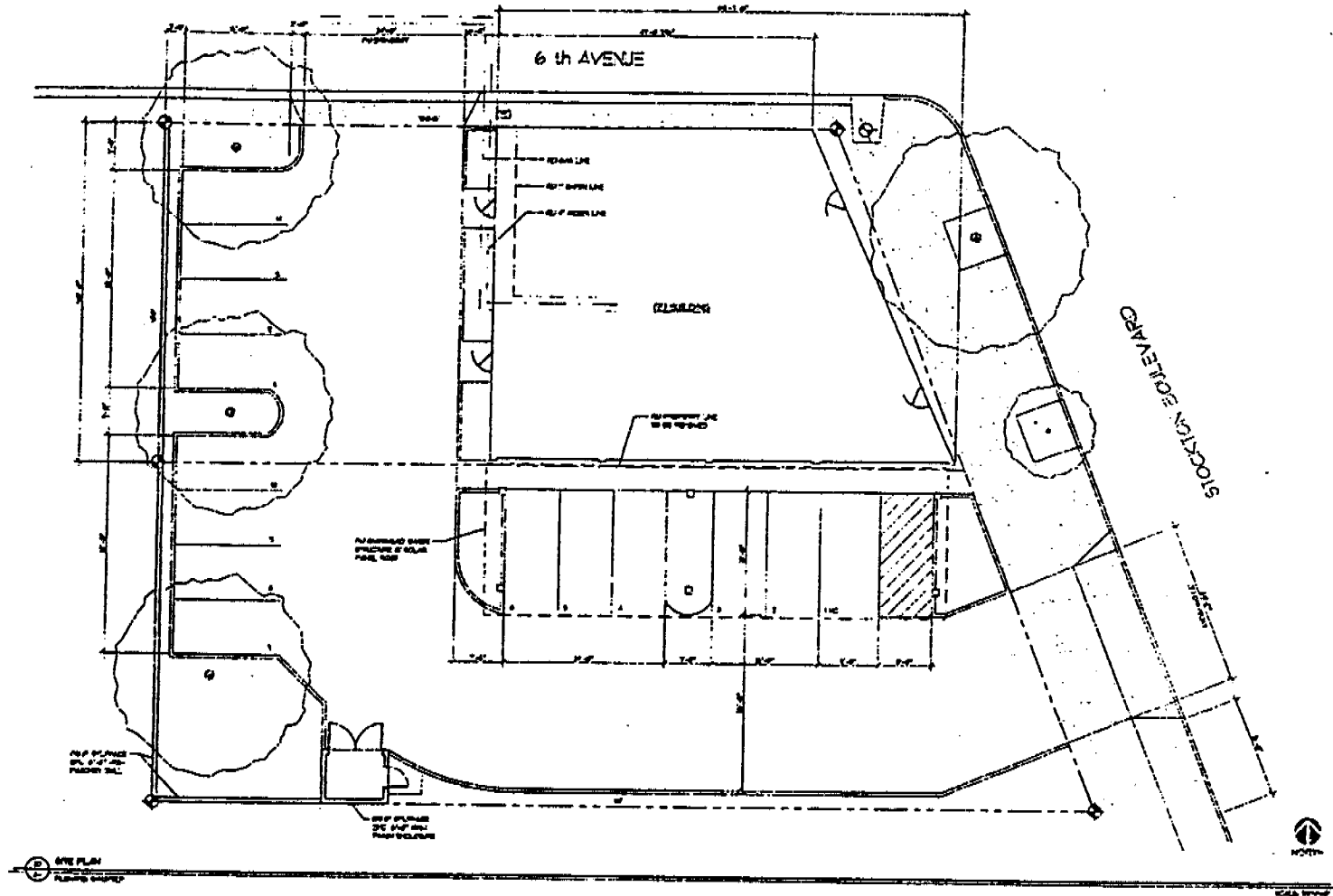


EXHIBIT B

All that certain real property situated, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:

LOTS 18 AND 19 OF COLUMBIA TERRACE, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON APRIL 9, 1910, IN BOOK 10 OF MAPS, MAP NO. 14.

APN: 014-0195-018-0000
014-0195-011-0000

CAF



City of Sacramento
Building Inspection Division
cityofsacramento.org

Down Center 1101-1231
1231 St. Rd. 200, Sacramento 95814
Natomas Center (916) 264-0000
2351 Arena Blvd., Sacramento 95834
South Center 12 (916) 000-0000
0000 Pocket Rd. Sacramento 95624

**PARTIAL PERMIT DECLARATION
FOR TENANT IMPROVEMENTS**

Project 3100 Stockton Blvd
Site Address 3100 Stockton Blvd
Permit No. ~~#0012961~~ #0012961 APN No. 014-0145-0118/18-0000

- We understand that issuance of a partial permit for tenant improvements will allow me/us to proceed with construction at my/our own risk without assurance that the permit for the entire project will be granted.
 - We understand that work authorized by the partial permit shall be limited to plumbing and electrical groundwork, floor slab, and work that can be left exposed. An inspection card will be issued with the partial permit. Work affecting the structural integrity of the existing building is not permitted.
 - We understand that inspections shall be limited to ground plumbing, ground electrical, slab, and verification that the other work being performed is within the scope of the partial permit.
- We will expedite necessary revisions, corrections, and clarifications as stated on the correction sheet and will resubmit for recheck in order to obtain the primary permit.

If, after commencement of work authorized by this permit, the City should determine that changes in the design of the building are necessary, I/we assume full responsibility and all risk of loss which may result by reason of such changes. I/We agree that the building shall conform to the approved final plans as amended without regard to the stage of completion.

