

CITY OF SACRAMENTO

Permit No: 9802570

1231 I Street, Sacramento, CA 95814

Insp Area: 1

Site Address: 111 BERGUT DR SAC

Sub-Type: NOTHR

Parcel No: 0010210023

ON CITY TOWER

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

CITY OF SACRAMENTO
915 I ST RM 12 (ORG 11
SACRAMENTO CA

95814

Nature of Work: 120SQ FT EQUIPMENT SHELTER&12 ANTENNAS;2MICROWAVE DISHES

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 A License Number 681811 Date 6-26-98 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 6-29-98 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 Republic Ind. Co. of America Policy Number 1217407
11-15-98

____ (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 6-26-98 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.

ADDRESS 111 Pleasant Dr # _____

P.C.# 50132 PREPARED BY BL DATE 4/1/98

	REQUIRED					NOT REQUIRED	UNKNOWN AT THIS TIME
	APPROVED/ RECEIVED	ATTACHED	PREVIOUSLY ATTACHED	NO ATTACHMENT REQUIRED			
Owner/builder forms are required to be signed by the owner or tenant if the permit will be pulled by the owner or tenant.						X	
Current Certificate of Worker's Compensation must be on file with Building Dept. (Certificate holder's name and address must read City of Sacramento, Dept. of Planning & Development, Building Inspection Division, 1231 I St. Room 200, Sacto. CA 95814) This form is required for contractors who are not exempt from workers' compensation requirements and for owners who will be using their own employees to perform work.				X			
Letter of authorization from contractor on company letterhead for employees of contractor to sign for permit. Exhibit 1 must be signed by owner if employees or agents will be signing for permit.							X
School Impact Fee form must be taken to applicable School District and fees paid. Receipt must be returned to Building Department.		X					
A Driveway permit must be obtained from Department of Public Works. Contact Danny Lee at 264-7915.						X	
A Regional Sanitation Permit must be obtained from the County. The receipt must be returned to the Building Department. Contact Howard Richmond at 855-8079.						X	
Special Inspection forms must be completed and signed by owner.							X
Hazardous Materials form must be completed and signed by owner.		X					
This project is in an A-99 flood zone. A flood waiver form for <u>new</u> substantial improvements <u>new</u> construction is required to be signed and returned to the Building Department prior to permit issuance.		X					
This project is in an AO, AE, or AH flood zone. An elevation certificate signed by a California licensed Civil Engineer is required prior to permit issuance. The engineer will also be required to certify the building pad elevation.						X	
This project is in the Natomas flood moratorium area. Commercial projects will be required to meet the requirements of City Ordinance. Residential projects may not be built without a waiver.						X	
Sewer connection waiver form req'd. to be signed by owner.						X	
Other _____							

Lead Report

ADDRESS: 111 Bancroft Dr. SPECIAL CONDITIONS ATTACHMENT

PROJECT TITLE: PERMIT 1 5932

P.C. 1 5932

Mitigation Monitoring Plan Year No. Pg. 1 of 1
 Permit Issuance Date

Item #	Description	Order Dept.	Timing	Follow up Resp.	Verification Date Limit	Code	Remarks
X1	Special inspections in accordance with section 106 of the U.B.C. (all)	SPI	Prior to final, C of C, or C of O	SPI			Inspection required not necessary
X2	Verify floor elevation making per elevation certificate.	LFA	Prior to foundation inspection	BLI			
X3	A surveyor/engineer shall re survey the finished floor elevation and provide an elevation certificate based on finished floor elevation.	LFA	Prior to framing inspection	SCU			(1)
X4	Life Safety testing is required for highrises	CPC	Prior to final, C of C, or C of O	ELU			(1) (2)
X5	Smoke control/Alarm systems testing is required for malls and atriums	CPC	Prior to final, C of C, or C of O	ELU			(1) (2)
X6	Verify that the C of C has been issued	CPC	Prior to final, C of C, or C of O	FRI			(1) (2)
X11	Site improvement/24 hour sign	SCU	Prior to final, C of C, or C of O	FLC			(1)
X12	Site improvement/grading work	SCU	Prior to final, C of C, or C of O	SCU			(1) GARY SPROSS
X13	Special permit conditions	CRP	Prior to final, C of C, or C of O	SCU			(1)
X14	Noise and Dust Abatement Program	ESD	Random	CRP			(1) 264-7720
X15	Architectural Findings	ESD	Verify at foundation inspection	BLI			Random inspections will be arranged by Building Inspections Division
X16	Design Review	CRP	Prior to final, C of C, or C of O	CRP			Notify building inspector at foundation inspection
X17	Heater system	FRI	Prior to final, C of C or C of O	FRI			(1)
X18	Kitchen hood fire suppression system	FRI	Prior to final, C of C or C of O	FRI			(2)
X19	Fire alarm	FRI	Prior to final, C of C or C of O	FRI			(2)
X20	Medical Gas Lines	FRI	Prior to final, C of C or C of O	FRI			(2)
X21	Underground fuel tanks	FRI	Prior to covering with sheet rock	FRI			(2)
X22	Underground fire sprinkler mains	FRI	Prior to covering tanks	FRI			(2)
X23	Underground fire sprinkler mains	FRI	Prior to covering mains	FRI			(2)
X24	Underground fire sprinkler system	FRI	Prior to final, C of C, or C of O	FRI			(2)

