

**CITY OF SACRAMENTO**

1231 I Street, Sacramento, CA 95814

Permit No: 0105260

Insp Area: 2

Thos Bros: 337C3

Site Address: 1421 MEADOWVIEW RD SAC

Sub-Type: NCOM

Parcel No: 048-0250-024  
N

N.E. Corner of Meadowview & Freeport

Housing (Y/N):

**CONTRACTOR**

HILBERS INC  
871 VON GELDERN WY  
YUBA CITY CA 959912

**OWNER**

PENINSULA RETAIL PARTNERS  
409 30TH ST SUITE A  
NEWPORT BEACH, CA

**ARCHITECT**

RAUSCHENBACH, MARVELLI, BECKER  
2277 WATT AVE  
2ND FLOOR 95818

**Nature of Work:** NEW RESTAURANT AND SITE WK(FLOOD ZONE A99 BFE 15.1 FLOOD CERTIF REQUIRED)

**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 547970 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 & PC for this reason: \_\_\_\_\_

Date 10-11-01 Owner Signature *Justin DePasquale*

**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 10-11-01 Applicant/Agent Signature *Justin DePasquale*

**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 COMPENSATION INS FUND Policy Number 046-01 UNIT 0009502 Exp Date 01/01/2002

(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 10-11-01 Applicant Signature *Justin DePasquale*

**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.**

**Certification of Compliance**  
School District Development

**Part I—To be completed by the APPLICANT**

Owner's Name/Address \_\_\_\_\_  
Project Address 1421 MEADOWVIEW RD.  
Parcel Number 041-0250-024 Lot No. \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ No. of Units \_\_\_\_\_  
Applicant's Signature \_\_\_\_\_ Title \_\_\_\_\_  
Phone No. 1810 Date 10-1-

**Notice to Applicant:** Pursuant to Government Code Section 66020(d), this will serve to notify you that the 90-day approval period in which you may protest the fees or other payment identified above will begin to run on the date in which the building or installation permit for this project is issued or on which they are paid to the district(s) or to another public entity authorized to collect them on behalf of the district(s), whichever is earlier.

**Part II—To be completed by the BUILDING DEPARTMENT**

Plan Identification Number \_\_\_\_\_  
Building Type (check one)  Residential  Apartment/Condominium  Commercial/Industrial  
Square Feet of Chargeable Building Area 4022 SF.  
Signature/Title Barbara J. Wilson Date 7/10/01

**Part III—To be completed by the SCHOOL DISTRICT**

School District \_\_\_\_\_ Certificate No. 1105  
 Exempt Comments \_\_\_\_\_  
Residential/Apartment/etc. \_\_\_\_\_ Square ft. x \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
Commercial/Industrial \_\_\_\_\_ Square ft. x \$ 25 = \$ 1,126.16  
Total fees collected..... = \$ 1,126.16

*This certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.*

*As the authorized school official, I hereby certify that the requirements of Government Code Section 65995 and any other authorized requirements have been complied with by the above signed applicant.*

Signature \_\_\_\_\_ Date 10/11/01

# 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 # 0105260 Insp. Area 2

Applicant **MUST** complete ALL Unshaded areas

ADDRESS 1421 Meadowview Road, Sacramento Suite \_\_\_\_\_  
 PARCEL # 048-0250-024

<p style="text-align: center;"><b>CONTACT</b></p> <p>Name <u>Sandy Sweet</u>                  Street Address <u>131 Wellfleet Circle</u>                  City/State/Zip <u>Folsom, CA 95630</u>                  Phone <u>9169831033</u> FAX <u>9169830849</u>                  E-mail: <u>Sweeteguit@aol.com</u></p>	<p style="text-align: center;"><b>LICENSED CONTRACTOR</b> Lic No. # _____</p> <p>Name <u>to follow</u>                  Address _____                  City/State/Zip _____                  Phone _____ FAX _____                  E-mail: _____</p>
<p style="text-align: center;"><b>ARCHITECT/ENGINEER</b></p> <p>Name <u>Rauschenbach, Marvelli &amp; Becker</u>                  Address <u>2277 Watt Ave., 2nd floor</u>                  City/State/Zip <u>Sacramento, CA 95825</u>                  Phone <u>9164888500</u> FAX <u>9164888506</u>                  E-mail: _____</p>	<p style="text-align: center;"><b>OWNER</b></p> <p>Name <u>Peninsula Retail Partners</u>                  Address <u>409 30th Street, Suite A</u>                  City/State/Zip <u>Newport Beach, CA</u>                  Phone <u>9497237500</u> FAX _____                  E-mail: _____</p>