I/We certify that I/we have read, understand, and agree to the above conditions.

See Attached Letter
Owner _____ Date _____
[Signature] _____ Date 01/02/01
Contractor _____ Date _____
[Signature] _____ Date 01/02/01
BID Approval _____ Date _____

MAKE ONE COPY FOR EACH OF THE FOLLOWING:
Field Office - Applicant - Plan review Office

**CHASE
ELECTRICAL
ENGINEERING**

5710 Garfield Ave., Suite "C" • Sacramento, CA 95841

(916) 344-4878 • Fax (916) 344-6667

Design With Concern

November 21, 2000

Mr. Gary McDowell
City of Sacramento

Regarding: *Plan Checks #0012714 & 0012961*

Dear Mr. McDowell:

We have reviewed the plan check comments dated 11-14-00 & 11-18-00 and have taken the following corrective measures.

COMMENT

CORRECTIVE MEASURE

Both PC's, item #1

The SMUD commitment letter is being provided by the owner. AIC ratings have been added to sheet E-1.

Both PC's, item #2

Corrected conduit size to 4".

PC #0012714, items #3,4&5

These items are shown on E-3, which apparently was inadvertently left out of the submission. Full set of drawings should be accompanying this letter.

PC #0012961, item #3

Corrected. Site lighting (pole mounted) moved to circuit A-9, and panel schedule revised accordingly.

PC #0012961, item #4

Clarification being provided by the owner.

If there are any questions please call.

Sincerely,

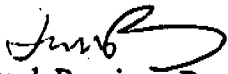

Jeffrey D. Kelly
Electrical Designer

September 11, 2000

To City of Sacramento and
To Whom it May Concern:

Mr. Dean Johnson and Mr. Jack L. Cunningham are authorized to represent Mr. Francisco (Frank) Ramirez on all aspects of the lot merger and permit issues for property at 3100 and 3106 Stockton Blvd., Sacramento, California.

Respectfully Submitted,



Frank Ramirez, Property Owner
3100 and 3106 Stockton Blvd., Sacramento, CA
Tele: Cell- 916-705-8343

**CHASE
ELECTRICAL
ENGINEERING**

5710 Garfield Ave., Suite "C" • Sacramento, CA 95841

(916) 344-4878 • Fax (916) 344-6667

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PC #0012961, item #3	Corrected. Site lighting (pole mounted) moved to circuit A-9, and panel schedule revised accordingly.
PC #0012961, item #4	Clarification being provided by the owner.

If there are any questions please call.

Sincerely,


Jeffrey D. Kelly
Electrical Designer



Insp. Area 3

AUTHORIZATION TO START WORK

CITY OF SACRAMENTO, BUILDING INSPECTIONS DIVISION
1231 I ST., ROOM 200, SACRAMENTO, CA 95814

Company: Shawnee Electric PC # 0012961
 Address: 5901 88th Street, Suite 700 Sacramento, CA 95828 BID App. JMT
 Job Phone: (916) 204-2515 Office Ph. (916) 388-7828 Fee \$350.00
 SUBJECT: Project Address: 3100 Stockton Blvd. Sacramento, CA Suite # _____

I request permission to start the following work Framing for the walls, electrical rough in, Insulation,
complete concrete flooring, plumbing rough in, installation of ufer

I realize that all work will be at the owner's and contractor's risk without assurance that the permit for the project will be granted. Any code conflicts will be corrected. I agree not to cover or conceal any work or portion thereof. I realize that inspections will not be made on this project until a building permit is issued. All changes required to conform to the approved plans will be completed without dispute. Work affecting the structural integrity of the existing building is not permitted.

I will expedite necessary revisions, corrections and clarifications as required to obtain the building permit.

If it should be determined subsequently by the City that changes in the design of the building are necessary after commencement of the work authorized, I assume full responsibility and all risk of loss which may result by reason of such changes. I agree that the building shall conform to the approved final plans as amended, without regard to the stage of completion.

This authorization is valid for 30 days while the plans are being processed for permit. These state required declarations must be properly executed before this authorization is valid. This authorization is valid when initialed by authorized Building Department personnel and stamped approved. Keep posted on job site at all times.

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

Lender's Name Farmers Merchants Bank
 Lender's Address 7272 Franklin Blvd., Sacramento, CA 95823-2499

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of the Business and Professions Code and my license is in full force and effect.

Lic. Class: A, B, C10 Lic. Number: 439232 Shawnee Electric
C20 Beal COMPANY NAME
 SIGNATURE DATE 12-13-00

PLEASE COMPLETE BACK OF THIS FORM

I certify that I have read, understand and agree to the above conditions. I certify under penalty of perjury 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 mentioned property for inspection purposes.

SIGNATURE OF APPLICANT OR AGENT: [Signature]
 DATE: 12/13/00

In issuing this permit, the applicant represents, and the City relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or the accompanying drawings to permissible or prohibited locations for such improvements. This permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEYS FEES.
 DOLLARS (100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL
 SIGNATURE: [Signature]
 DATE: 12/13/00

Code, I shall forthwith comply with those provisions.
 and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and I shall certify under penalty of perjury that in the performance of the work for which this permit is issued, I shall

Carrier: California Policy No.: WDA 931214
 exp. 09/01

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:
 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 hereby affirm under penalty of perjury one of the following declarations:

WORKER'S COMPENSATION DECLARATION

SIGNATURE _____ DATE _____

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

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) licensed pursuant to the Contractors License Law).

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 improvement 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).

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OWNER-BUILDER DECLARATION