Prepared by: [Name] Checked by: [Name]
 Date: [Date] Scale: [Scale]
 Project: [Project Name] Location: [Location]
 Drawing No.: [Drawing No.] Revision: [Revision]

CITY OF SACRAMENTO
 BUILDING INSPECTION DIVISION
 APPLICATION FOR BUILDING PERMIT - HAZARDOUS MATERIAL SURVEY

As Required by Assembly Bill #3205 - A Building Permit Cannot be Approved Without This Completed Form

1. Business Name: Whites & Sons, Inc Phone: 916-773-8278
 Site Address: 111 BERGUT Suite: _____
 (Street) (Zip)
 Business Owner/Representative: BOE CUMMINGS Phone: 916-773-8278
 Nature of Business: Cellular Communication Site
 Property Owner: Nextel Communication (Lessee) Phone: 916-568-4440
 Address: _____ Suite: _____
 (Street)

2. Are you developing an undetermined tenant space? Yes ___ No Is this permit for a shell building? Yes ___ No

Notify lessee of the responsibility to coordinate with the Fire Department regarding the use and handling of hazardous materials.

3. Does/Will your business generate hazardous waste? Yes ___ No
 4. Does/Will your business handle, store or transport any solid, liquid, or gaseous chemicals? Yes ___ No

CONSULT THE EPA CHEMICAL LIST LOCATED AT THE BUILDING DIVISION COUNTER FOR HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS TO COMPLETE THE FOLLOWING QUESTIONS.

If you answered "YES" to questions #3 and/or #4 above, continue on to questions 5 - 8.

5. Do you handle, store, or transport 55 gallons, 500 pounds, or 200 cubic feet (at Standard Temperature or Pressure) of a product or formulation containing hazardous materials at any one time? Yes ___ No ___
 6. Do you handle, store or transport any amount of acutely hazardous materials? Yes ___ No ___
 7. Is/Will your business be located within 1,000 feet of a school? Yes ___ No ___

If you answered "yes" to questions #6 and/or #7, complete the RMPP Informational sheet.

8. Is/Will your business be located within 1,000 feet of a hospital, and/or long-term healthcare facility? Yes ___ No ___

IF YOU ANSWERED "YES" TO QUESTION #3 AND/OR #4, PLEASE CONTACT THE CITY OF SACRAMENTO FIRE DEPARTMENT LOCATED AT 1231 I STREET, SUITE 401, SACRAMENTO, CA OR CALL 449-5416.

Prior to issuance of a certificate of occupancy, each business owner(s) shall contact the City of Sacramento Fire Department and comply with the Health and Safety Code regarding the use and handling of hazardous materials.

PENALTY: Any business that violates Section 25531-25541 of the Health and Safety Code shall be civilly liable to the administering agency in an amount of not more than two thousand dollars (\$2,000) for each day in which the violation occurs. If the violation results in, or significantly contributes to, an emergency, including a fire, the business shall also be assessed the full cost of the city emergency response, as well as the cost of cleaning up and disposing of the hazardous materials. Additional liability and punishment may be assessed for knowing a violation after reasonable notice of the violation.

Applicant's Name: Boe Cummings
 (Print)
Boe Cummings (Signature) 6/26/98 (Date)

BID Use Only: Plan Ck# <u>5932</u> Permit # <u>98-0250</u>
OK to issue prmt? <u>Yes</u> <u>6-26-98</u> (F.D. Appr Req'd? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> init date
Hold on Certificate of Occupancy? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Fire Dept. Use Only: OK to issue permit? ini' _____ date _____ OK to issue Certificate of Occupancy? init _____ date _____

(NEW CONSTRUCTION)
AGREEMENT REGARDING THE RISK
OF FLOODING ON THE PROPERTY

RECITALS

A. The undersigned are the record owners of the real property located at 111 Beredot or as described in Exhibit "A" attached (the "Property").