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

NATURE OF WORK IN DETAIL: Construct new IHOP restaurant 4022 sq ft  
- This is building & on sites only  
- All off sites by Home Depot  
- Type VN - No sprinklers

OCCUPANT/TENANT: IHOP not req'd VALUATION: \$ 325,000

FLOOD STATUS: A99 BFE 15.1 S.C.A.T. 311, X3, X11, X12, X13

JOB DESCRIPTION		BLDG	SHELL	APT	TI( )	REM( )	SW	FIRE	ADD	OTH
INSPECTION DISCIPLINES		BLDG	MECH	PLUMB	ELEC	SITE	FIRE			
# Stories	1st flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Ret	Fed Code	Vio. File		
<u>1</u>		<u>4022</u>		<u>A3 NN</u>		<u>ALARM</u>	<u>18</u>	[H]	[Quad]	
<u>B</u>	<u>E</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>	

COMMENTS: grading 2092.68

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



Sacramento County Regional Sanitation District  
10545 Armstrong Avenue, Suite 101  
Mather, California  
95655

**APRIL 16, 2001**  
**RECEIVING FAX:**  
**SENDING FAX: 916-876-6161**

**TO: IHOP**  
C/O SWETT EQUITY, INC.

**FROM: DOLORES ROSS**  
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

**RE: SEWER FACILITY IMPACT FEES**      **APN: 048-0250-024**  
**1421 Meadowview Rd.**

The Sewer Facility Impact Fees due for a 4,022 sq.ft. IHOP Restaurant on the above parcel are calculated based upon use and size of restaurant and are as follows:

Impact to County San. District 1	\$ 3,784
Impact to Sac. Regional County San. District	\$ 49,282
	<u>\$ 53,066</u>

These fees are effective through April 27, 2001. If you have any questions regarding the above, please feel free to call me at 916-876-6063.

A handwritten signature in black ink, appearing to read 'D. Ross'.

get update?

*This fee is also subject to adjustment if the data supplied is changed.*

[www.srcsd.com](http://www.srcsd.com)  
e-mail: [rossd@SacCounty.NET](mailto:rossd@SacCounty.NET)

#0105260

Date of Request: \_\_\_\_\_

By: \_\_\_\_\_

CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION  
PLANNING AND ZONING INFORMATION REQUEST

Project Address: 1421 Meadowview Road Sacramento

Assessor's Parcel Number: 048-0250-024

Previous Use: N/A

Description of Request/Proposed Use: New construction IHOP restaurant 4022

Is This a Change of Use? No

Prior Applications for Project Site(P#, Z#, DRPB#): POO-127 Zoning Designation: C2-R

Comments: SUBJECT TO CONDITIONS OF POO-127

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

- \* 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: Michael York 4-26-01

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

MICROFILM AFTER FINAL

**Environmental Comfort Systems Inc.**  
8385 Canoga Ave.  
Canoga Park, Calif. 91304

Name **IHOP**  
Street 1421 Meadowview Rd  
City Sacramento  
State CA 95825

Job Nr: 2701  
Date 25-Apr-02

**A/C Outside Air**

	Length	Width		A.K	Avg. FPM	TTL CFM
AC-1	34.25	15		3.57	234	835
AC-2	26.75	10.5		1.95	202	394
AC-3	34.25	15		3.57	229	817
AC-4	46.5	14.5		4.68	250	1171

**Hood Exhaust & MUA Worksheet**

Hood Nr: 1

**EF-1**

**Exhaust Air**

Filter Nr	1	2	3	4	5	6	7	8
Length	11.25	11.25	11.25	11.25	11.25	11.25	11.25	
Width	13.5	13.5	13.5	13.5	13.5	13.5	13.5	
Free Area	1.05	1.05	1.05	1.05	1.05	1.05	1.05	
Velocity	234	267	323	345	327	306	317	
CFM	247	282	341	364	345	323	334	
<b>Total CFM</b>						<b>2235</b>		

