

**CITY OF SACRAMENTO**  
1231 I Street, Sacramento, CA 95814

**Permit No: 0011735**  
**Insp Area: 4**

**Site Address: 4400 EAST COMMERCE WY SAC Bld A**  
Parcel No: 225-0070-077 BUZZ OATES

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

CONTRACTOR  
BUZZ OATES  
8615 ELDER CREEK RD  
SACRAMENTO, CA 95828

OWNER  
OATES MARVIN L  
8615 ELDER CREEK RD 100  
SACRAMENTO CA 95828

ARCHITECT

**Nature of Work: CONSTRUCT NEW WAREHOUSE BUILDING**

**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 \_\_\_\_\_ 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 3 of the Business and Professions Code and my license is in full force and effect.

License Class \_\_\_\_\_ License Number 7-2621 Date \_\_\_\_\_ Contractor Signature [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 & PC for this reason: \_\_\_\_\_

Date \_\_\_\_\_ Owner 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 4/11/02 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 STATE COMP INS FUND (CA) Policy 1509398-01 Exp Date 03/01/2002

\_\_\_\_\_, (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 4/11/02 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 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.**

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



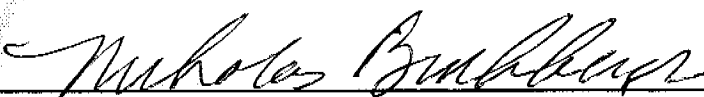
CITY OF SACRAMENTO

30 DAY TEMPORARY  
Certificate of Occupancy

For Information Contact (916) 264-5716

Building Address: 4400 EAST COMMERC WY BLD Permit No.: 0011735  
Building Use: WAREHOUSE Occupancy: S1/S2  
Building Owner: MARVIN L OATES Construction Type: III-NHR  
Owner Address: SACRAMENTO, CA Sprinkled? [ X ] Yes [ ] No  
Portion of Building Occupied: ENTIRE Area: 129960 Sq. Ft.

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

5/22/03  DENNIS RICHARDSON  
Date By: (Print) Sign CHIEF BUILDING OFFICIAL

[TCO approvals::VF,JBB,JZB,SB,MJG]

**CBC 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**

CITY OF SACRAMENTO

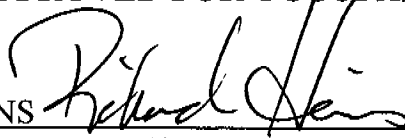
30 DAY TEMPORARY  
**Certificate of Occupancy**  
For Information Contact (916) 264-5716

Building Address: 4400 EAST COMMERCE WY BLD Permit No.: 0011735  
Building Use: WAREHOUSE Occupancy: S1/S2  
Building Owner: MARVIN L OATES Construction Type: III-NHR  
Owner Address: SACRAMENTO, CA Sprinkled? [ X ] Yes [ ] No  
Portion of Building Occupied: ENTIRE Area: 129960 Sq. Ft.

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

**RESOLVE ISSUES RE: REMOVING DRIVEWAYS AND NO BUILD EASEMENTS....NOT APPROVED FOR OCCUPANCY.**

6/20/03 RICHARD HEINS  
Date By: (Print)

  
Sign

DENNIS RICHARDSON  
CHIEF BUILDING OFFICIAL

[TCO approvals: VF, JBB, JZB, SB, MJG]

***CBC 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**

CITY OF SACRAMENTO

**CERTIFICATE OF OCCUPANCY**

For Information Contact (916) 264-5716

Building Address: 4400 EAST COMMERCE WY Permit No.: 0011735  
Building Use: WAREHOUSE Occupancy: S1/S2  
Building Owner: MARVIN OATES Construction Type: III-NHR  
Owner Address: SACRAMENTO, CA Sprinkled?  Yes  No  
Portion of Building Occupied: ENTIRE Area: 129960 Sq. Ft.  
8/21/03 *Dennis Richardson* **DENNIS RICHARDSON**  
Date By: (Print) Sign CHIEF BUILDING OFFICIAL

