

**CITY OF SACRAMENTO**

**Permit No: 9804746**

**1231 I Street, Sacramento, CA 95814**

**Insp Area: 4**

**Site Address: 2820 GATEWAY OAKS DR SAC**

Sub-Type: COM

Parcel No:

Housing (Y/N): N

CONTRACTOR  
SYSTEMS TECH

OWNER  
BTS CROWN EQUITIES

ARCHITECT

**Nature of Work: O.H SPRINKLER SYSTEM**

**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 None 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 C-10 License Number 402674 Date 1/99 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 \_\_\_\_\_ Applicant/Agent 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 Cal. Ins. Ins. Co. Policy Number 15052296A

\_\_\_\_ (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 7/31/98 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  
APPLICATION FOR BUILDING PERMIT**

9804746

~~9804494~~

**DEVELOPMENT SERVICES DIVISION  
PERMIT SERVICES DIVISION**

1231 I Street, Rm. 200  
Sacramento, CA 95814

(916) 264-7619 FAX 264-7046

→ Applicant must complete ALL Unshaded areas ←

PC# 6132 AREA# 4c

ADDRESS 2810, 2820, 2830 - GATEWAY OATS Suite \_\_\_\_\_  
PARCEL # 225-0230-084

<p align="center"><b>CONTACT</b></p> <p>Name <u>Rich Wermer (Contractor)</u> Address <u>2810-2820-2830 - GATEWAY OATS</u> Zip _____ Phone <u>646-4495</u> FAX <u>646-4497</u></p>	<p align="center"><b>LICENCED CONTRACTOR</b> Lic No. # _____</p> <p>Name <u>WERMER CONSTRUCTION</u> Address <u>2810, 2820, 2830 - GATEWAY OATS</u> Zip _____ Phone <u>646-4495</u> FAX _____</p>
<p align="center"><b>ARCHITECT/ENGINEER</b></p> <p>Name _____ Address _____ Zip _____ Phone _____ FAX _____</p>	<p align="center"><b>OWNER/TENANT</b></p> <p>Name _____ Address _____ Zip _____ Phone _____ FAX _____</p>

→ Will the permittee have any employees on the jobsite?  Yes  No

→ If yes, WORKER'S COMPENSATION POLICY # \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

NAME OF INSURANCE COMPANY: \_\_\_\_\_

NATURE OF WORK IN DETAIL: O.H. Fire Sprinkler  
20,897 each Building

DBA: Homestead Village VALUATION: \$62,691.00

FLOOD STATUS:				S.C.A.T.:						
JOB DESCRIPTION		BLDG	SHEL	APT	TI ( )	REM ( )	SW	FIRE	ADD	OTH
INSP. DISCIPLINES			BLDG	MECH	PLUMB	ELEC	SITE		FIRE	
# Stories	1st flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Req. Y/N		Fed Code	Vio. File	
<u>2</u>						Spc	Alarm		<u>OK</u>	
B	L	P	M	E	<u>F</u>	S		D	R	
					<u>etc</u>					

COMMENTS: Applicant is respectfully requesting expedited plan review

REGIONAL SANITATION FEES?  Yes  No HEALTH DEPARTMENT?  Yes  No

# MEMORANDUM

Sacramento Fire Department

To: BUILDING DEPARTMENT

Date: 11-25-98

From: Gordon Duncan,  
Fire Marshal

Subject: FIRE SYSTEM INSPECTION

A final inspection of the newly installed fire system at:

2820 GATEWAY OAKS - Bldg B

has been conducted by Inspector K. Lee / J. KRANTZ

on 11-25-98.

98-04746-C

Permit Number

20,221

Square Footage

OH Sprinklers

Type Inspection

The system is acceptable by this department.

R. Woodman

By: Ross L. Woodman,  
Fire Prevention Officer II

98-156

F. D. Reference Number

Phone 916-874-8289  
FAX 916-874-8289  
1007 - 7th Street 5th floor  
Sacramento, CA 95814-3407

~~2810-20430  
GATEWAY WORKS  
874-8735~~

The fee is determined by measuring the benefits accruing to a particular property over the life of the  
conducted improvements minus the amount, if any, of assessments paid over the same period. The  
CIEF associated with your current project is \$7,470.90 (see attached worksheet). Please remit  
your payment to: SAFCA, Attn: Julie Lienert, 1007 - 7th Street, 5th Floor, Sacramento, CA  
95814.