**Make-Up Air**

Opening	1	2	3	4	5	6	7	8
Length	47	47	47	47	47	40		
Width	14.75	14.75	14.75	14.75	14.75	3.5		
Free Area	3.18	3.18	3.18	3.18	3.18	0.97		
FPM	109	132	107	234	134	300		
CFM	601	610	531	744	616	292		
<b>Total CFM</b>						<b>3393</b>		

Hood Nr: 2

**EF-2**

**Exhaust Air**

Filter Nr	1	2	3	4	5	6	7	8
Length	11.25	11.25	11.25	11.25	11.25	11.25	11.25	
Width	13.5	13.5	13.5	13.5	13.5	13.5	13.5	
Free Area	1.05	1.05	1.05	1.05	1.05	1.05	1.05	
Velocity	296	342	345	351	318	312	306	
CFM	312	361	364	370	335	329	323	
<b>Total CFM</b>						<b>2394</b>		

**Environmental Comfort Systems Inc.**  
 8385 Canoga Ave.  
 Canoga Park, Calif. 91304

Hood Nr: 3

**EF-3**  
**Exhaust Air**

Filter Nr.	1	2	3	4	5	6	7	8
Length	11.25	11.25						
Width	13.5	13.5						
Free Area	1.05	1.05						
Velocity	199	237						
CFM	210	250						
<b>Total CFM</b>						<b>460</b>		

Hood Nr: Dishwasher

**EF-4**  
**Exhaust Air**

Filter Nr.	1	2	3	4	5	6	7	8
Length	10							
Width								
Free Area	0.545							
Velocity	1300							
CFM	709							
<b>Total CFM</b>						<b>709</b>		

Hood Nr: Restrooms

**EF-5**  
**Exhaust Air**

Filter Nr.	1	2	3	4	5	6	7	8
Length	9.5	9.5	11.5					
Width	9.5	9.5	11.5					
Free Area	0.63	0.63	0.92					
Velocity	395	405	201					
CFM	248	254	185					
<b>Total CFM</b>						<b>686</b>		

Hood Nr: Smoking

**EF-6**  
**Exhaust Air Omitted**

Filter Nr.	1	2	3	4	5	6	7	8
Length	13.5							
Width	13.5							
Free Area	1.27							
Velocity								
CFM								
<b>Total CFM</b>								

**Swett Equity, Inc.**  
131 Wellfleet Circle  
Folsom, CA 95630  
(916) 983-1033  
Fax (916) 983-0849  
Email  
swettequity@aol.com

1421 Meadowview Rd  
area 2

**Fax**

*Willie Harris*  
To: ~~Barbara Larson~~ *% Alma* From: Sandy Swett

Fax: (916) 264-7046 Pages: ~~3~~ *6*

Phone: (916) 264-7619 Date: ~~11/7/2001~~ *11/16/01*

Re: IHOP/Meadowview Plaza CC: Linda Bergstrand/RMB

- Urgent     For Review     Please Comment     Please Reply     Please Recycle

Barbara,

Per our recent phone conversation regarding a change in the contractor for the above referenced project/Plan check # 0105260, you indicated that I needed a letter from the contractor of record to make the change.

Attached is the authorization letter from Hilbers Inc., as required to make the change. Please reference my previous letter indicating Terra Nova as the correct new contractor.

Please advise me that you have completed this change by calling (916) 983-1033 and leaving me a message to that affect. If you need anything else, please feel free to call me. Thanks for your time and attention in this matter and I look forward to hearing from you





FROM :

FAX NO. :

Dec. 06 2000 11:10AM P1



November 6, 2001

Ms. Barbara Larson  
City of Sacramento  
1231 I St. 2<sup>nd</sup> Floor  
Sacramento, Ca. 95814

Re: IHOP / Meadowview Plaza  
Sacramento, Ca.

Dear Barbara:

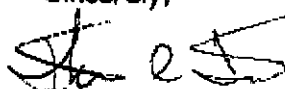
Please accept this letter as authorization to remove Hilber's Inc. as the contractor of record as shown on the building permit issued for IHOP restaurant @ 1421 Meadowview Rd., Plan check #106260.