**CERTIFICATE OF COMPLIANCE FOR SHELL BLDG. -- NOT APPROVED FOR OCCUPANCY**

[ Finaled By: ]

*This Certificate, issued pursuant to the requirements of Section 109 of the Uniform Building Code, certifies that at time of issuance the described portion of the building has been inspected for compliance with the Uniform Building Code, as adopted per Title 15 of the Sacramento City Code for the group and division of occupancy and use for which the proposed occupancy is classified. Issuance of this certificate shall not be construed as an approval of a violation of any Codes, or Federal, State and City Laws or Ordinances. Certificates presuming to give authority to such violation shall not be valid. This certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Chief Building Official. No changes shall be made in the character of occupancy or use without approval of the Chief Building Official.*

**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 # <span style="font-size: 1.5em; font-family: cursive;">0011735</span>	Insp. Area
--	------------

Applicant **MUST** complete ALL Unshaded areas

ADDRESS 4400 E. Commerce Way, Bldg 'A' Suite  
 PARCEL # 225-0070-077

<p style="text-align: center;"><b>CONTACT</b></p> Name <u>Mike Peters</u> Street Address <u>8615 Elder Creek</u> City/State/Zip <u>Sacto 95828</u> Phone <u>381 3600</u> FAX <u>381 4707</u> E-mail: <u>mpeters@Buz30ates.com</u>	<p style="text-align: center;"><b>LICENSED CONTRACTOR</b> Lic No. # _____</p> Name <u>Unknown</u> Address _____ City/State/Zip _____ Phone _____ FAX _____ E-mail: _____
<p style="text-align: center;"><b>ARCHITECT/ENGINEER</b></p> Name <u>DLR Group Vitello</u> Address <u>1931 H St</u> City/State/Zip <u>Sacto 95814</u> Phone <u>446-0206</u> FAX <u>446-0894</u> E-mail: _____	<p style="text-align: center;"><b>OWNER</b></p> Name <u>Buz30ates Enterprises</u> Address <u>8615 Elder Creek Rd</u> City/State/Zip <u>Sacto 95828</u> Phone <u>381 3600</u> FAX <u>381-4707</u> E-mail: <u>Same as Above</u>

→ Will permittee have any employees on the jobsite?  No  Yes → INSURANCE CO: \_\_\_\_\_  
 → WORKER'S COMPENSATION POLICY # \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

NATURE OF WORK IN DETAIL: Concrete tilt-up spec shell  
Commercial Bldg - Fire pump room deferred, but  
must be installed prior to final inspection

OCCUPANT/TENANT: \_\_\_\_\_ VALUATION: \$ 5,251,705.20

FLOOD STATUS: <u>X</u> <u>8.240 Acres</u> S.C.A.T. <u>X1, X2, X3, X4, X5, X6, X7, X8, X9, X10, X11, X12, X13</u>										
JOB DESCRIPTION		BLDG	<u>SHELL</u>	APT	TI( )	REM( )	SW	FIRE	ADD	OTH
INSPECTION DISCIPLINES			<u>BLDG</u>	MECH	PLUMB	<u>ELEC</u>	<u>SITE</u>	<u>FIRE</u>		
# Stories	1st flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Red. <u>Y</u> N	Fed Code	Vio. File		
		<u>129,960</u>		<u>S1</u>	<u>3N</u>	<u>SPR</u> ALARM	<u>18</u>	[H] [Quad]		
<u>B</u>	<u>L</u>	<u>P</u>	<u>M</u>	<u>E</u>	<u>F</u>	<u>S</u>	<u>D</u>	<u>PW</u>	<u>UTIL</u>	
<u>SMIS/DB</u>										

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Date of Request: Yoctoo  
By: Mike Peters

**CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION  
PLANNING AND ZONING INFORMATION REQUEST**

Project Address: 400 & 4450 E. Conforce Way

Assessor's Parcel Number: 225-0070-077 & 078

Previous Use: VACANT

Description of Request/Proposed Use: OFFICE (25%) / WAREHOUSE  
"SPEC" SHELLS

Is This a Change of Use? YES

Prior Applications for Project Site(P#, Z#, DRPB#): P88-392, P99-078, P98-028  
Zoning Designation: EC40 (PUD)