On September 19, 1996, the SAFCA Board of Directors adopted the CIEF (SAFCA Resolution 96-  
164). The CIEF was revised on November 20, 1997 (SAFCA Resolution 97-104) and administrative  
procedures for implementation of the fee were adopted on January 29, 1998 (SAFCA Resolution 98-  
006). The fee became effective February 1, 1998 and is consistent with the provisions of the SAFCA  
Act which authorizes the SAFCA Board to adopt such a fee. It also meets the SAFCA Board's  
objective of ensuring that properties within SAFCA's jurisdiction are treated equitably. The CIEF  
and SAFCA's North Area Local Project Capital Assessment District are mechanisms which provide  
funding for the North Area Local Project.

The City of Sacramento's Development Services Division has notified the Sacramento Area Flood  
Control Agency (SAFCA) that you have applied for a building permit to develop property (APN  
225-0230-093) within SAFCA's Capital Investment Equalization Fee (CIEF) Boundary. The  
attached Figure illustrates the CIEF Boundary and SAFCA's North Area Local Project Capital  
Assessment District.

**RE: SACRAMENTO AREA FLOOD CONTROL AGENCY'S  
CAPITAL INVESTMENT EQUALIZATION FEE**

Dear Ms. Kim:

Ms. Sally Kim  
SMK Consulting  
2100 Bay State Court  
Gold River, CA 95670

*Sally Kim*

March 26, 1998

*11/22/98  
Paid in full \$4004.29  
Parcel 225-0230-093  
4.01 ac.*

Sacramento  
Area Flood  
Control  
Agency



SAC FLOOD CONTROL

916 874 8289  
Fax: 916-874-8289

Nov 23 '98 15:57 P.02/02

98-04746



October 28, 1998

City of Sacramento  
Development Services Division  
1231 I Street, Room 200  
Sacramento, CA 95814

Attn: Ron Pecci, Chief Building Inspector

RE: Homestead Village  
2810 Gateway Oaks Drive  
Building Permit No. 9714123

Gentlemen:

We request that a Temporary Certificate of Occupancy be issued at the above referenced business location to be in effect on Tuesday, November 3, 1998, and expire at 12:00 PM on Wednesday, December 2, 1998, for the purpose of:

1. Employee training in the 1<sup>st</sup> floor office, lobby and breakroom area only of Building "A" which is addressed as 2810 Gateway Oaks Drive and under Building Permit No. 9714123, which area we believe to be safe from a life/safety standpoint.

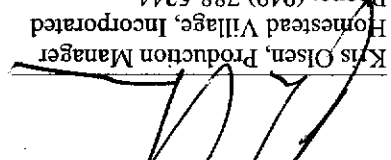
❖ WE ACKNOWLEDGE THAT ONLY THE FOLLOWING LIST OF ITEMS WILL NOT BE COMPLETED AT THE TIME FO THE TEMPORARY CERTIFICATE OF OCCUPANCY:

1. BUILDING FINALS ON THE REMAINDER OF THE BUILDING.

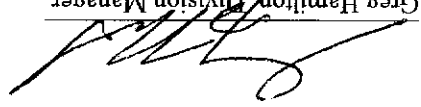
We expect to be obtaining our finals, starting with Building "C" within the next week and our target for all Finals on all three buildings is November 23, 1998.

Prior to the expiration of the Temporary Certificate of Occupancy, we will schedule inspections to insure that all issues as stated in the above list are resolved to the full satisfaction of both the Development Services Division and Fire Department. It is hereby acknowledged that upon the expiration of the Temporary Certificate of Occupancy, if a Permanent Certificate of Occupancy has not been obtained, the continued occupancy of the subject premises shall constitute a violation of applicable Building, Housing and Dangerous Building Codes, subject to criminal sanctions, civil penalties, and/or administrative penalties pursuant to such Codes.

The undersigned certifies under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

  
Kris Oisen, Production Manager  
Homestead Village, Incorporated

Phone: (949) 788-5244  
Fax: (949) 753-9076

  
Greg Hamilton, Division Manager  
Wermers Multi-Family Corporation

Phone: (619) 535-1475  
Fax: (619) 535-0171

NOV 02 1998  
CITY OF SACRAMENTO  
DEVELOPMENT SERVICES DIVISION  
1231 I STREET, ROOM 200  
SACRAMENTO, CA 95814

1. Building operations and the selling and occupancy of rooms in Building "A" which is addressed as 2810 Gateway Oaks Drive and under Building Permit No. 9714123, which area we now believe to be fully safe from a life/safety standpoint.