Change the contractor information as indicated in a previous letter dated 10/17/01 sent to you by Sandy Swett of Swett Equity Inc.

If you need any additional information, feel free to call Tom Jones of Hilbers Inc. @ 530-673-2947 EXT 121 or Sandy Swett of Swett Equity. Thank you for attention to this matter.

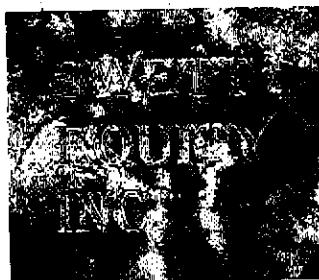
Please feel free to call with any questions

Sincerely,



Thomas L Jones  
Project Manager  
Hilbers Inc.

CONTRACTORS  
& ENGINEERS  
871 VON GELDERN WAY  
YUBA CITY  
CA 95999  
(530) 673-2947  
(530) 674-4141 FAX  
CALC 547970



## **PERMIT & DEVELOPMENT CONSULTING**

131 Wellfleet Circle • Folsom, CA 95630 • Phone (916) 983-1033 • Fax (916) 983-0849

October 17, 2001

Ms. Barbara Larson  
City of Sacramento  
1231 I Street, 2<sup>nd</sup> floor  
Sacramento, CA 95814

Re: IHOP (Meadowview Plaza) @ 1421 Meadowview/Permit # 0105260

Ms. Barbara Larson,

Please be advised that the contractor for the above referenced building permit number has changed effective October 15, 2001.

We pulled the permit for this site on 10-11-01. We reflected the contractor for this site as Hilbers Construction. This has changed and we ask that you update your records and advise me if we need to do anything else to insure that the contractor change is made.

The correct contractor information is:

Terra Nova Industries  
1607 Tice Valley Blvd.  
Walnut Creek, CA 94595  
(925) 934-6133  
Attention: Bob Dugan

I have attached a copy of the contractors pocket license, Workers Compensation Certificate of Liability together with the authorization to Swett Equity Inc., to sign for permits.

Please call me @ (916) 983-1033 to advise me that the change has been made. If you have any questions or need additional information to complete the requested change, please feel free to call me.

Sincerely,

Sandy Swett  
President

cc: Mark Draper of Peninsula Retail Partners by fax (949) 723-~~9500~~ 7050  
Elizabeth Shiflett of Terra Nova Industries by fax (925) 934-6676  
Linda Bergstrand of Rauschenbach, Marvelli and Becker by fax (916) 488-8566

# TERRA NOVA INDUSTRIES

General Contracting • Construction Management • Development and Design

October 16, 2001

Attn: Building Department  
City of Sacramento  
1231 I Street  
Sacramento, CA 95814

Re: IHOP Restaurant  
Sacramento, CA

To whom it may concern:

This letter is to inform you that Swett Equity is authorized to sign for any and all permits or applicable documentation with regard to IHOP Restaurant in Sacramento, CA.

If you require anything further, please do not hesitate to contact our office.

Sincerely,

TERRA NOVA INDUSTRIES



Elizabeth Shiflett  
Project Administrator

Cc: Sandy Swett  
Swett Equity  
(916) 983-0849

CITY OF SACRAMENTO

**CERTIFICATE OF OCCUPANCY**

For Information Contact (916) 264-5716


Building Address: 1421 MEADOWVIEW RD Permit No. 0105260

Building Use: RESTAURANT Occupancy: A3

Building Owner: PENINSULA RETAIL PARTNERS Construction Type: VN

Owner Address: NEWPORT BEACH, CA Sprinkled? [ ] Yes [ X ] No

Portion of Building Occupied: ENTIRE Area: 4067 Sq. Ft.

5/9/02  DENNIS RICHARDSON  
Date By:Print Sign CITY BUILDING OFFICIAL

[ Finaled By:VF,LLS,AC,DD,GRS ]

*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 City Building Official. No changes shall be made in the character of occupancy or use without approval of the City Building Official.*

**POST IN A CONSPICUOUS PLACE**