Comments: SEE ATTACHED STAFF REPORT - P99-078  
FOC CONDITIONS

Are There Any Planning Issues?: (circle one) YES NO SEE ATTACHED STAFF REPORT

\* Staff Site Plan Check Required? (Circle one) YES NO

\* Field Inspection Required? (Circle one) YES NO

\* Design Review/Preservation Required?: (Circle one) YES NO

Planning Review by/Date: [Signature] 10/4/2000

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

MICROFILM AFTER FINAL

**City of Sacramento  
Water and Sewer Service Quotation**

FY 99/00

Date: 03/15/01	Time:	Planning No.: P99-078	Plan Check No.: 0011735
Address: 4400 East Commerce Way			Parcel No.: 225-0070-077
Description: Construct a new warehouse building.			
Subdivision Map: Natomas Central Subdivision			Water Page No.: 59N/54N
Estimate By: Dilley/Gentry			
Engineering Firm: Morton & Pitalo		Project Engineer: Alex A. Phone No.: 927-2400 Fax No.:	
Sewer Jurisdiction: <input checked="" type="checkbox"/> County <input type="checkbox"/> City			
Comment No.1 3-8" fire services constructed on off-site plans. Comment No.2 1-2" meter only (service constructed on off-site plans). Comment No.3 1-1.5" meter only (service constructed on off-site plans). Comment No.4 Comment No.5 Comment No.6			
TOTAL WATER DEV. FEES: \$11,334		16 hrs x \$75 per hour = \$1,200	
TOTAL SEWER DEV. FEES: \$0		or \$300.00 (whichever is greater)	
Total on-site grading and drainage review fee:			\$1,200

**Water Service Quotations**

Main Size	Serv. Size			St. Tap	Esmt. Tap	Description	No. of Tap	No. of Meter	Tap Fee/ea.	Meter Fee/ea.	Total Tap cost	Development Fees
	D	I	F									
12"	2"					Meter only		1		\$610	\$610	\$7,642
12"		1.5"				Meter only		1		\$500	\$500	\$3,692
										\$0	\$0	
										\$0	\$0	
										\$0	\$0	
										\$0	\$0	
<b>4" TAP AND 3" METER</b>												
											n/a	
											n/a	
<b>ABANDONMENT</b>												
	Abandon			in.								
	Abandon			in.								
<b>CREDIT</b>												
	Credit for			in.				1				
	Credit for			in.				1				
								0	Fire Hydrant			
<b>Total for Water</b>											<b>\$1,110</b>	<b>\$11,334</b>

**COUNTY SEWER**

Main Size	Service Size	Description	QTY	Full St W (FT)	No. OF MH	Total Tap cost	Development Fees
		Development Fee Only				\$0	
		Easement Tap + MH + Dev. Fee				\$0	
		Street Tap + MH + Dev. Fee				\$0	
		Credit					\$0
<b>Total for Sewer</b>						<b>\$0</b>	<b>\$0</b>

Note: Total cost = Qty. x Street/2 x Tap Fee + MH Fee, MH Fee is \$1200.00

Sewer Tap Construction Charge: \$0  
 Water Main Construction Charge: \$1,110  
**Total For Address: \$1,110**



# WATER SUPPLY TEST - DEPARTMENT OF UTILITIES

1395 35TH AVENUE SACRAMENTO, CA. 95822 PHONE: 916/264-1430 FAX: 916/264-1497	TEST NO: <u>0071</u> COMPLETE DATE: <u>8.7.00</u> ANALYSIS FEE: \$90.00 FIELD TEST FEE: \$360.00	FILE NO: <u>R00-0071</u> PC# <u>0011731</u> DATE PAID: <u>8.3.00</u> DATE PAID: <u>8.3.00</u>
CONTACT PERSON: <u>Mike Peters</u> COMPANY: <u>Buzz Oater Enterprises</u> COMPANY ADDRESS: <u>28615 Elder Creek</u>	PHONE NO: <u>381-3600</u> CELL PHONE NO: <u>997-0291</u>	FAX NO: <u>381-4307</u>
PURPOSE OF TEST: <u>H<sub>2</sub>O For Fire</u>	STREET ADDRESS OF TEST: <u>4450 EAST COMMERCIAL</u> ASSESSOR'S PARCEL NUMBER: <u>225-0070-077</u> <span style="float: right;"><u>225-0070-078</u></span>	