B. The undersigned expressly acknowledge that the Property may be subject to flooding hazards due to its location in a 100-year floodplain, as described in the Flood Insurance Rate Map dated November 15, 1989, ("FIRM"), prepared by the Federal Emergency Management Agency ("FEMA").

C. The undersigned acknowledge that they have read the Notice to Building Permit Applicants Regarding the Risk of Flooding attached as Exhibit "B."

D. Despite the potential for flood damage, the undersigned intend that the new construction ("New Construction") be placed on the Property which will not be at least one foot above the 100-year floodplain elevation levels identified in the Preliminary Work Map dated January, 1989, prepared by the U.S. Army Corps of Engineers.

E. The undersigned acknowledge that the City of Sacramento (the "City") recommends obtaining flood insurance for the New Construction.

AGREEMENT

In consideration of the issuance of a building permit for the New Construction, the undersigned agree as follows:

1. Flood-Related Property Damage. For purposes of this Agreement, the term "flood-related property damage" shall mean any property damage due to flooding resulting from an overtopping out of the channels of the Sacramento River, American River, Dry Creek, Arcade Creek or Morrison Creek levee systems or a break in those levee systems.

2. Assumption of Risk. The undersigned expressly assume the risk that the New Construction may be subject to flood-related property damage.

3. Waiver of Property Damage Claims. The undersigned unconditionally waive any flood-related property damage claim asserting liability on the part of the City, or its officers, agents or employees premised on the issuance of a permit for the New

Construction, whether or not the issuance of this permit is due to the negligence of the City or its officers, agents or employees.

4. Notice. In the event the undersigned sell the New Construction or grant a possessory interest in the New Construction of more than three years' duration, the undersigned expressly agree to include the following provisions in the purchase agreement or lease:

[Transferee/Lessee] expressly acknowledges and assumes the risk that the Property may be subject to flooding due to their location in a 100-year floodplain.

[Transferee/Lessee] unconditionally waives any flood-related property damage claim asserting liability on the part of the City of Sacramento or its officers, agents or employees premised on the issuance of a permit for any new construction on the Property, whether or not the issuance of this permit is due to the negligence of the City or its officers, agents or employees.

5. Indemnification. In the event the undersigned sell the Property or transfer a possessory interest of more than three years' duration in the New Construction within three years of the execution date of this Agreement, the undersigned agree to indemnify the City and its officers, employees and agents from and against all flood-related property damage claims premised on the issuance of a building permit for the New Construction.

The undersigned intend that the City be indemnified to the fullest extent permitted by law and, specifically, that any negligence on the part of the City shall not bar indemnity, unless such negligence is found to have been the sole cause of the damage.

The term "claims," as used in this paragraph, includes all direct or class actions or subrogation or inverse condemnation lawsuits brought by any person, entity or governmental agency in connection with the City's issuance of a building permit for the Improvements.

6. Release From Indemnification. The undersigned shall be released from any obligation to indemnify the City as set forth in Paragraph 5 of this Agreement if, at such time as the City seeks to enforce the provisions of Paragraph 5, the undersigned demonstrate that they have fully complied with the provisions of Paragraph 4 of this Agreement.

7. Severability. The undersigned expressly intend that, if any provision of this Agreement is held by a court of competent jurisdiction to be void or unenforceable, the remaining provisions shall not be affected and shall remain in full force and effect.

8. Attorney's Fees. The undersigned agree that, if any legal action is brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs from the nonprevailing party.

9. Succession. The undersigned expressly intend that the obligations contained herein shall run with the Property and shall bind their respective heirs, assignees and successors in interest.

10. Termination. All of the obligations set forth in this Agreement shall terminate at such time as FEMA determines that the area in which the Property is located has attained at least 100-year flood protection.

DATED: 6-26-98

Boe Cunningham
SIGNATURE

(Instructor) *Nextel Communications*
Title of Signatory if Signing for an Entity

Boe Cunningham
Name

1555 Bedell Ct.
Address
Roseville, CA. 95747

SIGNATURE

Title of Signatory if Signing for an Entity

Name

Address

Planning Division COMMERCIAL PRELIMINARY Information Request

BUILDING CHECK ONE:

- Over the counter review and issue permit _____
- Will be taken in and reviewed for site conditions _____
- Will be taken in but not reviewed for site conditions _____
- Information only, pre-submittal information _____

Customer Name: _____ Phone Number: _____

Project address: 111 Belmont Dr.