We request that the process leading to a Final Certificate now be initiated with an anticipated issue date no later than November 25, 1998. We also request that should a minor item result from the inspections this week and early next week and can't be corrected and reinspected in time, that a Temporary Certificate of Occupancy be issued at the above noted business location to be in effect on Wednesday, November 25, 1998 and expire at 12:00 p.m. on Wednesday, December 25, 1998 for the purpose of:

Electrical was signed off yesterday, November 17, 1998 and we expect to receive mechanical and plumbing inspection and signoff by Thursday, November 19, 1998. The only remaining item that we are aware of in that regard is placement of catwalks in the attic space. We have completed one and the others are being completed today, November 18, 1998. The Fire Department has completed all their inspections and we have been told that the only remaining item is the stripping of the emergency access lane and once completed, we will secure their signoff. Gary Spross has completed a courtesy review of the site work. The only remaining item is the stripping of the parking lot. The stripping, including the emergency access stripping will be completed no later than Tuesday afternoon, November 24, 1998.

The opening date for our hotel is scheduled for Sunday, November 29, 1998. We have been diligently working to complete all items for this project leading to obtaining our Final Certificate of Occupancy and we are very close on all items. In that the three days before that date are part of the Thanksgiving Holiday, we recognize that the latest date to secure our Certificate of Occupancy is Wednesday, November 25, 1998. We would appreciate your continued help and cooperation in that regard.

2810 Gateway Oaks Drive  
Bldg. Permit # 9714123

RE: Final or Temporary Certificate of Occupancy  
Homestead Village

Attn: Ron Pecci, Chief Building Inspector

City of Sacramento  
Development Services Division  
1231 I Street, Room 200  
Sacramento, California 95814

November 18, 1998



❖ WE ACKNOWLEDGE THAT ONLY THE FOLLOWING LIST OF ITEMS WILL NOT BE COMPLETED AT THE TIME OF TEMPORARY C OF O.

1. MINOR ITEM OR ITEMS ONLY; NOT YET IDENTIFIED.

Should a Temporary Certificate of Occupancy be necessary and issued on November 25, 1998, prior to the expiration of the Temporary Certificate of Occupancy we will schedule inspections to insure that all issues as stated in the above list are resolved to the full satisfaction of both the Development Services Division and Fire Department. It is hereby acknowledged that upon the expiration of the Temporary Certificate of Occupancy, if a Permanent Certificate of Occupancy has not been obtained, the continued occupancy of the subject premises shall constitute a violation of applicable Building, Housing and Dangerous Building Codes, subject to criminal sanctions, civil penalties, and/or administrative penalties pursuant to such Codes.

We are very hopeful that it will not be necessary to secure a Temporary Certificate of Occupancy, but we feel it is imperative that we proceed along both paths should a Final Certificate not be possible by November 25, 1998. We will be happy to pay the \$350 for the Certificate as and if required.

The undersigned certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

We very much appreciate your help and cooperation.

Kris Oisen, Production Manager  
Homestead Village, Incorporated  
Phone: (949) 788-5244  
Fax: (949) 753-9076

Greg Hamilton, Division Manager  
Wermers Multi-Family Corp.  
Phone: (619) 535-1475  
Fax: (619) 535-0171



November 25, 1998

City of Sacramento  
1231 I Street, Suite 200  
Sacramento, CA 95814

Attn: Mr. Ron Pecci

Re: INDEMNITY FOR TEMPORARY CERTIFICATE OF OCCUPANCY  
Homestead Village Hotel Project located at 2810 - 2830 Gateway Oaks Drive,  
Sacramento, California

Dear Mr. Pecci:

This letter is to supplement our request and provide an indemnity to the City of Sacramento in order to gain a Temporary Certificate of Occupancy on the subject project. By today, we will have secured most releases on the building and site including all life/safety issues including the complete striping and signage of the parking lot.

Homestead Village, Incorporated fully understands that the City of Sacramento does not normally support a procedure to allow for a Temporary Certificate of Occupancy. However Homestead Village, Incorporated is very desirous of securing this accommodation and will hold the City of Sacramento harmless for, and assume any and all charges, loss and undue delays in the construction process because of this request.

We request that this Temporary Certificate be made valid for a period of 30 days. Your continued assistance in this project is appreciated.

Respectfully submitted,

Homestead Village, Incorporated



December 23, 1998



City of Sacramento  
Development Services Division  
1231 I Street, Room 200  
Sacramento, CA 95814

Attn: Ron Pecci, Chief Building Inspector

Re: Final Certificate of Occupancy

Homestead Village:

2810 Gateway Oaks Drive Bldg. Permit # 9714123  
2820 Gateway Oaks Drive Bldg. Permit # 9714128  
2830 Gateway Oaks Drive Bldg. Permit # 9714159

To Whom It May Concern:

This letter is to request that the final certificate of occupancy be issued for the above referenced property "Homestead Village".

We have been notified by the contractor that all outstanding issues have been corrected and approved by the inspector.

We very much appreciate your help and cooperation.

Kris Olsen, Project Manager  
Homestead Village, Incorporated  
Phone: (949) 788-5244  
Fax: (949) 753-9076

KEO/cc