The undersigned agrees to the following items and conditions:

- (1)  The street address shown above is correct.
- (2)  Water supply data is developed from several sources of information which may include water supply test data, pipe network computer models, and continuous pressure recording stations. The design water supply data given below is to be used for design purposes.
- (3)  Although the water supply data reported herein is believed to be accurate, the City makes no warranty, guaranty, certification or other representation of any kind that such data is accurate or correct, or that the pressures and/or flow rates reported herein can or will be maintained. The undersigned agrees that the City, its officers and employees shall not be liable for any damages of any kind resulting from the use of or reliance upon the water supply data reported herein by the undersigned or by any third party.
- (4)  If the undersigned desires to witness the water supply test performed by the City, please check the box below:  
 I want to witness this water supply test, which will be scheduled at the convenience of the Department of Utilities.
- (5)  If the undersigned elects to hire a licensed engineer, at the undersigned's sole expense, to witness and certify the water supply test performed by the City, please check the box below:  
 At my expense, I will arrange for a licensed engineer to witness and certify this water supply test, which will be scheduled at the convenience of the Department of Utilities.

Print Name: Mike Peters Signature: [Signature] Date: 8 Aug 2000

ENGINEERING REQUEST DATE: 8.3.00 DATE OF TEST: 8.4.00 TIME OF TEST: 9:10 AM

WATER MAIN SIZE: 12" TEST CONDUCTED BY: Steckline, TASH-ERIC.

	HYDRANT NO.	MAP PAGE	STATIC PRES. (PSI)	RESIDUAL PRES. (PSI)	PILOT PRES. (PSI)	OUTLET DIA. (IN.)	COEFFICIENT		CALC. FLOW @ PRES. (G.P.M.)	FLOW @ 20 PSI (G.P.M.)
							C <sub>1</sub>	C <sub>2</sub>		
RESIDUAL	<u>1</u>	<u>59N</u>	<u>53</u>	<u>44</u>						
FLOWED	<u>3</u>	<u>59N</u>			<u>22</u>	<u>4 1/2</u>	<u>0.90</u>	<u>0.83</u>	<u>2116</u>	
FLOWED	<u>9</u>	<u>59N</u>			<u>23</u>	<u>4 1/2</u>	<u>0.90</u>	<u>0.83</u>	<u>2164</u>	
FLOWED							<b>TOTAL</b>		<b>4280</b>	<b>8632</b>
FLOWED										

• THE WATER SUPPLY TEST DATA IS NOT TO BE USED FOR THE DESIGN OF DOMESTIC WATER SYSTEMS.  
 • (STATIC PRES. - RESIDUAL PRES.) / (STATIC PRES. - 20 PSI) IS LESS THAN 25%. THEREFORE, THESE RESULTS ARE ONLY VALID FOR FLOWS NOT EXCEEDING \_\_\_\_\_ G.P.M.

WATER SUPPLY DATA SUMMARY		
	ACTUAL	DESIGN (1)
STATIC PRESSURE	<u>53</u> PSI	<u>40</u> PSI
RESIDUAL PRESSURE	<u>44</u> PSI	<u>31</u> PSI
TOTAL FLOW @ RESIDUAL	<u>4300</u> G.P.M.	<u>4300</u> G.P.M.
TOTAL FLOW @ 20PSI	<u>8600</u> G.P.M.	<u>6600</u> G.P.M.

(1) The Design Water Supply Data reflects fluctuations and future demands on the water distribution system. It is to be used for design purposes. 10/12/99