APN: 90-221-022 Current site use: _____

Need to verify AN, Proposed Site use: _____

Describe what is being requested: APPROVAL & COMMENTS

difficult site

Requested by: W Date: 3/1/98

Zone M2-SPD Overlay / SPD / PUD / R-review _____

- Planning staff Review required _____
- Planning Hearing required _____
- Design Review required _____
- No Planning Issues _____
- Counter ok review by site cond. _____

Prior Applications on site P# _____ Z# 97-099

DR# _____ PB# _____ IR# _____

Comments: PA approved special

Permit for antennas

Planning review by: W. Westerman Date: 3-1-98

- MUST BE REVIEWED BY PLANNING
- | | | |
|-----------------|----------------------|---------------|
| Care Facilities | Anything Residential | Restaurants |
| Churches | Day care | Sidewalk Cafe |
| Drive-through | Lot Line adjustments | |
| Medical Offices | Bars | |

Security cars
CELLULAR COMMUNICATION FACILITIES

CITY OF SACRAMENTO
DEVELOPMENT SERVICES DIV.*DEP'T OF NEIGHBORHOODS, PLANNING & DEVELOPMENT
1231 I STREET * SACRAMENTO, CA 95814 * PHONE (916)264-7619

STRUCTURAL TESTS AND INSPECTIONS SCHEDULE

PRIOR TO OBTAINING THE PERMIT, THE PROJECT OWNER SHALL COMPLETE, SIGN AND SUBMIT THIS FORM FOR THE BUILDING INSPECTION DIVISION FOR APPROVAL.

PROJECT NAME: NEXTEL RICHARDS SITE PLAN REVIEW # 5932
PROJECT ADDRESS: 111 BERGUT DRIVE PERMIT NUMBER 98-02570C

TESTING/INSPECTION AGENCY/IES: Brown & Mills
9940 BUSINESS PARK DR. # 140, SACTO 95827

ARCHITECT, ENGINEER OR OWNER'S NAME: MIKE FLOWING, RCE 36436 SIGNATURE: M.F.
(Please Print)

hereby certifies that the Testing/Inspection agency named above has been engaged to perform structural tests and inspections during construction, as noted below, to satisfy all applicable portions of the Uniform Building Code.

INSPECTIONS REQUIRED

In accordance with Sections 302 and 306 of the Uniform Building code, special inspections shall be performed on the following items (circled):

Item	Description	Ref. Dwg.*
1.	CONCRETE	
2.	REINFORCING/PRESTRESS STEEL	
3.	WELDING	
4.	HIGH STRENGTH BOLTING	
5.	STRUCTURAL MASONRY	
6.	PILING, DRILLED PIERS, CAISSONS	
7.	SPRAY APPLIED PROOFING	
8.	OTHER: <u>EPOXY-SET ANCHOR INSTALLATION, DET 21/A3</u>	<u>DET. 21/A3</u>

* Referenced drawings listed represent a sample of the item requiring special inspection and are not intended to document all drawings or specifications containing information pertaining to that item.

BID APPROVAL David P. Brock Date 6-26-98



August 6, 1998
BMI Project No. 98S-317

Mr. Matt Veazey
Nextel Communications
2180 Harvard Street, Suite 220
Sacramento, California 95815

**Subject: Report of Equipment Shelter Hold-Down Bolt Installation Observations
Mobile Radio Facility
Richards, Site No. CA-0457A
111 Bercut Drive
Sacramento, California
Permit No. 98-02570 C-**

Dear Mr. Veazey:

This letter presents the results of our observations of equipment shelter hold-down bolt installations performed for the subject project. Our services included field observation of the installation of equipment shelter hold-down bolts and preparation of this letter.

Plans and Specifications

Plans and specifications for the equipment shelter installation were prepared by Western Planning and Engineering and were dated March 25, 1998. These documents were reviewed at the site by our personnel.

Field Observations

Our field representative observed the installation of equipment shelter hold-down bolts on July 29, 1998. Hole diameter and embedment depth were general accordance with project foundation plans. Following removal of loose material from the holes, bolts (consisting of 3/4-inch-diameter all-thread rod) were inserted into the drilled holes and secured using Hilti 150R epoxy. The epoxy used to secure the bolts appeared to be installed according to manufacturer's recommendations.

Conclusions

To the best of our knowledge, work described above was performed in general accordance with plans and specifications, as well as applicable Uniform Building Code requirements.

August 6, 1998
BMI Project No. 98S-317

Limitations

Inspection services provided by Brown and Mills for this project were performed in substantial accordance with generally accepted practices as they existed in the site area at the time our services were rendered. No warranty is either expressed or implied.

We appreciate the opportunity of providing our services for this project. If you have any questions regarding this letter or need further information, please contact the undersigned.

Sincerely,

Brown & Mills, Inc.



R. Keith Brown, P.E.
Principal

cc: City of Sacramento Building Department